

# **ZONING CASE: Z2003-101C S**

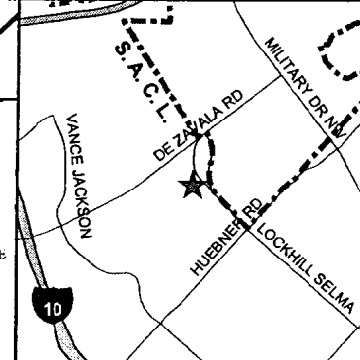
City Council District NO. 8  
 Requested Zoning Change  
 From: "C-2" To "C-2NA ERZD C S"  
 Date: February 26, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

T-10  
 P-568  
 C-5



C:\APR\_16\_2002



# CASE NO: Z2003101C S

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from July 15, 2003, August 5, 2003, August 19, 2003 and September 16, 2003

**Date:** February 26, 2004

**Zoning Commission Meeting Date:** October 21, 2003

**Council District:** 8

**Ferguson Map:** 515 B7

**Appeal:** No

**Applicant:** Owner

J. Allen Family Partner, Ltd.

Rogers Shavano Ranch, Ltd.

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres

A 5.6-acre tract of land out of NCB 17627

**Property Location:** Southwest of De Zevala and Old Lockhill-Selma Road (not open for public access)

The west side of Old Lockhill-Selma Road, 700 feet north of the intersection of Lockhill-Selma Road and Old Lockhill-Selma Road (not open for public access)

**Proposal:** Mini-storage facility exceeding 2.5 acres

**Neighborhood Association:** Shavano Heights Neighborhood Association

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. The subject property is adjacent to "C-2 ERZD" Commercial Edwards Recharge Zone District to the northwest (CPS substation), "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to the southwest (Vulcan Quarry), "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the southeast and "C-3 ERZD" General Commercial Edwards Recharge Zone District across Old Lockhill-Selma Road to the northeast. Access will be from Lockhill-Selma Road (See attached exhibit map). The "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate considering the location and adjacent land uses. Staff recommends the following conditions: 1. Outside Lighting shall be directed away from the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District. 2. Landscape screening shall be a Type "D" buffer adjacent the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

### Zoning Commission Recommendation

Approval with staff's conditions

#### VOTE

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2003101 C S**

**ZONING CASE NO. Z2003101 C** – July 15, 2003

Applicant: J. Allen Family Partner, Ltd.

Zoning Request: “C-2” ERZD Commercial Edwards Recharge Zone District to “C-2NA” ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Andy Guerrero, 3134 Ranker, representing the applicant, stated he would like to request a continuance to have more time to discuss this proposed change with the surrounding homeowners.

**OPPOSE**

Clyde Baker, 13419 Star Heights, stated his only concern is how this zoning change may affect his property values.

**REBUTTAL**

Andy Guerrero, stated the purpose of the continuance is to meet with the surrounding property owners to address their concerns.

Staff stated there were 37 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 returned in favor and no response from Shavano Heights 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 McAden to recommend a continuance until August 5, 2003.

1. Property is located on 5.6 acres of land out of NCB 17627 at Old Lockhill Selma Road.
2. There were 37 notices mailed, 7 returned in opposition and 6 returned in favor.
3. Staff recommends approval.

**Z2003101 C S**

**AYES: Martinez, Grau, Kissling, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003101 C** – August 5, 2003

Applicant: J. Allen Family Partner, Ltd.

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2NA" ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Andy Guerrero, 3134 Ranker, representing the applicant, stated he would like to request a 2-week continuance to have more time to discuss this proposed change with the surrounding homeowners.

Staff stated there were 37 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 returned in favor and no response from Shavano Heights 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 a continuance until August 19, 2003.

1. Property is located on a 5.6 acre tract of land out of NCB 17627 at Old Lockhill Selma Road.
2. There were 37 notices mailed, 7 returned in opposition and 6 returned in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

**Z2003101 C S**

**ZONING CASE NO. Z2003101 C – August 19, 2003**

Applicant: J. Allen Family Partner, Ltd.

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2NA" ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Andy Guerrero, 3134 Ranker, representing the applicant, stated he has been working with the surrounding property owners and they are still discussing this proposing zoning request. Therefore, he would like to request a 30-day continuance.

Staff stated there were 37 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 returned in favor and no response from Shavano Heights 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 McAden to recommend a continuance until September 16, 2003.

1. Property is located on a 5.6 acre tract of land out of NCB 17627 at Old Lockhill Selma Road.
2. There were 37 notices mailed, 7 returned in opposition and 6 returned in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z 2003101 C S - September 16, 2003**

**COMMISSIONER MORELL WAS RECUSED FROM THIS CASE.**

Applicant: J. Allen Family Partner, Ltd.

## **Z2003101 C S**

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2NA" ERZD C S Commercial Nonalcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Andy Guerrero, representing the applicant, stated he would like to request a continuance until October 21, 2003 to have more time to further discuss the proposed zoning change with the surrounding property owners.

Staff stated there were 37 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 returned in favor and no response from Shavano Heights 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 Peel and seconded by Commissioner Dutmer to recommend a continuance until October 21, 2003.

1. Property is located on 5.6 acre tract of land out of NCB 17627 at Old Lockhill Selma Road.
2. There were 37 notices mailed, 7 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

**NAYS: Grau**

**RECUSED: Morell**

### **THE MOTION CARRIED**

**ZONING CASE NO. Z2003101 C S** – October 21, 2003

Applicant: J. Allen Family Partner, Ltd.

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2NA" ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

**Z2003101 C S**

Andy Guerrero, 3134 Renker, representing the applicant, stated they would like to request a 30-day continuance. He further stated they are still working on deed restrictions that have been requested by the surrounding property owners.

Staff stated there were 37 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 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 Peel and seconded by Commissioner McAden to recommend approval with the following conditions: 1.) Outside lighting shall be directed away from the PUD "R-6" ERZD Planned Unit Development Residential Single Family Edwards Recharge Zone District; 2.) Landscape screening shall be a Type "D" buffer adjacent the PUD "R-6" ERZD Planned Unit Development Residential Single Family Edwards Recharge Zone District.

1. Property is located on a 5.6 acre tract of land out of NCB 17627 at Old Lockhill Selma Road.
2. There were 37 notices mailed, 7 returned in opposition and 6 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel**

**NAYS: None**

### **THE MOTION CARRIED**

### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.