



CASE NO: Z2004096

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 7

Ferguson Map: 614 C3

Appeal: No

Applicant:

Julia Rosas

Owner:

Landmark Contractors by Reynaldo De La Garza

Zoning Request: From R-5 Residential Single-Family District to C-1 Light Commercial District
Lot 83, NCB 11995

Property Location: 6435 West Commerce Street

Proposal: To operate a Retail Arts & Crafts Shop

Neighborhood Association: Community Workers Council

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts R-5 zoning to the north and east. There is C-3R and C-2 zoning to the west and east respectively. There is also C-3NA zoning across Parham Street to the east. The requested zoning change is in keeping with the emerging commercial node along this portion of West Commerce Street. It would also be an appropriate buffer between the residential zoning to the east, and the commercial zoning to the west.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2004096

ZONING CASE NO. Z2004096 – May 4, 2004

Applicant: Julia Rosas

Zoning Request: "R-5" Residential Single Family District to "C-1" Light Commercial District.

Julia Rosas, applicant, stated she is requesting this change in zoning to allow for a retail arts and crafts shop on the subject property. She has visited the surrounding property owners and has collected a petition expressing their support.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Community Workers Council.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 83, NCB 11995 at 6435 West Commerce Street.
2. There were 23 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.