



# **ZONING CASE: Z2005-003 C**

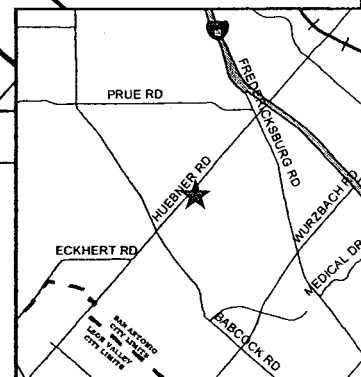
City Council District NO. 8  
 Requested Zoning Change  
 From: R-6,C-3 NA To C-2 NA C  
 Date: February 10, 2005  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

D-6  
 p.548



C:\Jan\_4\_2005  
 (A. Z.)



# CASE NO: Z2005003 C

## Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission January 4, 2005 for conditional use.

**Date:** February 10, 2005

**Zoning Commission Meeting Date:** January 18, 2005

**Council District:** 8

**Ferguson Map:** 548 6D

**Appeal:** No

**Applicant:**

Salah E. Diab, P. E.

**Owner:**

Seaford Trust

**Zoning Request:** From R-6 Residential Single Family District and C-3 NA General Commercial Nonalcoholic Sales District to C-2 NA C Commercial Nonalcoholic Sales District with a Conditional Use for a Medical Clinic with Inpatient Care limited to six beds

1.663 acres out of NCB 15656

**Property Location:** 9396 Huebner Road

At the intersection of Huebner Road and Valley Green Road

**Proposal:** To sell surgical and optical goods, and operate as a medical clinic with overnight stay

**Neighborhood Association:** Oakland Estates Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval.

The subject property fronts on a major thoroughfare, Huebner Road. C-2 NA C Commercial Nonalcoholic Sales District with a conditional use for a medical clinic with inpatient care would be appropriate at this location and would serve as a buffer between the residential properties to the northwest and the C-3 properties to the southeast. The neighboring land uses along either side of the subject property are retail commercial uses zoned C-2. Properties located along Floyd Curl are primarily used for medical facilities.

### Zoning Commission Recommendation:

#### VOTE

Approval

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**Z2005003 C**

**ZONING CASE NO. Z2005003** – January 4, 2005

Applicant: Salah E. Diab, P. E.

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

Salah E. Diab, P. E., 6735 IH 10 W., representing the owner, stated the purpose of this request is to sell surgical and optical goods and operate as a medical clinic with overnight stay. He stated he has met with the neighborhood association and has agreed to amend their request to "C-2NA" C.

**OPPOSE**

Sue Snyder, 5655 Lockhill Road, representing the Oakland Estates Neighborhood Association, stated they do not support the "C-3". However after meeting with Mr. Diab they have reached an agreement and support the "C-2NA" C.

Salah E. Diab, P. E., representing the owner, waived rebuttal.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Oakland Estates Neighborhood Association is in support of "C-2NA" C only.

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 Stribling and seconded by Commissioner McAden to recommend approval of "C-2NA" C with the condition with no more than 6 beds.

1. Property is located on Parcel 13A, Block 1, NCB 15656 at 9396 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED**

**Z2005003 C**

**ZONING CASE NO. Z2005003** – January 18, 2004

Applicant: Salah E. Diab, P. E.

Zoning Request: "R-6" Historic Residential Single Family District and "C-3NA"  
General Commercial Nonalcoholic Sales District to "C-2NA" C  
Commercial Nonalcoholic Sales District with a Conditional Use for a  
Medical Clinic with Inpatient Care limited to six beds.

Mark Terry, 6735 IH 10 W., stated they have agreed to the amend their request as staff has recommended to "C-2NA" C for a medical clinic with inpatient care limited to six beds.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor.

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 Stribling and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on parcel 13A, Block 1, NCB 15656 at 9396 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, 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.