

CASE NO: Z2006034

Staff and Zoning Commission Recommendation - City Council

Date: March 23, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 3

Ferguson Map: 650 F7

Appeal:

Applicant:

Robert N. Hamilton

Owner:

Dr. Martin Garcia

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District

Lot D and 270, Block 3, NCB 9488

Property Location: 6730 South Flores Street and 103 Lorita Drive

Intersection of South Flores Street and Lorita Drive

Proposal: Office and retail uses

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required. Based on current zoning and buildings, the property would have generated approximately 65 daily vehicle trips. The proposed C-2 development is projected to generate 163 daily vehicle trips and redeveloped with new structures, the property could generate 403 daily trips.

Staff Recommendation:
Approval

The subject property located at 6730 South Flores currently contains 3 office buildings of 1,000 to 1,200 square feet. The first building was built in 1978, with subsequent buildings added to the property in 1983 and 1997. The other subject property is located at 103 Lorita Drive and is currently undeveloped.

The subject properties were zoned "J" Industrial District under the provisions of the 1938 zoning ordinance. Upon the 2001 conversion to the Unified Development Code, the subject properties were reclassified as "I-1" Industrial District. The "I-1" zoning classification is not compatible with the commercial character of South Flores Street, a Secondary Arterial "Type B" Road, and the adjacent single-family residences. A down-zoning of these properties would be desirable.

The applicant is requesting the "C-2" Commercial District zoning classification in order to make the property marketable for tenants. "C-2" would allow a range of uses, including offices, that are compatible with the area. Additionally, South Flores Street is capable of serving the amount of traffic "C-2" uses would create.

Zoning Commission Recommendation:

Approval

VOTE

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Rudy Nino, Jr. 207-8389

Z2006034

ZONING CASE NO. Z2006034 – February 21, 2006

Applicant: Robert N. Hamilton

Zoning Request: "I-1" General Industrial District to "C-2" Commercial District.

Applicant/Representative not present.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 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 Gadberry and seconded by Commissioner Martinez to recommend approval.

1. Property is located on Lot D and 270, Block 3, NCB 9488 at 6730 South Flores Street and 103 Lorita Drive.
2. There were 30 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Gadberry, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.