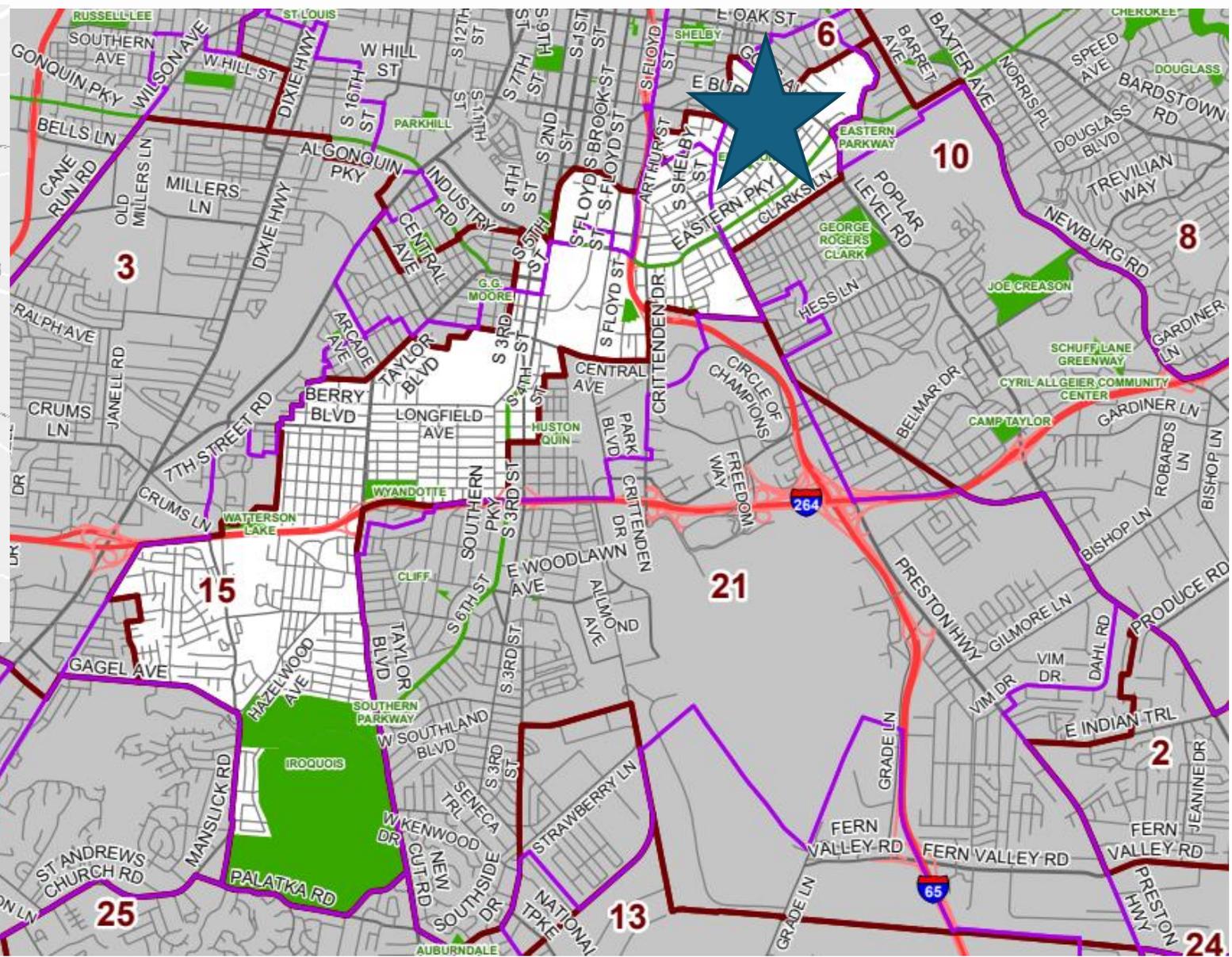
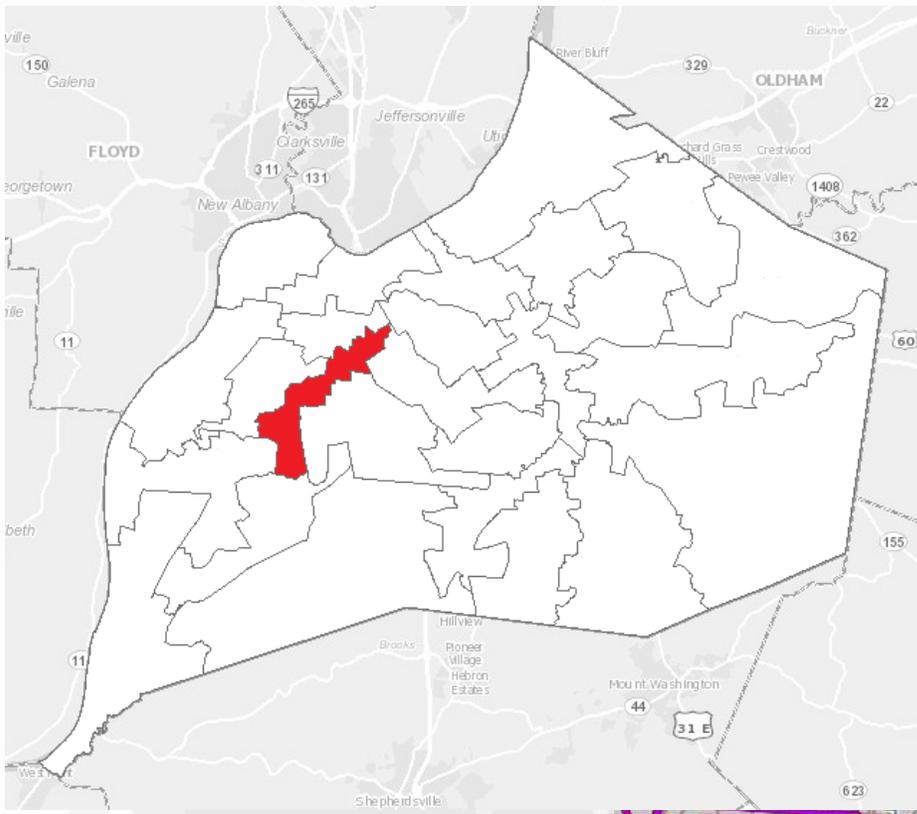


**O-120-025**  
**24-ZONE-0133**  
**Texas Deli and Restaurant**

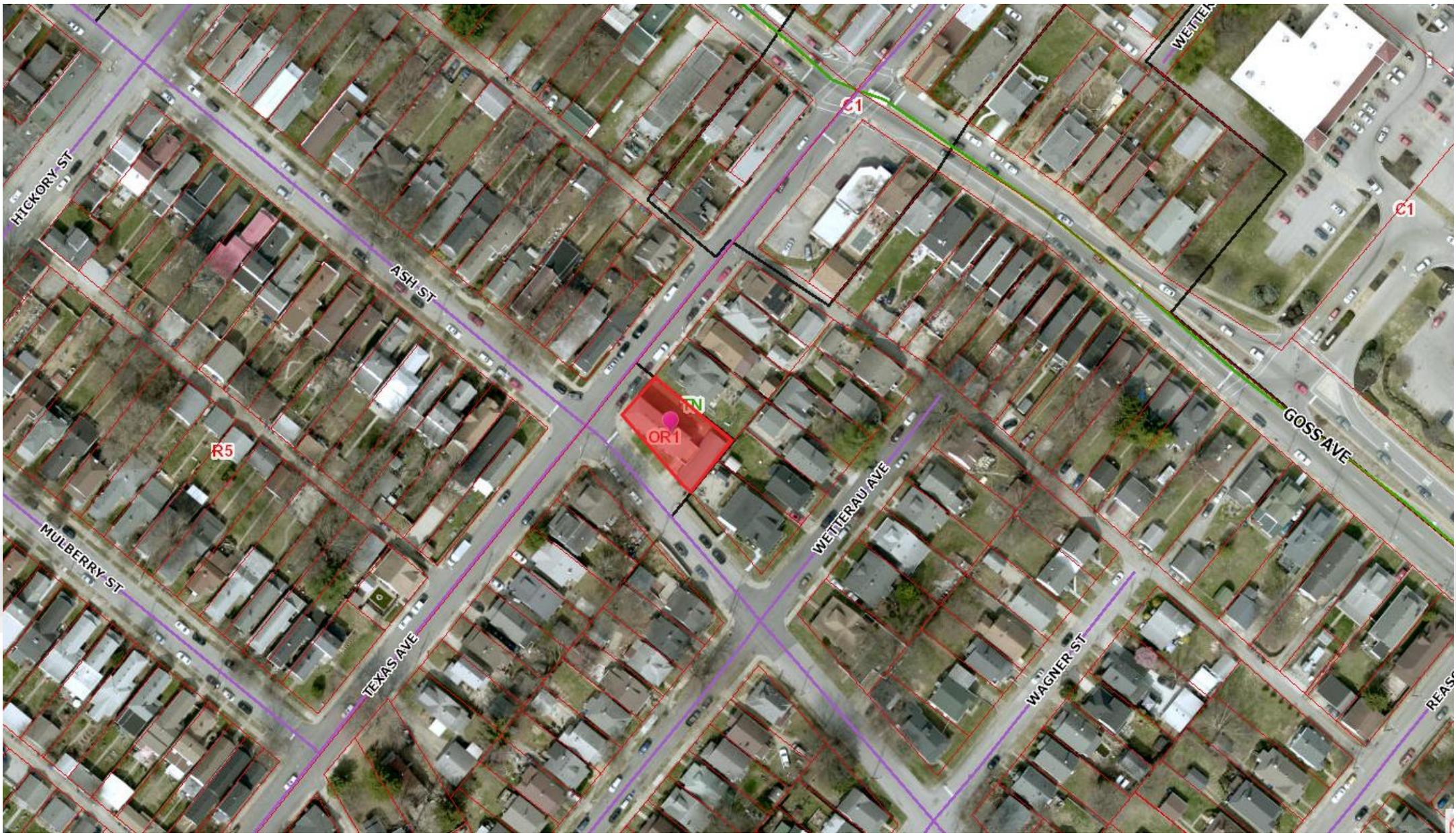
**Planning and Zoning Committee**  
**June 3, 2025**





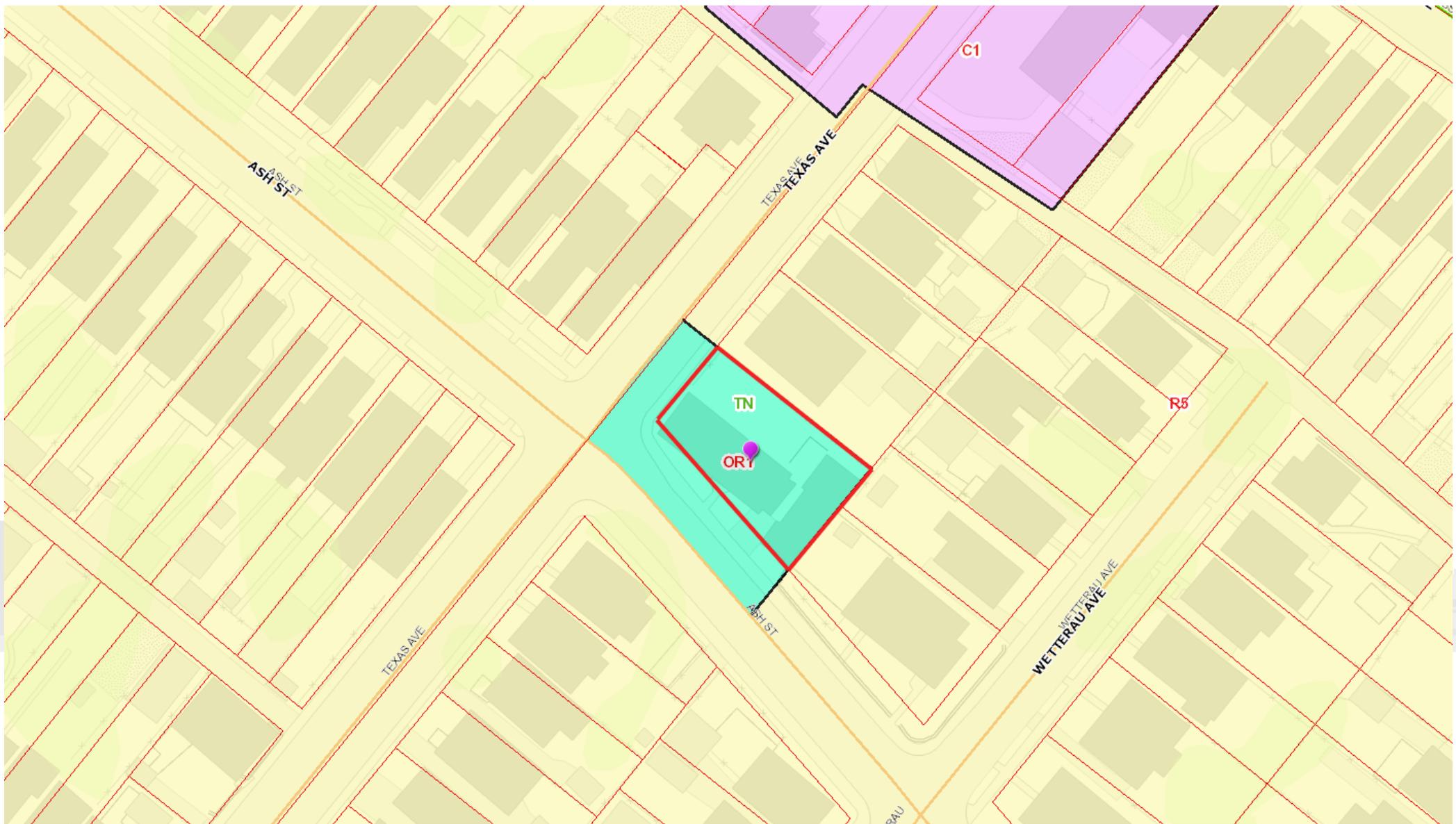
**1325 Texas Avenue**  
**District 15– Jennifer Chappell**





**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**



TEXAS AVENUE  
50' RIGHT OF WAY  
PLAT 4 PAGE 47  
(LOCAL ROAD)

25' TO  $\phi$

CURB/GUTTER

5' SIDE YARD

CLAY GUNIFF  
PROPERTY  
DEED BOOK 2002 PAGE 983  
LOTS 8 & 9  
COMFORT PLACE  
PLAT 8 SUB BOOK 4 PAGE 47  
PARCEL ID: 0280-0179-0000

25' TO  $\phi$

30' TO  $\phi$

N 89°53'37" E  
103.04'

OUTDOOR DINING  
PATIO  
825 SF

S 51°08'18" E  
103.04'

5' LBA (WAIVER REQUESTED)  
15' LBA (REQUIRED)

AREA OF DISTURBANCE

1ST FLOOR RESTAURANT  
2ND FLOOR SHORT TERM  
RENTAL APARTMENT  
(1,307 SF FOOTPRINT)

6043  
0.1387

CURB/GUTTER

6'

N 40°53'06" W  
103.63'

CURB/GUTTER

PROPOSED RESTAURANT  
1,047 SF

15' LBA  
5' REAR YARD  
S 38°21'09" W  
88.48'

PROPOSED DUMPSTER TO BE  
SCREENED TO MATCH PROPOSED  
BUILDING MATERIAL TYPE AND  
COLOR IN ACCORDANCE WITH  
LDC CHAPTER 10.

AREA OF DISTURBANCE

ASH STREET  
40' RIGHT-OF-WAY  
PLAT 4 PAGE 47  
(LOCAL ROAD)

CURB/GUTTER

30' TO  $\phi$

ERIC MATTHEWS/JOHN  
PROPERTY  
DEED BOOK 11712 PAGE  
LOT 27 AND SOUTHERLY 1/4  
COMFORT PLACE  
PLAT 8 SUB BOOK 4 PAGE 47  
PARCEL ID: 0280-0175

DENNIS J. ROBERTS, III  
MICHAELA ALLISON EDWARDS  
PROPERTY  
DEED BOOK 1003A PAGE 218  
LOTS 28 & 29  
COMFORT PLACE  
PLAT 8 SUB BOOK 4 PAGE 47  
PARCEL ID: 0280-0172-0000



# 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

