

CASE NO: Z2006117

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: May 16, 2006

Council District: 4

Ferguson Map: 649 D8

Applicant:

Owner:

Dr. Charles Cervantes

Kenneth Archer

Zoning Request: From "RM-4" Residential Mixed District to "O-1" Office District

Property Location: Lot 22, 44 and 45, Block 4, NCB 11190

411, 415 and 419 Palo Alto Road

Palo Alto Road, between Hopi Street and Navajo Street

Proposal: To develop a physician and medical office building

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is undeveloped and generally located at the intersection of Palo Alto Road and Navajo Street. The surrounding zoning to the west and east is residential. Zoning to the north and south of the property along Palo Alto Road is a mixture of residential and commercial.

Under provision of the 1965 zoning ordinance, the subject properties were zoned R-2. Currently, the proposed zoning (O-1 General Office District) is consistent with the character of the surrounding area. This zoning designation would allow for a transition between Palo Alto Road, a secondary arterial, and the residential neighborhood to the west. Furthermore, neighborhood commercial and office uses are encouraged along this commercial corridor to service the adjacent residents.

Zoning Commission Recommendation:

Approval

CASE MANAGER : David Clear 207-3074

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z20060117

ZONING CASE NO. Z2006117 – May 16, 2006

Applicant: Dr. Charles Cervantes

Zoning Request: "RM-4" Residential Mixed District to "O-1" Office District.

Kenneth Archer, 1919 Oakwell Farms, owner, stated Dr. Cervantes purchased these three lots with the intent to build a self contained medical office to house their practice.

Staff stated there were 24 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 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 Gray and seconded by Commissioner Robbins to recommend approval.

1. Property is located on Lot 22, 44 and 45, Block 4, NCB 11190 at 411, 415 and 419 Palo Alto Road.
2. There were 24 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval pending site plan review.

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.