

CASE NO: Z2003211

Staff and Zoning Commission Recommendation - City Council

Date: December 04, 2003

Zoning Commission Meeting Date: November 18, 2003

Council District: 1

Ferguson Map: 616 E2

Appeal: No

Applicant:

Locust Street Properties, Ltd.

Owner:

Locust Street Properties, Ltd.

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

Lots 12, 13, & 14, Block 9, NCB 1748

Property Location: 202 East Locust

East of the intersection of East Locust and Ogden Streets

Proposal: To renovate an existing residential single-family structure for use as a professional office facility

Neighborhood Association: Tobin Hill Neighborhood Association, and Tobin Hill Residence Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is an existing 3,196 square feet residential structure built prior to World War II, in 1930. The requested "O-1" zoning is in alignment with the Tobin Hill Neighborhood Plan that calls for mixed uses along Ogden Street, which allows residential and low-density office uses. The aforementioned plan also notes that in designated "Mixed Use" areas, pre-World War II building stock should be preserved. The requested zoning is compatible with the developmental scheme in the area, and will have no adverse impact on other properties in the area. The requested zoning is compatible with the developmental scheme in the area, and will have no adverse impact on other properties in the area. The property in question abuts "C2-S" zoning and use to the east and south. There is also "C-1," "C-1 HS," "C-2," and "R-6" zoning and use across E. Locust Street to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 1

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

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ZONING CASE NO. Z2003211 – November 21, 2003

Applicant: Locust Street Properties, Ltd.

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

Commissioner Kissling was recused from this case.

Diane Abdo, 202 E. Locust, stated their intent is to restore an existing residential structure for use as a professional office facility. She stated they have several building around this area that have been restored. She feels this project would enhance the appearance of the community.

OPPOSE

Angie Ruiz, 502 E. Evergreen Street, stated she is concerned with this proposed change. She stated they are for retaining the family character of the neighborhood. She expressed concerns with several of these structures have been converted to business office. She stated she would like to this case be denied. She also stated they have collected a petition from the surrounding neighbors who are in support.

Kathleen Trenchard, 212 E. Travis, stated she is in opposition of this request. She expressed concerns with this neighborhood losing its residential appearance. She further stated there are many businesses in the immediate area and is also concerned with the increase in traffic.

Diane Abdo, 202 E. Locust, stated their intentions for this structure are good and feel this would be good for the community. She further stated this would enhance the appearance of the neighborhood.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor and no response from Tobin Hill Neighborhood Association. Tobin Hill Residents 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 Peel and seconded by Commissioner Dutmer to recommend approval

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1. Property is located on Lots 12 thru 14, Block 9, NCB 1748 at 202 E. Locust.
2. There were 27 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

RECUSED: Kissling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.