

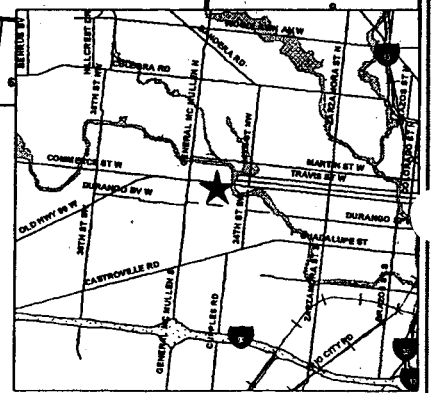
ZONING CASE: Z2005-266

City Council District No. 5
Requested Zoning Change
From "R-4" To "O-1"
Date: January 12, 2006
Scale: 1" = 200'

Subject Property
200' Notification



C:\Dec_6_2005



CASE NO: Z2005266

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 06, 2005

Council District: 5

Ferguson Map: 615 D4

Applicant:

Stagg Restaurants Partnership

Owner:

Franchise Realty Interstate Corporation

Zoning Request:

From "R-4" Residential Single-Family District to "O-1" Office District

Lot 7, Block 1, NCB 10017 and Lots 31 through 33, Block C, NCB 8651

Property Location:

402 Alta Sita Street

The Southwest Corner of Alta Sita Street and Panuco Street

Proposal:

Parking lot for adjacent restaurant

Neighborhood Association:

Las Palmas Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently operating as an overflow parking lot for the neighboring restaurant. The properties to the north are established commercial developments. The properties to the west, south and east are single-family residential homes.

The parking lot has been in operation for an extended period of time. The property was annexed in 1944 and was previously zoned "R-7" Small Lot Residential District and later converted "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The parking lot does not conform to the existing zoning district. The restaurant on the property to the north would not meet the parking standards without the use of the overflow parking lot.

The owner wishes to remodel the existing restaurant and parking facility. The "O-1" Office District would be more appropriate at this location because the district is intended to serve as a buffer between residential areas and more intense uses. The "O-1" district does not permit a broad range of uses like other commercial districts. Furthermore, there are strict guidelines concerning the potential development permitted in the "O-1" district.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005266

ZONING CASE NO. Z2005266 – December 6, 2005

Applicant: Stagg Restaurants Partnership

Zoning Request: "R-4" Residential Single-Family District to "C-3 R" Restrictive Commercial District.

George McClure, 8507 Speedway, representing the McDonald's Corporation, stated that the proposed use for the property is for a parking lot for the adjacent restaurant. He further stated that they agree with staff's recommendation for "O-1". He stated that they have been using the property for overflow parking and want to bring the property into conformance with its use.

Staff stated there were 33 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 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 Rodriguez and seconded by Commissioner Sherrill to recommend approval of "O-1" Office District for a parking lot.

1. Property is located on Lot 7, Block 1, NCB 10017 and Lots 31 through 33, Block C, NCB 8651 at 402 Alta Sita Street.
2. There were 33 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.