



ZONING CASE: Z2006-089

City Council District No. 2
 Requested Zoning Change
 From "O-2"
 To "C-2NA"
 Date: May 18, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

C:\Apr_4_2006

CASE NO: Z2006089

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 2

Ferguson Map: 618 F5

Applicant:

Owner:

Lou Miller

Lou Miller

Zoning Request:

From "O-2" Office District to "C-2 NA" Commercial Nonalcoholic Sales District

Lot 18, Block 29, NCB 10628

Property Location:

4458 East Houston Street

South side of East Houston Street

Proposal:

Barber and beauty suites and small retail suites for start up businesses

Neighborhood Association None

Neighborhood Plan: None

Traffic Impact Analysis

A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is currently being use as an office. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. The "C-2 NA" Commercial Nonalcoholic Sales District would be appropriate at this location.

The subject property was originally zoned "A" Single-Family Residence District and was zoned "O-1" Office District in 1987. The "O-1" Office District later converted to "O-2" Office District in February of 2002 upon adoption of the current UDC. The applicant is requesting "C-2" Commercial District in order to provide a wider variety of office and retail uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2006089

ZONING CASE NO. Z2006089 – April 18, 2006

Applicant: Lou Miller

Zoning Request: "O-2" Office District to "C-2" Commercial District.

Lou Miller, 171 N. 1604, owner, stated the purpose of this zoning change is to allow for barber and beauty suites and small retail such as furniture, rug sales and video game stores.

Staff stated there were 13 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 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 Marshall and seconded by Commissioner Robbins to recommend approval of "C-2NA".

1. Property is located on Lot 18, Block 29, NCB 10628 at 4458 East Houston Street.
2. There were 13 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial of "C-2" and approval of "NC".

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.