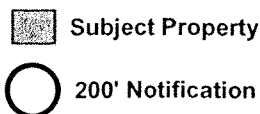


# ZONING CASE: Z2003-110

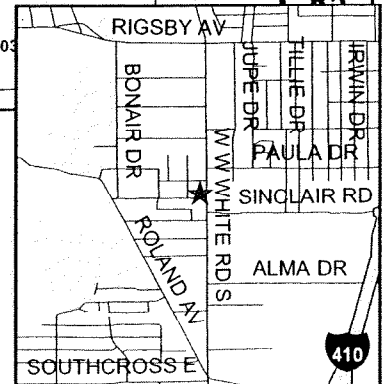
City Council District NO. 2  
 Requested Zoning Change  
 From: "R-5" To "C-1"  
 Date: August 14, 2003  
 Scale: 1" = 150'



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410

# CASE NO: Z2003110

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 14, 2003

**Zoning Commission Meeting Date:** July 15, 2003

**Council District:** 2

**Ferguson Map:** 652 D2

**Appeal:** No

**Applicant:**

Charles J. Wilson

**Owner:**

Rohmann Services, Inc. Brooks, AFB

**Zoning Request:** From "R-5" Residential Single-Family District to "C-1" Commercial District

Lot 9, Block 1, NCB 10768 and South 12 feet of the east 132 feet of Lot 11, Block 1, NCB 10768

**Property Location:** 319 Sinclair Road

Property located 132 feet west of South WW White Road on Sinclair Road and 12 feet

**Proposal:** Demolish current edifice and erect new business facility for business use

**Neighborhood Association:** Comanche Neighborhood Association (within 200 feet)

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval. Applicant owns adjacent property immediately east of subject property off of WW White Road. Adjacent property possesses a "C-1," Commercial District designation. "R-5," Residential Single-Family Districts are located north and south of subject property. "C-2," Commercial District, exists south of subject property on Sinclair Road. "C-1," Commercial District, exists east of subject property and much "C-3" Commercial District zoning exists along WW White Road. "C-1," designation appropriately accommodates residential neighborhoods and is encouraged as a buffer for "C-2" and "C-3" zones in a residential area. Building size will be limited to 5,000 square feet.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Mona Lisa Faz 207-7945

**Z2003110**

**ZONING CASE NO. Z2003110** – July 15, 2003

Applicant: Charles J. Wilson

Zoning Request: "R-5" Residential Single Family District to "C-1" Commercial District.

Charles J. Wilson, applicant, stated his intent is to demolish the existing structure to construct a new facility on the subject property for business use.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Comanche 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 Mehringer and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 9, Block 1, NCB 10768 and South 12 feet of the east 132 feet of Lot 11, Block 1, NCB 10768 at 319 Sinclair Road.
2. There were 15 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.