

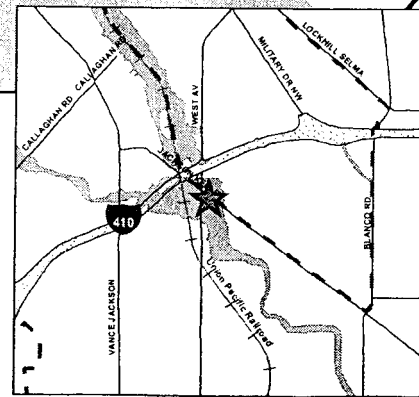
# **ZONING CASE: Z2006-106 CD**

City Council District No. 1  
 Requested Zoning Change  
 From "I-1"  
 To "C-2" CD  
 Date: June 1, 2006  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\May\_2\_2006



# CASE NO: Z2006106 CD

## Staff and Zoning Commission Recommendation - City Council

Postoned from May 2, 2006 Zoning Commission

**Date:** June 01, 2006

**Zoning Commission Meeting Date:** May 16, 2006

**Council District:** 1

**Ferguson Map:** 550 A8

**Applicant:**

**Owner:**

Robert N. Hamilton

Michael Znilek

**Zoning Request:**

From "I-1" General Industrial District to "C-2" (CD-Tamale-Preparation Wholesale) Commercial District with a Conditional Use for Tamale-Preparation Wholesale

Lot 39, NCB 11688

**Property Location:**

5112 - 5124 West Avenue

Between West Avenue and Jackson-Keller Road

**Proposal:**

Re-tenant existing building

**Neighborhood Association**

Dellview Neighborhood Association (within 200 feet)

**Neighborhood Plan:**

Greater Dellview Community Plan

### Traffic Impact Analysis

A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent

The request does conform to the Greater Dellview Area Community Plan. The Plan calls for Community Commercial. Community Commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established.

### Approval

The subject property has an existing commercial building and located between West Avenue and Jackson-Keller Road two major thoroughfares. The subject property is adjacent to "I-1" General Industrial District to the southeast and "C-3" General Commercial District to the northwest. The "C-2" (CD-Tamale-Preparation Wholesale) Commercial District is a down-zoning and would be appropriate at this location.

"C-2" districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development.

### Zoning Commission Recommendation:

Approval

### VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

**Z2006106 CD**

**ZONING CASE NO. Z2006106 CD** – May 2, 2006

Applicant: Robert Hamilton

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Robert Hamilton, 801 N. St. Mary's, stated the owner support staff's recommendation of a "C-2" C Conditional Use for an Molino.

**FAVOR**

Marianna Orneales, President of Dellview Neighborhood Association, stated Mr. Hamilton has continued dialog with them she would like to request the postponement fee be waived.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and staff has received a phone call from Dellview Area Neighborhood Association expressing their support but would prefer a conditional use instead of the "C-3" zoning designation. Staff mailed out 32 notices to the Planning Team.

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 Westheimer and seconded by Commissioner Stribling to recommend a postponement.

1. Property is located on Lot 39, NCB 11688 at 5112 – 5124 West Avenue.
2. There were 16 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval contingent on the Plan Amendment.

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

**NAYS: None**

**THE MOTION CARRIED**

**Z2006106 CD**

**ZONING CASE NO. Z2006106 CD – May 16, 2006**

Applicant: Robert Hamilton

Zoning Request: "I-1" General Industrial District to "C-2" (CD – Tamales-Preparation Wholesale) Commercial District with a Conditional Use for Tamale-Preparation Wholesale.

Robert Hamilton, 801 N. St. Mary's, representing the owner, stated they are proposing to use the facility for a tamale preparation facility (Molino). He further stated they have had numerous meetings with Dellview Neighborhood Association who are in support.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Dellview Neighborhood Association is in favor. Staff has mailed notices to the Planning Team.

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 Westheimer and seconded by Commissioner Marshall to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Marshall to recommend approval.

1. Property is located on Lot 39, NCB 11688 at 5112 – 5124 West Avenue.
2. There were 16 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval contingent on the Plan Amendment.

**Z2006106 CD**

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.