



# CASE NO: Z2005121

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 11, 2005

**Zoning Commission Meeting Date:** June 07, 2005

**Council District:** 2

**Ferguson Map:** 618 D2

**Applicant:**

Aggregate Plant Products Company

**Owner:**

Aggregate Plant Products Company (BESSER)

**Zoning Request:** From R-4 Residential Single-Family District to L Light Industrial District

Lot 13, 14 and 15, Block 1, NCB 10612

**Property Location:** 458 North W. W. White Road

Southside of Lula Mae Drive, east of North W. W. White Road

**Proposal:** Industrial use

**Neighborhood Association:** None

**Neighborhood Plan:** The Arena District/Eastside Community Plan

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

**Staff Recommendation:**

Consistent.

The Arena District/Eastside Community Plan calls for Light Industrial. L zoning is appropriate for this land use category.

**Approval**

The subject property is part of the existing manufacturing business (Aggregate Plant Products Company) located at 458 North W. W. White Road. The subject property is adjacent to I-2 Heavy Industrial District to the south, I-1 General Industrial District to the east and west. R-4 Residential Single-Family District across the street to the north. The L Light Industrial District would be appropriate at this location due to the existing operations. The zoning request will allow for the construction and expansion to the existing operations.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2005121**

**COMMISSION ACTION**

The motion was made by Commissioner Dixon and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 13, 14 and 15, Block 1, NCB 10612 at 458 North W. W. White Road.
2. There were 11 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends denial of "I-2" and approval of "L".

**AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.