



CASE NO: Z2003214 C

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 02, 2003

Council District: 3

Ferguson Map: 652 D5

Appeal: No

Applicant:

Milton Arlitt

Owner:

Milton Arlitt

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with a conditional use for a stone curing and monument manufacturing business on the eastern 212 feet of the northern 115 feet of Block 1, NCB 10839 and "MF-33" Multi-Family District to "C-1" Light Commercial District on the western 212 feet of the northern 115 feet of Block 1, NCB 10839

1.606 Acres out of Block 1, NCB 10839

Property Location: 3500 South WW White Road

Southwest corner of Red Haven and WW White Road

Proposal: To operate a stone curing and monument manufacturing business and offices

Neighborhood Association: Pecan Valley Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped with single-family residential uses to the west and a fire station to the south. Vacant land exists across Red Haven Road and a heavy equipment company is located across South WW White Road. The Unified Development Code considers "C-1" Light Commercial District uses appropriate buffers between residential uses and "C-2" Commercial and "C-3" General Commercial District uses. The requested "C-2 C" Commercial District, with a conditional use for a stone curing and monument manufacturing business, will front South WW White Road and will not abut any residential uses. Staff recommends the following conditions for the requested "C-2 C" zoning:

- 1) All sandblasting, stone curing and other stone work shall take place in an enclosed structure.
- 2) Outside storage and display will be prohibited.

Zoning Commission Recommendation:

Approval with conditions. 1) All sandblasting, stone curing and other stone work shall take place in an enclosed structure. 2) Outside storage will be prohibited. 3) Outdoor display will be permitted with the following restrictions: 1. Display space will be limited to 700 square feet. 2. Minor monuments shall be displayed, with a height limit of 4 feet. 3. Display area will be fenced.

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003214 C

ZONING CASE NO. Z2003214 C – December 2, 2003

Applicant: Milton Arlitt

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with a conditional use for a stone curing and monument manufacturing business on the eastern 212 feet of the northern 115 feet of Block 1, NCB 10839 and "MF-33" Multi-Family District to "C-1" Light Commercial District on the western 212 feet of the northern 115 feet of Block 1, NCB 10839.

Alejandro Gomez, representing the applicant, stated they are requesting this change in zoning to allow for a curing and monument manufacturing business and offices with outside storage. He stated their only concern is with the staff condition of outside storage and display will be prohibited. He is requesting the words and display be removed. He stated the applicant agrees to no outside storage however she would like to have the opportunity to display the monuments outside for customers to view.

Annette Garcia, applicant, stated they are currently located at 3359 S. W. W. White. She further stated they have a small display of the monuments in front of the office for the customers to view.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Pecan Valley 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 Dutmer and seconded by Commissioner Avila to recommend approval with the following conditions: a.) All sandblasting, stone curing and other stone work shall take place in an enclosed structure; b.) Prohibit outside storage; c.) With outdoor display of 20 x 35 reserve for display not exceeding 4 feet in height.

1. Property located on 1.606 acres out of Block 1, NCB 10839 at 3500 South W. W. White Road.
2. There were 17 notices mailed, 0 returned in opposition and 3 in favor
3. Staff recommends approval.

Z2003214 C

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, McAden,
Avila, Peel**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.