

ZONING CASE: Z2004-029

City Council District NO. 2
 Requested Zoning Change
 From: "R-5" To "I-1"
 Date: March 11, 2004
 Scale: 1" = 200'

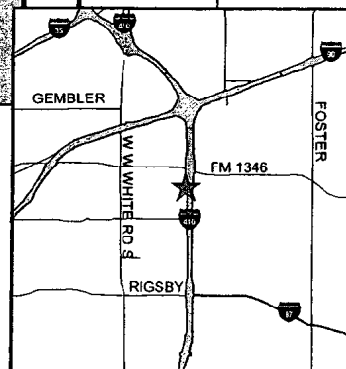
Subject Property

200' Notification

T-0
 D-618
 F-6



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CASE NO: Z2004029

Staff and Zoning Commission Recommendation - City Council

Date: March 11, 2004

Zoning Commission Meeting Date: February 17, 2004

Council District: 2

Ferguson Map: 618 F6

Appeal: No

Applicant:

Salem Leasing Corporation

Owner:

Pador Properties, Ltd.

Zoning Request: From "R-5" Residential Single Family District to "I-1" General Industrial District

On that portion of Lot 7N, NCB 10615 west of IH 410 (SE Loop)

Property Location: 305 Loop 410 S. E.

Proposal: For truck parking

Neighborhood Association: Huntleigh Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. Industrial use at this location is an encroachment on the existing residential development. "I-1" zoning is not recommended adjacent to single-family zoning. The required 30 foot setbacks on the front, side and rear of this property may hinder development of the site for industrial use.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004029

ZONING CASE NO. Z2004029 – February 17, 2004

Applicant: Salem Leasing Corporation

Zoning Request: "R-5" Residential Single Family District to "I-1" General Industrial District.

Gerald Lee, 305 S. E. Loop 410, stated he is requesting this change in zoning to allow for a truck parking on the subject property. He stated they intent to provide asphalt and a fence along the property line. He stated he has been in contact with the president of the neighborhood association who are in support.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Huntleigh Park Neighborhood Association is 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 Dixon and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lot 7N, NCB 10615 at 305 Loop 410 Southeast.
2. There were 8 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.