

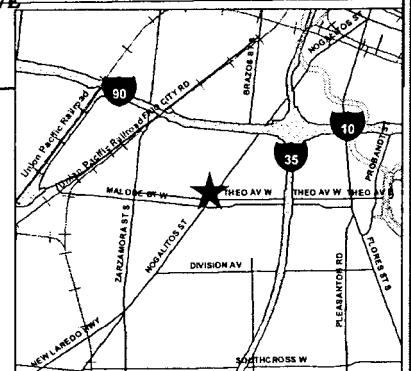
ZONING CASE: Z2006-060

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

Subject Property
 200' Notification



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CASE NO: Z2006060

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from April 13, 2006

Date: May 04, 2006

Zoning Commission Meeting Date: March 07, 2006

Council District: 5 **Ferguson Map:** 650 B2

Applicant: Owner

Southside Credit Union Southside Credit Union and Edward Flores

Zoning Request: From "R-5" Residential Single-Family District to "O-1" Office District

Property Location: South 35 feet of Lot 13; North 90 feet of East 14 feet of Lot 13; South 35 feet of West 22 feet of Lot 14; North 90 feet of West 22 feet of Lot 14; Block 29, NCB 3434

2719 Nogalitos and 110 Linares

Proposal: To construct a parking lot and driveway

Neighborhood Association: Palm Heights Neighborhood Association

Neighborhood Plan: Nogalitos/ South Zarzamora Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent with the Nogalitos/ South Zarzamora Community Plan.

Approval.

Subject property is currently a single-family residence just west of the intersection of Nogalitos Street and Linares Avenue. The subject property is has residential uses to the west and north, the Southside Credit Union (the applicant) to the south, and an undeveloped commercial property to the east.

The subject property was previously zoned A Single-Family Residence District. The zoning was converted from A to R-5 Residential District with the adoption of the 2001 Unified Development Code (UDC).

Staff recommends approval of the rezoning request. The applicant is requesting the rezoning in order to construct a driveway and additional parking for the credit union. The applicant has been made aware that the requested "O-1" zone requires a Type "B" buffer between the subject property and the residential property to the west

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006060

ZONING CASE NO. Z2006060 – March 7, 2006

Applicant: Southside Credit Union

Zoning Request: "R-5" Residential Single Family District to "O-1" Office District.

Ray Garcia, 107 Greenhaven, representing the applicant, stated the purpose of this request is to allow construction of a parking lot and a drive thru for their customers.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response for Palm Heights Neighborhood Association and Nogalitos/South Zarzamora Coalition 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

The motion was made by Commissioner Rodriguez and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

ABSTAIN: Avila

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on South 35 feet of Lot 1; north 90 feet of east 14 feet of Lot 13; south 35 feet of west 22 feet of Lot 14; north 90 feet of west 22 feet of Lot 14; Block 29, NCB 3434 at 2719 Nogalitos and 110 Linares.
2. There were 27 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2006060

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

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING April 13, 2006

City Council granted a continuance until May 4, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.