

# **ZONING CASE: Z2005-256**

City Council District No. 10  
 Requested Zoning Change  
 From "R-6" To "C-3NA"

Date: December 15, 2005

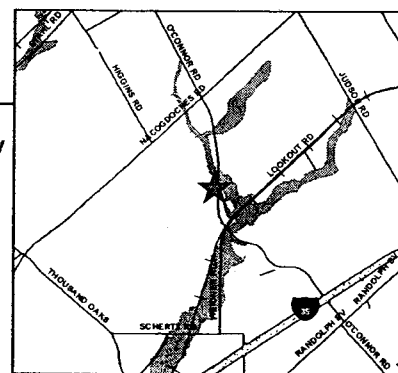
Scale: 1" = 200'

■ Subject Property

○ 200' Notification



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# CASE NO: Z2005256

## Staff and Zoning Commission Recommendation - City Council

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Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 10

Ferguson Map: 553 A1

**Applicant:**

O'Haver Development, LLC

**Owner:**

Dian Antonio E. Fernandez and Aura Guadalupe  
Borges DeDiaz

**Zoning Request:** From "R-6" Residential Single Family District to "C-3 NA" General  
Commercial Nonalcoholic Sales District

P-4B, NCB 15722

**Property Location:** 12997 O'Connor Road

Westside of O'Connor Road

**Proposal:** Office Warehouse

**Neighborhood Association:** Valencia Home Owners Association

**Neighborhood Plan:** None

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

**Staff Recommendation:**

**Approval**

The subject property is undeveloped and located on O'Connor Road a major thoroughfare. The subject property is adjacent to "O-2" Office District to the south (church) and "R-6" Residential Single-Family District to the west (single-family dwellings) with "C-3 R" Restrictive District across O'Connor Road to the east (vacant). A drainage easement provides a buffer to the north. The requested rezoning is consistent with the development pattern along O'Connor Road. The "C-3" General Commercial Districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. "C-3 NA" General Commercial Nonalcoholic Sales District will permit the office warehouse without the sale of alcoholic beverages. Single-family dwellings are not appropriate because of the volume of traffic on O'Connor Road. The proposed use will front O'Connor Road and will not impose any additional adverse impact on the residential neighborhood to the west.

**Zoning Commission Recommendation:**

Approval

**VOTE**

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2005256**

**ZONING CASE NO. Z2005256 -- November 15, 2005**

Applicant: O'Haver Development, LLC

Zoning Request: "R-6" Residential Single Family District to "C-3 NA" General Commercial Nonalcoholic Sales District.

Andy Guerrero, 3134 Renker, representing the owner, stated that they propose to develop an office warehouse complex. He further stated that they did meet with the Valencia Home Owners Association and they are in support of the request.

**FAVOR**

Carolyn Nelson, 12998 O'Conner Road, representing property owners across the street on O'Conner Road who are in favor of the proposed development. She further stated that they believe that it will be an improvement to the neighborhood.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and the Valencia Home Owners Association is 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 Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on P-4B, NCB 15722 at 12997 O'Connor Road.
2. There were 23 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS:** None

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.