



\_ 40 \_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

# **ZONING CASE: Z2006-107**

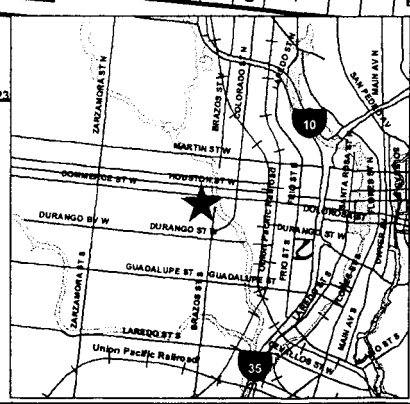
City Council District No. 5  
 Requested Zoning Change

From "I-1, C-2"  
 To "C-3"

Date: June 1, 2006

Scale: 1" = 200'

[Shaded Box] Subject Property  
 [Circle] 200' Notification



# CASE NO: Z2006107

## Staff and Zoning Commission Recommendation - City Council

**Date:** June 01, 2006

**Zoning Commission Meeting Date:** May 02, 2006

**Council District:** 5

**Ferguson Map:** 616 B5

**Appeal:**

**Applicant:**

First National Bank

**Owner:**

First National Bank

**Zoning Request:** From "I-1" General Industrial District and "C-2" Commercial District to "C-3" General Commercial District

Lots 2, 3, 4, 5, 6, and 9, Block 2, NCB 2311

**Property Location:** 108 South San Jacinto

**Proposal:** Bank and Office Use

**Neighborhood Association:** Avenida Guadalupe Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

### **Staff Recommendation:**

Approval.

The subject property is currently undeveloped and consists of 108 and 118 San Jacinto, 1802 and 1810 West Commerce, and 1519 and 1523 Buena Vista Street. The current zoning is I-1 on the northernmost half and C-2 on the remainder. The zoning to the north is I-1, with C-2 zoning to the south. However, the surrounding uses consist of low to medium intensity commercial and multi-family (to the southwest). This area appears to be zoned inappropriately due to the adoption of the 2001 Unified Development Code.

The applicant is requesting C-3 in order to develop a bank and office building. This is an appropriate and beneficial use for this area. Though the requested use could be accomplished with a lower-intensity zoning classification, the applicant is requesting C-3 due to the height restrictions posed by C-2. The maximum height allowed under C-2 is 25 feet, whereas, C-3 zoning has an allowable 35 foot maximum height. Staff has recommended to the applicant that an appropriate building would be one that does not exceed 4 stories in height in order to be in character with the surrounding development. Additionally, staff has suggested that sufficient space for any motor bank queuing be allotted for on site, as to not create stagnant traffic on West Commerce Street or Buena Vista Street.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006107**

**ZONING CASE NO. Z2006107** – May 2, 2006

Applicant: First National Bank

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

Mike Maldonado, 12096 Kings Forest, representing the owner, stated they purchased this property approximately 4 years ago with the intentions of building a First National Bank, which is the purpose of this zoning request.

Mike McCann, 100 W. Cano, Property Manager, stated he understand the heights restrictions on this property and has submitted a site plan to staff.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Avenida Guadalupe Association. Prospect Hill 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.

**COMMISSION ACTION**

The motion was made by Commissioner Rodriguez and seconded by Commissioner Martinez to recommend approval of "C-3NA".

1. Property is located on Lots 2 thru 6 and Lot 9, Block 2, NCB 2311 and 108 South San Jacinto.
2. There were 40 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.