

CASE NO: Z2005105

Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission May 17, 2005

Date: August 11, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 9

Ferguson Map: 551 A3

Applicant:

Salah E. Diab, P. E.

Owner

James Crane

Zoning Request: From I-1 General Industrial District to O-1 Office District

Lot 52, Block 1, NCB 12048

Property Location: 927 Clydeville

Proposal: To construct an office

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is vacant and surrounded by I-1 zoning. The requested O-1 zoning is a down zoning from I-1. This area is a mix of industrial, office, office warehouse and commercial uses and zoning. This property is the last remaining residential zoned property in the area. To the north is an Office Warehouse and to the south is a Landscape company. The requested rezoning is consistent with the development pattern of the area.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2005105 – May 17, 2005

Applicant: Salah E. Diab, P. E.

Zoning Request: "I-1" General Industrial District to "O-1" Office District.

Salah E. Diab, 6735 IH 10 West, representing the owner, stated as staff indicated this request is a down zoning. He stated there is also no neighborhood association. However he would like to request a continuance to met with Commissioner McAden to further discuss this zoning request.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 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 Dutmer to recommend a continuance until June 7, 2005.

1. Property is located on Lot 52, Block 1, NCB 12048 at 927 Clydeville.
2. There were 18 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005105 – June 7, 2005

Applicant: Salah E. Diab, P. E.

Zoning Request: "I-1" General Industrial District to "O-1" Office District.

Max Terry, 6735 IH 10 West, representing the owner, stated Mr. Diab has been in contact with Commissioner McAden regarding this case. He stated their intent is to construct an office building on the subject property.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

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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 McAden and seconded by Commissioner Stribling to recommend approval.

1. Property is located on Lot 52, Block 1, NCB 12048 at 927 Clydeville.
2. There were 18 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.