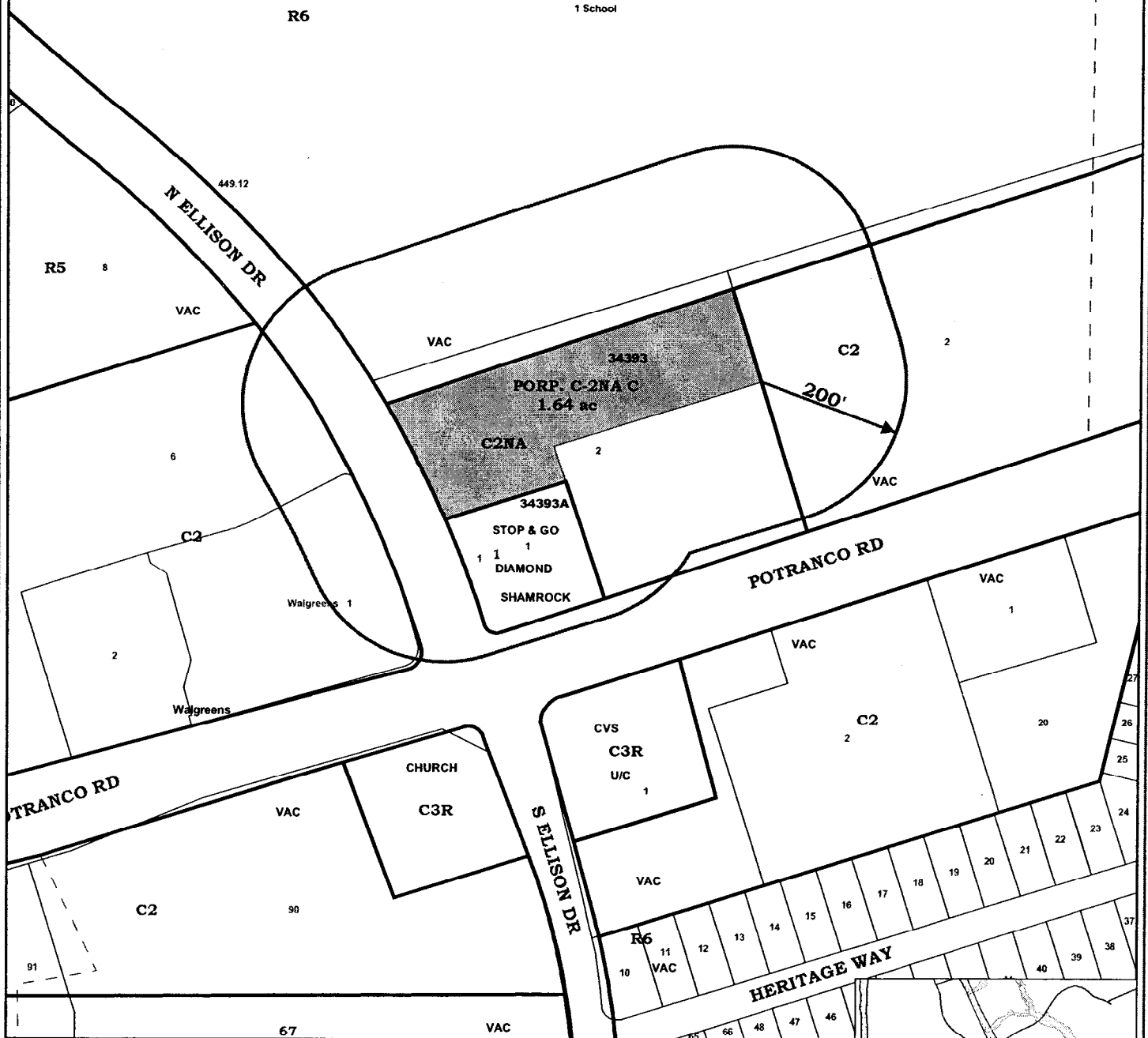


..... Notices Mailed
 In Opposition
 In Favor



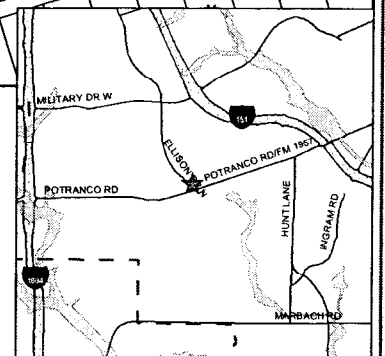
ZONING CASE: Z2005-050 C

City Council District NO. 6
 Requested Zoning Change
 From: "C-2NA" To "C-2NA C"
 Date: April 28, 2005
 Scale: 1" = 200'

[Shaded Box] Subject Property
 [Circle] 200' Notification



C:\Mar_1_2005



CASE NO: Z2005050 C

Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission March 15, 2005

Date: April 28, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 6

Ferguson Map: 612 E3

Appeal: No

Applicant:

Wade Interest, Inc.

Owner:

Oscar Garcia

Zoning Request: From C-2 NA Commercial, Nonalcoholic Sales District to C-2 NA C Commercial, Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393

1.640 acres out of NCB 34393

Property Location: 9865 Potranco Road

Potranco Road and North Ellison Drive

Proposal: To develop a mini-warehouse facility

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of two major thoroughfares, Ellison Drive and Potranco Road. Commercial development is encouraged at the node of two thoroughfares. A school is located immediately to the north with a drainage easement and detention pond separating them. The drainage easement and detention pond provide an adequate buffer to the school. The existing commercial node includes C-2 and C-3 zoning and uses. Considering the circumstances of the surrounding area, a mini storage facility is appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2005050 C

ZONING CASE NO. Z2005050 – March 15, 2005

Applicant: Wade Interest, Inc.

Zoning Request: "C-2NA" Commercial, Nonalcoholic Sales District to "C-2NA" C Commercial, Nonalcoholic Sales District with a Conditional Use for a Mini-warehouse on 1.640 acres out of NCB 34393.

Andy Guerrero, 3134 Renker, representing the applicant, stated he would like to request a continuance on this case. He stated they are still working with Heritage Neighborhood Association and are trying to finalize some restrictive covenants.

FAVOR

Mary Lee Buettner, representing Heritage Neighborhood Association, stated they are in support of the continuance to have more time to finalize the restrictive covenants.

Staff stated there were 6 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 Peel and seconded by Commissioner McAden to recommend a continuance until April 5, 2005.

1. Property is located on 3.194 acres, NCB 34393 at 9865 Potranco.
2. There were 6 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005050 C – April 5, 2005

Applicant: Wade Interest, Inc.

Z2005050 C

Zoning Request: "C-2NA" Commercial, Nonalcoholic Sales District to "C-2NA" C Commercial Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are requesting this change in zoning to allow development of mini storages. He stated they have met with Heritage Neighborhood Association who is in support with certain restrictions.

FAVOR

Mary Lee Buettner, representing Heritage Neighborhood Association, stated they have met with Mr. Guerrero regarding this zoning request and are in support with the following conditions:

1. There will be a twenty-four (24) hour caretaker residing on the premise.
2. The mini storage development will have one controlled access point, fully enclosed with security cameras in place.
3. The construction of the mini storage facility will be done in a combination of block (CMU), STUCCO, BRICK and EFIS.
4. All overhead doors will be screened and not visible from either Potranco or Ellison Road.
5. The color of the mini storage facility will be of a soft earth tone.
6. Hours of operation will be limited to 6:30 am to 6:00 pm.
7. Graffiti shall be addressed as soon as reasonably possible.
8. Dumpsters in view of any public street shall be screened and gated. Gates are to be screened.
9. No cell towers will be allowed to be constructed on the property.
10. No sexual-orientated business or tattoo parlor will be allowed tenancy on the property.
11. No outside storage of any kind, such as, but no limited to RV's, boats, cars, etc.
12. Install a 6-foot rod iron fence.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 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 Peel and seconded by Commissioner Dutmer to recommend approval.

Z2005050 C

1. Property is located on 3.194 acres, NCB 34393 at 9865 Potranco Road.
2. There were 6 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, 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.