



CASE NO: Z2003203 C

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 04, 2003

Council District: 6

Ferguson Map: 614 F5

Appeal: No

Applicant:

Missionary Catechists of Divine
Providence

Owner:

Missionary Catechists of Divine Providence

Zoning Request: From "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for a Counseling Service Center

Lot 1, Block 13, NCB 8990

Property Location: 4650 Eldridge Avenue

Proposal: To continue operating a multiple social service community facility

Neighborhood Association: Community Workers Council

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is zoned "R-6" Residential Single-Family District and is the current location for the Benitia Family Center. The subject property is completely surrounded by single-family residential uses and zoning. Considering the subject property's current land use and the surrounding properties, the rezoning request is compatible with the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003203 C

ZONING CASE NO. Z2003203 C – November 4, 2003

Applicant: Missionary Catechists of Divine Providence

Zoning Request: "R-6" Residential Single Family District to "R-6" Residential Single Family District with a Conditional Use for a Counseling Service Center.

Sister Carmen Sanchez, 2318 Castroville, stated the purpose of this request is to continue to operate a multiple social service community facility on the subject property. She stated they have been in operation for approximately 10 years. She feels this would good for the community.

FAVOR

Irma De Leon, 646 S. W. 40th Street, stated she strongly supports this request. She has lived in the area for many years and has not experienced any problems with this operation. She further stated she welcomes this operation into the neighborhood.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the Community Workers Council.

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 Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 1, Block 13, NCB 8990 at 4650 Eldridge Avenue.
2. There were 18 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Peel
NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.