

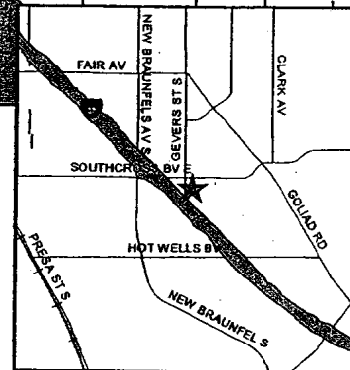


# ZONING CASE: Z2004-047

City Council District NO. 3  
 Requested Zoning Change  
 From: "R-4" To "NC"  
 Date: August 12, 2004  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

D-4  
 2.651  
  
 C:\MAR\_2\_2004



# CASE NO: Z2004047

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 12, 2004

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

**Council District:** 3

**Ferguson Map:** 651 D4

**Appeal:** No

**Applicant:**

Gerard A. Mora

**Owner:**

Gerard A. Mora

**Zoning Request:** From R-4 Residential Single-Family District to NC Neighborhood Commercial District

South 115 feet of the west 56.5 feet of Lot 9, Block A, NCB 11025

**Property Location:** 809 Monticello Court

Northside of Monticello Court approximately 115 feet east of S. Gevers Street

**Proposal:** To expand an existing business.

**Neighborhood Association:** Highland Hills Neighborhood Association

**Neighborhood Plan:** Highlands Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### **Staff Recommendation:**

Inconsistent. The Highlands Community Plan recommends medium density residential development at this location.

Denial. The existing structure is a single-family home. Converting that use to commercial will result in additional traffic on Monticello Court, a residential street. Commercial development at this location encroaches on the residential character of the neighborhood.

### **Zoning Commission Recommendation:**

#### **VOTE**

Approval

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 1

**CASE MANAGER :** Fred Kaiser 207-7942

**Z2004047**

**ZONING CASE NO. Z2004047** – April 20, 2004

Applicant: Gerard A. Mora

Zoning Request: "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District.

Gerard Mora, 4320 S. Gevers, owner, stated he is proposing to expand his existing business and additional parking. He further stated he purchased the property adjacent to the subject property approximately 7 years ago for future expansion. He stated he has been in business for over 17 years in the immediate area. He further stated he has been in contact with the surrounding neighbors who are in support of this request.

**FAVOR**

Mary Wallace, 438 Kate Shenck, representing Highland Hills neighborhood Association and the Highland Hill Community Plan, and stated they are in support of this request. She further stated this area was filled the debris and brush and feel Mr. Mora's intent would enhance the appearance of the neighborhood.

Staff stated there were 79 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Highland Hills 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find inconsistency of the neighborhood plan.

**AYES:** Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

**NAYS:** None

**THE MOTION CARRIED**

**RECOMMENDATION ON ZONING CASE REQUEST.**

**COMMISSION ACTION**

**Z2004047**

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located south 115 feet of the west 56.5 feet of Lot 9, Block A, NCB 11025 at 809 Monticello Court.
2. There were 79 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends denial.

**AYES: Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing