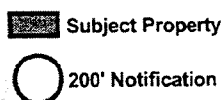
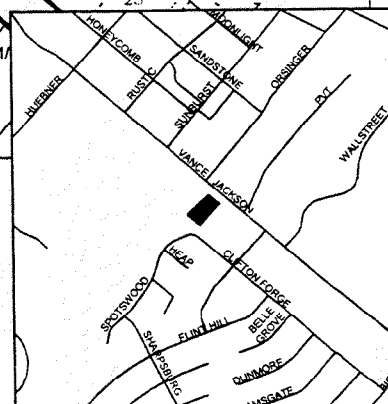


ZONING CASE: Z2002-199 C

City Council District No. 8
 Requested Zoning Change
 From: "MF-33" To: "MF-33 C"
 Date: Decmeber 12, 2002
 SCALE: 1" = 200'



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 p. 549



CASE NO: Z2002199 C

Continued from October 15, 2002

Zoning Commission Meeting Date: November 19, 2002

Council District: 8

Ferguson Map: 549 B 3

Appeal: No

Applicant:

Esther Garcia

Owner

Southwest Key Program, Inc. A Texas Corporation

Zoning Request: From "MF-33" Multi Family District to "MF-33 C" Multi Family District with a Conditional Use for a Beauty Salon.

Northwest Irregular 131 feet of Lot 18, Block 18, NCB 14273

Property Location: 11643 Vance Jackson Road

Applicants Proposal: To permit a beauty salon

Staff Recommendation:

Approval The subject property is currently a vacant house that fronts on Vance Jackson Road, a major thoroughfare. The subject property has existing "MF-33" zoning to the north and east and a single family subdivision to the south. "MF-33 C" is compatible and appropriate at this location and will not adversely affect the surrounding area. Staff recommends the following conditions: 1. Signage shall not exceed 3 square feet in area and be attached to the front of the main structure.

Zoning Commission Recommendation

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002199 C

ZONING CASE NO. Z2002199 C October 15, 2002

Applicant: Esther Garcia

Zoning Request: "MF-33" Multi Family District to "C-1" Commercial District.

Esther Garcia, 46 Arnold Palmer, stated she would like to open a beauty salon on the subject property. She stated this would be her second salon. She has been in business for years. She feels this would be a successful business. She stated the structure would remain the same; the only changes to the structure would be interior. She also stated she has agreed with staff's recommendation. She further stated she would like to request a 30-day continuance to have more time to meet with the surrounding neighbors.

FAVOR

Max Navarro, 4100 N. W. Loop, stated he supports this request. He feels this salon would be an asset to the neighborhood.

OPPOSE

Agustina Siglar, 3806 Lolita, stated she feels there are other types of uses that may be more beneficial to the community. She feels an expansion to the local library would be more beneficial or a community park for the children in the neighborhood.

REBUTTAL

Esther Garcia, stated her business would not be a threat to the community and they would work under appointments only to some control on the traffic flow in and out of the neighborhood.

Staff stated there were 196 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 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 motions was made by Commissioner Morell and seconded by Commissioner Martinez to recommend a continuance until November 19, 2002.

1. Property is located on Northwest irregular 131' of lot 18, Block 18, NCB 14273 at 11643 Vance Jackson Road.
2. There were 196 notices mailed, 2 returned in opposition and 2 returned in favor.

Z2002199 C

Stacy Scott, stated she is currently employed at Mrs. Garcia's other location. She stated Mrs. Garcia is a very successful woman and feels her business would be a positive asset to the community.

Staff stated there were 196 notices mailed out to the surrounding property owners, 13 returned in opposition and 2 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 Morell and seconded by Commissioner Grau to recommend approval with the condition of the signage shall not exceed 3 square feet in area and be attached to the front of the main structure.

1. Property is located on Northwest Irregular 131 feet of Lot 18, Block 18, NCB 14273 at 11643 Vance Jackson Road.
2. There were 196 notices mailed, 13 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002199 C

ZONING CASE NO. Z2002199 C November 19, 2002

Applicant: Esther Garcia

Zoning Request: "MF-33" Multi-Family District to "MF-33" C Multi-Family District with a Conditional Use for a Beauty Salon.

Esther Garcia, 46 Arnold Palmer, stated she is proposing to operate a beauty salon. This structure has been vacant for approximately 2 years. She stated she intends to renovate the entire structure and feels this would enhance the appearance of the neighborhood. She stated she is currently operating another salon in Castle Hills area. She further stated her business would be by appointments only to alleviate the parking problems and her hours of operation would be from 9 am till 6 pm Tuesday thru Saturday only. She has visited her surrounding neighbors who are in support of this request. She feels this operation would be good for the community.

FAVOR

Woodruff Hallsey, 3000 Charter Rock, stated he has been in contact with Mrs. Garcia regarding her propose beauty salon. He stated he is in support of this request. He feels this would be an asset to the community.

Dr. Richard Hernandez, stated he supports Mrs. Garcia's request. He stated Mrs. Garcia had been in business for many years and feels that her business would succeed.

Edward Esquivel, 11707 Vance Jackson, stated Mrs. Garcia had received numerous letters from Elms Creek Apartment stating they are in support of this request. He feels this would be a great asset to the community.

Shane Lyn, 15651 Chase Hill Boulevard, stated Mrs. Garcia currently employs him at the other location. He feels Mrs. Garcia's intentions are good and feels her establishment would enhance the neighborhood.

Dameon Villarreal, 13110 Willor Path, stated Mrs. Garcia's is a very respected woman and feels her operations would be very successful.

Mr. Cano, 9202 Standing Creek, member of Vance Jackson Neighborhood Group, stated he is in favor of this request. He has received 17 letters from residence stating their support.

David Killmar, 3127 Turtle Creek, stated Mrs. Garcia is a very well established and respectable woman. He feels she has monitored this area very closely to better serve the community.