



ZONING CASE: Z2004-223 S

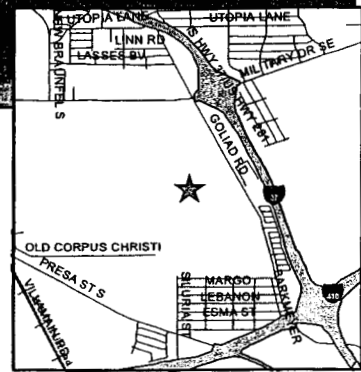
City Council District NO. 3
 Requested Zoning Change
 From: "MR" To "I-2 S"
 Date: November 18, 2004
 Scale: 1" = 500'

-  Subject Property
-  200' Notification

C-2
p.682



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 (A.Z.)



CASE NO: Z2004223 S

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: October 19, 2004

Council District: 3

Ferguson Map: 651 F8

Appeal: No

Applicant:

Brooks Development Authority

Owner:

Brooks Development Authority

Zoning Request: From MR Military Reserve District to I-2 S Heavy Industrial District with Specific Use Authorization for the manufacturing of pharmaceutical products

42.65 acre tract out of NCB 10921

Property Location: Southwest corner of Southeast Military Drive and Goliad Road

Proposal: For the manufacturing of pharmaceutical products

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is pending approval of the Master Development Plan.

Staff Recommendation:

Approval. The I-2 district accommodates uses that are highly hazardous, environmentally severe in character and/or generate a very high volume of truck traffic. Therefore, I-2 districts should be located away from residential areas and near existing and future arterial thoroughfares and railway lines for convenient access. The subject property is isolated from residential development, surrounded by Military Reserve zoning and is within 700 feet of Interstate Highway 37.

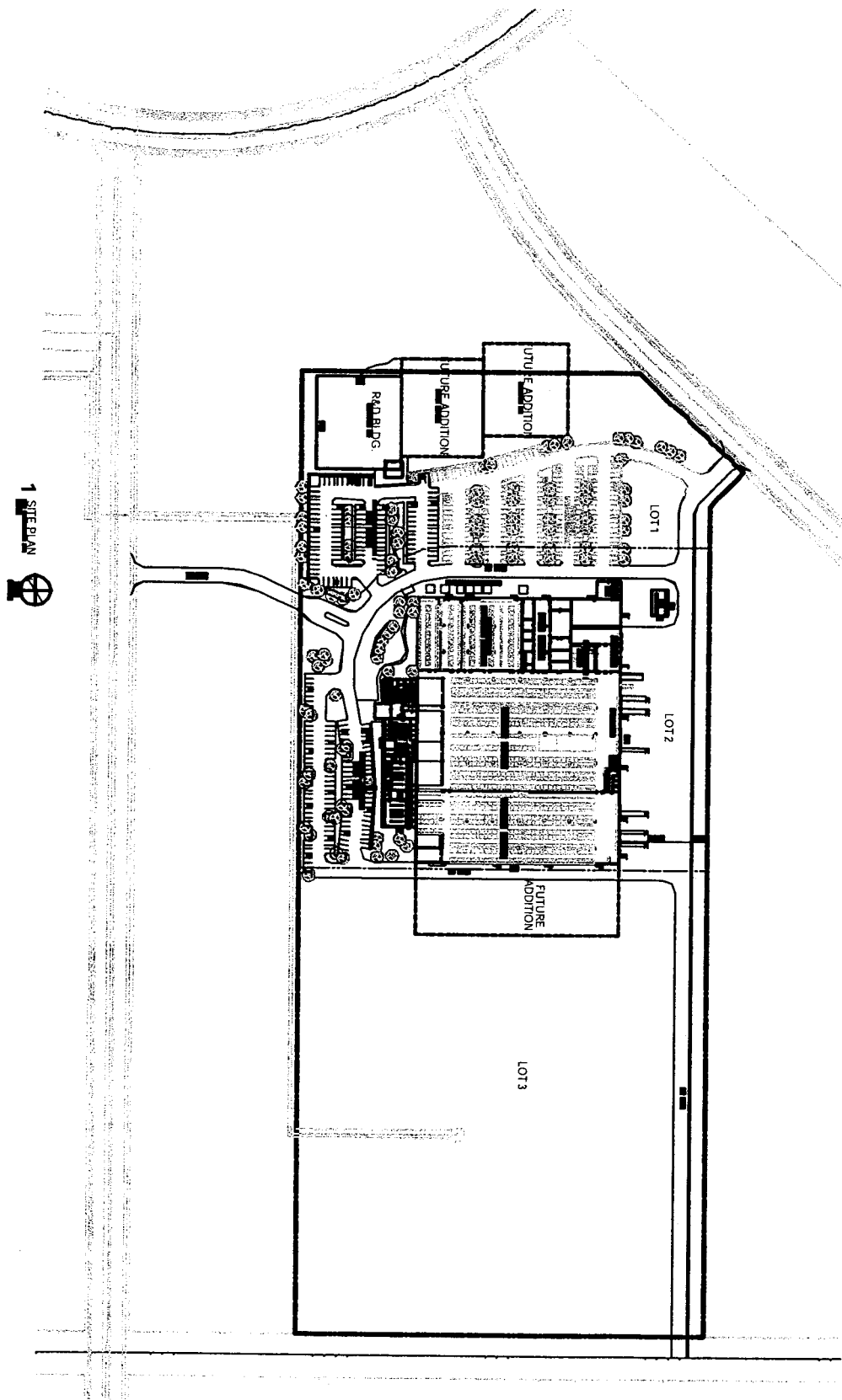
Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0



Z2004223

Z2004223 S

ZONING CASE NO. Z2004223 S – October 19, 2004

Applicant: Brooks Development Authority

Zoning Request: "MR" Military Reserve District to "I-2" S Heavy Industrial District with Specific Use Authorization for manufacturing of pharmaceutical products.

Kirk King, 8030 Challenger Drive, representing the applicant, stated they are requesting this change in zoning to allow development of a pharmaceutical facility on the subject property, DBT Laboratory. He stated this request is consistent with the Master Plan of Brook City Base and is consistent with the surrounding uses.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on 42.65-acre tract out of NCB 10921 at Southwest corner of Southeast Military Drive and Goliad Road.
2. There were 2 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.