

ZONING CASE: Z2004-106

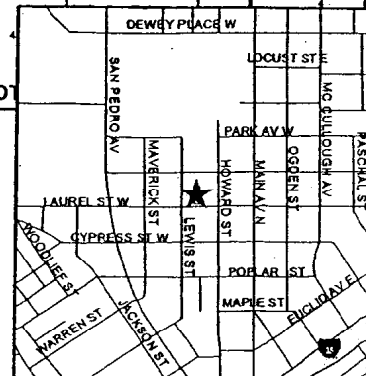
City Council District No. 1
Requested Zoning Change
From: C-3NA C To R6
Date: June 10, 2004
Scale: 1" = 200'

Subject Property
200' Notification

E-2
p.616



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(A.Z.)



CASE NO: Z2004106

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 1

Ferguson Map: 616 E2

Appeal: No

Applicant:

Owner:

Crosspoint, Inc. c/o Paul K. Biever

Crosspoint, Inc. c/o Paul K. Biever

Zoning Request: From C-3NA C General Commercial, Nonalcoholic Sales District with a Conditional Use for a Correctional Halfway House to R-6 Residential Single-Family District

East 74.1 feet of Lot 10, Lots 11 and 12 and the east 74.1 feet of the south 42.5 feet of Lot 9, Block 24, NCB 374

Property Location: 215 West Laurel Street

Proposal: To allow residential use

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 request conforms with the Tobin Hill Neighborhood Plan. The land use plan recommends mixed use at this location. This property is located within the Housing Protection Zone designated in the plan. The Tobin Hill Neighborhood Plan, adopted in 1987, may be considered in evaluating this rezoning request, however the Zoning Commission does not need to make a finding of consistency in this case. The structure on the subject property was originally built and used as a residence. The residence had been rezoned, converted, and used as a correctional halfway house for the past 40 years. The structure located on the subject property retains its residential character. There is currently an overabundance of commercial and multi-family uses in the area; single-family use would help promote the goal of mixed land use outlined in the neighborhood plan.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2004106

ZONING CASE NO. Z2004106 – May 18, 2004

Applicant: Crosspoint, Inc.

Zoning Request: "C-3NA" C General Commercial, Nonalcoholic Sales District with a Conditional Use for a Correctional Halfway House to "R-6" Residential Single Family District

Paul Biever, 420 Baltimore, owner, stated the purpose of this request is to revert the halfway home back to residential use. He further stated he has been in contact with Richard Moore from the Tobin Hill Neighborhood Association who is in support.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Tobin Hill Residents Association is in favor. No response from Tobin Hill 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 Kissling and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on the east 74.1 feet of Lot 10 through 12 and the east 74.1 feet of the south 42.5 feet of Lot 9, Block 24, NCB 374 at 215 West Laurel Street.
2. There were 18 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.