



# CASE NO: Z2004031 S C

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** March 11, 2004

**Zoning Commission Meeting Date:** February 17, 2004

**Council District:** 3

**Ferguson Map:** 652, C3, D3

**Appeal:** No

**Applicant:**

Lothry-Norstrum-Pfeifer House

**Owner:**

Lothry-Norstrum-Pfeifer House

**Zoning Request:** From "R-5" Residential Single-Family District to "C-3 NA SC" General Commercial Nonalcoholic Sales District, with a specific use authorization for a mini warehouse facility, exceeding 2.5 acres, with a conditional use for outdoor vehicle and boat storage

Tract A, NCB 10835

**Property Location:** 4312 Roland Avenue

**Proposal:** For a mini-warehouse facility with outdoor vehicle and boat storage

**Neighborhood Association:** Pecan Valley Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A TIA is not required

### **Staff Recommendation:**

Approval, with conditions. The subject property is currently undeveloped and was once a landfill. The Texas Commission on Environmental Quality (TCEQ) has developed rules pertaining to construction over closed municipal solid waste landfills. Residential zoning and uses are located north, west and south of the property. Considering the previous use of this property and that residential development over this site may compromise the health and well being of its residents, the subject property is not desirable for residential use.

Staff recommends the following conditions:

1. The eastern portion of the subject property shall have a type "C" buffer.
2. Lights shall be directed away from adjacent property.
3. The outdoor storage of vehicles and boats shall be screened from the public view on Roland Avenue.

### **Zoning Commission Recommendation:**

Approval with the following conditions: 1. The eastern portion of the subject property shall have a type "C" landscape buffer. 2. Lights shall be directed away from adjacent property. 3. The outdoor storage of vehicles and boats shall be screened from the public view on Roland Avenue.

### **VOTE**

**FOR** 11

**AGAINST** 0

**CASE MANAGER :** Mona Lisa Faz 207-7945

**ABSTAIN** 0

**RECUSAL** 0

**Z2004031 S C**

**ZONING CASE NO. Z2004031 S C** – February 17, 2004

Applicant: Lothry-Norstrum-Pfeifer House

Zoning Request: "R-5" Residential Single Family District to "C-3NA" SC General Commercial Nonalcoholic Sales District, with a specific use authorization for a mini warehouse facility, exceeding 2.5 acres and a conditional use for outdoor vehicle and boat storage.

Alan Lindskog, 1150 IH 10 W., representing the applicant, stated they are proposing to develop a mini warehouse facility with outdoor vehicle and boat storage on the subject property. He stated he has agreed to provide a 50 feet wide buffer along Roland Avenue. He further stated he also agrees with staff's recommendations.

**FAVOR**

Clay Jackson, stated he owns property adjacent to the subject property. He stated he is in support of this request. He feels this project would be good for the community.

**OPPOSE**

Charles LeSage, 4310 Roland, representing his parents, stated they do not support a 24 hour 7 days a week business into the neighborhood. He further stated he feels this development would have a negative impact on the community. He expressed concerns with increase in traffic and the noise pollution this storage facility would invite into the neighborhood.

Jeanne Koehler, 4303 Roland, stated she was not notified of this request. She stated she is in opposition of this request. She has also collected a petition of the surrounding neighbors who are in opposition of this request.

**REBUTTAL**

Alan Lindskog, 1150 IH 10 W., stated a traffic impact analysis was conducted on the subject property by City staff that showed the traffic would be less. He stated he feels this development would be an asset to the neighborhood.

Staff stated there were 17 notices mailed out to the surrounding property owners, 6 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.

**Z2004031 S C**

**COMMISSION ACTION**

The motion was made by Commissioner Dutmer and seconded by Commissioner Dixon to recommend approval with the following conditions: 1.) The eastern portion of the subject property will have a type "C" buffer; 2.) Lights will be directed away from adjacent property; 3.) Outdoor vehicle and boat storage shall be screened from the public view on Roland Avenue.

1. Property is located on Lot A, NCB 10835 at 4312 Roland Avenue.
2. There were 17 notices mailed, 6 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.