



# CASE NO: Z2003182 C

## Staff and Zoning Commission Recommendation - City Council

---

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 7

Ferguson Map: 581 C8

Appeal: No

Applicant: Owner

Kaufman & Associates, Inc. Cheryl Drive Warehouse Associates

**Zoning Request:** From "C-3NA C" General Commercial District Nonalcoholic Sales with a conditional use for electronic fabrication and storage to "C-3NA C" General Commercial District Nonalcoholic Sales with a conditional use for a warehouse

Lot 87, Block B, NCB 11508

**Property Location:** 1067 Bandera Road

**Proposal:** To allow for a warehouse

**Neighborhood Association:** University Park Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. The use on the subject property is an existing warehouse. There is "C-3" zoning to the north and east of the subject property and "R-5" and "MF-33 to the southwest. The requested change of the "C" for a warehouse is a less intense use than what the current conditional use allows and it would not adversely affect the area.

### Zoning Commission Recommendation

Approval

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Richard Ramirez 207-5018

**Z2003182 C**

**ZONING CASE NO. Z2003182 C** – October 7, 2003

Applicant: Kaufman & Associates, Inc.

Zoning Request: "C-3NA" C General Commercial Nonalcoholic Sales District with a conditional use for electronic fabrication and storage to "C-3NA" C General Commercial Nonalcoholic Sales District with a conditional use for a document storage warehouse.

Rob Killen, 100 W. Houston, representing the owner, stated the purpose of this request is to change the conditional use from electronic fabrication to a document storage warehouse.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from University Park 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 Sherrill and seconded by Commissioner McAden to recommend approval of "C-3NA" C for a document storage warehouse.

1. Property is located on Lot 87, Block B, NCB 11508 at 1067 Bandera Road.
2. There were 21 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.