

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2004-175 S C

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "C-3 S C"
 Date: October 14, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

F-7
 p.518



C:\Aug_3_2004
 (A.Z.)



CASE NO: Z2004175 S C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from August 3, 2004

Date: October 14, 2004

Zoning Commission Meeting Date: September 07, 2004

Council District: 10

Ferguson Map: 518 F7

Appeal: No

Applicant:

John L. Wilson & Association, Inc.

Owner:

MCM Properties

Zoning Request: From R-6 Residential Single-Family District to C-3 S C General Commercial District with a Specific Use Authorization for a Mini-Warehouse exceeding 2.5 acres and a Conditional Use for Long Term Auto and RV Storage

Lot 5, Lot 6 and the East 105 feet of Lot 4 and Lot 7, Block D, NCB 15707

Property Location: The west side of O'Connor Road between Santa Gertrudis and Durham Street (Not Open)

Proposal: Mini-Storage Facility and vehicle storage

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property is located on O'Connor Road, a major thoroughfare, and is undeveloped. The subject property is adjacent to R-6 Residential Single-Family District to the southwest (vacant land), across Santa Gertrudis Street to the southeast (Community Church), across O'Connor Road to the northeast (single-family subdivision) and MF-33 Multi-Family District to the northwest (vacant land). The C-3 S C Commercial District with a Specific Use Authorization for a Mini-Storage Facility with vehicle storage and a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres would not be appropriate within a residential neighborhood. Allowing commercial encroachment into this area will set a precedent for other property owners resulting in strip commercialization of O'Connor Road.

Zoning Commission Recommendation:

Approval

VOTE

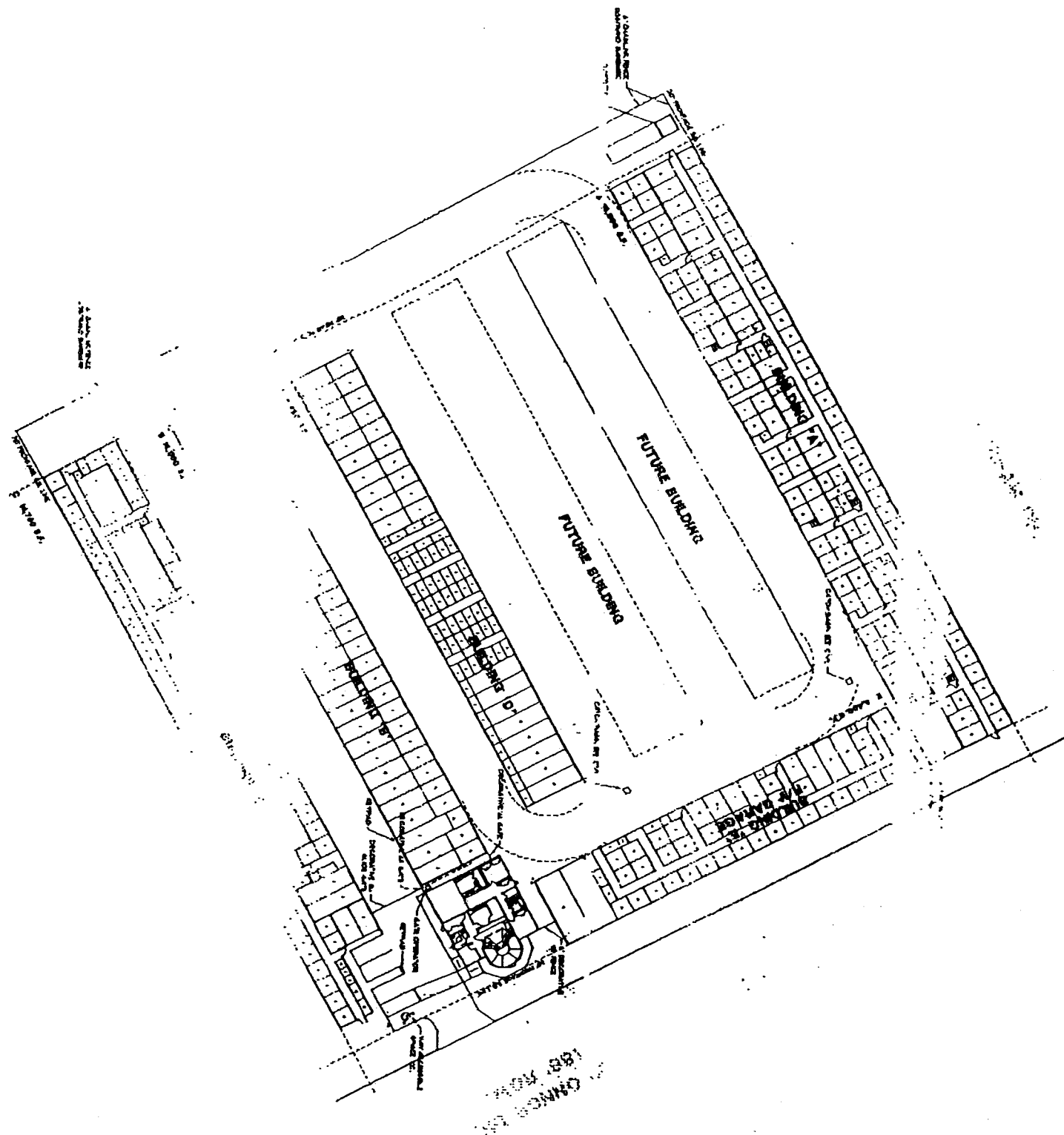
FOR 11

AGAINST 0

ABSTAIN 0

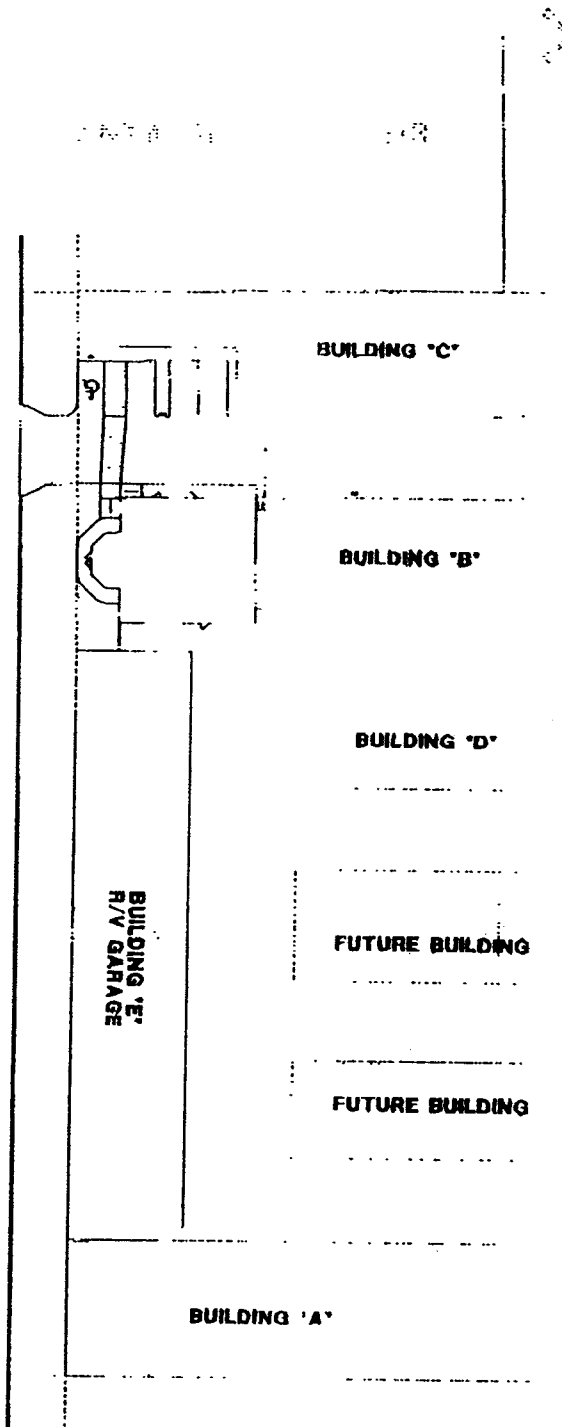
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CASE MANAGER : Pedro Vega 207-7980



1 SECTION LOOKING FROM O'CONNOR DR.

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SECT	MADISON SELF-STORAGE	
	O'CONNOR ROAD & STAHL ROAD	
14830 DURHAM DR. (NCB 15707, BLK D, LOT E)		
14810 SANTA GERTRUD (NCB 15707, BLK D, LOT B)		
SAN ANTONIO, TEXAS		

Z2004175 S C

ZONING CASE NO. Z2004175 S C – August 3, 2004

Applicant: John L. Wilson & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3" S C Commercial District with a Specific Use Authorization for a Mini-Storage Facility with vehicle storage and a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres.

Russell Felan, representing the applicant, stated he would like to request a continuance until September 7, 2004 to have more time to meet with the surrounding property owners to present their proposal. He stated they are requesting this change in zoning is to allow for a mini-storage for recreational vehicles.

Staff stated there were 27 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 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 McAden to recommend a continuance until September 7, 2004.

1. Property is located on Lot 5, Lot 6 and the east 105 feet of Lot 4 and Lot 7, Block D, NCB 15707 at the west side of O'Connor Road between Santa Gertrudis and Durham Street.
2. There were 27 notices mailed, 3 returned in opposition and 4 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2004175 S C – September 7, 2004

Applicant: John L. Wilson & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3" S C General Commercial District with a Specific Use Authorization for a Mini-Warehouse exceeding 2.5 acres and a Conditional Use for Long Term Auto & RV Storage.

Z2004175 S C

Russell Felan, 2410 W. Commerce, representing the applicant, stated they are requesting this change in zoning to allow for a mini-storage facility for recreational vehicle storage on the subject property. He stated they have revised their elevation and have presented this to the surrounding property owners who are in support. He further stated there would provide landscaping and a solid wooden fence along the property line.

John Wilson, 17023 High Cedar, applicant, stated he support this facility. He stated there is a need for this storage facility. He feels this area is suitable for type of development.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 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 with the condition that the elevations on the developed property match the elevation that were present today.

1. Property is located on Lot 5 and 6 and the east 105 feet of Lot 4 and 7, Block D, NCB 15707 at the west side of O'Connor Road between Santa Gertrudis and Durham Street.
2. There were 27 notices mailed, 2 returned in opposition and 5 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, 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.