

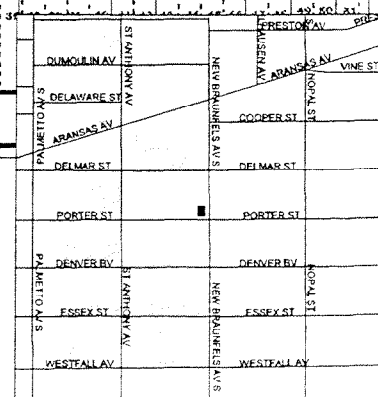
## ZONING CASE: Z2001-186

City Council District NO. 2  
Requested Zoning Change  
From: "RM-4" To: "NC"  
Date: NOV. 14, 2001  
Scale: 1" = 200'

Subject Property

200' Notification

T-17  
C-8  
p. 617



C:\OCT\_15\_2002

# CASE NO: Z2002186

**Zoning Commission Meeting Date:** October 15, 2002

**Council District:** 2

**Ferguson Map:** 617 C8

**Appeal:** No

**Applicant:**

Roberto P. Espinoza, Jr.

**Owner**

Roberto P. Espinoza, Jr.

**Zoning Request:** From "RM-4" Residential Mixed District to "NC" Neighborhood Commercial District.

South 75 feet of Lots 48 and 49, Block 27, NCB 1610

**Property Location:**

The northwest corner of Porter Street and South New Braunfels Avenue

**Applicants Proposal:** To permit the sale of snow cones, ice cream, candy and light foods.

**Staff Recommendation:**

Approval.

The subject property is currently vacant and located on the corner of a major arterial and an intersecting local street. There is a bus stop on the corner. An "NC" Neighborhood Commercial District is appropriate at this location. The proposed use is relatively small in scale and would serve residents and pedestrians in the residential neighborhood and those individuals waiting at the bus stop. "C-2" commercial zoning is located across the street on South New Braunfels Avenue and a pawn shop is located directly across from the subject property on Porter Street. As stated in the Unified Development Code (U.D.C.), a 15 foot Type B buffer and a six foot fence is required along the subject property lines. At the rear property line, the applicant may elect to provide a 6 foot solid fence in leau of the 15 foot buffer.

**Zoning Commission Recommendation**

Approval

**VOTE**

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2002186**

**ZONING CASE NO. Z2002186** October 15, 2002

Applicant: Robert Espinoza

Zoning Request: "RM-4" Residential Mixed District to "NC" Neighborhood Commercial District,

Roberto Espinoza, 615 E. owner, stated he is requesting this change in zoning to allow the property be used as a small convenient store to sale snow cones, ice cream, candy and light foods.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Denver Heights Neighborhood Association is 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 McGowan and seconded by Commissioner Martinez to recommend approval.

1. Property is located on South 75 feet of Lots 49 and 48, Block 27, NCB 1610 at Porter Street and South New Braunfels Avenue.
2. There were 19 notices mailed, 0 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.