

CASE NO: Z2004108 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission: Continued from May 18, 2004

Date: June 24, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 1

Ferguson Map: 616 E1

Appeal: No

Applicant:

Olivia Villa

Owner:

Olivia Villa

Zoning Request: From MF-33 Multi-Family District to NC-C Neighborhood Commercial District with Conditional Use for a Designer Resale Boutique

the south 41.67 feet of Lots 8 and 9, Block 11, NCB 1836

Property Location: 2617 North Main Avenue

South of the southwest corner of Main Avenue and West Magnolia Avenue

Proposal: For commercial use

Neighborhood Association: Monte Vista Historical Association

Neighborhood Plan: Monte Vista Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Monte Vista Neighborhood Plan does not have a Land Use Plan; therefore, there is no consistency requirement. The property is surrounded by commercial zoning and is an existing commercial building. NC-C use, as requested, is appropriate for this site.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2004108 – May 18, 2004

Applicant: Olivia Villa

Zoning Request: "MF-33" Multi-Family District to "C-2" Commercial District.

Charles Edens, 3230 Burnside, representing the applicant, stated the purpose of this request is for sale of second hand merchandise on the subject property. He further stated the surrounding uses are compatible with this request. He stated he has been in contact with City staff and was advised to amend their request to "NC" C with City Council's approval for resale merchandise. He stated he has been in contact with Ms. Tina Thacker, representative of the Monte Vista Historical Association who is in support of this request.

FAVOR

Marta Pelaez, 7911 Broadway, President of the Battered Women's Shelter, stated they strongly support this request.

Tina Thacker, 120 E. Mulberry, representing Monte Vista Historical Association, stated they are in support of the "NC" C zoning request. She further stated this is compatible with other buildings in the area. She stated the "NC" C would be an appropriate buffer zoning between the "C-2" zoning uses.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Monte Vista Historical Association is in favor of "NC" C for a resale shop.

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 Cardenas-Gamez to recommend approval of "NC" C for a resale shop.

1. Property is located South 41.67 feet of Lots 8 and 9, Block 11, NCB 1836 at 2617 North Main Avenue.
2. There were 25 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "NC".

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

NAYS: None

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THE MOTION CARRIED.

ZONING CASE NO. Z2004108 C – June 1, 2004

Applicant: Olivia Villa

Zoning Request: "MF-33" Multi-Family District to "NC" C Neighborhood Commercial District with conditional use for a Designer Resale Boutique.

Charles Edens, 8801 Lockway, representing the applicant, stated the existing building that has been used as a beauty shop for approximately 4 years. He stated their original request was for a "C-2" which would allow for resale use. However, after meeting with the representative, Mrs. Tacker, from Monte Vista Historical Association they have agreed to amend their request for "NC" C for resale.

FAVOR

Martha Pelaiz, President of Family Violence Prevention Services, stated they would be the entity that would be operating the business and they are in support of this request.

Staff stated there were 23 notices mailed out to the surrounding property owners, 1 returned in opposition and 5 returned in favor and Monte Vista Historical Association is 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 McAden to recommend approval.

1. Property is located on the south 41.67 feet of Lots 8 and 9, Block 11, NCB 1836 at 2617 North Main Street.
2. There were 23 notices mailed, 1 returned in opposition and 5 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

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RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.