

C3R

I1

\_\_\_\_ Notices Mailed

\_\_\_\_ In Opposition

\_\_\_\_ In Favor

C3<sup>5</sup>

24 R4

RIGSBY AV

ANITA ST

C2

3196

I1

I1

R4

KAYTON AV

MF33

3197

C2

ELGIN AV

HIGHLAND BV E

C2

MF33

ANITA ST

MF33

3198

C2

WADE ST

R4

MF33

3199

C2

**ZONING CASE: Z2003-108**City Council District NO. 3  
Requested Zoning Change

From: "C-2" To "R-5"

Date: August 14, 2003

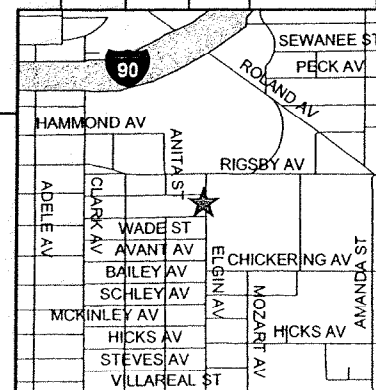
Scale: 1" = 150'

Subject Property

200' Notification

T-10  
p.568  
C-5

C:\JUL\_1\_2003



# CASE NO: Z2003108

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 14, 2003

**Zoning Commission Meeting Date:** July 15, 2003

**Council District:** 3

**Ferguson Map:** 651 E1

**Appeal:** No

**Applicant:**

Alejandro & Olga Gonzalez

**Owner**

Alejandro & Olga Gonzalez

**Zoning Request:** From "C-2" Commercial District to "R-5" Residential Single- Family District  
Lot 18 and the west 21 feet of Lot 19, Block 22, NCB 3197

**Property Location:** 1536 Kayton

Corner of Kayton and Elgin Avenue

**Proposal:** To construct a single-family residential structure.

**Neighborhood Association:** Sunny Slope Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

Subject property is vacant land with residential zoning to the west and northwest. There is also commercial and residential zoning to the east. There is nonconforming single-family residential use to the north, east, and west of the property in question. The requested zoning is compatible with existing residential use in the area, and will have no adverse impact on the neighboring community.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2003108**

**ZONING CASE NO. Z2003108** – July 15, 2003

Applicant: Alejandro & Olga Gonzalez

Zoning Request: "C-2" Commercial District to "R-5" Residential Single Family District.

Mr. Regaldo, 6828 San Pedro, representing the owner, stated the purpose of this request it to construct a residential home on the subject property.

Staff stated there were 32 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Sunny Slope 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 Mehringer and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 18 and the west 21 feet of Lot 19, Block 22, NCB 3197 at 1536 Kayton.
2. There were 32 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.