

ZONING CASE: Z2002-232

City Council Change NO. 8

Requested Zoning Change

From: "C-2NA S SUP" To "C-3NA S SUP"

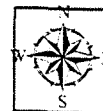
Date: December 12, 2002

Scale: 1" = 300'

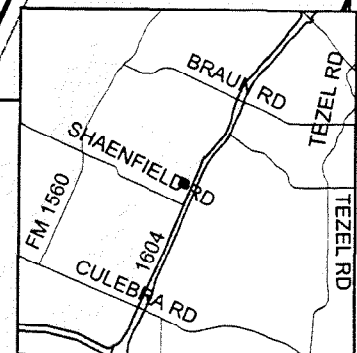
Subject Property

200' Notification

T-8
p.546
C-8



C:\NOV_19_2002



CASE NO: Z2002232

Zoning Commission Meeting Date: November 19, 2002

Council District: 8

Ferguson Map: 546 C8

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner

Ronald F. Lammert, Dalton Evans, III and Betty
Jane Evans

Zoning Request:

From "C-2 NA C" Commercial District, Nonalcoholic Sales with conditional approval of a Plant Nursery & "C-3 NA C" Commercial District, Nonalcoholic Sales with conditional approval of a print shop to "C-3 NA S" Commercial District, Nonalcoholic Sales with Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

4.16 acres out of NCB 16051

Property Location:

8443 and 8491 Leslie Road

Applicants Proposal:

To permit a mini-storage facility greater than 2.5 acres

Staff Recommendation:

Approval. The subject property is presently zoned "C-2 NA C" (for a plant nursery) and "C-3 NA C" (for a print shop). This area of Leslie Road is developing with commercial uses. The requested "C-3 NA S" (for a mini-storage facility over 2.5 acres) will not have a negative impact on the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002232

ZONING CASE NO. Z2002232 November 19, 2002

Applicant: Kaufman & Associates, Inc.

Zoning Request: "C-2NA" C Commercial Non-Alcoholic Sales District with conditional approval of a Plant Nursery & "C-3NA" C Commercial Non-Alcoholic Sales District with conditional approval of a print shop to "C-3NA" S Commercial Non-Alcoholic Sales with Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Bill Kaufman, 100 W. Houston, representing the owner, stated they are requesting this change in zoning to build office buildings on the front portion of the property and the remaining portion will have a retail use which will be used for mini warehouse storage facilities.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Morell and seconded by Commissioner Martinez to recommend approval.

1. Property is located on Lot 43, NCB 7675 at 3100 Roosevelt Avenue.
2. There were 8 notices mailed, 0 returned in opposition and 4 returned in favor.
3. Staff recommends denial.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.