

# ZONING CASE: Z2004-025

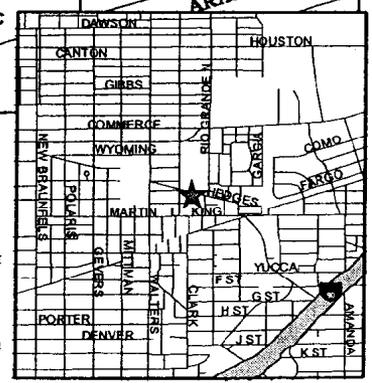
City Council District NO. 2  
 Requested Zoning Change  
 From: "RM-4 EP-1" To "RM-4 EP-1 C"  
 Date: February 26, 2004  
 Scale: 1" = 200'

- Subject Property
- 200' Notification

I-0  
 P.617  
 E-6



C:JAN\_6\_2004  
 (Z.A.)



# CASE NO: Z2004025

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 26, 2004

**Zoning Commission Meeting Date:** January 20, 2004

**Council District:** 2

**Ferguson Map:** 617 E6

**Appeal:** No

**Applicant:** Owner

Shiloh Baptist Church

Shiloh Baptist Church

**Zoning Request:** From "RM-4 EP-1" Residential Mixed Facility Parking/Traffic Control District to "RM-4 EP-1 C " Residential Mixed Facility Parking/Traffic Control District with a conditional use for a noncommercial parking lot

Lot 5, Block 3, NCB 1519; and Lot 17, Block 6, NCB 1522

**Property Location:** 918 and 924 Hedges

**Proposal:** To construct a church noncommercial parking lot

**Neighborhood Association:** None

**Neighborhood Plan:** Arena District/Eastside

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The requested zoning is in compliance with the Arena District/Eastside Neighborhood Plan.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2004025**

**ZONING CASE NO. Z2004025** – January 20, 2004

Applicant: Shiloh Baptist Church

Zoning Request: “RM-4” “EP-1” Residential Mixed Facility Parking/Traffic Control District to “RM-4” C “EP-1” Residential Mixed Facility Parking/Traffic Control District with a conditional use for a noncommercial parking lot

Pastor Wilson, stated their congregation has grown and would like to request this change in zoning to construct an additional parking lot for church services and other church activities on the subject property. He further stated they have been in contact with the surrounding neighbors who are in support of this request.

**FAVOR**

Willie Heard, 715 S. Rio Grande St., stated he is in support of this request. He further stated they intend to expand their facilities in the near future.

Lloyd Acker, 14425 Edgemont, stated he is the contractor for the church. He stated, at the current time, the overflow has forced them to park in the streets around the church. He further stated the parking lot would only be used on Sundays from 8 am until about 1 pm.

Irma Harris, 1233 Denver Boulevard, stated she is in support of this request. She stated this existing parking habits has raised some safety concerns. She feels this proposed parking lot would relieve some traffic congestion in the neighborhood.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor. A petition was submitted with 12 signatures in favor of this request.

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 with a condition that this plan is presented to the Planning Commission for amendment of the Neighborhood Plan.

**Z2004025**

1. Property is located on east 47.65 feet of Lot 5, Block 3, NCB 1519; and Lot 17, Block 6, NCB 1522 at 918 and 924 Hedges.
2. There were 30 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.