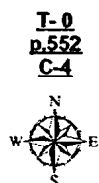
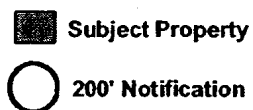
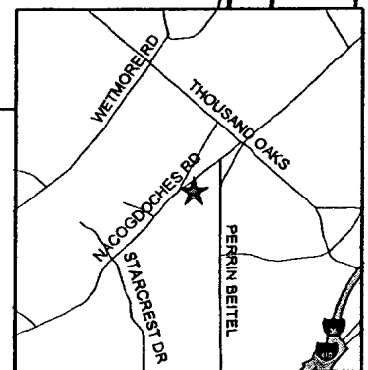


ZONING CASE: Z2003-221

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "I-1"
 Date: January 6, 2004
 Scale: 1" = 200'



C:\DEC_2_2003



CASE NO: Z2003221

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 02, 2003

Council District: 10

Ferguson Map: 552 C4

Appeal: No

Applicant:

Charles A. Boemecke

Owner:

Naco Perrin Joint Venture

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

0.446 acres out of NCB 15684

Property Location: 4025 B Naco Perrin

Proposal: To have zoning conform to existing cabinet shop use

Neighborhood Association: Oak Grove, Northern Hills Country Village and The Hills of Park North Neighborhood Associations

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is occupied by a cabinet shop. The adjacent zoning classifications include, "C-3" General Commercial and "I-1" General Industrial Districts. The subject property was converted from "R-1," the temporary zoning classification given to the property when it was annexed in 1972. The rezoning request conforms to the surrounding land use and reflects the character of the Naco-Perrin industrial park. Access to the subject property is through the adjacent "C-3" zoned lot to the south.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003221

ZONING CASE NO. Z2003221 – December 2, 2003

Applicant: Charles A. Boermecke

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

Applicant/Representative was no present.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Oak Grove, Northern Hills Country Village and the Hills of Park North 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.446 acres out of NCB 15684 at 4025 B Naco Perrin.
2. There were 12 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.