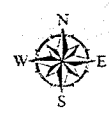


ZONING CASE: Z2003-024 S

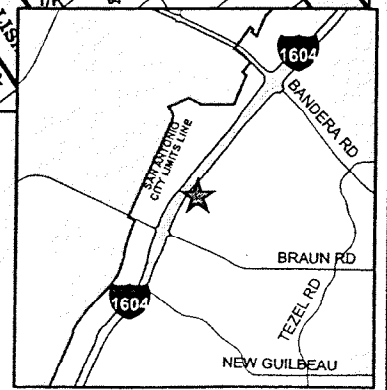
City Council District NO. 8
 Requested Zoning Change
 From: "C-3NA" To "C-3NA S"
 Date: April 24, 2003
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-16
 p.546
 E-4



C:\MAR_4_2003



CASE NO: Z2003024 S

Staff and Zoning Commission Recommendation - City Council

City Council continuance from March 27, 2003

Date: April 24, 2003

Zoning Commission Meeting Date: March 04, 2003

Council District: 8

Ferguson Map: 546 E4

Appeal: No

Applicant:

Roy Horn III

Owner:

A.J. Weatherford, Jr.

Zoning Request:

From "C-3 NA" Commercial Non-Alcoholic Sales District to "C-3 NA S" Commercial Non-Alcoholic Sales District with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Parcel 5, NCB 18199

Property Location:

10480 Loop 1604 NW

West side of Loop 1604 NW between Braun Road and Addersly Drive

Proposal:

Mini-storage facility over 2.5 acres

**Neighborhood
Association:**

Braun's Farm HOA

Neighborhood Plan:

Northwest Community Plan

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval, provided that the Northwest Community Plan is amended to reflect the proposed commercial use. The "C-3 NA S" Commercial Non-Alcoholic Sales District would be an appropriate zoning classification considering the location.

(A mini-storage facility is permitted in a "C-3" Commercial District, however if the mini-storage facility exceeds 2.5 acres, a specific use authorization by the City Council is required)

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003024 S

ZONING CASE NO. Z2003024 S March 4, 2003

Applicant: Roy Horn, III

Zoning Request: "C-3NA" Commercial Non-Alcoholic Sales District to "C-3NA" S Commercial Non-Alcoholic Sales District with a Specific Use Authorization for a mini-storage facility.

Roy Horn, applicant, stated the purpose of this request is to construct a mini-storage over 2.5 acres. He stated they would apply to amend the neighborhood plan.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Braun's Farm 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 Morell and seconded by Commissioner Grau to recommend approval of "C-3".

1. Property is located on Parcel 5, NCB 18199 at 10480 Loop 1604 Northwest.
2. There were 34 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING March 27, 2003

City Council granted a continuance on this case until April 24, 2003.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.