



CASE NO: Z2003074 S

Staff and Zoning Commission Recommendation - City Council

Date: June 12, 2003

Zoning Commission Meeting Date: May 06, 2003

Council District: 9

Ferguson Map: 551 B-8

Appeal: No

Applicant:

Doyle T. Walsh Pearl Properties, Inc.

Owner:

J.G. Geis Jr. and Diana Geis Vandel

Zoning Request: From "C-1" Commercial District and "MF-33" Multi-Family District to "C-2 S" Commercial District with a Specific Use Authorization for an Athletic Training Facility

Lot 27, NCB 11961

Property Location: 8227 Broadway

Northside of Ridgecrest Drive, east of Broadway

Proposal: Athletic Training Facility (Indoor recreational facility with two indoor courts for volleyball and basketball.

Neighborhood Association: Oak Park Northwood Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed site is vacant and access to the proposed Athletic Training Facility will be from Broadway and Ridgecrest Drive. The proposed site is adjacent to "C-2 " Commercial District, "C-1 " Commercial District, "I-1" General Industrial District to the east, "C-1" Commercial District, "MF-33" Multi-Family District, "R-5" Residential Single-Family District to the north and west, "R-4" Residential Single-Family District, "C-1 " Commercial District and "O-2" Office District across Ridgecrest Drive to the south. The "C-2 S" Commercial District with a Specific Use Authorization for a Athletic Training Facility would be appropriate at this location and provide a needed facility for the community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003074 S

ZONING CASE NO. Z2003074 S – May 6, 2003

Applicant: Doyle T. Walsh Pearl Properties, Inc.

Zoning Request: "C-1" Commercial District and "MF-33" Multi-Family District to "C-2" S Commercial District with a Specific Use Authorization for an Athletic Training Facility.

Doyle Walsh, applicant, they are requesting this change in zoning to allow an athletic training Facility. This facility would consist of indoor courts for volleyball and basketball. The exterior grounds would contain soccer training field and 2 outdoor basketball courts. He further stated this gymnasium would not contain shower facilities.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor and no response from Oak Park Northwood 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 Mehringer and seconded by Commissioner Grau to recommend approval of "C-2" S.

1. Property is located on Lot 27, NCB 11961 at 8227 Broadway.
2. There were 24 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.