

----- Notices Mailed  
 ----- In Opposition  
 ----- In Favor

# **ZONING CASE: Z2004-018 C**

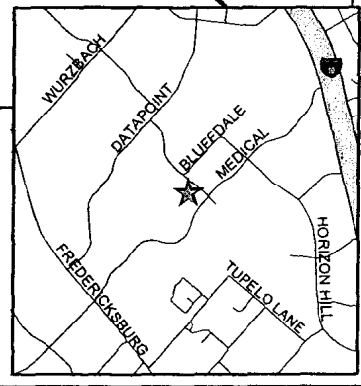
City Council District NO. 8  
 Requested Zoning Change  
 From: "C-1" To "C-2 C"  
 Date: March 11, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

T-0  
 p.549  
 B-7



C:\JAN\_6\_2004



# CASE NO: Z2004018 C

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from January 20, 2004 and postponement from February 3, 2004

**Date:** March 11, 2004

**Zoning Commission Meeting Date:** February 17, 2004

**Council District:** 8

**Ferguson Map:** 549 B7

**Appeal:** No

**Applicant:**

1080 Incorporated

**Owner:**

1080 Incorporated

**Zoning Request:** From "C-1" Light Commercial District to "C-2 C" Commercial District with Conditional Use for a Studio - Sound and Recording

Lots 21 and 22, NCB 14595

**Property Location:** 8531 Fairhaven Street

**Proposal:** To expand an existing business

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The reason for the request is to permit expansion of an existing use. The proposal is compatible with existing development and zoning in the area.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Fred Kaiser 207-7942

**Z2004018 C**

**ZONING CASE NO. Z2004018** – January 20, 2004

Applicant: 1080 Incorporated

Zoning Request: "C-1" Light Commercial District to "C-3" General Commercial District

Salah Diab, 2939 Mossrock, representing the applicant, stated he would like to request a two-week continuance until February 3, 2004 to have time to meet with Commissioner Stribling and zoning staff to further discuss the proposed development. He stated their intent is to expand their existing business.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Stribling and seconded by Commissioner McAden to recommend a continuance until February 3, 2004.

1. Property is located on Lot 22, NCB 14595 at 8531 Fairhaven Street.
2. There were 8 notices mailed, 0 returned in opposition and 2 in favor
3. Staff recommends denial as requested and approval of "C-2".

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

**NAYS:** None

**THE MOTION CARRIED.**

**February 3, 2004** - Zoning Case Z2004018 was postponed until February 17, 2004 as per the applicant's request.

**ZONING CASE NO. Z2004018 C** – February 17, 2004

Applicant: 1080 Incorporated

Zoning Request: "C-1" Light Commercial District to "C-2" C Commercial District with a Conditional use for a Studio-Sound and Recording.

**Z2004018 C**

Salah Diab, 2939 Mossrock, representing the applicant, stated the purpose of this zoning change is to expand the existing business.

Staff stated there were 8 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 Stribling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 21 & 22, NCB 14595 at 8531 Fairhaven Street.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**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