

CASE NO: Z2005024 C

Staff and Zoning Commission Recommendation - City Council

Date: March 10, 2005

Zoning Commission Meeting Date: February 15, 2005

Council District: 5

Ferguson Map: 615 B2

Appeal: No

Applicant:

Ana Maria Arredondo

Owner:

Milagritos Program, Inc.

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Counseling Facility

Lot 1, Block 15, NCB 7483

Property Location: 202 Elson Avenue

Southwest corner at the intersection of Memorial Street and Elson Avenue

Proposal: To construct a counseling facility

Neighborhood Association: Memorial Heights Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval.

The subject property is currently vacant. Established single-family homes are located on the surrounding properties. R-6 C Residential Single-Family District with a Conditional Use for a Counseling Facility will allow for the existing facility located on the adjacent lot to expand. The counseling facility will not be a new use in the area. The property is located in close proximity to a high school and junior high school.

Conditions:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Zoning Commission Recommendation:

Approval with the following conditions: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 11:00 a.m. or after 8:00 p.m.

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	8
AGAINST	0
ABSTAIN	0

RECUSAL	0
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Z2005024 C

ZONING CASE NO. Z2005024 C – February 15, 2005

Applicant: Ana Maria Arredondo

Zoning Request: "R-6" Residential Single Family District to "R-6" C Residential Single Family District with Conditional Use for a Counseling Facility.

Ana Arredondo, representing the owner, stated they recently purchased the subject property with the intentions of constructing a Counseling facility. She stated Milagritos Program provides counseling services for troubled teens and they have been in operation for approximately 4 years at their existing location. She stated they provide service for children with drug and alcohol problem. They are funded by Governors Juvenile Delinquency Prevention Program, which is supported by the Sheriff's Office. She stated they hours of operation are from 11 am until 7:30 pm. to avoid pulling students out of school for counseling sessions.

FAVOR

Marco Garza, 1108 Buena Vista, stated he is in support of this request. He stated their intent is to relocate their existing facility to better serve the community.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response Memorial Height 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 Robbins and seconded by Commissioner McAden to recommend approval with the following conditions: 1. There shall be no exterior display or sign with the exception that a nameplate not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operation shall not be permitted before 11:00 am to 8:00 pm.

1. Property is located on Lot 2, Block 15, NCB 7483 at 202 Elson Avenue.
2. There were 27 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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AYES: Martinez, Robbins, Kissling, Dutmer, Dixon Sherrill, McAden, Avila

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.