

ZONING CASE: Z2004-162

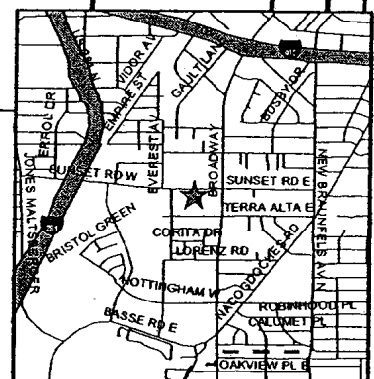
City Council District NO. 9
 requested Zoning Change
 from: R-5 To C-2NA
 date: August 12, 2004
 scale: 1" = 200'

Subject Property
 200' Notification

A-1
 p.615



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 (A.Z.)



CASE NO: Z2004162

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Council District: 9

Ferguson Map: 583 B1

Appeal: No

Applicant:

Scot Riklin

Owner:

Lazy C, Ltd.

Zoning Request: From R-5 Residential Single Family District to C-2NA Commercial District, Nonalcoholic Sales

The west 72.41 feet of Lot 30, NCB 11888

Property Location: 156 West Sunset Road

Southside of West Sunset Road, between Everest Avenue and Broadway

Proposal: The sale of antiques, jewelry, art, furniture and other home decorative accessories.

Neighborhood Association: Oak Park/ Northwood Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is situated in the middle of a block with a mixture of different zoning classifications and uses. C-1 Commercial Districts lie to the east and west; R-5 Residential Single-Family zoning is adjacent to the south; C-3NA General Commercial, Nonalcoholic Sales, R-5 Residential Single Family and MF-33 Multi-Family Districts lie across West Sunset Road to the north. The subject property is one of the few remaining residential properties on West Sunset Road, a collector street. The proposed C-2NA Commercial District, Nonalcoholic Sales is consistent with the zoning and use pattern of the area.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2004162

ZONING CASE NO. Z2004162 – July 20, 2004

Applicant: Scott Riklin

Zoning Request: "R-5" Residential Single Family District to "C-2NA" C Commercial Nonalcoholic Sales District.

Scott Riklin, applicant, stated the purpose of this request is to allow for sale of antiques, jewelry, art, furniture and other home decorative accessories.

Staff stated there were 23 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and no response from Oak Park/Northwood 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 McAden and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on the west 72.41 feet of Lot 30, NCB 11888 at 156 West Sunset Road.
2. There were 23 notices mailed, 1 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.