

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

# **ONING CASE: Z2004-165**

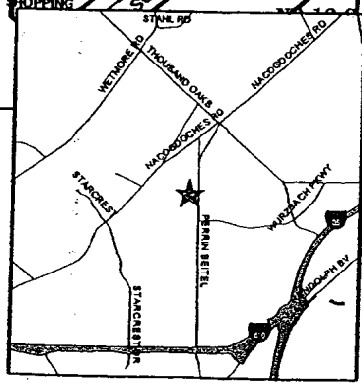
ty Council District NO. 10  
 requested Zoning Change  
 om: "C-3" To "L S"  
 te: August 12, 2004  
 ale: 1" = 300'

■ Subject Property  
 ○ 200' Notification

C-4  
 p.552



C:\Juf\_6\_2004  
 (A.2)



# CASE NO: Z2004165 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 12, 2004

**Zoning Commission Meeting Date:** July 20, 2004

**Council District:** 10

**Ferguson Map:** 552 C4

**Appeal:** No

**Applicant:**

David C. Dickson

**Owner:**

David C. Dickson

**Zoning Request:** From C-3 General Commercial District to L S Light Industrial District with Specific Use Authorization for Truck Repair and Maintenance

8.562 acres out of P-26, NCB 15684

**Property Location:** 11015 Perrin Beitel Road

Perrin Beitel Road at El Sendero

**Proposal:** To develop L uses but maintaining a buffer zone of C-3 zoning along Perrin Beitel Road

**Neighborhood Association:** The Hills of Park North

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. The site is 8.5 acres in size - adequate for multiple uses. The site is surrounded by industrial uses and zoning. The site has adequate vehicular access from Perrin Beitel Road, an arterial street.

### Zoning Commission Recommendation:

Approval

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

### VOTE

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	1
<b>RECUSAL</b>	0

**Z2004165 S**

**ZONING CASE NO. Z2004165 S – July 20, 2004**

Applicant: David C. Dickson

Zoning Request: "C-3" Commercial District to "L" S Light Industrial District with specific use authorization for Truck Repair and Maintenance.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are requesting this change in zoning to allow for a mini storage facility with long term parking for recreational vehicles. He stated he has met with the neighborhood association who is in support of this request.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from The Hills of Park North.

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 8.562 acres out of P-26, NCB 15684 at 11015 Perrin Beitel.
2. There were 25 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**ABSTAIN: Cardenas-Gamez**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.