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CASE NO: Z2004178

Staff and Zoning Commission Recommendation - City Council

Date: September 09, 2004

Zoning Commission Meeting Date: August 17, 2004

Council District: 1

Ferguson Map: 616 E1

Appeal: No

Applicant:

James A. Nelson

Owner:

James A. Nelson

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

Lot 10, Block 3, NCB 1726

Property Location: 214 East Ashby Place

South side of East Ashby Place between Ogden Street and McCullough Avenue

Proposal: Professional Offices

Neighborhood Association: Tobin Hill Residents Association, Tobin Hill Neighborhood Association and Monte Vista Historical Association (Within 200 feet)

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The request is consistent with the Tobin Hill Neighborhood Plan. The Tobin Hill Neighborhood Plan designates the subject property for commercial use. Furthermore, the property is not located within the Housing Protection Zone designated by the Plan. The Tobin Hill Neighborhood Plan, adopted in 1987, should be considered in evaluating this rezoning request, however a finding of consistency is not required.

A vacant multi-family residential structure exists on the subject property and is surrounded by multi-family and single-family residences with offices and commercial uses. The O-1 Office District is an appropriate transition from the C-3 General Commercial Districts and uses to the east and south and the MF-33 Multi-Family District to the west and south. The O-1 Office District encourages adaptive re-use of the vacant structures within the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004178

ZONING CASE NO. Z2004178 – August 17, 2004

Applicant: James A. Nelson

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

Jim Nelson, applicant, stated he just purchase this property and his intent is to convert the structure to office space. He does not feel there would be a negative impact to the neighborhood. He has contacted the surrounding property owners who are in support.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Tobin Hill Residents Association, Tobin Hill Neighborhood Association and Monte Vista Historical 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 10, Block 3, NCB 1726 at 214 East Ashby.
2. There were 30 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.