

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lily Sutton, Planner

DATE: October 21, 2025

SUBJECT: **Public Hearing: Consideration of a Zone Change From General Business District (GB) to Medical District (MD); on Approximately 4.714 Acres, Legally Described as Lakepointe Phase Three Lots 3B and 3C, Block D; Located at 751 Hebron Parkway; as Requested by Neil Felder, the Property Owner. (Case No. 25-09-10-Z)**

BACKGROUND:

The subject property contains an existing office plaza located at 751 Hebron Parkway. The applicant is proposing to rezone this lot from General Business (GB) to Medical (MD) to allow for the leasing of the suites to medical offices and uses.

ANALYSIS:

The lot is adjacent to other properties that are currently zoned GB. To the north is a 4.71-acre vacant lot, zoned GB. The east side of the property is adjacent to a lake that has shared access from the Crescent Cove at Lakepointe and Lakepointe Residences multi-family developments. The applicant is seeking the rezone to allow for medical office use. MD is considered a less intensive district that allows for fewer uses than the current GB District. If the rezone is approved, some of the uses allowed will be educational, institutional, medical offices, and laboratory uses. The applicant is not proposing any changes to the existing building, parking lot, landscaping or additional site elements.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change as set forth in the caption above.