

ZONING CASE: Z2006-041 CD

City Council District No. 1

Requested Zoning Change

From "C-1" To "C-2" CD

Date: April 20, 2006

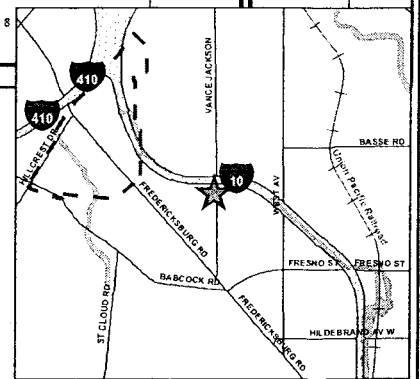
Scale: 1" = 200'

Subject Property

200' Notification



C:\Feb 7, 2006



CASE NO: Z2006041CD

Staff and Zoning Commission Recommendation - City Council

Date: April 20, 2006

Zoning Commission Meeting Date: March 21, 2006

Council District: 1

Ferguson Map: 581 E4

Applicant:

Owner:

Mark Forman

JCS Properties

Zoning Request:

From "C-1" Light Commercial District to "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel

1.237 acres out of NCB 8410

Property Location:

130 Spencer Lane

The Southwest corner of Spencer Lane and Vance Jackson

Proposal:

Hotel

Neighborhood Association

Los Angeles Heights/Keystone Neighborhood Association

Neighborhood Plan:

Near Northwest Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The proposed zoning request does not conform to the Near Northwest Community land use plan. An amendment to the Near Northwest Community Plan is scheduled to be heard by the Planning Commission on March 8, 2006. (Recommended Approval)

Approval contingent on the Plan Amendment

The subject property is located south of IH-10 at the intersection of Spencer Lane and Vance Jackson (a major thoroughfare). The properties to the west, north, and east are zoned for commercial uses. The property to the south contains established single-family dwellings and are buffered by an existing 15 foot alley.

The subject property was previously zoned B-1 Business District. The zoning was converted from B-1 to a C-1 Light Commercial District with the adoption of the 2001 Unified Development Code (UDC).

The properties to the east are zoned for C-2 Commercial. A C-2 CD Commercial District with a Conditional Use for a hotel would allow for the requested use and still protect the neighborhood. "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel would be appropriate at this location.

Staff recommends approval with the following condition:

1. A Type "B" buffer with a 10 foot buffer yard along the south property line (Type "C" plant materials).

Zoning Commission Recommendation:

Approval contingent on the Plan Amendment

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006041 CD

ZONING CASE NO. Z2006041 CD – March 21, 2006

Applicant: Mark Forman

Zoning Request: "C-1" Light Commercial District to "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel.

Chuck Christen, 14400 Northbrook, representing the applicant, stated he is requesting this change in zoning to allow development of a Hotel on the subject property.

Staff stated there were 14 notices mailed out to the surrounding property owners, 1 returned in opposition and 6 returned in favor and Los Angeles Heights Neighborhood 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

(A verbal vote was taken)

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to find inconsistency with the neighborhood plan.

AYES: Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Marshall to recommend approval contingent upon the Plan Amendment.

1. Property is located on 1.237 acres out of NCB 8410 at 130 Spencer Lane.
2. There were 14 notices mailed, 1 returned in opposition and 6 in favor.
3. Staff recommends approval contingent on the Plan Amendment.

Z2006041 CD

**AYES: Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright,
Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.