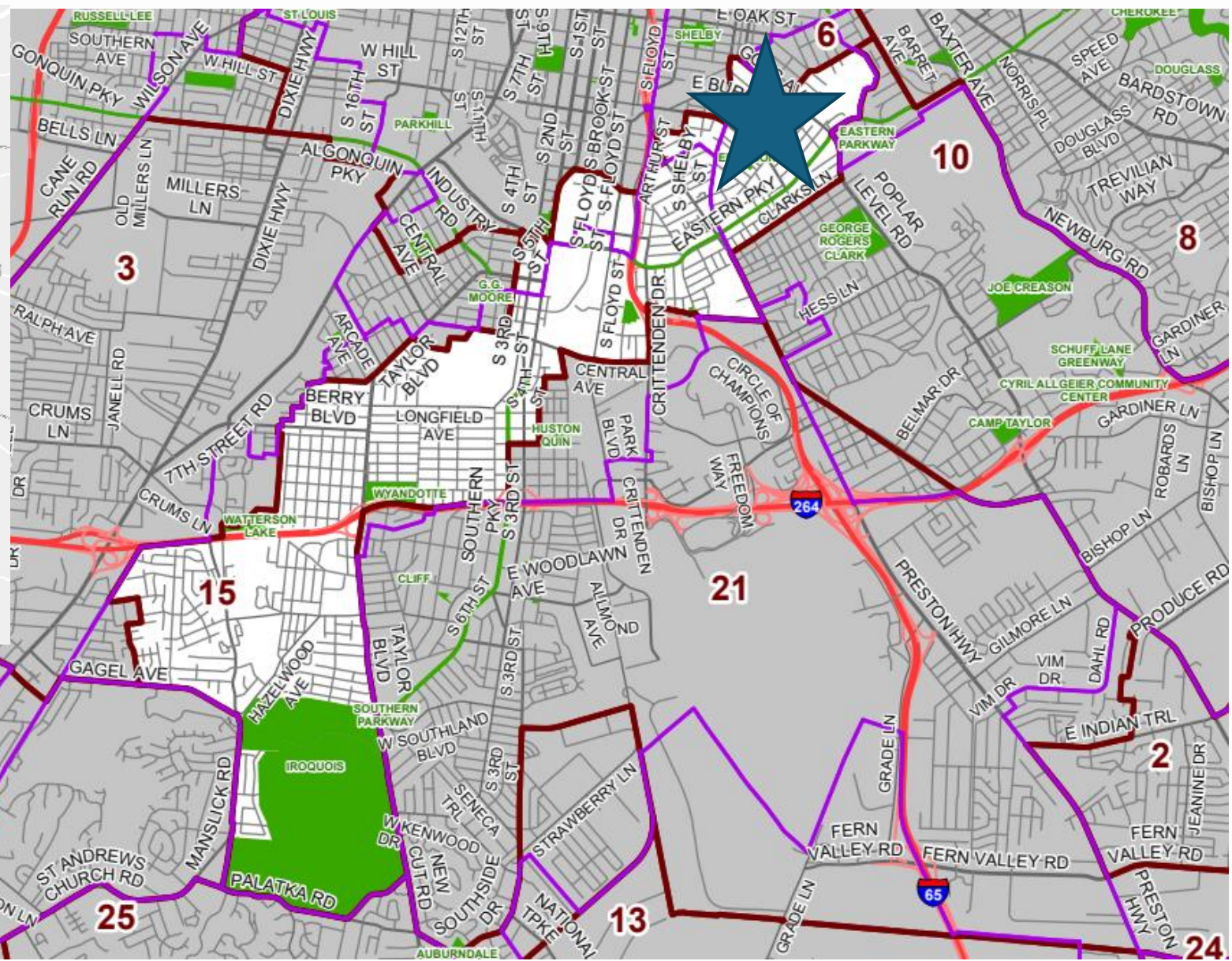
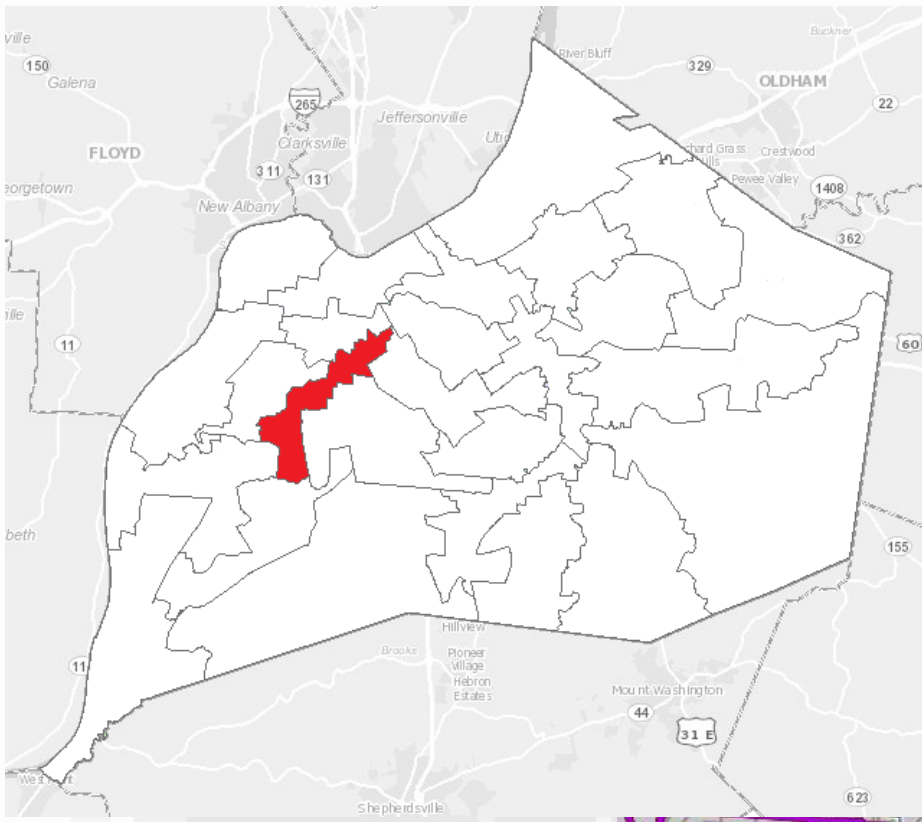


O-120-025
24-ZONE-0133

Texas Deli and Restaurant

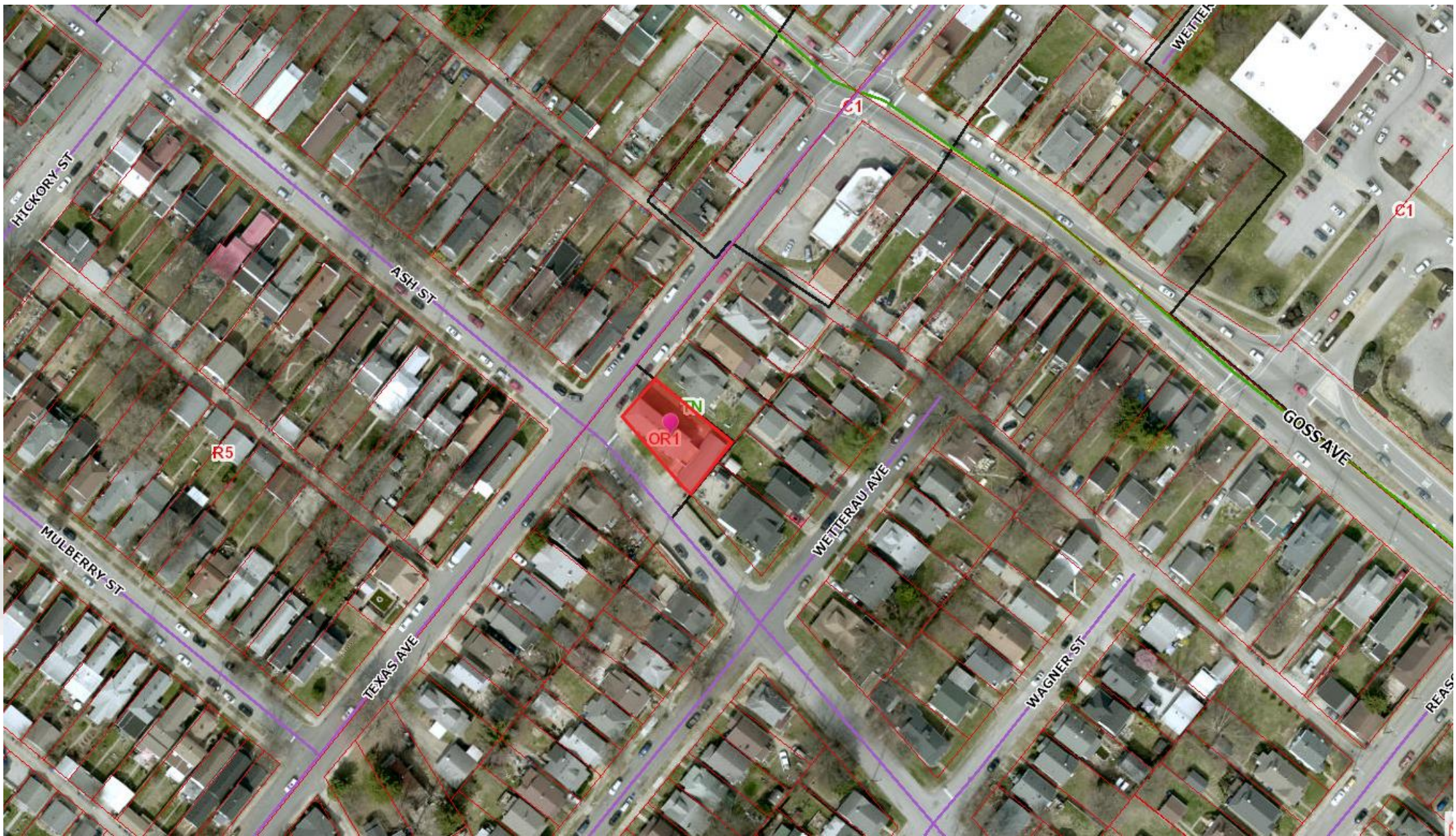
Planning and Zoning Committee
June 3, 2025





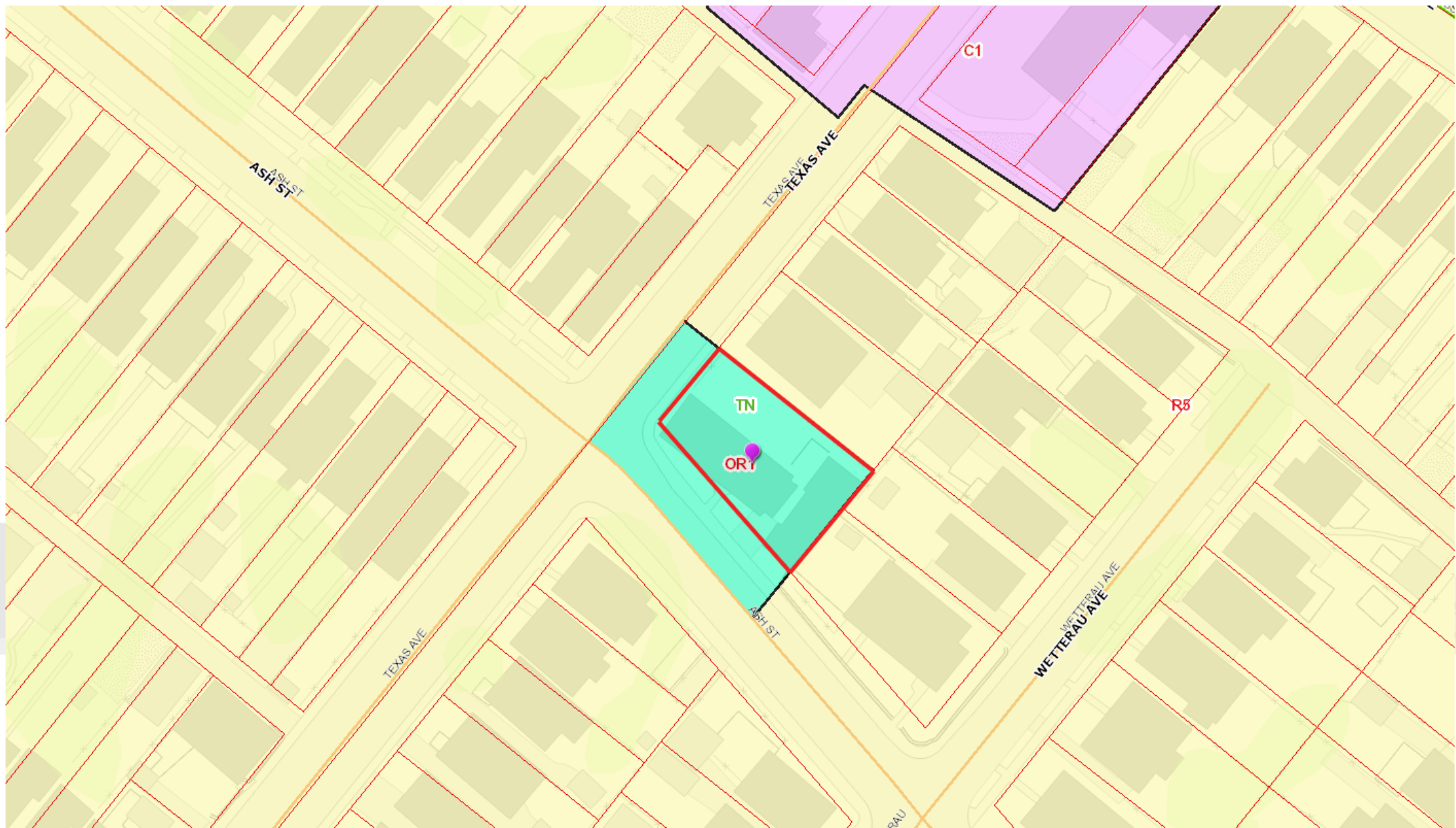
1325 Texas Avenue
District 15– Jennifer Chappell





Existing: Office/Residential
Proposed: Commercial





Existing: OR-1/TN
Proposed: C-1/TN



REQUESTS

- **Change in zoning from OR-1 Office Residential to C-1 Commercial**
- **Waiver**
- **Revised Detailed District Development Plan with revisions to binding elements**



CASE SUMMARY

- Previously rezoned under 22-ZONE-0132
- The site consists of one parcel with a mixed-use structure and a detached garage
- The detached garage will be converted into a restaurant
- The main structure will be used as a restaurant/deli with outdoor seating



SUBJECT PROPERTY

View from Ash Street



SUBJECT PROPERTY

View from Texas Avenue



ADJACENT PROPERTY

View of other structures at the intersection of
Ash Street and Texas Avenue



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on September 30, 2024
- ❖ LD&T Meeting on March 13, 2025
- ❖ Planning Commission Public Hearing on April 24, 2025
- ❖ Motion to recommend denial of the change in zoning from OR-1 to C-1 passed by a vote of 7-0

