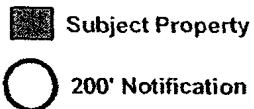


## ZONING CASE: Z2004-138 S

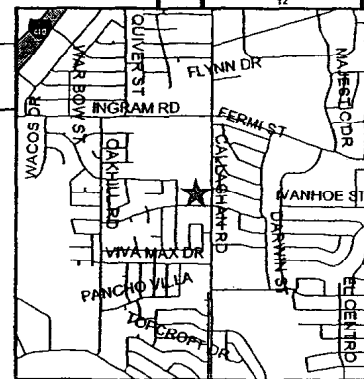
City Council District NO. 6  
 Requested Zoning Change  
 From: MF-33,C-2,C-3 To C-3NA S  
 Date: August 12, 2004  
 Scale: 1" = 200'



C-8  
 p.580



C:\Jun\_1\_2004  
 (A.Z.)



# CASE NO: Z2004138 S

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** August 12, 2004

**Zoning Commission Meeting Date:** June 15, 2004

**Council District:** 6

**Ferguson Map:** 680 C7 & 8

**Appeal:** No

**Applicant:**

Jerry Arredondo

**Owner:**

Prolink Investment, Inc.

**Zoning Request:** From C-3 General Commercial District , C-2 Commercial District and MF-33 Multi-Family District to C-3NA S General Commercial Nonalcoholic Sales District with Specific Use Authorization for a mini-storage exceeding 2.5 acres

5.59 acres out of Lots 30 and 32, Block 8, NCB 14538

**Property Location:** North side of Farragut Drive

Northwest of the intersection of Callaghan Road and Farragut Drive

**Proposal:** Mini-storage facility exceeding 2.5 acres

**Neighborhood Association:** Thunderbird Hills Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

### **Staff Recommendation:**

Denial as requested and approval of C-2 C Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres on Lot 30 and the east 79.96 feet of Lot 32 and approval of C-3 S General Commercial District with Specific Use Authorization for a mini-storage exceeding 2.5 acres on the west 223.09 feet of Lot 32.

The subject property is undeveloped and is located on Farragut Drive, a neighborhood collector street. The subject property is adjacent to R-6 Residential Single-Family District to the west, a Drainage Easement and Sanitary Sewer Easement to the northeast. C-3R Restrictive Commercial District and C-2 Commercial District across Farragut Drive to the south. The C-2 C Commercial District is more appropriate considering the location and single-family neighborhood to the west. Staff recommends the following condition: 1. A Type e (35 foot) buffer adjacent to residential zoned parcels

### **Zoning Commission Recommendation:**

Approval with the following conditions: 1. Protective screening of dumpsters  
2. A Type E (35 foot) buffer adjacent to residential zoned parcels 3. Hours of operation 6:00 a.m. to 10:00 p.m. 4. Down lighting

### **VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2004138 S**

**ZONING CASE NO. Z2004138 S – June 15, 2004**

**Applicant:** Jerry Arredondo

**Zoning Request:** “C-3” General Commercial District, “C-2” Commercial District and “MF-33” Multi Family District to “C-3” S Commercial District with Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Jerry Arredondo, 9901 IH 10, representing the owner, stated he would like to amend his request to C-3NA” S for a mini warehouse. He stated he has met with Chairman Martinez and the neighborhood association who are in support. He further stated they have agreed with staff’s recommendation.

Staff stated there were 42 notices mailed out to the surrounding property owners, 2 returned in opposition and 13 returned in favor and no response from Thunderbird Hills 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.

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend approval as amended with the following conditions: 1.) Hidden refuse; 2.) Landscaping requirements spelled out that is the 35-foot buffer on the side of the residential property; 3.) Hours of operation from 6am to 10pm; 4.) Down lighting; 5.) Eathtone color selection.

1. Property is located on 5.59 acres out of Lots 30 and 31, Block 8, NCB Northside of Farragut Drive.
2. There were 42 notices mailed, 2 returned in opposition and 13 in favor.
3. Staff recommends denial as requested and approval of “C-2” C.

**AYES:** Martinez, 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.