



# ZONING CASE: Z2005-192

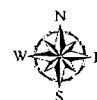
City Council District No. 4  
Requested Zoning Change  
From "MF-33" To "O-1"

Date: September 8, 2005

Scale: 1" = 200'

Subject Property

200' Notification



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# CASE NO: Z2005192

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 08, 2005

**Zoning Commission Meeting Date:** August 16, 2005

**Council District:** 4

**Ferguson Map:** 650 B8

**Appeal:**

**Applicant:**

Wade Interests, Inc.

**Owner:**

SS Medical Building Limited Partnership

**Zoning Request:** From "MF-33" Multi-Family District to "O-1" Office District

The north 70 feet of the east 100 feet of Lot 2A, Block 6, NCB 9306

**Property Location:** 219 Escalon Avenue

**Proposal:** To allow for additional parking for employees of a new retail shopping center

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Approval.

The requested "O-1" Office District is an appropriate zoning designation for this parcel. There is currently "C-2" and "C-3" Commercial District uses to the north and northwest of the subject property. "O-1" Office District will serve as an appropriate buffer from the medium and high-intensity uses on S.E. Military Drive.

Currently, a medical building parking lot abuts this parcel to the west, making the proposed rezoning consistent with the surrounding land uses. "O-1" Office District will not contribute an excessive amount of additional traffic in this neighborhood.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005192**

**ZONING CASE NO. Z2005192** – August 16, 2005

Applicant: Wade Interest, Inc.

Zoning Request: "MF-33" Multi-Family District to "O-1" Office District.

Andy Guerrero, 3134 Renker, representing the applicant, stated the purpose of this zoning request is to allow for a parking lot for the proposed retail center. He stated the retail center that would be fronting onto Military Drive. He further stated they have agreed to provide fencing along the perimeter, landscaping would be provide and they would also maintain the existing trees to serve as screening to the abutting residential properties. As Councilman Perez's office recommended they scheduled a meeting and invited the 17 property owners that were within the 200-foot radius and only 1 resident attended who was in support.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Avila and seconded by Commissioner McAden to recommend approval.

1. Property is located on the north 70 feet of the east 100 feet of Lot 2A, Block 6, NCB 9306 at 219 Escalon Avenue.
2. There were 31 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.