

ZONING CASE: Z2003-234

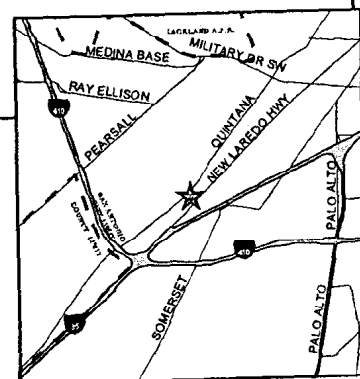
City Council District NO. 4
 Requested Zoning Change
 From: "C-3R" To "I-1 S"
 Date: January 22, 2004
 Scale: 1" = 300'

- Subject Property
- 200' Notification

T-0
p.680
D-3



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 (A. Z.)



CASE NO: Z2003234

Staff and Zoning Commission Recommendation - City Council

Date: January 22, 2004

Zoning Commission Meeting Date: December 16, 2003

Council District: 4

Ferguson Map: 680 D2, D3 & E3

Appeal: No

Applicant:

MG Building Materials, Ltd.

Owner:

Larry Grothues

Zoning Request: From "C-3R" General Commercial District, Restrictive Alcoholic Sales to "I-1S" General Industrial District with Specific Use Authorization for a wooden truss manufacturing business

Lots P-63, P-64 and P-65, NCB 15613

Property Location:

Northwest corner of Cassin Road and New Laredo Highway

Proposal: To operate a wooden truss manufacturing business

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is zoned "C-3R". The subject property is presently developed for use as a woodshop. The existing and adjacent properties are developed for industrial use. This zoning change will bring the subject property zoning in line with existing and proposed development.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003234

ZONING CASE NO. Z2003234 – December 16, 2003

Applicant: MG Building Materials, Ltd.

Zoning Request: "C-3R" General Commercial District, Restrictive Alcoholic Sales to "I-1" S General Industrial District with Specific Use Authorization for a wooden truss manufacturing business.

Robert Copeland, representing the applicant, stated they are proposing to operate a wooden truss manufacturing business on the subject property.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 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 Avila and seconded by Commissioner McAden to recommend approval.

1. Property located on Lots P-63, P-64 and P-65, NCB 15613 at the northwest corner of Cassin Road and New Laredo Highway.
2. There were 12 notices mailed, 0 returned in opposition and 3 in favor
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.