

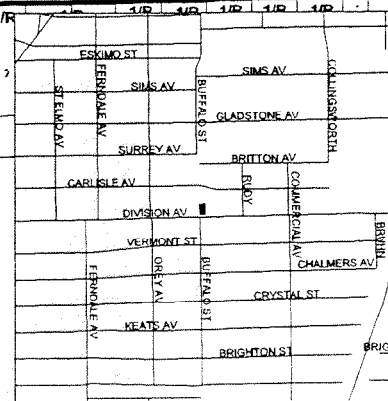
## ZONING CASE: Z2002-192

City Council District NO. 5  
 Requested Zoning Change  
 From: "R-5" To: "C-2"  
 Date: NOV. 14, 2002  
 Scale: 1" = 200"

Subject Property

200' Notification

T-19  
 B-4  
 p. 650



C:\OCT\_15\_2002

# CASE NO: Z2002192

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

**Council District:** 5

**Ferguson Map:** 650 B4

**Appeal:** No

**Applicant:**

Santos Adames and Eva D. Adames

**Owner**

Santos Adames and Eva D. Adames

**Zoning Request:** From "R-5" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District,.

Lot 1, Block 4, NCB 7654

**Property Location:** 867 Division Avenue

**Applicants Proposal:** To permit an addition of the existing building at 903 Division Avenue and replace the bakery with a convenience store.

**Staff Recommendation:**

Denial of "C-2" Commercial District and approval of "R-5 C" Residential Single-Family District with a conditional use for a bakery.

The applicant intends to build an addition (on the subject property) to an existing building (Lupita Bakery) located to the west of the subject property on lots 33, 34 and 35 out of NCB 7916, move the existing bakery into the addition, and replace the bakery with a convenience store. The subject property is almost entirely surrounded by residences, except for the above mentioned bakery, a flower shop across the street, and a convenience store on the corner of Division and Orey Avenue. Approval of "C-2" commercial zoning on the subject property promotes commercial encroachment into the established residential neighborhood. The Master Plan calls for the protection of existing residential neighborhoods. Staff's recommendation of "R-5 C" zoning will allow the applicant to build an addition to the existing building on the subject property and operate a bakery in the addition.

**Zoning Commission Recommendation**

Approval

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2002192**

**ZONING CASE NO. Z2002192** October 15, 2002

Applicant: Santos Adames

Zoning Request: "R-5" Residential Single Family District to "C-2" Commercial District.

Rick Adames, representing his father, stated they are requesting this change in zoning to allow the property be used for a bakery.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Palm Heights 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 motions was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to recommend approval of "C-2NA".

1. Property is located on north 115 feet of Lot 1, Block 4 of NCB 7654 at 867 Division Avenue.
2. There were 29 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends denial.

**AYES: Mehringer, 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.