

ZONING CASE: Z2004-014 S

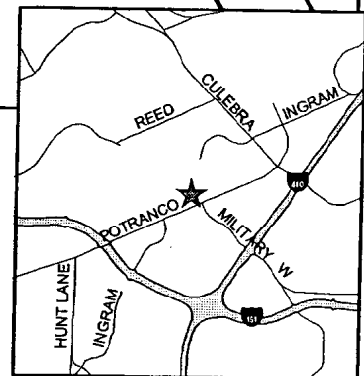
City Council District NO. 6
 Requested Zoning Change
 From: "C-3,C-2,R-6" To "C-3 NA S"
 Date: March 11, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

T-0
 p.613
 C-1



C:\JAN_6_2004
 (Z.A.)



CASE NO: Z2004014 S

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from January 20, 2004

Date: March 11, 2004

Zoning Commission Meeting Date: February 03, 2004

Council District: 6

Ferguson Map: 613 C1

Appeal: No

Applicant:

Brandt Klutts

Owner:

Clifford Dunham and Peggy Living Trust

Zoning Request: From "C-3" General Commercial District, "C-2" Commercial District and "R-6" Residential Single-Family District to "C-3 NA S" General Commercial District, Nonalcoholic Sales with a specific use authorization for a mini-warehouse facility over 2.5 acres

3 acres out of Lot 6A, NCB 18288

Property Location: 8115 Potranco Road

Proposal: To allow a mini-warehouse facility

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently zoned "C-3, C-2 and R-6" and is located at the intersection of two major thoroughfares. The property is vacant and the adjacent land is undeveloped. The subject property is surrounded by industrial, commercial and some residential zoning. The rezoning would be consistent with the development pattern of the area. The rezoning to "C-3 NA S" with a specific use authorization for a mini-warehouse facility over 2.5 acres will not adversely affect the surrounding area.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Richard Ramirez 207-5018

Z2004014 S

ZONING CASE NO. Z2004014 S – January 20, 2004

Applicant: Brandt Klutts

Zoning Request: "C-3" General Commercial District, "C-2" Commercial District and "R-6" Residential Single Family District to "C-3NA" S General Commercial District, Nonalcoholic Sales with a specific use authorization for a mini-warehouse facility over 2.5 acres.

Applicant/Representative was not present.

Chairman Martinez stated the applicant has contacted him regarding this case and is requesting a two-week continuance to have time to meet and further discuss this development.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Dutmer to recommend a continuance until February 3, 2004.

1. Property is located on 3 acres out of Lot 6A, NCB 18288 at 8115 Potranco Road.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2004014 S – February 3, 2004

Applicant: Brandt Klutts

Zoning Request: "C-3" General Commercial District, "C-2" Commercial District and "R-6" Residential Single-Family District to "C-3NA" S General Commercial District, Nonalcoholic Sales with a specific use authorization for a mini-warehouse facility over 2.5 acres.

Z2004014 S

Brandt Klutts, 224 Oatmeal Circle, applicant, stated he is requesting this change in zoning to allow for a mini-warehouse facility on the subject property. He stated they have conducted a feasibility study of the area, which indicated it was favorable. He further stated there is commercial use in and around this area and feels the proposed intent would have no adverse affect to the surrounding area. He stated they have agrees to provide a masonry wall down the eastern boundary of the storage facility along with all the end caps on all of the building facing Potranco. They would also provide security cameras, lighting as not to offend surrounding neighbors and security gates. He also stated he has met with Chairman Martinez to discuss this development.

OPPOSE

Nancy Engelberg, 10486 Pine Glade, stated she is for new development in this area however she feels there are several mini storage facilities within this area already. She stated she is concerned that this mini storage would be converted to apartments.

REBUTTAL

Brandt Klutts, applicant, stated their intent is to develop a mini storage facility only on the subject property.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Sherrill to recommend approval.

1. Property is located on 3 acres out of Lot 6A, NCB 18288 at 8115 Potranco Road.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

Z2004014 S

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing