

CASE NO: Z2005255

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 10

Ferguson Map: 552 F6

Applicant:

J. H. & T. G. F. Ltd.

Owner:

Kopplow Family Limited Partnership

Zoning Request:

From "MH" IH-1 Manufactured Housing Northeast Gateway Corridor Overlay District 1 to "L" IH-1 Light Industrial Northeast Gateway Corridor Overlay District 1

Lot 2, NCB 13807

Property Location:

5103 Sherri Ann Road

Northwest side Sherri Ann Road

Proposal:

Storage facility for RV vehicles, autos and boats

Neighborhood Association:

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is undeveloped and located on Sherri Ann a local access street. The subject property is adjacent to "I-1" IH-1 General Industrial Northeast Gateway Corridor Overlay District 1 to the northwest, "C-3" IH-1 General Commercial Northeast Gateway Corridor Overlay District 1 to the southwest and "R-5" IH-1 Residential Single-Family Northeast Gateway Corridor Overlay District 1 to the northeast (high power lines) with "C-3 R" Restrictive Commercial District across Sherri Ann to the southeast (vacant). The subject property is within the Interstate Highway 35 North and Randolph Boulevard commercial node. The "L" IH-1 Light Industrial Northeast Gateway Corridor Overlay District 1 would be appropriate at this location and compatible with surrounding uses.

Ingress and egress will be from Interstate Highway 35 North access road.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2005255

ZONING CASE NO. Z2005255 -- November 15, 2005

Applicant: J.H. & T.G.F. Ltd.

Zoning Request: "MH" IH-1 Manufactured Housing Northeast Gateway Corridor Overlay
District 1 to "L" IH-1 Light Industrial Northeast Gateway Corridor Overlay
District 1.

Campbell Barker, 133 E. Rosewood, representing the applicant, stated that they propose to develop the property for a storage facility for RV vehicles, autos and boats. He further stated that the proposed development will be positive improvement for the neighborhood.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Robbins and seconded by Commissioner Marshall to recommend approval.

1. Property is located on Lot 2, NCB 13807 at 5103 Sherri Ann Road.
2. There were 15 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila,
Stribling, Gray**

NAYS: None

ABSTAIN: Martinez

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.