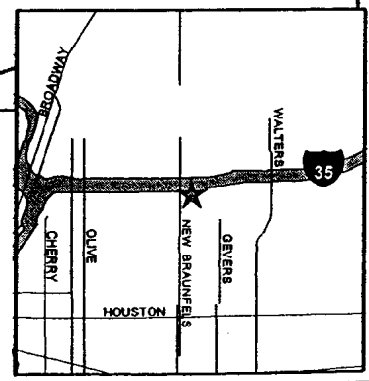
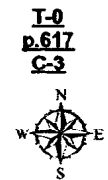


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2003-195

City Council District NO. 2
 Requested Zoning Change
 From: "MF-33" To "C-1"
 Date: November 13, 2003
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



CASE NO: Z2003195

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 2

Ferguson Map: 617 C3

Appeal: No

Applicant:

Owner

Fidencio R. Salazar and Olga
Hernandez Salazar

Fidencio R. Salazar

Zoning Request: From "MF-33" Multi-Family District to "C-1" Light Commercial District

Lot 8, Block 13, NCB 1695

Property Location: 2230 North Pan Am Expressway

At the southwest corner of North Pan Am Expressway and Benton Street

Proposal: To operate a beauty salon

Neighborhood
Association: Government Hill Neighborhood Plan

Neighborhood Plan: Government Hill Alliance

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is located on IH-35. The Government Hill neighborhood plan calls for commercial uses at this location. The rezoning request is consistent with the neighborhood plan.

Zoning Commission Recommendation

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003195

ZONING CASE NO. Z2003195 – October 21, 2003

Applicant: Fidencio R. Salazar & Olga Hernandez Salazar

Zoning Request: "MF-33" Multi Family District to "C-1" Commercial District.

Olga Salazar, owner, stated she is requesting this change in zoning to operate a Beauty Salon on the subject property. She stated they have been in contact with the surrounding neighbors who are in support of this request.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned 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 Dixon and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 8, Block 13, NCB 1695 at 2230 North Pan Am Expressway.
2. There were 18 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.