

CASE NO: Z2006108

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 3

Ferguson Map: 650 D8

Applicant:

Owner:

Dr. Lourdes Pizana

Capistrano Enterprises, Inc.

Zoning Request: From "I-1" HS General Industrial Historic Significance District to "C-2" HS Commercial Historic Significance District

Property Location: Lot 45, NCB 9483

2914 Pleasanton Road

Pleasanton Road, between Ware Boulevard and West Harding Boulevard

Proposal: To operate a hair salon

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is currently vacant. Existing zoning to the south and north is primarily industrial. Commercial zoning exists to the immediate north and west, while multi-family zoning exists further east of the subject property. Across the street (Pleasanton) to the west, both commercial and residential zoning currently exists.

The subject property has historically been utilized as a "commercial or residential" use, and has received the historic significance district designation by the city. The subject property has had numerous commercial improvements, such as a commercial parking lot as well as a sidewalk with railing. The proposed zoning classification is not out of character with the surrounding area, and will only enhance continued neighborhood commercial uses along the Pleasanton corridor. The character of the subject property lends itself to commercial uses, thus negating the I-1 classification.

Zoning Commission Recommendation:

Approval

CASE MANAGER : David Clear, 207-3074

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006108

ZONING CASE NO. Z2006108 – May 2, 2006

Applicant: Dr. Lourdes Pizana

Zoning Request: "I-1" "HS" General Industrial Historic Significance District to "C-2"
"HS" Commercial Historic Significance District.

Applicant/Representative not present.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Gadberry and seconded by Commissioner Stribling to recommend approval.

1. Property is located on Lot 45, NCB 9483 at 2914 Pleasanton Road.
2. There were 12 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.