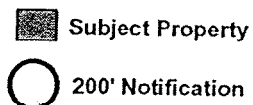


## ZONING CASE: Z2003-085

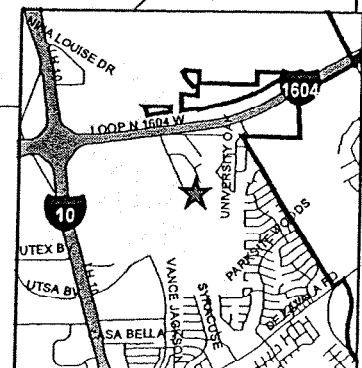
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To "I-1"  
 Date: JUNE 12, 2003  
 Scale: 1" = 200'



T-10  
 p.568  
 C-5



C: MAY 6, 2003



# CASE NO: Z2003085

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 12, 2003

**Zoning Commission Meeting Date:** May 20, 2003

**Council District:** 8

**Ferguson Map:** 514 F5

**Appeal:** No

**Applicant:**

Fencecrete America, Inc.

**Owner:**

Fencecrete America, Inc.

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

Parcel P-13A NCB 14848 and a 2.914 acre tract out of NCB 14848

**Property Location:** 15089 Tradesman Drive

**Proposal:** To provide a construction and storage area for materials used in the assembly of concrete fences

**Neighborhood Association:** The Woods of Shavano Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. Tradesman Drive is developed as an industrial area with "I-1" as the predominant existing zoning. The requested zoning change is compatible with adjacent uses and zoning. The proposed use is a logical extension of the adjacent existing development.

**Zoning Commission Recommendation:**

Approval

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Fred Kaiser 207-7942

**Z2003085**

**ZONING CASE NO. Z2003085** – May 20, 2003

Applicant: Fencecrete America, Inc.

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

Mr. Kenneth, representing the applicant, stated they are requesting this change in zoning to allow the expansion their fencing business.

Staff stated there were 15 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 Morell and seconded by Commissioner Grau to recommend approval.

1. Property is located on Parcel P-13A, NCB 14848 and a 2.914 acre tract out of NCB 14848 at 15089 Tradesman Drive.
2. There were 16 notices mailed, 0 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.