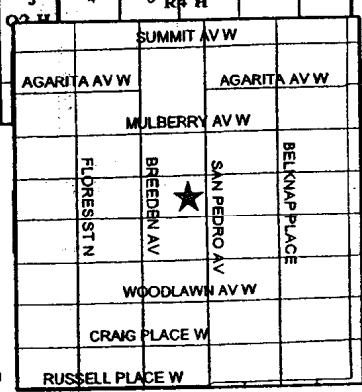


☐ Notices Mailed
☐ In Opposition
☐ In Favor

P.616
D-1



CASE NO: Z2003218

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 18, 2003

Council District: 1

Ferguson Map: 616 D1

Appeal: No

Applicant: Owner

George Rapier George Rapier

Zoning Request: From "C-1 and C-3 NCD-2" Commercial and General Commercial Neighborhood Conservation District to "R-6 NCD-2" Residential Single-Family Neighborhood Conservation District

Lots 18 and the west 20 feet of 19, Block 20, NCB 1816

Property Location: 405 W. Magnolia

400 block of W Magnolia Avenue

Proposal: To convert an existing professional office structure into a residential single-family dwelling

Neighborhood Association: Alta Vista

Neighborhood Plan: Midtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is an existing office building that abuts residential zoning and use to the west. The requested zoning is consistent with the Midtown Neighborhood Plan, and will have no adverse impact on other properties in the area. There is residential and commercial zoning and use across Alta Vista to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2003218

ZONING CASE NO. Z2003218 – November 18, 2003

Applicant: George Rapier

Zoning Request: "C-1" and "C-3" "NCD-2" Commercial and General Commercial
Neighborhood Conservation District to "R-6" "NCD-2" Residential
Single Family Neighborhood Conservation District.

George Rapier, owner, stated he is requesting this change in zoning to convert the
existing office structure to a single-family dwelling.

Staff stated there were 22 notices mailed out to the surrounding property owners, 2
returned in opposition and 3 returned in favor and the Alta Vista 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 Kissling and seconded by Commissioner Grau
to recommend approval.

1. Property is located on Lots 18 and the west 20 feet of Lot 19, Block 20, NCB 1816 at
405 W. Magnolia.
2. There were 22 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Grau, Cardenas-Gamez, Kissling, Dixon, Sherrill, McAden, Avila, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing