

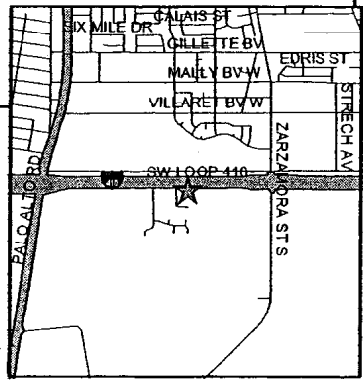
ZONING CASE: Z2004-010 C

City Council District NO. 3
 Requested Zoning Change
 From: "R-6,C-3NA" To "C-2 C"
 Date: May 13, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

T-0
 p.617
 A-1

 C:\JAN_6_2004
 (Z.A.)



CASE NO: Z2004010 C

Staff and Zoning Commission Recommendation - City Council

Postponement at Zoning Commission on January 20, 2004

Date: May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District: 3

Ferguson Map: 681 E5

Appeal: No

Applicant: A. J. Hausman

Owner: A. J. Hausman

From R-6 Residential Single-Family District and C-3 NA General Commercial Non-Alcoholic Sales District to C-2 C Commercial District with conditional use for a cold storage plant

Lot 1 and 2, Block 1, NCB 18087 save and except 0.555 acres out of Lot 2

Property Location: 9802 and 9806 Teal Avenue

Southeast corner of Teal Avenue and South Loop 410

Proposal: To allow commercial use and potential expansion of cold storage plant

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval.

The southern tract of the subject property currently contains a cold storage facility. A residential development exists south of the subject property and the properties to the east and west are currently undeveloped. Although industrial uses are not allowed by-right under the Urban Living land use element of the Southside Initiative, staff recommends approval of C2-C pursuant to the following conditions to promote compatibility with Southside Initiative Community Plan as a whole. These conditions address screening, buffering, lighting, and signage as permissible by Sec. 35-422 of the Unified Development Code.

A Type E or N (30 foot) vegetative buffer shall be required along the Loop 410 access road; A Type C (15 foot) vegetative buffer shall be required along the east property line; Surface parking lots and truck loading areas shall provide screening along public frontages using a low wall (28 to 48 inches) and/or vegetative landscaping; Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists; Pole mounted signs shall not be allowed except that directional signs not to exceed 3 feet in height and four square feet per side are permitted; One monument sign not to exceed 6 feet in height and 32 square feet of sign area per side shall be allowed; Wall signs shall be limited to 15% of each building elevation up to 100 square feet of sign message area; Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004010 C

ZONING CASE NO. Z2004010 C – April 20, 2004

Applicant: A. J. Hausman

Zoning Request: "R-6" Residential Single Family District and "C-3NA" General Commercial Non-Alcoholic Sales District to "C-2" C Commercial District with conditional use for a cold storage plant.

Applicant/Representative not present.

Ray Martinez, stated he is concerned with what affect this may have on their property values.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Dutmer and seconded by Commissioner Avila to recommend approval of "C-2" C with the following conditions: 1.) A Type E or N (30 foot) vegetative buffer shall be required along the Loop 410 access road; 2.) A Type C (15 foot) vegetative buffer shall be required along the east property line; C.) Surface parking lots and truck loading areas shall provide screening along public frontages using a low wall (28 to 48 inches) and/or vegetative landscaping; D.) Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists; E.) Pole mounted signs shall not be allowed except that directional signs not to exceed 3 feet in height and four square feet per side are permitted; F.) One monument sign not to exceed 6 feet in height and 32 square feet of sign area per side shall be allowed; G.) Wall signs shall be limited to 15% of each building elevation up to 100 square feet of sign message area; H.) Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists.

1. Property is located on Lot 1 and 2, Block 1, NCB 18087 save and except 0.555 acres out of Lot 2 at 9802 and 9806 Teal Avenue.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

Z2004010 C

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.