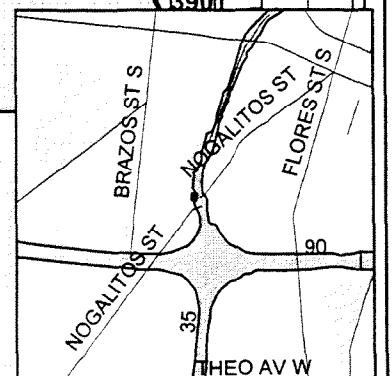


# ZONING CASE: Z2002-228

City Council Change NO. 5  
 Requested Zoning Change  
 From: "R-5" To "O-1"  
 Date: December 12, 2002  
 Scale: 1" = 200'

Subject Property  
 200' Notification

T-20  
 p.616  
 C-8



# CASE NO: Z2002228

**Zoning Commission Meeting Date:** November 19, 2002

**Council District:** 5

**Ferguson Map:** 616 C8

**Appeal:** No

**Applicant:**

James A. Donnel, D.D.S.

**Owner**

Dr James A Donnell

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" Office District.

Lots 7 and 8, Block 17, NCB 6260

**Property Location:** 114 Oriental Avenue

**Applicants Proposal:** To allow a doctor's office.

**Staff Recommendation:**

Approval.

The vacant subject site is composed of two lots and is adjacent to Interstate Highway 35 and its respective access road to the east. While a large residential neighborhood lies to the west, these two subject lots do not face other residences in their configuration with the expressway and Oriental Avenue. Between the subject lots and the residential neighborhood to the west are two more vacant residentially zoned lots. This site is bordered on the south by a commercially zoned lot, occupied by a dentist office. If an office is developed on the subject site with "O-1" zoning, the developer would have to meet parking requirements and other design criteria, outlined in the Unified Development Code, that are designed to mitigate negative impacts on nearby residential uses. It appears that office zoning on this particular lot would provide an appropriate buffer between the foreboding freeway to the north and east, commercial activity to the south and the residential neighborhood to the west.

**Zoning Commission Recommendation:**

Approval.

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2002228**

**ZONING CASE NO. Z2002228** November 19, 2002

Applicant: James A. Donnel, D.D.S.

Zoning Request: "R-5" Residential Single-Family District to "O-1" District.

James Donnel, 1325 Nogalitos, stated he is proposing to develop physician offices on the subject property. He feels this would be good for the community.

Staff stated there were 20 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Collins Gardens Neighborhood Association is in favor.

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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lots 7 and 8, Block 17, NCB 6260 at 114 Oriental Avenue.
2. There were 20 notices mailed, 1 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

THE MOTION CARRIED.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.