

CASE NO: Z2004155

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 1

Ferguson Map: 616 E3

Appeal: No

Applicant:

Kathleen G. Halka, MD

Owner:

Kathleen G. Halka, MD

Zoning Request: From I-1 General Industrial District to C-2 Commercial District

Lot 15, NCB 810

Property Location: 724 Lexington Avenue

Proposal: To develop a medical 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 request conforms to the Tobin Hill Neighborhood Plan. The land use plan recommends commercial uses at this location. 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 subject property is currently vacant with commercial uses and zoning to the north, west, and south. The proposed C-2 is a more appropriate zoning for the subject property given the existing commercial uses and zoning in the area. The applicant is proposing to develop a medical office building that will provide health services and be an asset to the community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 1

RECUSAL 1

CASE MANAGER : Eric Dusza 207-7442

Z2004155

ZONING CASE NO. Z2004155 – July 6, 2004

Applicant: Kathleen G. Halka, MD

Zoning Request: "I-1" General Industrial District to "C-2" General Commercial District.

Commissioner Stribling recused myself from this case.

Andy Guerrero, 3134 Renker, representing the applicant, stated their intent is to develop a single story medical office building on the subject property. He further stated they would provide landscaping along Lexington and Euclid. He stated this request is consistent with the surrounding uses. He stated he has contacted both neighborhood associations to present his proposal.

OPPOSE

John Thompson, representing the Tobin Hill Residents Association, stated they feel this request is inappropriate for this area. He stated they have not been in contact with the applicant or representative and would like to further discuss this proposal. He stated they would like some revisions made before this case is presented to City Council.

Staff stated there were 28 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. There was no response from Tobin Hill Residents 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 McAden to recommend approval.

1. Property is located on Lot 15, NCB 810 at 724 Lexington Avenue.
2. There were 28 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

Z2004155

AYES: Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

ABSTAIN: Martinez

RECUSED: Stribling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing