



CASE NO: Z2003209

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 04, 2003

Council District: 3

Ferguson Map: 684 A3

Appeal: No

Applicant:

Juan & Alejandrina Contreras

Owner:

Juan & Alejandrina Contreras

Zoning Request: From "R-4" Residential Single Family District to "MH" Manufacturing Housing District

Lot 26, Block 12, NCB 10894

Property Location: 211 Esma

Proposal: For manufactured home use

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The project area is in a residential subdivision containing single-family homes, manufactured homes and vacant lots. The existing zoning in the area is "R-4" and "MH". There are existing manufactured homes with "MH" zoning to the north, east and south of the subject property.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003209

ZONING CASE NO. Z2003209 – November 4, 2003

Applicant: Juan & Alejandrina Contreras

Zoning Request: "R-4" Residential Single Family District to "MH" Manufacturing Housing District.

Applicant/Representative not present.

FAVOR

Domingo Villarreal, 229 Esma, stated he owns several lots in this area. He stated he sold this property to Mr. Contreras so that he may put his mobile home on the property.

Juan Contreras, 211 Esma, stated he is requesting this change in zoning to allow a mobile home on the property. He stated there are several mobile homes within this area and feels this would not ruin the appearance of the neighborhood or have a negative impact on the community.

Staff stated there were 29 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 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 Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 26, Block 12, NCB 10894 at 211 Esma.
2. There were 29 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.