

CASE NO: Z2004074 C

Staff and Zoning Commission Recommendation - City Council

City Council continuance from May 13, 2004

Date: May 27, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 7

Ferguson Map: 546 C8

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

South Texas Contracting Partners

Zoning Request: From C-2 NA C Commercial Nonalcoholic Sales District with conditional use for a Print Shop to C-2 NA C Commercial Nonalcoholic Sales District with conditional use for a contractors facility with outside storage

Lot 1, Block 4, NCB 16051

Property Location: 8531 Leslie Road

Proposal: To allow office for contracting company with some outside storage

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is surrounded by "C-3" zoning and uses except to the north, which is ranch land and "R-6" zoning. To the rear of the property is a mini-storage facility and to the south is a large garden supply company. The subject property is currently zoned "C-2 NA C" Commercial Nonalcoholic Sales District with conditional use for a Print Shop. The requested zoning is to change the conditional use to a contractor's facility with outside storage. The Outdoor Storage Standards in the Unified Development Code will require appropriate screening and buffering to adjacent properties. The proposed conditional use is consistent with other uses in the immediate area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2004074 C

ZONING CASE NO. Z2004074 C – April 6, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: "C-2 NA C" Commercial Nonalcoholic Sales District with conditional use for a Print Shop to "C-2 NA" C Commercial Nonalcoholic Sales District with conditional use for a contractor's facility with outside storage

Rob Killen, 100 W. Houston, representing the owner, stated they are requesting this change in zoning to allow office for contracting company with some outside storage.

Staff stated there were 3 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 Sherrill and seconded by Commissioner Dutmer to recommend approval

1. Property is located on Lot 1, Block 4, NCB 16051 at 8531 Leslie Road
2. There were 3 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING May 13, 2004

City Council granted a continuance until May 27, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.