

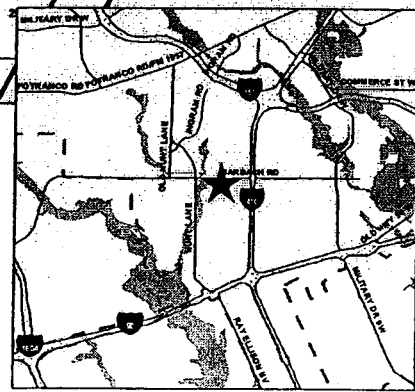
ZONING CASE: Z2005-287 CD

City Council District No. 4
 Requested Zoning Change
 From "C-2" To "C-2 NA CD"
 Date: January 12, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\Dec_6_2005



CASE NO: Z2005287 CD

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 20, 2005

Council District: 4

Ferguson Map: 613 B6 and C6

Appeal:

Applicant: Owner

Sylvan Lutz Sylvan Lutz

Zoning Request: From "C-2" Commercial District to "C-2NA" (CD-Mini-Storage Facility)
Commercial Non-Alcoholic Sales District with a Conditional Use for a Mini-Storage Facility

2.4 acres out of NCB 17877

Property Location: 8714 Marbach Road

Intersection of Marbach Road and Cable Ranch Road

Proposal: To allow a mini-storage facility

Neighborhood Association: Rainbow Hills Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The proposed zoning and use will serve as an appropriate transition between the more intense commercial uses along Marbach Road and the single-family subdivision to the south. The proposed use itself is compatible with the existing commercial uses to the north and east and will likely be compatible with any future uses on the undeveloped parcel zoned "C-2" to the west.

The property currently has split zoning, "C-3R" to the north and "C-2" zoning to the south. The north portion of the property has an improved parking area and a car wash, and it consists of 1.27 acres. The south portion, consisting of 2.40 acres, is currently undeveloped. The current zoning districts were applied to the subject property in 1988, and this property is among many others in the vicinity that have been created since. The applicants are requesting a change in zoning to allow a miniwarehouse facility. The facility will have about 9 banks of storage units of various sizes and, as is common with this type of use, perimeter fencing for security purposes and directional lighting will be installed.

There is an unimproved 20 foot drainage easement, platted within the Lackland City Subdivision, that provides a separation between the subject property and the residences to the south. It appears that the southerly 10 feet of the easment has been fenced in with the adjacent residences and the northerly 10 feet is open and visible from the subject property. Because of the drainage easement, the solid fence along the rear of the subdivision to the south, and the additional screening requirements identified in the Unified

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Staff and Zoning Commission Recommendation - City Council

Development Code for miniwarehouse facilities, the applicant should not be required to install the Type "C" buffer normally required for uses that require a "C-3" zoning district.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005287 CD

ZONING CASE NO. Z2005287 CD – December 20, 2005

Applicant: Sylvan Lutz.

Zoning Request: "C-2" Commercial District to "C-2NA" (CD-Mini-Storage Facility)
Commercial Non-Alcoholic Sales District with a Conditional Use for a
Mini-Storage Facility.

Dwight Lutz, 1062 Ferdinand Dr., representing the applicant, stated that they are requesting the rezoning for a mini-storage facility. He further stated that they have met with the neighborhood association and they indicated at that time that they did not have a problem with the proposed use. He stated that they will be providing a solid screen fence at the rear of the property and there will be additional lighting on the property.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and there was no response from the Rainbow 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 Avila and seconded by Commissioner Rodriguez for approval of the staff recommendation.

1. Property is located on 2.4 acres out of NCB 17877 at 8714 Marbach Road.
2. There were 42 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, McAden, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.