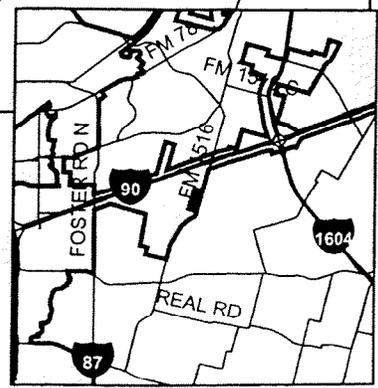


ZONING CASE: Z2002-244

City Council District NO. 2
 Requested Zoning Change
 From: "NP-10" To "L"
 Date: FEBRUARY 13, 2003
 Scale: 1" = 600'

- Subject Property
- 200' Notification

T-12
 p.620
 C-2



CASE NO: Z2002244

Staff and Zoning Commission Recommendation - City Council

Date: February 13, 2003

Zoning Commission Meeting Date: January 07, 2003

Council District: 2

Ferguson Map: 620 C2

Appeal: No

Applicant:

C.G. (Greg) Huber

Owner:

Norma L Jaksik

Zoning Request: From "NP-10" Neighborhood Preservation District to "L" Light Industrial District.

Parcel 5, NCB 17996

Property Location: 1437 FM 1516

Property is located along the west side of FM 1516

Proposal: To allow similar uses as properties in immediate area

Neigh. Assoc. : None

Neighborhood Plan : IH 10 East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The "L" Light Industrial District is not consistent with the IH 10 East Corridor Perimeter Plan adopted February 22, 2001. The IH 10 East Corridor Perimeter Plan indicates mixed-use development (residential, multi-family, community commercial) with a proposed thoroughfare realignment at this location. The 71.197 acre tract is vacant and located on FM 1516, a secondary arterial on the Major Thoroughfare Plan. High power lines and industrial uses are located southwest (BFI landfill) and southeast (wastewater treatment plant) of the subject property. The applicant may file an application with the Planning Director to amend the IH 10 East Corridor Perimeter Plan.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2002244

ZONING CASE NO. Z2002244 December 17, 2002

Applicant: C.G. (Greg) Huber

Zoning Request: "NP-10" Neighborhood Preservation District to "I-2" Heavy Industrial District.

Greg Huber, 2230 Pipestone, applicant, stated he is requesting a continuance until January 7, 2003.

FAVOR

John Kasper, 2495 FM 1516, stated he is in support of this is request. He feels this change would be beneficial to the surrounding area.

OPPOSE

Tony Merta, 2284 FM 1516, stated he is concerned with this request. He stated he is concerned that this change may encourage BFI or other heavy industrial developers to purchase the property. He would like this property to remain residential.

Jerome Zigmönd, Rt. 9, Box 112 B, expressed the same concerns as Mr. Merta. He stated this area is an agricultural type of community. He is concerned that this property would be used as a BFI Landfill.

REBUTTAL

Greg Huber, 2230 Pipestone, stated he feels this property could not be used for any other use. He stated he would not encourage residential development de to the BFI Landfill that is within this area.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on Parcel 5, NCB 17996 at 1437 FM 1516.
2. There were 13 notices mailed, 0 returned in opposition and 2 returned in favor.

Z2002244

3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden,
Avila, Morell, Mehringer**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002244

ZONING CASE NO. Z2002244 January 7, 2002

Applicant: C.G. (Greg) Huber

Zoning Request: "NP-10" Neighborhood Preservation District to "I-2" Heavy Industrial District.

Greg Huber, 2230 Pipestone, applicant, stated he is requesting this change in zoning to allow for similar uses already existing in the immediate area. He stated he would like to amend his requests to "L" zoning.

FAVOR

John Kasper, 2495 FM 1516, stated he is in support of this is request. He feels this change is appropriate zoning for this area.

Norma Jaksik, 7164 Tree Boulevard, owner, stated this property is surrounded by commercial uses and feels the property would be more beneficial zoned as "L". She further indicated that she has had this property on the market for years and has not been very successful in finding a buyer. She stated this change in zoning might encourage the sale of this property.

OPPOSE

Tony Merta, 2284 FM 1516, stated he resides across the subject property. He expressed concern that this change may encourage BFI or other heavy industrial developers to purchase the property. He would like this property to remain residential.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on Parcel 5, NCB 17996 at 1437 FM 1516.
2. There were 13 notices mailed, 0 returned in opposition and 2 returned in favor.
3. Staff recommends denial.

Z2002244

**AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila,
Morell,**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.