



# CASE NO: Z2003106

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 14, 2003

**Zoning Commission Meeting Date:** June 17, 2003

**Council District:** 1

**Ferguson Map:** 616 F3

**Appeal:** No

**Applicant:** Owner

Chuck Christian United Mortgage Trust

**Zoning Request:** From "R-6 RIO-2" Residential Single Family River Overlay District to "O-1 RIO-2" Office River Overlay District

Northwest 42 feet of Lots 7 and 8, and Southwest 14.7 feet of Lots 1 and 2, NCB 1003

**Property Location:** 212 McLane Street

**Proposal:** To operate a small law office

**Neighborhood Association:** Tobin Hill Neighborhood Association, and Tobin Hill Residents Association

**Neighborhood Plan:** Tobin Hill Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

The requested zoning is in alignment with the Tobin Hill Neighborhood Plan that supports commercial development at subject location. Subject property is a vacant single-family residential structure. There is "C3-NA" zoning to the west of subject property, and across Newell Avenue to the north

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Elvin J. Gant, Jr.

**VOTE**

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2003106**

**ZONING CASE NO. Z2003106** – June 17, 2003

Applicant: Chuck Christian

Zoning Request: "R-6" RIO-2 Residential Single Family River Overlay District to "O-1"  
RIO-2 Office River Overlay District.

Kelly Cross, 704 Camden, stated she is requesting this change in zoning to operate a small law office on the subject property. She stated her intentions are to enhance the appearance of this structure.

**FAVOR**

Chuck Christian, 14400 Northbrook, stated he is in support of this zoning change. He stated this small business would be good for the neighborhood.

Richard Moore, stated he has been in contact with Mrs. Cross and is in support of this request. He stated Mrs. Cross's small law office would compliment the neighborhood. He further stated there are several small law offices in the neighborhood and feels her office would merge with the surrounding businesses.

**OPPOSE**

Kathleen Trenchard, 215 E. Park Ave., stated she would support this request if Mrs. Cross would reside at the home. She stated this area has lost its residential appearance. She would like this home to remain residential.

Angie Ruiz, 502 E. Evergreen, stated she has been in contact with Mrs. Cross and Mr. Christian to discuss this request however she does not support another business type operation into the neighborhood. She stated their intent is to preserve the uniqueness of the neighborhood.

John Thompson, 215 E. Park Ave., stated this home is surrounded by residential homes. He stated their neighborhood plan calls for neighborhood scale with every effort being made to preserve existing structures.

**REBUTTAL**

Kelly Cross, stated her intentions for this home are good. She further stated she would like to continue to serve the community and feels this area would be suitable.

**Z2003106**

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the Tobin Hill Neighborhood Association. The Tobin Hill Residents 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 Kissling and seconded by Commissioner Morell to recommend a continuance until July 15, 2003.

1. Property is located on Northwest 42 feet of Lots 7 & 8, and Southwest 14.7 feet of Lots 1 & 2, NCB 1003 at 212 McLane Street.
2. There were 22 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Hophan, Sherrill, Avila, Morell**

**NAYS: Cardenas-Gamez, McAden**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003106 – July 15, 2003**

Applicant: Chuck Christian

Zoning Request: "R-6" "RIO-2" Residential Single Family River Improvement Overlay District to "O-1" "RIO-2" Office River Improvement Overlay District.

Kelly Cross, 122 Tavern, applicant, stated she is requesting this change in zoning to operate her small law office.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Tobin Hill Neighborhood Association is in favor and Tobin Hill Resident Association is in opposition.

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 Kissling and seconded by Commissioner McAden to recommend approval.

**Z2003106**

1. Property is located on northwest 42 feet of Lots 7 and 8, and southwest 14.7 feet of Lots 1 and 2, NCB 1003 at 212 McLane Street.
2. There were 22 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.