



— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2004-143 S

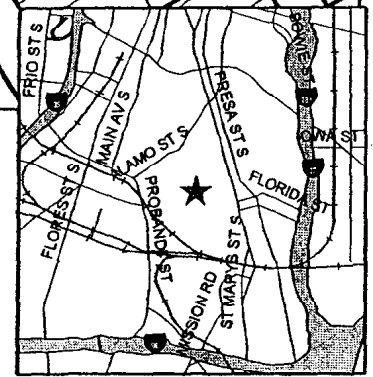
City Council District NO. 1
 Requested Zoning Change
 From: H RM-4 HE To H RM-4 HE S
 Date: August 12, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

E-7
 p.616



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 (A.L.)



CASE NO: Z2004143 S

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 1

Ferguson Map: 616 7E

Appeal: No

Applicant:

Rex Stone and Judith L. Hall

Owner:

Rex Stone and Judith L. Hall

Zoning Request: From H RM-4 HE Historic Residential Mixed Historic Exceptional District to H RM-4 HE S Historic Residential Mixed Historic Exceptional District with a Specific Use Authorization for a Bed and Breakfast

.6250 acres out of Block 4, NCB 2879 and Block 2, NCB 946

Property Location: 332 Adams Street

Eastside of Adams Street between Stieren and Barbe Street

Proposal: Bed and breakfast

Neighborhood Association: King William Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Consistent. The H RM-4 HE S Historic Residential Mixed Historic Exceptional District with a Specific Use Authorization for a Bed and Breakfast is consistent with the Downtown Neighborhood Plan. The Downtown Neighborhood Plan calls for a residential use for this site. More specifically, the Land Use Plan calls for this area (indicated by 'K' on the Land Use Plan (page 11)) to contain single-family and duplex housing at a maximum density of 12 units per acre and continue preservation within the Historic District

Approval. The subject property is surrounded by H RM-4 HE Historic Residential Mixed Historic Exceptional District. With only three proposed units for the bed and breakfast use, the impact of the specific use requested would be minimal and in keeping with the intent of the Downtown Neighborhood Plan. The H RM-4 HE S Historic Residential Mixed Historic Exceptional District with a Specific Use Authorization for a Bed and Breakfast will not change the character of the neighborhood and will maintain a single-family residential use within the primary structure.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004143 S

ZONING CASE NO. Z2004143 S – July 6, 2004

Applicant: Rex Stone and Judith L. Hall

Zoning Request: H "RM-4" HE Historic Residential Mixed Historic Exceptional District to H "RM-4" HE S Historic Residential Mixed Historic Exceptional District with a Specific Use Authorization for a Bed and Breakfast.

Rex Stone and Judith L. Hall, 332 Adams Street, applicant, stated they are requesting this change in zoning to allow for a bed and breakfast operation on the subject property.

FAVOR

Benny Blenset, stated he is in support of this request. He further stated he also operates a bed and breakfast within this area.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor and no response from King William 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to find consistency of the neighborhood plan.

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

Z2004143 S

1. Property is located on .6250 acres out of Block 4, NCB 2879 and Block 2, NCB 946 at 332 Adams Street.
2. There were 27 notices mailed, 0 returned in opposition and 10 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing