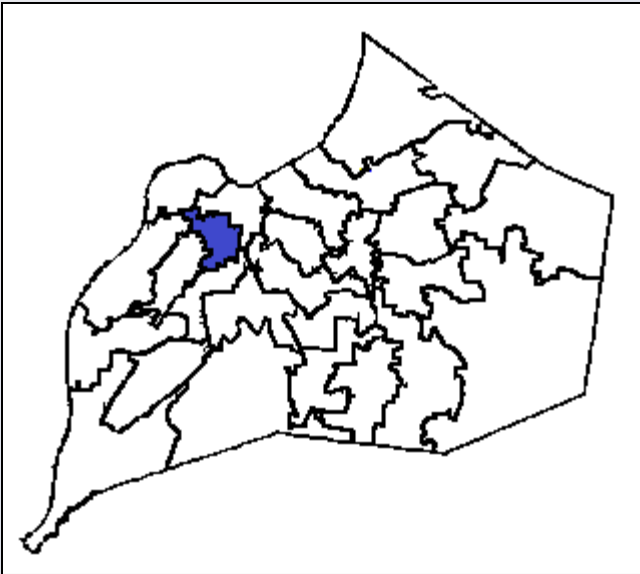
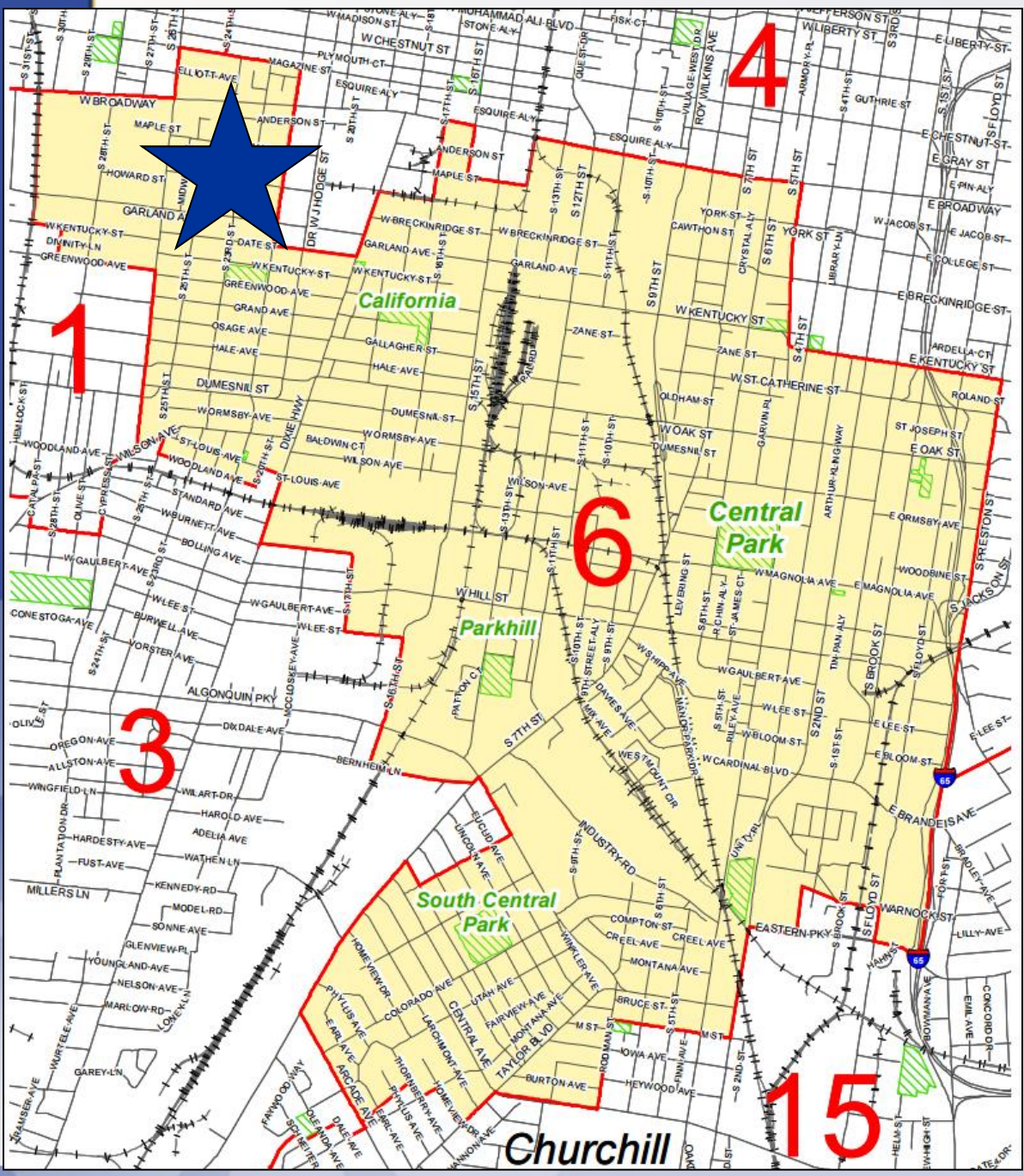


# 17ZONE1016

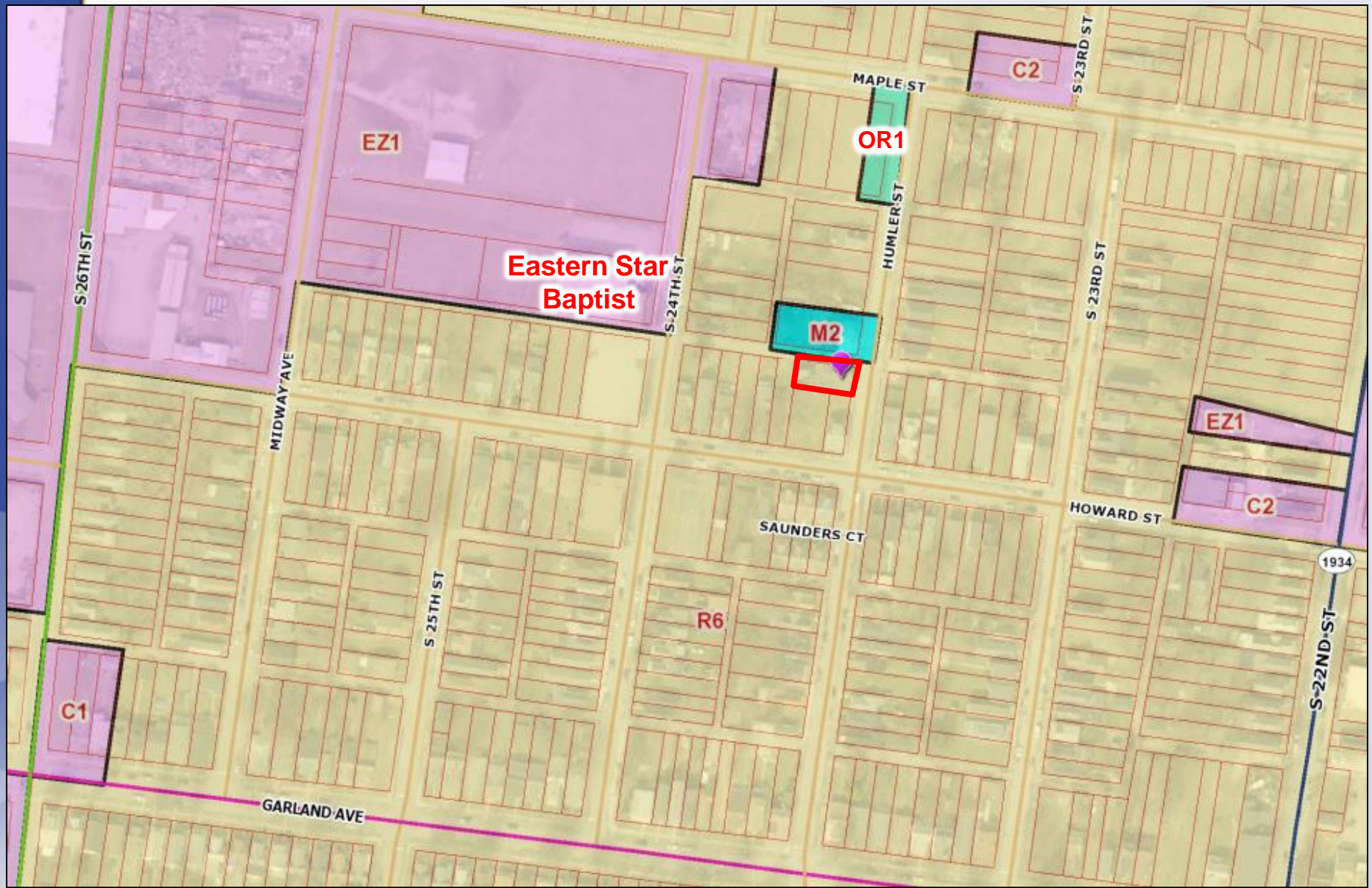
# TRIPLE C'S BARBER SHOP



Planning, Zoning & Annexation Committee  
April 17, 2018



826 Humler Street  
 District 6 -  
 David James



Existing: R-6/TN  
Proposed: OR-1/TN



# Requests

- Change in Zoning from R-6, Multi-Family Residential to OR-1, Office-Residential on .08 acres
- Waivers:
  - 1. Section 10.2.4 to eliminate the required property perimeter Landscape Buffer Area along the southern and western property lines
  - 2. To use on-street parking spaces that are not directly adjacent or abutting the site
- Detailed District Development Plan with Binding Elements

# Case Summary

- Site has vacant 2,575 square foot structure
- Located in the California neighborhood
- No exterior changes to structure
- Utilizing 1,054 square feet of existing structure for barber shop

# Subject Site



# Subject Site





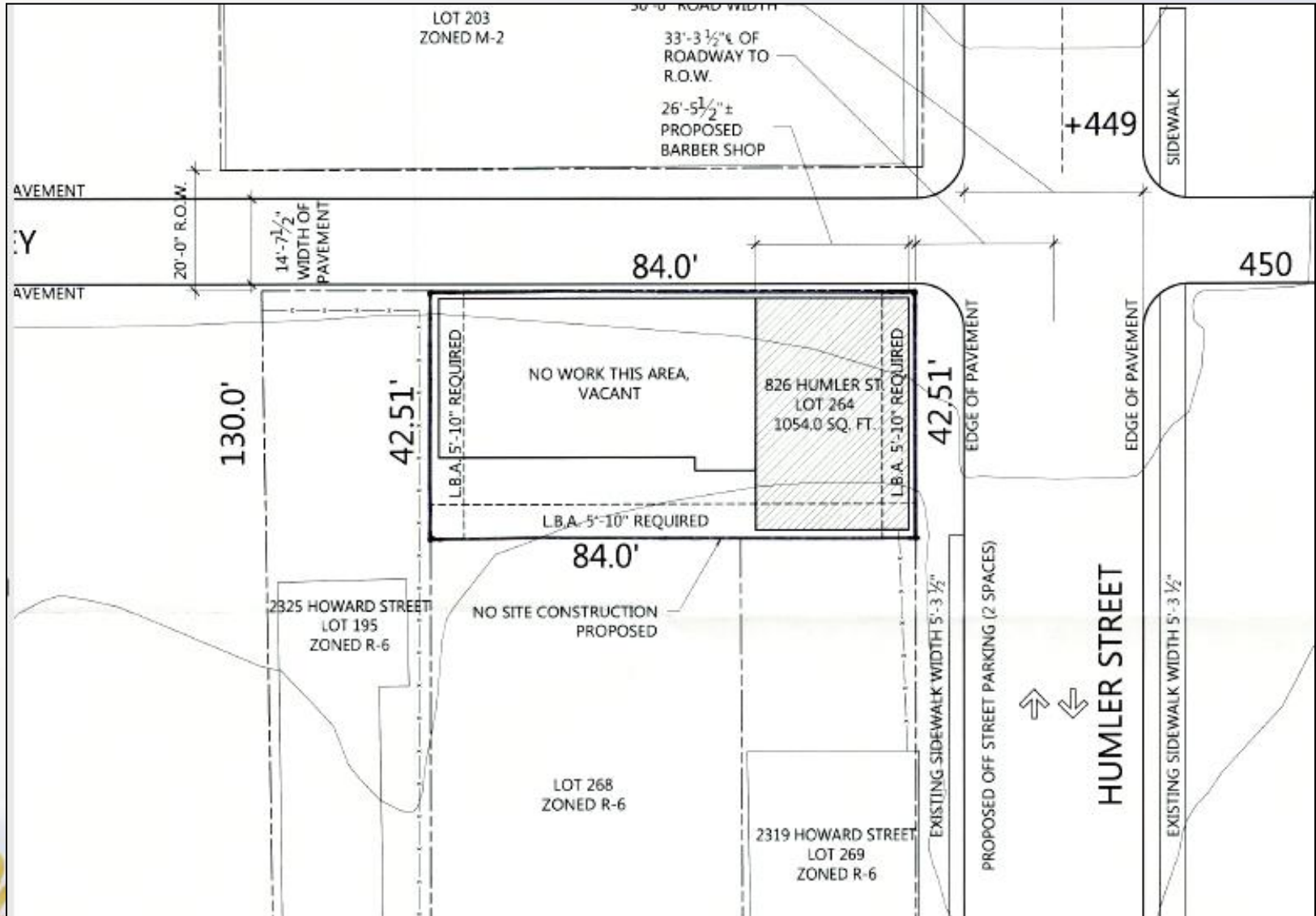
# Surrounding Area Photos



# Surrounding Area Photos



# Development Plan



# Public Meetings

- Neighborhood Meeting on 7/26/2017
  - Conducted by the applicant, eight people attended the meeting
- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/15/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-6 to OR-1 with a vote of 8-0 (two members were not present).