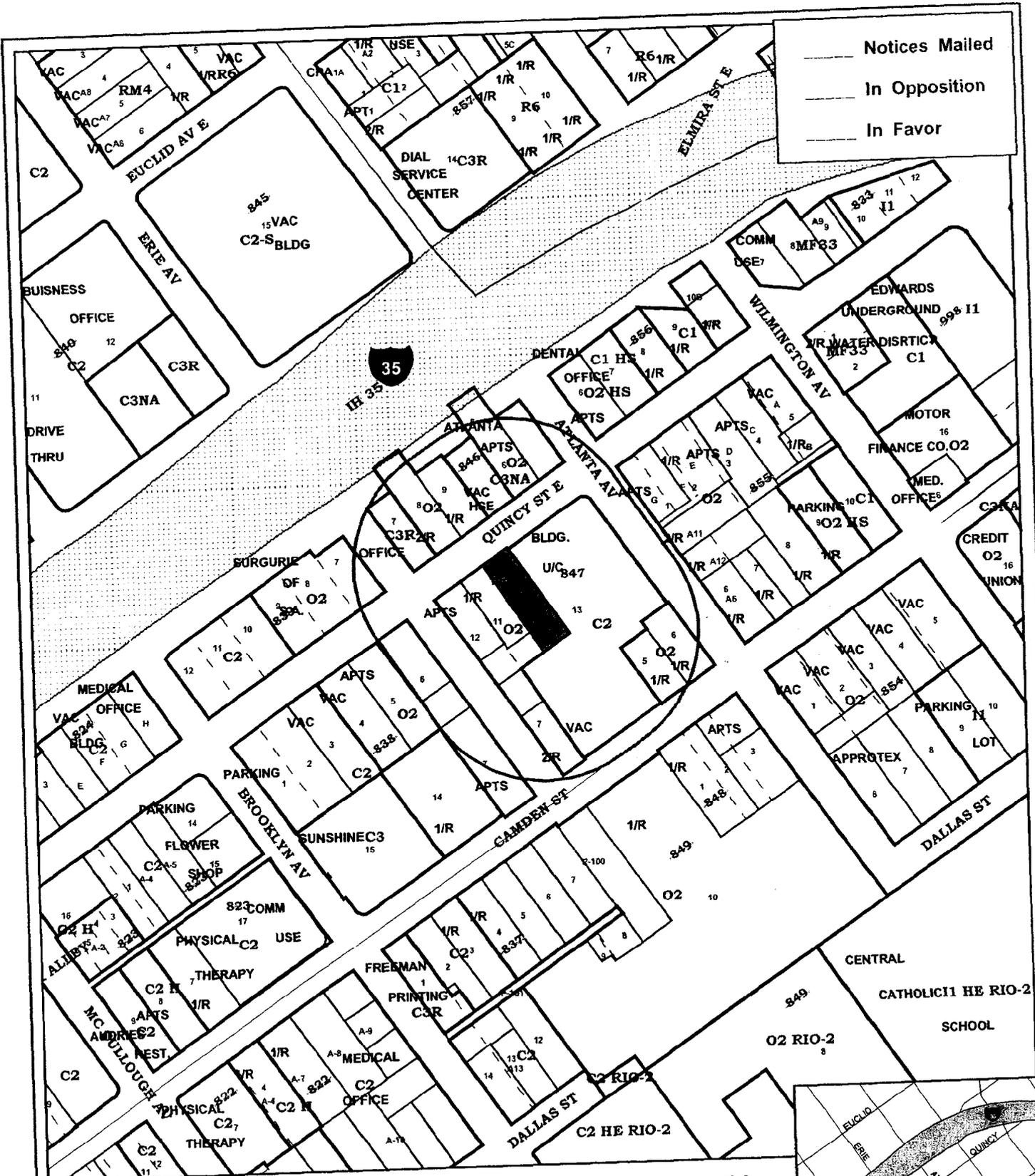


- - - Notices Mailed
 - - - In Opposition
 - - - In Favor



ZONING CASE: Z2004-009

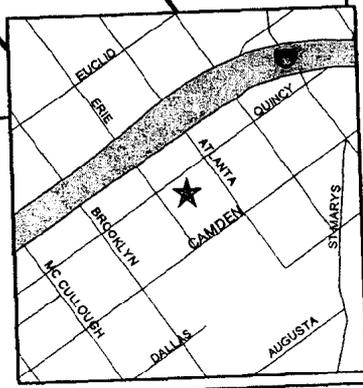
City Council District NO. 1
 Requested Zoning Change
 From: "O-2" To "C-1"
 Date: February 12, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

T-0
 P-616
 F-3



C:\JAN_6_2004



CASE NO: Z2004009

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 06, 2004

Council District: 1

Ferguson Map: 616 F3

Appeal: No

Applicant: Owner

Jesus Mauro Leija

Jesus Mauro Leija

Zoning Request: From "O-2" Office District to "C-1" Light Commercial District

Lot 10, Block 10, NCB 847

Property Location: 708 East Quincy

South side of Quincy Street between Erie Avenue and Atlanta Avenue

Proposal: To operate a day-care facility for children

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property consists of one lot occupied by a house which has been converted into a commercial use. Due to the existing zoning, the trend along Quincy Street has been a gradual conversion from a residential neighborhood to office and commercial uses. The subject property abuts "C-2" zoning to the east and south with "O-2" zoning adjoining to the west. There is also "C-3 NA" and "O-2" zoning across East Quincy to the north. The requested "C-1" zoning would be compatible with the zoning and development scheme in the neighborhood providing a transition between the "C-2" zoning to the east and the "O-2" zoning to the west.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 1

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2004009

ZONING CASE NO. Z2004009 – January 6, 2004

Applicant: Jesus Leija

Zoning Request: "O-2" Office District to "C-1" Light Commercial District

Mauro Leija, applicant, he is requesting this zoning change to allow for a day care facility on he subject property. He stated they would be providing services to approximately 30 children that are 2 years and under with 4 employees. He further stated he would be providing 11 parking spaces for parents to pick up and drop off the children.

FAVOR

Jesse Lieja, stated he is in support of this request. He feels this would be good for the community.

OPPOSE

Stella Elizondo, expressed concerns that this change may invite other businesses into the neighborhood. She also expressed concerns with the parking and increase in traffic this facility may encourage.

REBUTTAL

Mauro Lieja, applicant, stated they are providing 11 parking spaces for parents to pick up and drop off the children at various times.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 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 Kissling and seconded by Commissioner Dutmer to recommend approval.

1. Property located on Lot 10, Block 10, NCB 847 at 708 East Quincy.
2. There were 19 notices mailed, 1 returned in opposition and 3 in favor
3. Staff recommends approval.

Z2004009

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

NAYS: Grau

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.