

CASE NO: Z2005121

Staff and Zoning Commission Recommendation - City Council

City Council continuance from August 11, 2005, September 8, 2005 and September 22, 2005

Date: January 12, 2006

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

ZONING CASE NO. Z2005121 – June 7, 2005

Applicant: Aggregate Plant Products Company

Zoning Request: "R-4" Residential Single Family District to "I-2" Heavy Industrial District.

Robert Mazac, 458 N. W. W. White Road, stated he would like to amend his request to "L" zoning designation. He stated the purpose of this request is to make consistent with the existing use.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 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 with the neighborhood plan.

THE MOTION WAS WITHDRAWN

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

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

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

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 COUNCIL HEARING August 11, 2005

City Council granted a continuance until September 8, 2005

RESULTS OF COUNCIL HEARING September 8, 2005

City Council granted a continuance until September 22, 2005

RESULTS OF COUNCIL HEARING September 22, 2005

City Council granted a continuance until January 12, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.