

CASE NO: Z2004104

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 2

Ferguson Map: 651 F1

Appeal: No

Applicant:

Owner:

Raymundo Lopez

Raymundo Lopez

Zoning Request: From R-4 Residential Single-Family District to C-1 Light Commercial District
Lots 19 through 22 and the eastern 100 feet of the northern 35 feet of Lot 23,
Block 1, NCB 10331

Property Location: 1507 Aurelia Street

Proposal: To build an office building

Neighborhood Association: Sunny Slope Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped and abuts undeveloped land, zoned R-4 to the west and C-2 to the east. General Industrial zoning exists south of the property, although the property maintains a bakery, furniture sales and an air condition repair shop, with sparsely scattered single-family residential uses north of the subject property on Roland Avenue. The requested zoning is appropriate for the property, considering its location on the perimeter of the Rigsby/Roland commercial node and the adjacent residential zoning to the west. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004104

ZONING CASE NO. Z2004104 – May 18, 2004

Applicant: Raymundo Lopez

Zoning Request: "R-4" Residential Single Family District to "C-1" Light Commercial District.

Virginia Gonzalez, 7146 Glen Grove, representing the owner, stated they are proposing to build 1,500 square foot office building on the subject property. She further stated they have been in contact with the surrounding property owners who are in support of this request.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Sunny Slope Neighborhood Association.

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 Dixon and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 19 through 22 and the eastern 100 feet of the northern 35 feet of Lot 23 of Block 1, NCB 10331
2. There were 31 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.