



ZONING CASE: Z2003-168

City Council District NO. 1
 Requested Zoning Change
 From: "MF-33" To "O-1"
 Date: November 13, 2003
 Scale: 1" = 150'

I-1
 p.616
 E-1
 C:\sept_16_2003

CASE NO: Z2003168

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from September 16, 2003

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 1

Ferguson Map: 616 E2

Appeal: No

Applicant: Owner

Marion W. Cain Marion W. Cain

Zoning Request: From "MF-33" Multi-Family District to "O-1" Office District

Lots 5 and 6, Block 5, NCB 1727

Property Location: 119 East Dewey Place

Proposal: To construct an office building

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 Tobin Hill Neighborhood Plan calls for mixed uses at this location. The subject property is vacant and adjacent to "C-2" Commercial District to the west, "C-1" Light Commercial District to the east, and "MF-33" Multi-Family District to the north and south. Considering the immediately adjacent commercial zoning classifications, and the commercial and multi-family zoning pattern in the vicinity, "O-1" Office District zoning on the subject location would provide an appropriate transition east of Main Street.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2003168

ZONING CASE NO. Z2003168 – October 7, 2003

Applicant: Marion W. Cain

Zoning Request: "MF-33" Multi Family District to "O-1" Office District.

J. L. Rodriguez, 2428 Freedom, representing the owner, stated they are proposing to construct a housing and community service facility on the subject property.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and 6 returned in favor and no response from Tobin Hill Residents Association. Tobin Hill Neighborhood 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 Cardenas-Gamez to recommend approval.

1. Property is located on Lots 5 and 6, Block 5, NCB 1727 at 119 East Dewey Place.
2. There were 28 notices mailed, 1 returned in opposition and 6 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
McAden, Avila, Peel**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.