



# CASE NO: Z2003032 C S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** May 22, 2003

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

**Council District:** 2

**Ferguson Map:** 652 B2

**Appeal:** No

**Applicant:**

Jesse R. Diaz and Romeo Garcia

**Owner:**

Jesse R. Diaz and Romeo Garcia

**Zoning Request:**

From "C-1S" Commercial District with a Specific Use Authorization for a Athletic Field to "C-2 C S" Commercial District with a Conditional Use for an outdoor Flea Market; and Specific Use Authorization for an Athletic Field

Being 3.0366 Acres of land out of a 7.2731 Acre Tract of land located in the City of San Antonio, Bexar County, Texas out of the Maria G. De Alaniz Survey No. 20, Abstract No. 22, New City Block 10782

**Property Location:**

3667 Roland Avenue

On the northeast side of Roland Avenue, 1567.2 feet southeast of the intersection of Roland Avenue and Amity Road.

**Proposal:**

Open Air Market

**Neighborhood Association:**

Pecan Valley Neighborhood Association within 200 feet

**Neighborhood Plan:**

None

**TIA Statement:**

A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. In viewing the surrounding area there is a cemetery to the south and Salado Creek (100 year floodplain) to the north and to the east of the subject property. The "C-2 C S" Commercial District with a Conditional Use for a outdoor Flea Market with a Specific Use Authorization for a Athletic Field would be appropriate at this location.

**Zoning Commission Recommendation:**

Approval

**VOTE**

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	1
<b>RECUSAL</b>	0

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

**Z2003032 C S**

**ZONING CASE NO. Z2003032 C S** March 18, 2003

Applicant: Jesse Diaz and Romeo Garcia

Zoning Request: "C-1" S Commercial District with a Specific Use Authorization for an Athletic Field to "C-2" C S Commercial District with a Conditional Use for an outdoor Flea Market and Specific Use Authorization for an Athletic Field.

Joe Rodriguez, representing the owner, stated the purpose of this request is to allow open-air flea market to be operated in conjunction with an existing football field and concession stand. He stated the flea market would be adjacent to the football field.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Pecan Valley Neighborhood Association and have received 5 letters in support of the request.

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 McAden to recommend approval.

1. Property is located on NCB 15678 at 11000 Wetmore Road.
2. There were 28 notices mailed, 3 returned in opposition and 2 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**ABSTAIN: Avila**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.