

Notices Mailed

In Opposition

In Favor

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CASE NO: Z2003062

Staff and Zoning Commission Recommendation - City Council

Date: June 12, 2003

Zoning Commission Meeting Date: May 06, 2003

Council District: 4

Ferguson Map: 649 C6

Appeal: Yes

Applicant:

Pedro Galvan

Owner

Pedro Galvan

Zoning Request: From "R-6" Residential Single-Family District to "I-1" General Industrial District

Lot 17, Block 47, NCB 8937

Property Location: 1017 Fenfield

Proposal: To provide parking for a 10 wheel commercial truck

Neighborhood Association: Quintana Community Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

Subject property is surrounded by residential zoning. There is existing residential homes abutting the property in question to the east, west, and north.
The requested zoning is not compatible with the use and zoning of other properties in the neighboring area. Granting of the requested zoning change for the intended purpose would adversely affect the health and welfare of citizens residing in the area.

Zoning Commission Recommendation:

Denial

VOTE

FOR 2

AGAINST 7

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2003062

ZONING CASE NO. Z2003062 – May 6, 2003

Applicant: Pedro Galvan

Zoning Request: "R-6" Residential Single Family District to "I-1" General Industrial District.

Pedro Galvan, stated he is requesting this change in zoning to allow parking for a 10 wheel commercial truck.

OPPOSE

Michael Galindo, stated he does not support his zoning request. He stated he is Mr. Galvan's neighbor and is concern for the safety of the children in the neighborhood.

Juanita Lopez, stated she feels this would have a negative impact on the neighborhood. She stated she is for improving the neighborhood. She expressed concerns on how commercial vehicle may affect the residential streets.

REBUTTAL

Pedro Galvan, stated he has been parking his commercial vehicle in the neighborhood for many years and has not received any complaints from the surrounding neighbors.

Staff stated there were 23 notices mailed out to the surrounding property owners, 7 returned in opposition and 2 returned in favor and no response from Quintana Community Neighborhood 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend denial.

1. Property is located on Lot 17, Block 47, NCB 8937 at 1017 Fenfield.
2. There were 23 notices mailed, 7 returned in opposition and 2 in favor.
3. Staff recommends denial.

Z2003062

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.