

CASE NO: Z2004276 S

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 21, 2004

Council District: 6

Ferguson Map: 614 D7

Appeal: No

Applicant:

Jose H. Perez

Owner:

Jose H. Perez (FAIRWAY Landscape & Nursery Inc.)

Zoning Request: From C-3NA MAOZ-1 General Commercial, Nonalcoholic Sales Military Airport Overlay District and C-3NA General Commercial District, Nonalcoholic Sales to L S MAOZ-1 Light Industrial Military Airport Overlay District with a Specific Use Authorization for a Contractor's Facility and L S Light Industrial District with a Specific Use Authorization for a Contractor's Facility

Lot 36, NCB 8670 (1.332 acres)

Property Location: 2848 Castroville Road

Southside of Castroville Road between US HWY 90 W and Castroville Road

Proposal: Landscape contractors facility

Neighborhood Association: Greater Gardendale Neighborhood Association and Community Workers Council (within 200 feet)

Neighborhood Plan: None

TIA Statement: A traffic impact analysis (TIA) is not required. A traffic impact analysis (TIA) may be required at the plat or building permit level.

Staff Recommendation:

Approval. The subject property is located between Castroville Road and US HWY 90 W two major thoroughfares. The subject property is adjacent to C-3NA MAOZ-1 and C-3NA General Commercial District, Nonalcoholic Sales to the west and across the street to the north, C-3R to the east. Considering the location of the subject property, L S MAOZ-1 Light Industrial Military Airport Overlay District and L S Light Industrial District with a Specific Use Authorization for a Contractors Facility is appropriate and suitable to the area.

The subject property is located within the 75 dBA noise contour line of the Kelly Field Annex at Lackland AFB, Texas. Industrial development is recommended between 70 dBA and 74 dBA noise zones.

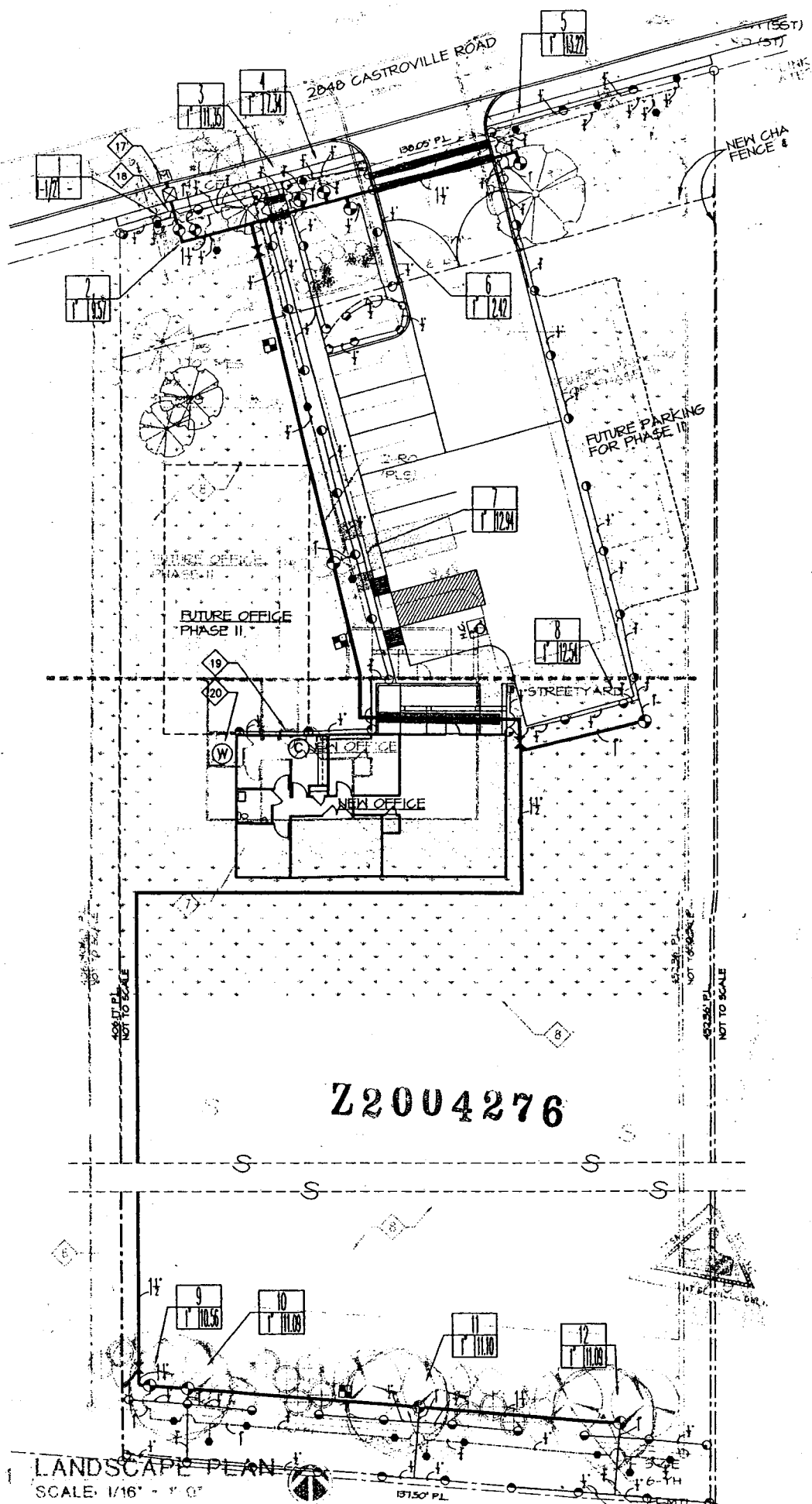
Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0



Z2004276 S

ZONING CASE NO. Z2004276 S – December 21, 2004

Applicant: Jose H. Perez

Zoning Request: "C-3NA" MAOZ-1 General Commercial, Nonalcoholic Sales Military Airport Overlay District and "C-3NA" General Commercial District, Nonalcoholic Sales to "L" S MAOZ-1 Light Industrial Military Airport Overlay District with Specific Use Authorization for a Contractor's Facility and "L" S Light Industrial District with Specific Use Authorization for a Contractor's Facility.

Jose H. Perez, 15135 Harring Road, owner, stated they are proposing to construct a new Landscaping contractors facility on the subject property. He stated he feels this structure would enhance the appearance of the community.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Greater Gardendale Neighborhood Association and Community Workers Council.

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 Peel and seconded by Commissioner Robbins to recommend approval.

1. Property is located on Lot 36, NCB 8670 (1.332 acres) at 2848 Castroville Road.
2. There were 18 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.