

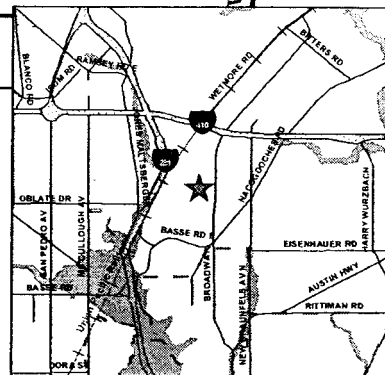
ZONING CASE: Z2005-182

City Council District No. 9
 Requested Zoning Change
 From "R-5" To "C-2 NA"
 Date: September 08, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Aug. 2, 2005



CASE NO: Z2005182

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 9

Ferguson Map: 583 B1

Applicant:

Proportional Prosperity, LLC

Owner:

Estate of Charles Day

Zoning Request: From "R-5" Residential Single-Family District to "C-2 NA" Commercial, Nonalcoholic Sales District

Lot 28, NCB 11888

Property Location: 220 West Sunset Road

East of the intersection of Everest Avenue and West Sunset Road

Proposal: To construct offices

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located to the east of the intersection of Everest Avenue and West Sunset Road (a major thoroughfare). There is currently a vacant single-family residence located on the property. The properties to the north and east are currently zoned for commercial use. South and west of the subject property is developed for single-family residential. Commercial zoning would be appropriate in this area due to the existing trend in development. This zoning change would continue the development of a commercial buffer between the street and the residential units to the south.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005182

ZONING CASE NO. Z2005182 – August 16, 2005

Applicant: Proportional Prosperity, LLC

Zoning Request: "R-5" Residential Single Family District to "C-2NA" Commercial,
Nonalcoholic Sales District.

Marco Gamboa, 2902 N. E. Loop 410, representing the applicant, stated they are requesting this change in zoning to develop an office/retail building on the subject property. He stated the building would be approximately 7,000 square feet. He further stated he has been in contact with the surrounding property owners who are in support of this request.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 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 McAden and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Lot 28, NCB 11888 at 220 West Sunset Road.
2. There were 26 notices mailed, 0 returned in opposition and 10 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Sherrill, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.