

CASE NO: Z2005187

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 8

Ferguson Map: 548 6D

Applicant:

Salah E. Diab

Owner:

APTJV, Ltd.

Zoning Request:

From "C-2 NA" (CD medical clinic with inpatient care limited to six beds)
Commercial, Nonalcoholic Sales District with conditional use for a medical
clinic with inpatient care limited to six beds to "C-2" Commercial District

Parcel 13A, Block 1, NCB 15656

Property Location:

9396 Huebner Road

The property is located at the southwest corner of Huebner Road and Valley
Green Drive

Proposal:

For restaurant use with the sale of alcohol incidental to food sales.

**Neighborhood
Association:**

Oakland Estates within 200 feet

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The site contains a two story, stone single family residence that seems to be ideal for restaurant use. The site is located at the intersection of Huebner Road and Valley Green Drive providing adequate ingress and egress. Adjacent land use and zoning are compatible with the proposed restaurant on the subject property.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2005187

ZONING CASE NO. Z2005187 – August 16, 2005

Applicant: Salah E. Diab

Zoning Request: "C-2NA" C Commercial, Nonalcoholic Sales District with Conditional use for a medical clinic with inpatient care limited to six beds to "C-2" Commercial District.

Salah E. Diab, representing the owner, stated the purpose of this zoning change is to convert this home into a steak house. He stated he has met with the representatives from Oakland Estates Neighborhood Association who are in support of this zoning change.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Oakland Estates Neighborhood Association.

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.

1. Property is located on Parcel 13A, Block 1, NCB 15656 at 9396 Huebner Road.
2. There were 12 notices mailed, 0 returned in opposition and 4 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.