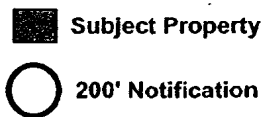


ZONING CASE: Z2003-199 S

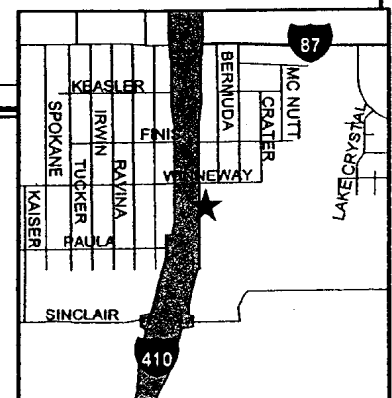
City Council District NO. 2
 Requested Zoning Change
 From: "C-3" To "I-1 S"
 Date: October 21, 2003
 Scale: 1" = 150'



T-0
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C:\OCT_7_2003



CASE NO: Z2003199 S

Staff and Zoning Commission Recommendation - City Council

Date: October 23, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 2

Ferguson Map: 652 F2

Appeal:

Applicant:

Jerry Arredondo

Owner:

Jose & Rosa De La Cerda

Zoning Request: From "C-3" General Commercial District to "I-1 S" General Industrial District with a Specific Use Authorization for metal product fabrication

Lots 4 through 7, Block 11, NCB 12936

Property Location: 2818 and 2826 S.E. Loop 410

Proposal: To use for metal products fabrication

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval with conditions. The subject property is located along the access road of Loop 410 and is adjacent to "I-1" to the east and "C-3 NA" and "C-3 R" to the north and south. The rezoning request is compatible with the surrounding area land use. Staff recommends the following conditions:

1. All metal fabrication shall be contained within the building.
2. All outside storage shall be covered and screened.
3. The first 15 feet of the subject property adjacent to Loop 410 shall contain a type "C" landscape buffer.

Zoning Commission Recommendation:

Pending October 21, 2003 recommendation

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003199 S

No Minutes available. This case is scheduled to be heard by Zoning Commission on October 21, 2003.