

# ZONING CASE: Z2005-146 S

City Council District NO. 5  
 Requested Zoning Change  
 From: "R-6" To "R-6 S"  
 Date: September 22, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



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# CASE NO: Z2005146 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 22, 2005

**Zoning Commission Meeting Date:** June 21, 2005

**Council District:** 5

**Ferguson Map:** 649 C1

**Applicant:**

Mariana P. Pena-Flores & Ricardo S. Flores

**Owner:**

Mariana P. Pena-Flores & Ricardo S. Flores

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with Specific Use Permit for a Child Day Care Center

Lot 5, NCB 9611

**Property Location:** 158 Darson Marie Drive

**Proposal:** To operate a child day care center

**Neighborhood Association:** Thompson Community Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is currently utilized for a day care center. The request for an R-6 S Residential Single-Family District with a Specific Use Permit for a Child Day Care Center is to allow for the applicant to increase the number of children at the center. The property to the west is vacant, to the north are single-family homes, and to the south there is a school. The proposed zoning change would be appropriate at this location.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

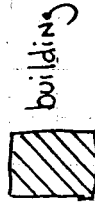
**VOTE**

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



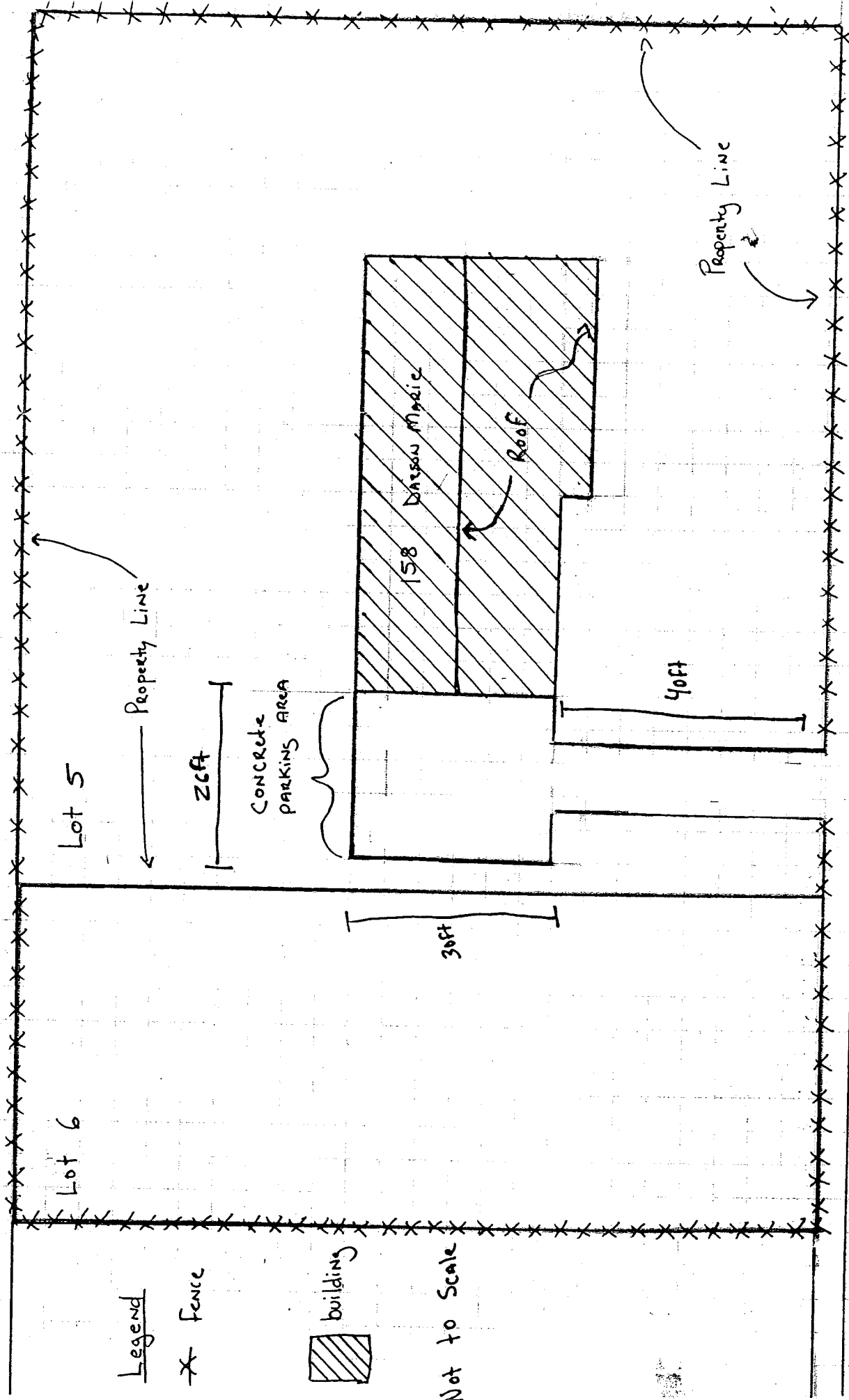
Legend

x Fence



building

Not to Scale



DARSON MARIE DRIVE

Zoning # Z 2005146

**Z2005146 S**

**ZONING CASE NO. Z2005146 S** – June 21, 2005

Applicant: Mariana P. Pena – Flores & Ricardo S. Flores

Zoning Request: “R-6” Residential Single Family District to “R-6” S Residential Single Family District with Specific Use Authorization for a Child Day Care Center.

Mariana P. Pena – Flores, 158 Darson Maria Drive, owner, stated she is certified by the state. She stated she is requesting this change in zoning to allow for a day care center. She stated she has visited the surrounding neighbors and has collected a petition of support. She has also been in contact with Thompson Community Association who has also express their support verbally. She stated her hours of operation would be from 6:30 am to 6:00 pm.

Staff stated there were 17 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor and no response from Thompson Community 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 Rodriguez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 5, NCB 9611 at 158 Darson Maria Drive.
2. There were 17 notices mailed, 2 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.