

ZONING CASE: Z2004-235

City Council District NO. 10

Requested Zoning Change

From: C-2 To C-2 C

Date: December 9, 2004

Scale: 1" = 200'

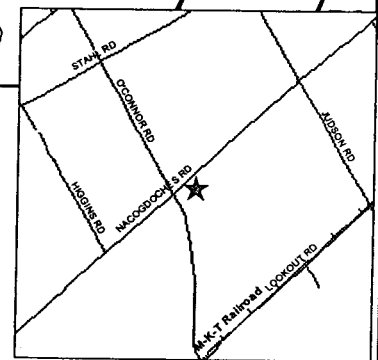
Subject Property

200' Notification

E-1
p.546



C:\NOV_2_2004



CASE NO: Z2004235 C

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 02, 2004

Council District: 10

Ferguson Map: 519 A8

Appeal: No

Applicant:

Charles Coben

Owner:

Charles Coben

Zoning Request: From C-2 Commercial District to C-2 C Commercial District with conditional use for a self service storage facility

0.166 acres out of NCB 16959

Property Location: 14058 Nacogdoches Road

Proposal: To develop an 84 unit self service, climate controlled storage facility.

Neighborhood Association: Woodstone Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently zoned C-2 Commercial District. The existing structure is vacant and available for lease. The subject property is located on Nacogdoches Road, a secondary arterial. The surrounding properties are zoned C-3 Commercial District. The applicant is requesting C-2 C Commercial District with conditions for the development of an 84 unit climate controlled, self storage facility. According to the submitted preliminary site plan, there will be access from the front, one side, and the rear of the structure. This use would be appropriate within this commercial center.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2004235 C

ZONING CASE NO. Z2004235 – November 2, 2004

Applicant: Charles Coben

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with Conditional Use for a self-service storage facility.

Fred Rangel, 6102 Border Trail, representing the applicant, stated they are requesting this change in zoning to allow to develop an 84 unit self service, climate control storage facility on the subject property. He stated they anticipate no exterior changes to the façade of the building however they do intent to remodeling the interior of the building. Staff stated there were 12 notices mailed out to the surrounding property owners, 1 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.166 acres out of NCB 16959 at 14058 Nacogdoches Road.
2. There were 12 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.