

CASE NO: Z2003133

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 1

Ferguson Map: 582 A7

Appeal: No

Applicant: Owner

HEB Grocery Company, L. P.

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Zoning Request: From "R-4" Residential Single-Family District to "C-2" Commercial District

Lots 5 through 7, Block 73, NCB 2768

Property Location: 1640, 1642 and 1644 West Hollywood Avenue

Proposal: To expand parking for HEB #5

Neighborhood Association: Los Angeles Heights, Jefferson and Monticello Park Neighborhood Associations (within 200 feet)

Neighborhood Plan: Near Northwest Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval, pending plan amendment approval by City Council. The Planning Commission recommended approval for a plan amendment for commercial use on these lots on September 24, 2003. Upon approval of this plan amendment by City Council, the rezoning request would be compatible for commercial development in this area. If the request is approved, HEB would be required to seek a variance from the Board of Adjustment, should the construction of an impervious parking lot be desired.

Zoning Commission Recommendation

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003133

ZONING CASE NO. Z2003133 – October 7, 2003

Applicant: HEB Grocery Company, L. P.

Zoning Request: "R-4" Residential Single Family District to "C-2" Commercial District.

Dennis Ryan, 555 E. Ramsey, representing the applicant, stated they are proposing to expand their facilities and provide more parking.

FAVOR

John Perez, stated he is in support of the proposed expansion.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and no response from Los Angeles Heights, Jefferson and Monticello Park Neighborhood Associations.

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 McAden to recommend approval.

1. Property is located on Lots 5 through 7, Block 73, NCB 2768 at 1640, 1642 and 1644 West Hollywood Avenue.
2. There were 25 notices mailed, 1 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, 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.