



ZONING CASE: Z2002-273

City Council District NO. 3
 Requested Zoning Change
 From: "R-4" To "C-3"
 Date: February 27, 2003
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-18
 p.651
 E-4



C:\Feb_4_2003



CASE NO: Z2002273

Staff and Zoning Commission Recommendation - City Council

Date: February 27, 2003

Zoning Commission Meeting Date: February 04, 2003

Council District: 3

Ferguson Map: 651 E4

Appeal: No

Applicant:

Aubrey Smith

Owner:

Aubrey Smith

Zoning Request: From "R-4" Residential Single-Family District to "C-3" Commercial District.

Northeast Irregular 36 feet of TR-4, NCB 10949

Property Location: 4211 Clark Ave.

Proposal: For mini-storage

Neigh. Assoc. : Highland Hills Neighborhood Association

Neighborhood Plan : Highlands Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Highlands Community Plan indicates Regional Commercial at this location. The site has existing mini-storage to the north and south. The site has "C-3" and "C-2" zoning to the north and "C-3 NA" and "C-2" zoning to the south. Because the proponent owns and operates additional acreage in mini-storage in this area it shall be understood that combinations of mini-storage areas will require replatting and combined sites exceeding 2.5 acres will require rezoning to "C-3 S" to be operated as mini-storage.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2002273

ZONING CASE NO. Z2002273 February 4, 2003

Applicant: Aubrey Smith

Zoning Request: "R-4" Residential Single Family District to "C-3" Commercial District.

Aubrey Smith, 4127 Clark, owner, stated the purpose of this request is to develop a mini-storage on the subject property. He also stated he agrees to amend his request to "C-3NA".

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 10 returned in favor and no response for Highland Hills 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 Hophan and seconded by Commissioner Cardenas-Gamez to recommend approval of "C-3NA".

1. Property is located on northeast irregular 36' of TR-4, NCB 10949 at 4211 Clark Avenue.
2. There were 25 notices mailed, 1 returned in opposition and 10 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.