

— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2005-091 S

City Council District NO. 10

Requested Zoning Change

From: O-2 To C-2 S

Date: May 26, 2005

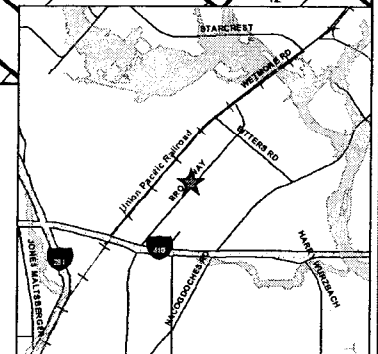
Scale: 1" = 200'

Subject Property

200' Notification



C:\May_3_2005



CASE NO: Z2005091 S

Staff and Zoning Commission Recommendation - City Council

Date: May 26, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 10

Ferguson Map: 551 C7

Applicant:

Fritzi Fredrick

Owner:

Warmack-Texas Limited Partnership

Zoning Request: From O-2 Office District to C-2 S Commercial District with a Specific Use Authorization for a Party House/Ballroom, Reception Hall, and Meeting Facility with Catering

1.83 acres out of Lot 1, NCB 14088

Property Location: 9315 Broadway

Northwest side of Broadway

Proposal: Ballroom/Catering

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property has an existing business (N. Broadway Performing Arts Center) and is located on Broadway, a major thoroughfare. The subject property is located in an existing Industrial Business Park with offices and service centers. The subject property is adjacent to I-1 General Industrial District to the northwest and southwest, C-2 Commercial District to the southwest, O-2 Office District to the northeast and R-6 Residential Single-Family District across Broadway to the southeast. The C-2 S Commercial District is consistent and in character with the development pattern along Broadway.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	1
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005091 S

ZONING CASE NO. Z2005091 S – May 17, 2005

Applicant: Fritz Fredrick

Zoning Request: "O-2" Office District to "C-2" S Commercial District with Specific Use Authorization for a Party House/Ballroom, Reception Hall and Meeting Facility with Catering.

Mrs. Cuellar, representing the applicant, stated they are requesting this change in zoning to allow the facility to be use as a reception hall with catering services. She stated this zoning change would also allow Mr. Fredrick to provide dancing lessons and other activities for the public.

FAVOR

Fritzi Fredrick, applicant, stated they are currently in operating and have a Certificate of Occupancy for their business however she would also like to provide catering services to public which is the purpose of this zoning request.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on 1.83 acres out of Lot 1, NCB 14088 at 9315 Broadway.
2. There were 19 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2005091 S

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.