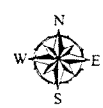


ZONING CASE: Z2002-265 C

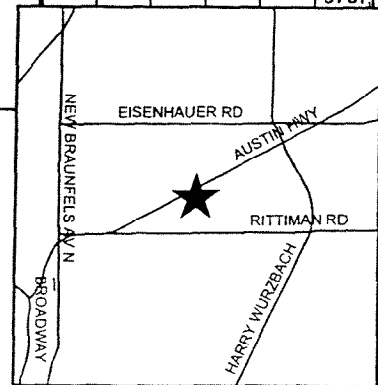
City Council District NO. 10
 Requested Zoning Change
 From: "C-2" To "C-2 C"
 Date: February 27, 2003
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-17
 p.583
 E-4



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CASE NO: Z2002265 C

Staff and Zoning Commission Recommendation - City Council

Date: February 27, 2003

Zoning Commission Meeting Date: January 21, 2003

Council District: 10

Ferguson Map: 583 E4

Appeal: No

Applicant:

Cisarik Enterprises, Inc.

Owner:

Charles M. Armstrong, ETAL (Stewart Armstrong, Trustee)

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with Conditional Use for a mini-warehouse.

2.003 acres out of NCB 8694

Property Location: 1258 Austin Highway

The southside of Austin Highway between North Vandiver Avenue and Sidel Road

Proposal: To develop a self-storage facility.

Neigh. Assoc. : Wilshire Terrace Neighborhood Association and Terrell Heights Neighborhood

Neighborhood Plan : Northeast Inner Loop Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The zoning request is consistent with the Northeast Inner loop Neighborhood Plan. The site has existing "C-2" Commercial zoning with "C-2" to the east, "C-3 NA" to the west, "C-3" and "C-3 R" to the north. Immediately west of the tract is an existing car wash. The proposed mini-warehouse is properly located relative to traffic access, existing and potential land development. The following are conditions of the zoning: 1. Any dumpsters shall be enclosed and screened from public view. 2. Parking in front of the building shall be limited to one row and it is encouraged that the building be placed as close to the street as possible.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2002265

ZONING CASE NO. Z2002265 January 21, 2003

Applicant: Cisarik Enterprises, Inc.

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with Conditional Use for a Mini-Warehouse.

Brian Siczorack, 5405-11 Prue Road, stated the subject property is surrounding by commercial zoning. He stated they are proposing an office building with self-storage facilities. He further stated he has been in contact with Chris Brown, President of the Wilshire Terrace Homeowners Association, and Mark Deeds, President of Terrell Heights Neighborhood Association, who is in support of this request. He also stated they are in agreement with staff conditions.

FAVOR

Jack Judson, 1419 Austin Highway, President of Austin Highway Revitalization Project, stated they have studied this project and view the image that has been provided. He stated this would be a very attractive building and feel this would be good for the community.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Terrell Heights Neighborhood Association.

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 Grau and seconded by Commissioner Cardenas-Gamez to recommend approval with the following conditions: a.) Dumpsters shall be enclosed and screened from public view; b.) Parking in front of the building shall be limited to one row and it is encourage that the balding be placed as close to the street as possible.

1. Property is located on 2.003 acres out of NCB 8694 at 1258 Austin Highway.
2. There were 12 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.