

ZONING CASE: Z2002-210

City Council District NO. 1
Requested Zoning Change
From: "C-3NA" TO "C-1"
Date: December 12, 2002
Scale: 1" = 200'

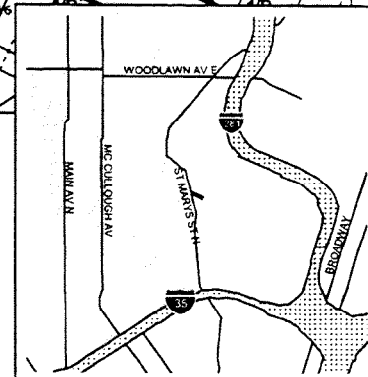
Subject Property

200' Notification

T-17
F-2
p.616



C:\NOV_5_2002_1



CASE NO: Z2002210

Zoning Commission Meeting Date: November 05, 2002

Council District: 1

Ferguson Map: 616 F2

Appeal: No

Applicant:

Robert A. Marotta, Sr.

Owner

Robert A Marotta Sr.

Zoning Request: From "C-3 NA" Commercial Non-Alcoholic Sales District to "C-1" Commercial District.

The east irregular 229.7 feet of Lot A-1, Block 3, NCB 3029

Property Location: 2106 North St. Mary's Street

Applicants Proposal: To permit a restaurant serving alcoholic beverages

Staff Recommendation:

Approval The Tobin Hill Neighborhood Plan recommends the location for Commercial Use. The subject property is a vacant structure and fronts on St. Mary's Street, furthermore, the property is surrounded by "C-3", "C-3 NA" and "I-1" zoning.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002210

ZONING CASE NO. Z2002210 November 5, 2002

Applicant: Robert A. Marotta, Sr.

Zoning Request: "C-3NA" Commercial Non-Alcoholic Sales District to "C-2" Commercial District.

Robert Marotta, 221 Casa Blanca, stated he is proposing to operate a family oriented restaurant on the subject property. He stated he has met with the Tobin Hill Neighborhood Association who is in support of this request.

OPPOSE

Dr. Jacqueline Von Honts, PhD, 423 E. Grayson, stated that she operates an Art School for young students, which is across from the subject property. She stated that she is in support of the restaurant operation however she does not support the sale of alcohol. She is concerned that the sale of alcohol would have a negative impact on the young students that attend the Art School.

REBUTTAL

Robert Marotta, requested Commission visit her Art School. He stated the students live on the property that Dr. Von Honts claims is an Art School. He further stated he would like to amend his request to "C-1".

Staff stated there were 42 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and the Tobin Hill Neighborhood Association is in favor and there was no response from Tobin Hill Residents Association and Alta Vista Neighborhood Association.

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 Martinez and seconded by Commissioner Morell to recommend approval of "C-1".

1. Property is located on east irregular 229.7 feet of Lot A-1, Block 3, NCB 3029 at 2106 North St. Mary's Street.
2. There were 42 notices mailed, 2 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

Z2002210

**AYES: Mehringer, Grau, Cardenas-Gamez, McGowan, Hophan, Sherrill, McAden,
Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.