



# CASE NO: Z2006050 CD

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from March 7, 2006

**Date:** April 20, 2006

**Zoning Commission Meeting Date:** March 21, 2006

**Council District:** 1

**Ferguson Map:** 582 A7

**Applicant:**

**Owner:**

Candelario R. Alvarado

Candelario R. Alvarado and Marcelina and Sonnia O. Garza

**Zoning Request:**

From "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the south 93 feet of Lot 7 and south 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the north 76 feet of Lot 8, Block 219, NCB 3946

South 93 feet of Lot 7, south 110 feet of Lot 8 and north 76 feet of Lot 8, Block 219, NCB 3946

**Property Location:**

1811 and 1815 West Hildebrand Avenue and 710 Viendo Street

Between West Hildebrand Avenue and Viendo Street

**Proposal:**

Law offices and non-commercial parking lot

**Neighborhood Association**

Los Angeles Heights Neighborhood Association

**Neighborhood Plan:**

Near Northwest Community Plan

### Traffic Impact Analysis

A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent

The proposed zoning district conforms to the Near Northwest Community Plan. The land use for this site is Neighborhood Commercial.

Approval

Two of the properties are located on West Hildebrand Avenue a major thoroughfare ( two single-family dwellings) . The other property is located on Viendo Street a Local Access Street (vacant). The subject properties are adjacent to "R-4" Residential Single-Family District to the east and across Viendo to the north, "C-2" Commercial District to the west across West Hildebrand Avenue to the south (HEB). This district provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The "R-4" (CD-Non-Commercial Parking Lot) is to construct a Non-Commercial Parking Lot for the businesses. The Non-Commercial Parking Lot will required a fence six feet in height in addition to landscaping.

**Zoning Commission Recommendation:**

Approval

### VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2006050 CD**

**ZONING CASE NO. Z2006050 CD** – March 21, 2006

Applicant: Candelario R. Alvarado

Zoning Request: "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the south 93 feet of Lot 7 and south 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD Non Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non Commercial Parking Lot on the north 76 feet of Lot 8, Block 219, NCB 3946.

Julio Alvarado, representing the owner, stated they are proposing to use the subject property as a commercial parking lot. He stated they would be providing a buffer between the parking lot and the abutting residential homes.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Los Angeles Heights Neighborhood.

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**

(A verbal vote was taken)

The motion was made by Commissioner Westheimer and seconded by Commissioner Marshall to find consistency with the neighborhood plan.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**Z0006050 CD**

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Marshall to recommend approval of "NC" and denial "R-4" pending a site review plan.

1. Property is located on the south 93 feet of Lot 7, south 110 feet of Lot 8 and north 76 feet of Lot 8, Block 219, NCB 3946 at 1811 and 1815 West Hildebrand Avenue and 710 Viendo Street.
2. There were 37 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial of "R-4" and approval of "NC".

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2006050** -- March 21, 2006

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to reconsider zoning case Z2006050.

Commissioner Westheimer stated he mistakenly thought that denial of "R-4" would be pending a site plan review would allow the applicant to come back after presenting that plan and staff would then amend things and they would have to ability to put in the proposed parking lot. He stated it was not his intention to deny that ability.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Marshall to recommend approval of "NC" and "R-4" since a site plan review has been submitted.

**Z2006050 CD**

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.