

CASE NO: Z2002246

Staff and Zoning Commission Recommendation - City Council

Continuance from December 17, 2002

Date: February 27, 2003

Zoning Commission Meeting Date: January 07, 2003

Council District: 2

Ferguson Map: 652 D2

Appeal: No

Applicant:

Dr. Donald Vestal

Owner:

Dr. Donald Vestal

Zoning Request: From "R-5" Residential Single Family District, "MF-33" Multi Family District and "I-2" Heavy Industrial District to "I-1" General Industrial District and "C-3" Commercial District on the south 50 feet..

0.9192 acres out of NCB 10759

Property Location: 2934 - 2940 Rigsby Avenue

Proposal: To permit the expansion of existing veterinarian hospital

Neigh. Assoc. : Comanche Neighborhood Association

Neighborhood Plan : None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of "I-1" and "C-3", but Approval of "C-2 C" conditional use for a Veterinary Hospital with a "D" buffer. There is a mixture of commercial and industrial zoning in this area of Rigsby Avenue. The industrial zoned properties are presently vacant. Staff does not recommend "I-1" and "C-3" zoning abutting a residential subdivision.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2002246

ZONING CASE NO. Z2002246 December 17, 2002

Applicant: Dr. Donald Vestal

Zoning Request: "R-5" Residential Single Family District to "MF-33" Multi Family District and "I-2" Heavy Industrial District to "I-1" General Industrial District.

Dr. Donald Vestal, owner, stated he has been in business for 28 years and is proposing an addition to the structure.

Tory Hert, 1035 N. Central Parkway, stated the requirement for this veterinarian clinic is an "I-1" zoning. He further stated this project is in the platting stages.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Comanche 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 Grau and seconded by Commissioner McAden to recommend a continuance until January 7, 2003.

1. Property is located on 0.9192 acres out of NCB 10759 at 2934 – 2940 Rigsby Avenue.
2. There were 13 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommended denial.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002246

ZONING CASE NO. Z2002246 January 7, 2003

Applicant: Dr. Donald Vestal

Zoning Request: "R-5" Residential Single Family District, "MF-33" Multi Family District and "I-2" Heavy Industrial District to "I-1" General Industrial District and "C-3" Commercial District.

Dr. Donald Vestal, owner, stated he has been at this location since 1974. He further stated he is requesting this change in zoning to allow the expansion of this veterinarian hospital.

FAVOR

Tory Hert, 1035 N. Central Parkway, stated this project is in the platting stages. He further stated they are proposing an expansion to the existing facility.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Comanche 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 McGowan and seconded by Commissioner Morell to recommend approval of "I-1" and "C-3NA".

1. Property is located on 0.9192 acres out of NCB 10759 at 2934 – 2940 Rigsby Avenue.
2. There were 13 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.