

CASE NO: Z2005208

Staff and Zoning Commission Recommendation - City Council

Date: November 10, 2005

Zoning Commission Meeting Date: September 20, 2005

Council District: 4

Ferguson Map: 649 F5

Appeal:

Applicant:

Spector Investments Limited
Partnership

Owner:

Spector Investments Limited Partnership

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

Lots 2 through 8 and 27, Block 62, NCB 8012

Property Location:

6202 and 6206 Zarzamora Street and 810 Vickers Avenue

Northeast corner of South Zarzamorra Street and Vickers Avenue

Proposal:

To make properties consistent with the surrounding development.

**Neighborhood
Association:**

Tierra Linda Neighborhood Association

Neighborhood Plan:

Nogalitos/Zarzamora Neighborhood Plan

TIA Statement:

A traffic impact analysis is not required

Staff Recommendation:

Inconsistent.

The Nogalitos/Zarzamora Neighborhood Plan currently calls for low to medium density residential at this location.

Denial.

Staff would recommend approval of "NC" Neighborhood Commercial District pending approval of a community plan amendment.

The subject property is currently houses two residential structures and is located at the corner of South Zarzamora Street and Vickers Avenue. The subject property is adjacent to "R-4" Residential Single-Family District to the east and south, with "C-3" General Commercial District and "C-2" Commercial District across the street to the north and west. The requested rezoning to "NC" Neighborhood Commercial District would be an appropriate rezoning for this location given its proximity to single-family residences.

Vickers Avenue is a local residential street and South Zarzamora Street is a Secondary Arterial Type "B".

The applicant submitted a plan amendment application to allow the neighborhood commercial zoning. The Planning Commission recommended approval of the request on September 28, 2005.

Zoning Commission Recommendation:

Approval pending plan amendment.

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Rudy Nino, Jr. 207-8389

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ZONING CASE NO. Z2005208 – September 20, 2005

Applicant: Spector Investments Limited Partnership

Zoning Request: "R-4" Residential Single Family District to "NC" Neighborhood Commercial District.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are requesting this change in zoning to allow uses such as flower, beauty shops and possibly offices use. He stated this structure does have an area for parking for such uses. He stated on September 13, 2005, he met with Tierra Linda Neighborhood Association to present their proposal. He further stated they expressed concerns with the removal of existing trees, which he has stated that is not their intent. They have also request the following:

1. all lighting from the parking lot will comply with city code and not be intrusive at night to neighbors.
2. The property will not house the following businesses:
 - a. tattoo parlors
 - b. body piercing
 - c. convenience ice house-bars
 - d. palm reading
 - e. pawn shops
 - f. tobacco store
 - g. liquor store
 - h. and/or any other businesses that might generate a negative influence.

FAVOR

Allen Townsend, 143 Walton Street, President of Nogalitos/Zarzamora Neighborhood Association, stated he attended the September 13, 2005 Tierra Linda Neighborhood meeting and they unanimous approval Mr. Guerrero's request. He stated they (Nogalitos/Zarzamora Neighborhood Association) are also are in support of this request with the same stipulation as mentioned by Tierra Linda.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Tierra Linda Neighborhood Associations.

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.

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FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

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

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on Lots 2 through 8 and 27, Block 62, NCB 8012 at 6202 and 6206 Zarzamora Street and 810 Vickers Avenue.
2. There were 40 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.