



CASE NO: Z2004016

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District: 2

Ferguson Map: 619 F1

Appeal: No

Applicant: Owner
Chuck Christian James Porche

Zoning Request: From "C-3" General Commercial District to "I-2" Heavy Industrial District
The Southeast 300 feet of Lot 32, NCB 17994

Property Location: 7240 IH 10 East

Proposal: To construct a metal fabrication facility with outside storage

Neighborhood Association: None

Neighborhood Plan: IH 10 East Corridor Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Inconsistent. The IH 10 East Corridor Plan calls for commercial retail use at the location of subject property.

Denial. Subject property is undeveloped land that abuts "NP-10" zoning to the east and west. There is "I-2 S" zoning abutting the property to the south, and "I-2" zoning to the north. Any additional "I-2" zoning would be inappropriate adjacent to the established "NP-10" residential zoning.

Zoning Commission Recommendation:

Approval contingent on plan amendment attainment

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2004016 – April 20, 2004

Applicant: Chuck Christian

Zoning Request: "C-3" General Commercial District to "I-2" Heavy Industrial District.

Chuck Christian, 14400 Northbrook, applicant, stated their plan was amended and approved on March 10, 2004. He stated he has been in contact with the representatives of the IH 10 East Corridor who are in support of this request. He stated he is proposing to construct a metal fabrication facility with outside storage on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Dutmer to find inconsistency of the neighborhood plan.

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Dutmer to recommend approval pending City Council's approval of the amendment to their neighborhood plan.

1. Property is located on the southeast 300 feet of Lot 32, NCB 17994 at 7240 IH 10 East.
2. There were 6 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

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AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.