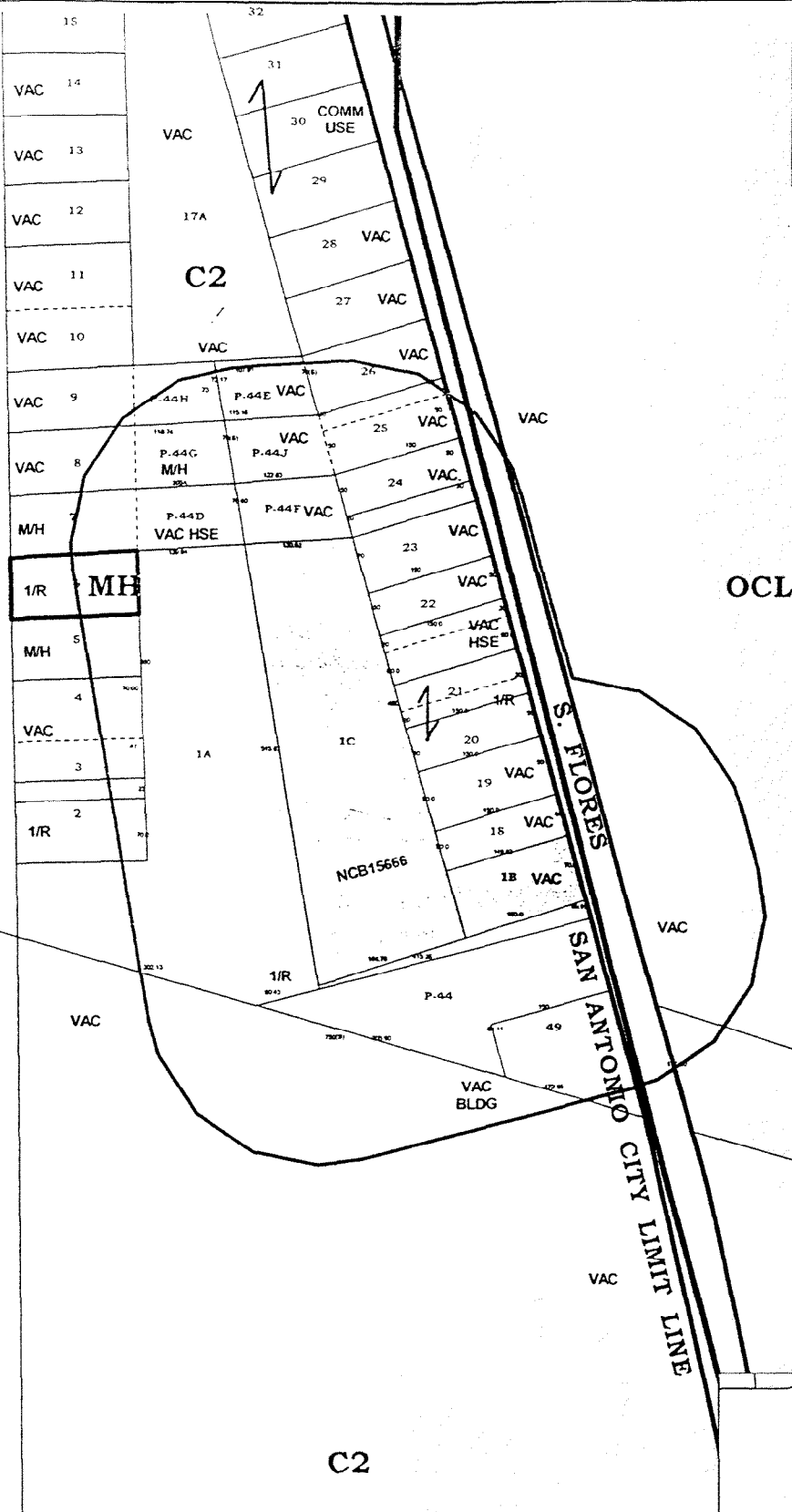


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



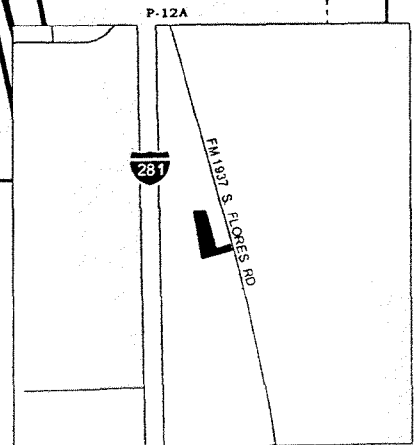
ZONING CASE: Z2002-219

City Council District No. 3
 Requested Zoning Change
 From: "C-2" To: "MH"
 Date: JANUARY 9, 2003
 Scale: 1" = 200'

Subject Property

200' Notification

T- 13
 B-7
 p. 683



CASE NO: Z2002219

Zoning Commission Meeting Date: November 05, 2002

Council District: 3

Ferguson Map: 683 B7

Appeal: Yes

Applicant:

Tomas & Amalia Guerrero

Owner

Tomas Guerrero, Amalia Guerrero

Zoning Request: From "C-2" Commercial District to "MH" Manufactured Housing District.

Lot 1B and 1C NCB 15666

Property Location: 12132 Highway 281 South

Applicants Proposal: To permit Manufactured Homes

Staff Recommendation:

Approval

The "MH" for a manufactured home park (4 manufactured homes) request is a substantial down zoning from the existing "C-2" zoning. The subject property is currently a vacant tract of land. The subject property has existing manufactured housing to the north and the west. A manufactured home trend has been established for the area. The "MH" Manufactured Housing District would be consistent and compatible with surrounding land uses.

Zoning Commission Recommendation:

Denial

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2002219

ZONING CASE NO. Z2002219 November 5, 2002

Applicant: Tomas & Amalia Guerrero

Zoning Request: "C-2" Commercial District to "MH" Manufactured Housing District.

Applicant/Representative not present.

OPPOSE

Norma Garcia, 13403 Bell Drive, stated she is in opposition of this request. She is concerned that this manufactured home would decrease the property values within this area. She expressed concerns with the element that this could bring into the area.

REBUTTAL

Rosie Lozano, stated the new manufactured homes that would be placed on the property would enhance the appearance of the area. She does not feel this would decrease property values.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor.

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 Hophan and seconded by Commissioner Grau to recommend denial.

1. Property is located on Lot 1B and 1C, NCB 15666 at 12132 Highway 281 South.
2. There were 27 notices mailed, 0 returned in opposition and 5 returned in favor.
3. Staff recommends approval.

AYES: Grau, Cardenas-Gamez, McGowan, Hophan, Sherrill, McAden, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.