

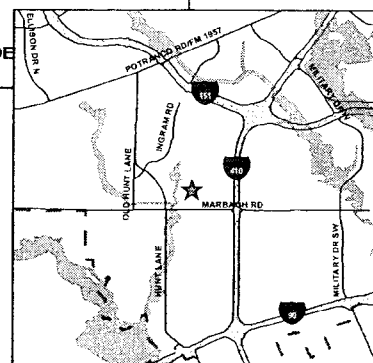
ZONING CASE: Z2005-077 C

City Council District NO. 6
 Requested Zoning Change
 From: O-2 To C-2 NA C
 Date: May 12, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Apr_5_2005



CASE NO: Z2005077 C

Staff and Zoning Commission Recommendation - City Council

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 6

Ferguson Map: 613 B6

Appeal: No

Applicant:

Patricia Hsu Payan

Owner:

State Farm Insurance

Zoning Request: From O-2 Office District to C-2 NA C Commercial Nonalcoholic Sales District with a Conditional Use for a Contractor's Facility

Lot 3, Block 5, NCB 17875

Property Location: 1415 Cable Ranch Road

Northwest of the intersection of Garden Brook and Cable Ranch Road

Proposal: To operate a billing and management services business and a contracting firm.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located at the intersection of Garden Brook and Cable Ranch Road. The surrounding land uses include a vacant C-3 Commercial District to the south, an assisted living/mixed use facility to the east, residential to the north and northeast, and vacant residential to the west. The requested billing and management business and contracting firm will be adequately accommodated by the existing structure. A Type C buffer will be required between the subject property and residential properties.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005077 C

ZONING CASE NO. Z2005077 C – April 19, 2005

Applicant: Patricia Hsu Payan

Zoning Request: "O-2" Office District to "C-2NA" C Commercial Nonalcoholic Sales District with a Conditional Use for a Contracting Facility.

Patricia Payan, 1415 Cable Ranch Road, stated they are requesting this change in zoning to allow for a billing & management services business and a contracting firm on the subject property.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Peel and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Lot 3, Block 5, NCB 17875 at 1415 Cable Ranch Road.
2. There were 9 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.