

In Favor

UNIVERSITY
C2-S
CENTER
COMMUNITIS
HEALTH

6904

WESTSIDE 2427
PROF. 27
BLDS

PARKING

~~SAN FERNANDO ST~~

ROSILLO ST S

EL PASO ST

ZARZAMORA ST S

ELVIRA ST

MONTEZUMA ST

~~GUADALUPE ST~~

ELVIRA ST

P.616
A-5

Subject Property

200' Notification

**City Council District No. 5
Requested Zoning Change
From: "R-4" To "O-1"
Date: January 8, 2004
Scale: 1" = 200'**

C:\Artview\Projects\2003\Nov\22003-215

CASE NO: Z2003215

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 18, 2003

Council District: 5

Ferguson Map: 616 A6

Appeal: No

Applicant:

Jack in the Box, Inc.

Owner:

Multiple

Zoning Request: From "R-4" Residential Single-Family District to "O-1" Office District

Lots 11 and 12, NCB 2427

Property Location: 2403 El Paso Street

Northwest corner of El Paso St. and S. Rosillio St.

Proposal: To allow for construction of a noncommercial parking lot.

Neighborhood Association: Prospect Hill Neighborhood Association and Avenida Guadalupe Association Inc.

Neighborhood Plan: None

TIA Statement: A Level One Traffic Impact Analysis was provided. The Development Services Engineering Division reviewed the analysis and concluded that the analysis is in compliance with TIA 91700.

Staff Recommendation:

Approval. Demolition of the existing structures on the subject property and replacement with a parking lot will not harm the adjacent area. The new vehicle access point on El Paso Street will not cause excessive traffic on El Paso.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2003215

ZONING CASE NO. Z2003215 – November 18, 2003

Applicant: Jack in the Box

Zoning Request: "R-4" Residential Single Family District to "O-1" Office District.

Nancy Waldman, 814 Arion Parkway, representing the applicant, stated they are purposing to construct a parking lot on the subject property. She stated she is in support of staff recommendation.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from the Prospect Hill and Avenida Guadalupe 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lots 11 and 12, NCB 2427 at 2403 El Paso Street.
2. There were 39 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.