



ZONING CASE: Z2003-059 C S

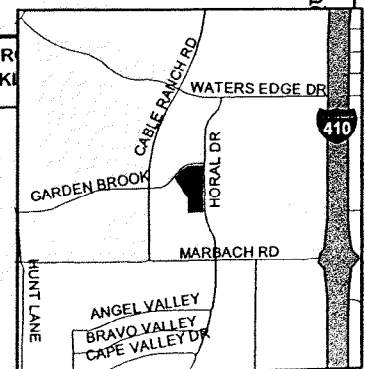
City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-2NA C S"
 Date: JUNE 12, 2003
 Scale: 1" = 250'

 Subject Property
 200' Notification

T-15
 p.613
 B-6



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CASE NO: Z2003059 C S

Staff and Zoning Commission Recommendation - City Council

Date: June 12, 2003

Zoning Commission Meeting Date: May 06, 2003

Council District: 6

Ferguson Map: 613 B6

Appeal: No

Applicant:

Cobprop Properties Inc.

Owner:

Charles Coben

Zoning Request: From "R-6" Residential Single-Family District to "C-2 NA C S" Commercial Non-Alcoholic Sales District with a Conditional Use and a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres

Lot 3, Block 2, NCB 17417

Property Location: Garden Brook and Horal Drive

Southwest corner of Garden Brook and Horal Drive

Proposal: Mini-storage facility exceeding 2.5 acres.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-3 NA" Commercial District, Nonalcoholic Sales to the south (existing mini-storage facility), "C-3" Commercial District and "RM-4" Residential Mixed District across Garden Brook to the north, "C-2 NA" Commercial District, Non-Alcoholic Sales to the west and across Horal Drive to the east. The "C-2 NA C S" Commercial Non-Alcoholic Sales District with a Conditional Use for a mini-storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 6

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003059 C S

ZONING CASE NO. Z2003059 S – April 15, 2003

Applicant: Cobprop Properties Inc.

Zoning Request: “R-6” Residential Single-Family District to “C-3NA” S Commercial Non-Alcoholic Sales District with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Fred Rangel, representing the owner, stated they are requesting this change in zoning to allow a mini-storage facility on the subject property. He stated he has been in contact with the representative from Heritage Neighborhood Association. He stated he would like to amend his request to “C-2NA” C S and would like to request a continuance to have more time to discuss this development with Heritage Neighborhood Association.

FAVOR

Mary Lee Buettner, 10334 Old Farm Road, stated she has been in contact with Mr. Rangel and is in support of this request.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Mehringer and seconded by Commissioner McAden to recommend approval of “C-2NA” C S.

1. Property is located on Lot 3, Block 2, NCB 17417 at Garden Brook and Horal Drive.
2. There were 11 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

NAYS: None

RECUSED: Martinez

THE MOTION CARRIED.

Z2003059 C S

ZONING CASE NO. Z2003059 C S – May 6, 2003

Applicant: Cobprop Properties Inc.

Zoning Request: “R-6” Residential Single Family District to “C-2NA” C S Commercial Non-Alcoholic Sale District with a Conditional use for a mini-storage facility with a Specific Use Authorization for a min-storage facility exceeding 2.5 acres.

Fred Rangel, representing the owner, stated they are proposing a mini-storage facility on the subject property. He stated they have met with the representative from Heritage Neighborhood Association who is in support of this request.

FAVOR

Nancy Engleberg, stated she has met with Mr. Rangel and is in support of the mini storage facility.

Mary Lee Buettner, stated she is in support of this proposed zoning change with the following conditions: a.) The sides and back of property will have a masonry privacy fence; the front of property will have a wrought-iron fence and entry gate; b.) Security cameras and secured gate entry; c.) No storage unit doors visible from any public street, including Horal; d.) Earthtone colors to be used on outside of buildings and fences; e.) Owner will plant Oak Tree; f.) Outside lighting shall not disturb residential areas; g.) Hours of operation shall be between 8 a.m. and 8 pm; h.) Property will be zoned Non-Alcohol.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Mehringer and seconded by Commissioner Avila to recommend approval of "C-2NA C S for a Conditional use for a mini-storage facility with a Specific Use Authorization for a mini storage facility exceeding 2.5 acres with the following conditions: a.) The sides and back of property will have a masonry privacy fence; the front of property will have a wrought-iron fence and entry gate; b.) Security cameras and secured gate entry; c.) No storage unit doors visible from any public street, including Horal; d.) Earthtone colors to be used on outside of buildings and fences; e.) Owner will plant Oak Tree; f.) Outside lighting shall not disturb residential areas; g.) Hours of operation shall be between 8 a.m. and 8 pm; h.) Property will be zoned Non-Alcohol.

1. Property is located on Lot 3, Block 2, NCB 17417 at Garden Brook and Horal Drive.
2. There were 11 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

RECUSED: Martinez

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.