



## ZONING CASE: Z2003-224 S

City Council District NO. 10  
 Requested Zoning Change  
 From: "C-3R" To "C-3R S"  
 Date: January 8, 2004  
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-0  
 P-518  
 D-3



C:\DEC\_2\_2003  
 (Z.A.)



# CASE NO: Z2003224 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 08, 2004

**Zoning Commission Meeting Date:** December 02, 2003

**Council District:** 10

**Ferguson Map:** 518 E3

**Appeal:** No

**Applicant:**

James Allen Family Partnership, LTD

**Owner:**

Bulverde Investments Properties, LTD

**Zoning Request:** From "C-3R" General Commercial District, Restrictive Alcoholic Sales to "C-3RS" General Commercial District, Restrictive Alcoholic Sales with specific use authorization for a mini-storage facility on a site exceeding 2 1/2 acres

4.0 acres out of NCB 17726

**Property Location:** East side of O'Connor Rd. approximately 385' south of 1604

**Proposal:** To develop a Mini-Storage Facility

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Approval. The subject property is located on O'Connor Road, a secondary arterial. The site is zoned "C-3R" and is located in a "C-3" node. Mini-storage at this location will provide convenient storage for the "R-6" residential neighborhood to the south and west and for the "RM-5" residential area to the south.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

### VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2003224 S**

**ZONING CASE NO. Z2003224 S** – December 2, 2003

Applicant: James Allen Family Partnership, LTD.

Zoning Request: "C-3R" General Commercial District, Restrictive Alcoholic Sales to  
"C-3R" S General Commercial District, Restrictive Alcoholic Sales  
with specific use authorization for a mini-storage facility on a site  
exceeding 2 ½ acres.

Andy Guerrero, 3134 Renker, representing the applicant, stated the purpose of this request is to develop a mini storage facility on the subject property. He stated he has been in contact with the representative from Longs Creek Homeowners Association who is in support of this request.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Longs Creek Homeowners Association is 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property generally located 4.0 acres out of NCB 17726 at east side of O'Connor Road approximately 385' south of 1604.
2. There were 11 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**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.