

CASE NO: Z2003097

Staff and Zoning Commission Recommendation - City Council

Date: June 26, 2003

Zoning Commission Meeting Date: June 03, 2003

Council District: 2

Ferguson Map: 522 D8

Appeal: Yes

Applicant:

First Humanitarian Church, dba
Second Chance Foundation

Owner

First Humanitarian Church, dba Second Chance
Foundation

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

Lot 26, NCB 12167

Property Location: 8235 Vicar Drive

Proposal: To allow the sale of alcoholic beverages

Neighborhood Association: Village North One Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval.

The property in question abuts "C-3" zoning to the north and east. There is also "C-3" zoning to the west of subject property, and across Vicar Drive to the northeast. The requested zoning is compatible with the development scheme in the neighboring community, and will not adversely affect other properties in the local area.

Zoning Commission Recommendation:

Denial

VOTE

FOR 7

AGAINST 3

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2003097

ZONING CASE NO. Z2003097 June 3, 2003

Applicant: First Humanitarian Church

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

Rev. Penelope Forgha, representing the applicant, stated they have recently purchased this structure. She stated their intent is to use this building as a hall for fundraising activities. She stated the purpose for this zoning change is to allow the sell of alcohol beverages.

FAVOR

Rev. Reed, stated he is in support of this request. He stated they have been in contact with Councilman Williams office that are in support of this request.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Village North One Neighborhood Association is 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 McGowan and seconded by Commissioner Grau to recommend denial.

1. Property is located on Lot 26, NCB 12167 at 8235 Vicar Drive.
2. There were 15 notices mailed, 1 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, McGowan, Sherrill, McAden, Morell, Mehringer

NAYS: Cardenas-Gamez, Kissling, Avila

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.