

City Council
Agenda Memo



City Council
Meeting Date: 4/23/2015

TO: David A. Vela, Interim City Manager

FROM: Jon James, AICP
Director of Planning and Development Services

SUBJECT: First reading on an ordinance for Case No. Z-2015-09, a request from Hendrick Medical Center, agent Duane Martin, to rezone property from MD (Medium Density Residential) to CU (College & University) zoning, located at 1202, 1210, 1218, 1226 & 1234 N. 16th St; and setting a public hearing for May 14, 2015.

GENERAL INFORMATION

Currently the property is zoned MD and was previously developed with single-family residential uses. The homes have been removed recently in order to use the property as additional parking for the Texas Tech schools. The surrounding area is developed generally with residential uses to the south & west, medical uses to the north, and the Texas Tech schools to the east. The purpose of the zoning is to allow for more parking associated with the schools. Several more buildings are proposed to create a larger Texas Tech campus.

The Future Land Use section of the Comprehensive Plan designates the property just outside of a 'Special Activity Center' centered on the N. Treadaway Blvd & Ambler Ave intersection. Pine St to the east is designated as an 'enhancement corridor'. This area is primarily developed with medical office uses and the Texas Tech Schools of Pharmacy & Nursing. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval as requested.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 5 in favor (Bixby, Ellinger, McClarty, Rosenbaum, & Famble), none opposed, and 1 abstained (Calk).

ATTACHMENTS

Ordinance
Staff Report with Maps

Prepared by:

Name: Ben Bryner

Title: Planning Services Manager

April 10, 2015

Item No. 6.3

Disposition by City Council

- Approved Ord/Res# _____
- Denied _____
- Other _____

City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING this 23rd day of April, A.D. 2015.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2015, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 14th day of May, 2015 to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 14th day of May, A.D. 2015.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

Rezone property from MD (Medium Density Residential) to CU (College & University) zoning.

Legal Description:

CENTRAL PARK ADDN, BLOCK 19, LOTS 14 THRU 19



Location:
1202, 1210, 1218, 1226 & 1234 N. 16th St

-END-

ZONING CASE Z-2015-09

STAFF REPORT



APPLICANT INFORMATION:

Hendrick Medical Center
Agent: Duane Martin

HEARING DATES:

P & Z Commission: April 6, 2015
City Council 1st Reading: April 23, 2015
City Council 2nd Reading: May 14, 2015

LOCATION:

1202, 1210, 1218, 1226 & 1234 N. 16th St

REQUESTED ACTION:

Rezone property from MD (Medium Density) to
CU (College & University) zoning



SITE CHARACTERISTICS:

The subject parcel totals approximately 0.94 acres and is currently zoned MD. The adjacent properties are zoned MD to the north, south, & west and CU to the east across Cedar St.

ZONING HISTORY:

The property was annexed in 1895 and zoned MD in 1985.

ANALYSIS:

- Current Planning Analysis

Currently the property is zoned MD and was previously developed with single-family residential uses. The homes have been removed recently in order to use the property as additional parking for the Texas Tech schools. The surrounding area is developed generally with residential uses to the south & west, medical uses to the north, and the Texas Tech schools to the east. The purpose of the zoning is to allow for more parking associated with the schools. Several more buildings are proposed to create a larger Texas Tech campus.

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates the property just outside of a 'Special Activity Center' centered on the N. Treadaway Blvd & Ambler Ave intersection. Pine St to the east is designated as an 'enhancement corridor'. This area is primarily developed with medical office uses and the Texas Tech Schools of Pharmacy & Nursing. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends approval by a vote of 5 in favor (Bixby, Ellinger, McClarty, Rosenbaum, & Famble), none opposed, and 1 abstained (Calk).

NOTIFICATION:

Property owners within a 200-foot radius were notified of the request.

OWNER	ADDRESS	RESPONSE
HENDRICK MEDICAL CENTER	1601 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1266 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1629 HICKORY ST	In Favor
ULMER RICHARD & JOAN W	1217 N 16TH ST	
HENDRICK MEDICAL CENTER	1218 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1258 N 16TH ST	In Favor
ULMER RICHARD & JOAN W	1209 N 16TH ST	
HENDRICK MEDICAL CENTER	1210 N 16TH ST	In Favor
STOKES PAT JR & MARY	1225 N 16TH ST	
HENDRICK MEDICAL CENTER	1210 WILSON ST	In Favor
PREMIER DERMATOLOGY PLLC	1525 HICKORY ST	
HENDRICK MEDICAL CENTER	1202 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1250 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1226 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1218 WILSON ST	In Favor
HENDRICK MEDICAL CENTER	1257 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1241 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1233 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1225 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1265 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1249 N 17TH ST	In Favor
VALENZUELA ROSARIO CARMONA	1125 N 16TH ST	
HENDRICK MEDICAL CENTER	1642 CEDAR ST	In Favor
HENDRICK MEDICAL CENTER		In Favor
SMITH KIMBERLEY L	1233 N 16TH ST	
CALK ROBERT AS TR	1117 N 16TH ST	
PADILLA KIMBERLY	1109 N 16TH ST	
RODRIGUEZ ROMELIA	1249 N 16TH ST	
HENDRICK MEDICAL CENTER	1201 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1234 N 16TH ST	In Favor
GONZALEZ WILLIE	1526 CEDAR ST	
HENDRICK MEDICAL CENTER	1674 PINE ST	In Favor

22 in Favor- **Y**
0 Opposed- **N**







