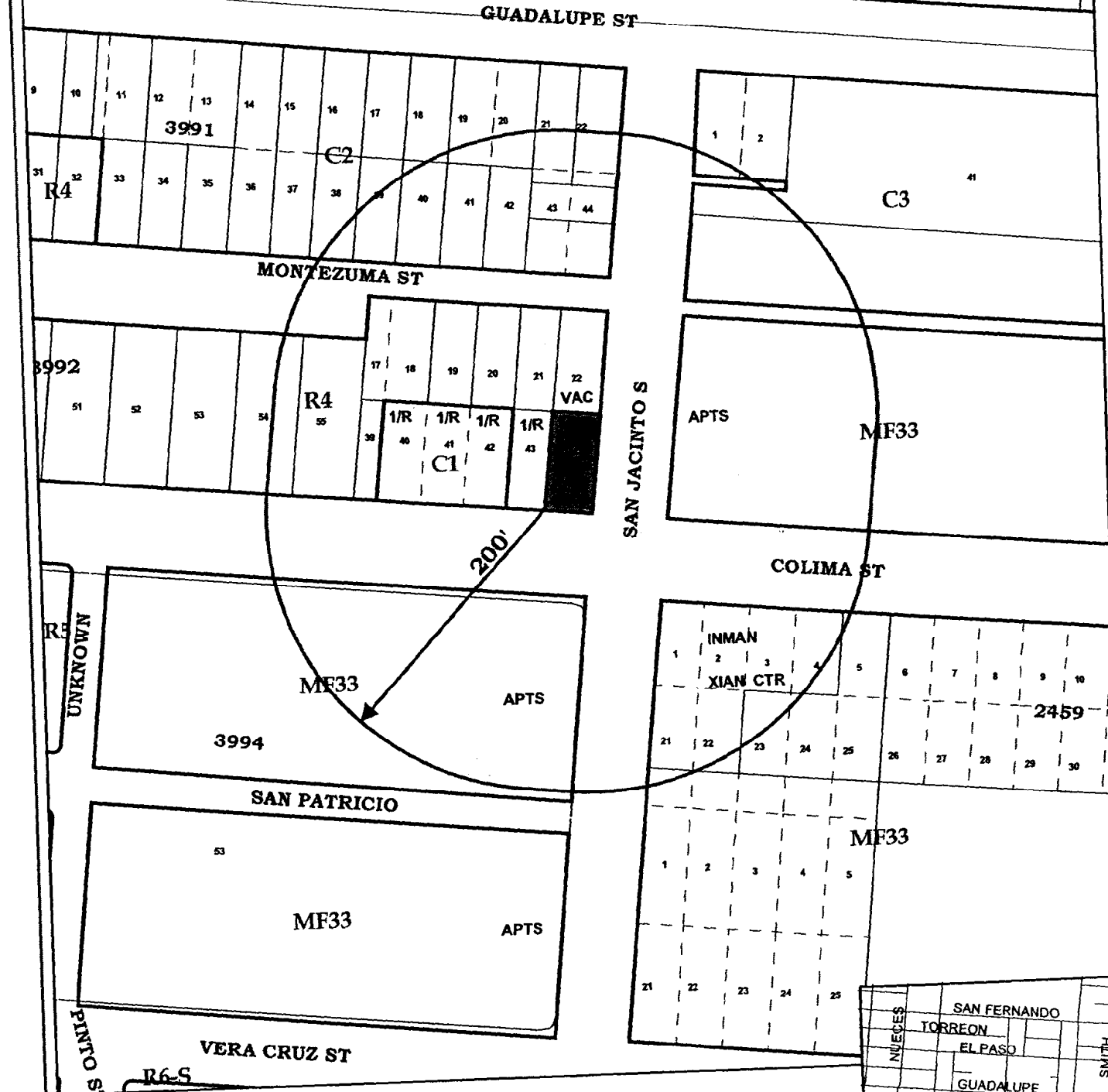


_____ Notices Mailed

_____ In Opposition

_____ In Favor



ZONING CASE: Z2003-228 S

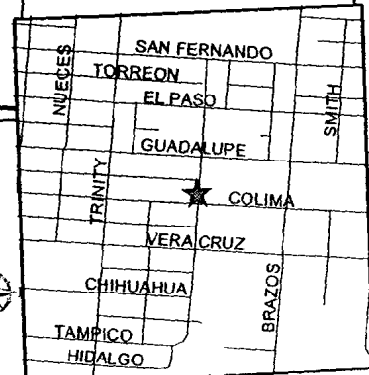
City Council District NO. 5
 Requested Zoning Change
 From: "R-4" To "RM-4 S"
 Date: January 29, 2004
 Scale: 1" = 100'

Subject Property

200' Notification

T-0
D.614
E-5

C:\DEC_2_2003



CASE NO: Z2003228 S

Staff and Zoning Commission Recommendation - City Council

City Council continuance from January 22, 2004

Date: January 29, 2004

Zoning Commission Meeting Date: January 20, 2004

Council District: 5

Ferguson Map: 616 A6

Appeal: No

Applicant:

Inman Christian Center

Owner:

Inman Christian Center

Zoning Request: From "R-4" Residential Single-Family District to "RM-4 S" Residential Mixed District with specific use authorization for a residential counseling facility

Lot 44, Block 2, NCB 3992

Property Location: 1301 Colima Street

The northwest corner of San Jacinto and Colima Streets

Proposal: To allow a residential counseling facility

Neighborhood Association: Avenida Guadalupe Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property houses two vacant buildings and abuts an undeveloped lot, zoned "R-4" Residential Single-Family, to the north. The property is also adjacent to an "R-4" Residential Single-Family District to the west and "MF-33" Multi-family Districts to the south and east. Considering the proximity to the Inman Christian Center, at 1214 Colima Street, this rezoning request would not be contrary to the surrounding land uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003228 S

ZONING CASE NO. Z2003228 S – January 20, 2004

Applicant: Inman Christian Center

Zoning Request: "R-4" Residential Single-Family District to "RM-4 S" Residential Mixed District with specific use authorization for a residential counseling facility

Carol Garcia, 1214 Colima, stated they are requesting this change in zoning to allow for a residential counseling facility on the subject property. She stated she has visited the surrounding neighbors who are in support of this request. She feels this would be good for the community.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from 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 McAden to recommend approval.

1. Property generally located on Lot 44, Block 2, NCB 3992 at 1301 Colima Street.
2. There were 27 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING January 22, 2004

City Council granted a continuance until January 29, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.