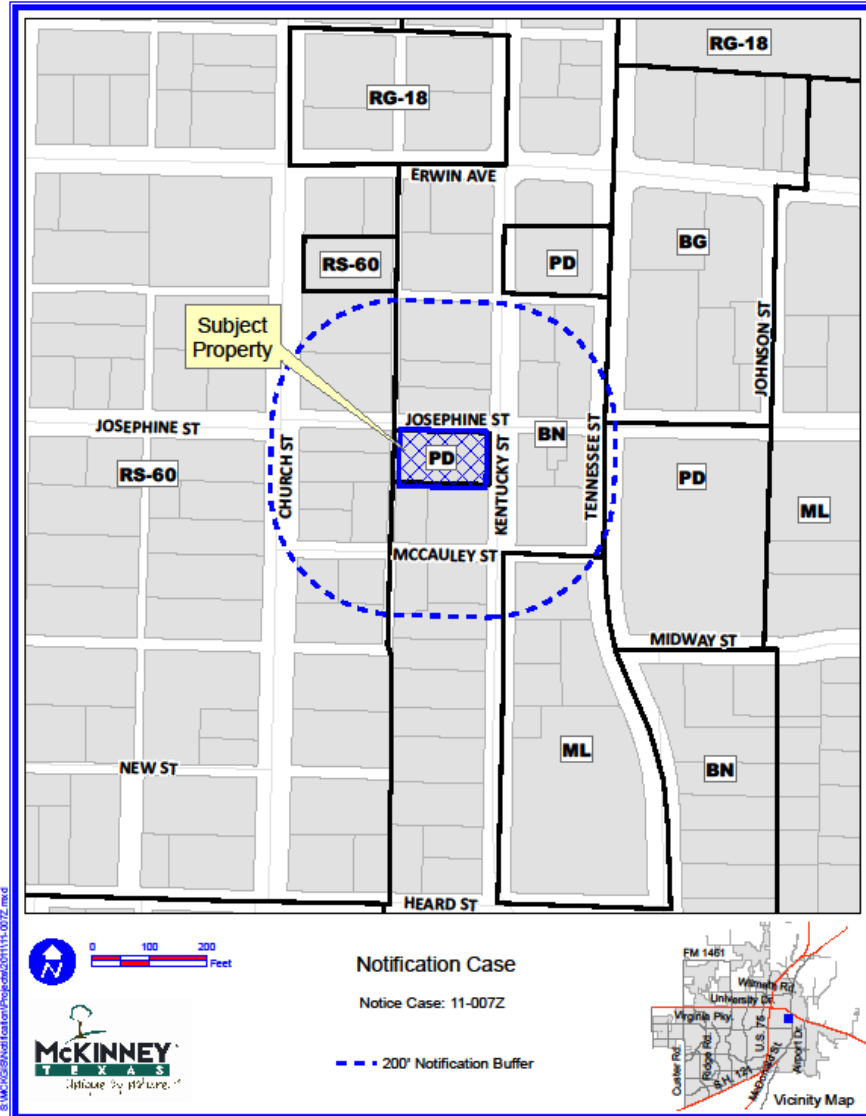


Case No. 11-007Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Francisco Gomez, for Approval of a Request to Rezone Approximately 0.35 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Josephine Street and Kentucky Street.

Location Map



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Aerial Exhibit

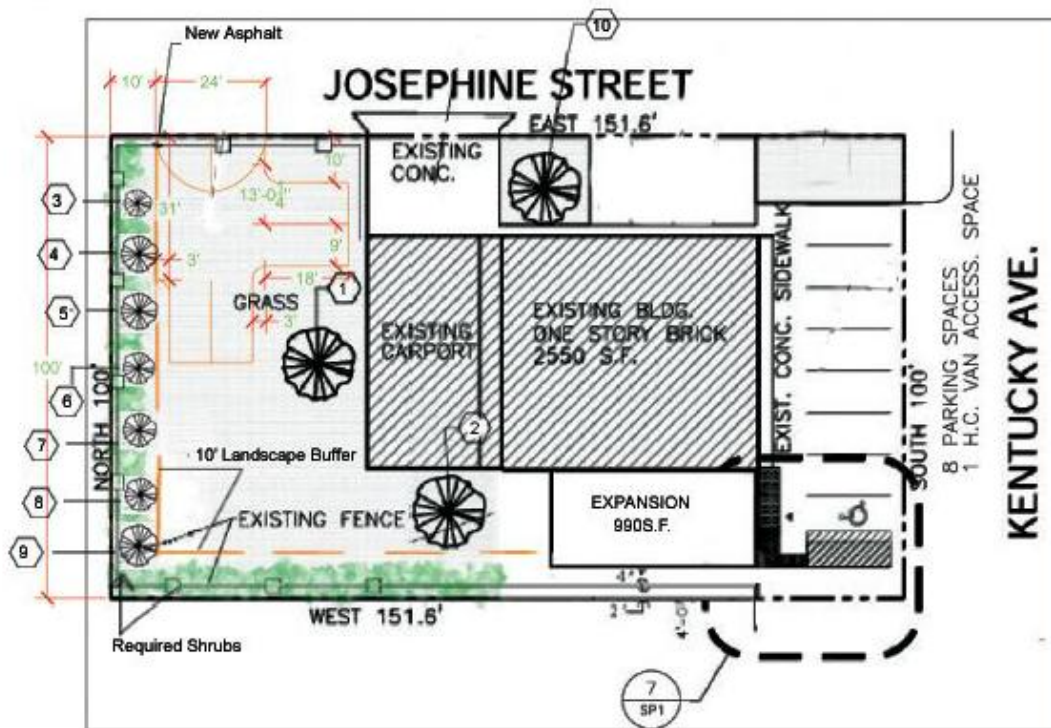


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Proposed Zoning Exhibit



AREA TABULATIONS

PROPERTY LOT SIZE 151.6FT x 100.0FT= 15,100 S.F.

EXISTING BUILDING AREA - 2550 S.F.

NEW ADDITION = 990 S.F.

TOTAL BUILDING AREA = 3,682 S.F.

TOTAL PERCENT COVERAGE = 25.7%

PARKING

TOTAL PARKING REQUIRED = 12

TOTAL PARKING PROVIDED = 12

LANDSCAPE AREA

GROUND COVER BERMUDA GRASS = 7,389 S.F.

EXISTING TREES:

1. Pecan Tree 31"
2. Pecan Tree 24.5"
3. Hackberry Tree 15"
4. Hackberry Tree 14.5"
5. Chinkapin Oak Tree 9"
6. Bois D'arc Tree 7"
7. Hackberry Tree 2"
8. Bois D'arc Tree 8.5"
9. Hackberry Tree 6"
10. Pecan Tree 24"

SHRUB ON-SITE

Nielle Stevens Holly

3' at time of planting

6' Ultimate height

3' on center

TOTAL LANDSCAPE COVERAGE = 48.9%

Special Ordinance Provisions

- An upholstery shop is an allowed use on the subject property.
- A 30' wide corner clip landscape buffer will not be required at the intersection of Josephine Street and Kentucky Street.
- A 6' wide landscape buffer along Josephine Street will be allowed.
- A landscape buffer and canopy trees along Kentucky Street will not be required.

Special Ordinance Provisions

- A terminus tree at the south end of the parking row along Kentucky Street is not required.
- The landscape buffer, associated screening and shrubs are not required along the portion of the southern property line adjacent to the building expansion.
- A 5' wide perimeter landscape buffer is not required adjacent to the vehicular use area at the southeast corner of the subject property.
- The subject property shall generally develop in accordance with the attached zoning exhibit.

Staff Recommendation

- Staff recommends approval of the zoning request as outlined in the Staff Report