



# CASE NO: Z2003030

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 10, 2003

**Zoning Commission Meeting Date:** March 18, 2003

**Council District:** 4

**Ferguson Map:** 650 E4

**Appeal:** No

**Applicant:**

Angela Marie Sanders

**Owner:**

Angela Marie Sanders

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 P NA" Commercial Non-Alcoholic Sales District

Lot 10, Lot 11, and Lot 12, Block 6, NCB 7800

**Property Location:** 5305, 5311 and 5319 South Flores Street

On the west side of South Flores Street between Stonewall Avenue and West Harlan Avenue

**Proposal:** Retail and Office

**Neighborhood Association:** None

**Neighborhood Plan:** South Central San Antonio Community Plan

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval. The "C-2 P NA" Commercial Non-Alcoholic Sales District is consistent with the goals and objectives of the South Central San Antonio Community Plan (Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents). South Flores Street is a designated secondary arterial street, serving as a major north and south thoroughfare in south central San Antonio. Residential uses are not appropriate because of the volume of traffic on South Flores Street. The "C-2 P NA" Commercial Non-Alcoholic Sales District is appropriate at this location.

### **Zoning Commission Recommendation:**

Approval

### **VOTE**

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Pedro G. Vega 207-7980

**Z2003030**

**ZONING CASE NO. Z2003030** March 18, 2003

Applicant: Angela Marie Sanders

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Philip Mendoza, representing the owner, stated they are proposing to operate retail uses on the subject property.

Staff stated there were 34 notices mailed out to the surrounding property owners, 1 returned in opposition and 10 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 Avila and seconded by Commissioner McAden recommend approval of "C-2PNA".

1. Property is located on Lot 10, 11 and 12, Block 6, NCB 7800 at 5305, 5311 and 5319 South Flores Street.
2. There were 34 notices mailed, 1 returned in opposition and 10 in favor.
3. Staff recommends denial of the request and approval of "C-1".

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

**NAYS: None**

THE MOTION CARRIED.

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

To be provided at Council hearing.