

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2003-157

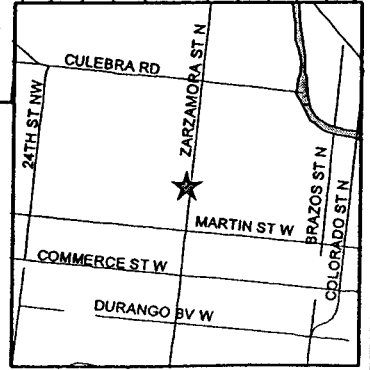
City Council District NO. 5
 Requested Zoning Change
 From: "I-2" To "C-3NA"
 Date: September 25, 2003
 Scale: 1" = 150'

■ Subject Property
 ○ 200' Notification

I-10
 p.568
 C-5



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CASE NO: 22003157

Staff and Zoning Commission Recommendation - City Council

Date: September 25, 2003

Zoning Commission Meeting Date: September 02, 2003

Council District: 5

Ferguson Map: 616 A3

Appeal: No

Applicant: Owner

Green, Herrington & Howell, LLC
(Jimmy Q. Howell)

Quality Industrial Properties (Patrick Sonnen)

Zoning Request: From "I-2" Heavy Industrial District to "C-3NA" General Commercial
Nonalcoholic Sales District

Lots 13, 4A, 4B, 5A, 5B, 6A & 6B, NCB 2190

Property Location: 800 Block of North Zarzamora

Proposal: To develop and operate a discount retail store

Neighborhood Association: Prospect Hill

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts "I-1" zoning to the south, and across Zarzamora Street and Ruiz Street to the east and north respectively. There is "C-2" and "R-4" across Leal Street to the south. The requested down zoning action is appropriate, and **will** not adversely affect other properties in the neighboring area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2003157

ZONING CASE NO. 22003157 – September 2, 2003

Applicant: Green Herrington & Howell, LLC

Zoning Request: "I-2" Heavy Industrial District to "C-3NA" Commercial Nonalcoholic Sales District.

Kevin Hunt, representing the applicant, stated they are proposing to develop a Family Dollar Store on the subject property.

FAVOR

Maria Gamboa, stated she is in support of this request. She feels this would enhance the area. She stated this area is in need of new development.

Olga Rodriguez, stated she support this zoning request. She further stated she encourage new development for **this** area.

OPPOSE

Anita Guardiola, representing **her** father, stated she is not in opposition of this request however she would like to request a privacy fence be installed **as a** buffer to the residence **to** the rear of the proposed store.

Staff stated there **were** 33 notices mailed out to the surrounding property **owners**, 0 returned in opposition and 5 returned in favor and no response from South Southwest 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 Cardenas-Gamez and **seconded** by Commissioner **Grau** to recommend approval.

1. Property is located on Lot 13, 4A, **4B**, 5A, 5B, 6A & 6B, NCB 2190 at 800 Block of North Zarzamora.
2. There were 33 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

22003157

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
McAden, Avila, Morell, Peel**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.