

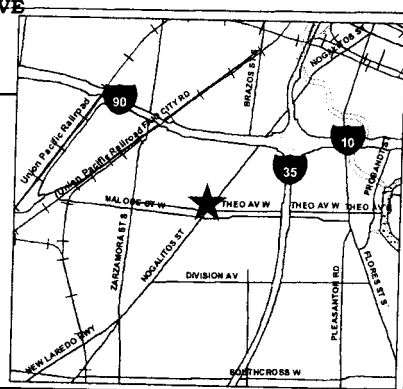
# ZONING CASE: Z2006-060 CD

City Council District No. 5  
 Requested Zoning Change  
 From "R-5" To "R-5" CD  
 Date: April 13, 2006  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\Feb\_7\_2006



# CASE NO: Z2006060

## Staff and Zoning Commission Recommendation - City Council

**Date:** April 13, 2006

**Zoning Commission Meeting Date:** March 07, 2006

**Council District:** 5

**Ferguson Map:** 650 B2

**Appeal:**

**Applicant:**

Southside Credit Union

**Owner:**

Southside Credit Union and Edward Flores

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

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

**Property Location:** 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

**TIA Statement:** 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**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	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 NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.