

CASE NO: Z2003072

Staff and Zoning Commission Recommendation - City Council

Date: June 12, 2003

Zoning Commission Meeting Date: June 03, 2003

Council District: 3

Ferguson Map: 650 D5-D6

Appeal: No

Applicant:

Susan M. Guerra

Owner:

Harlandale Presbyterian Church

Zoning Request: From "R-6" Residential Single-Family District to "C-1" Commercial District
Lot 1, Lot 2 and Lot 3, NCB 7774

Property Location: 1630 Plesanton Road

Northeast corner of Plesanton Road and East Gerald Avenue

Proposal: Child Care Center, future leasing or resale to office, restaurant, or light retail use.

Neighborhood Association: None

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The "C-1" Commercial District is not consistent with the South Central San Antonio Community Plan. The South Central San Antonio Community Plan indicates Office/Light Commercial along Plesanton Road and Low Density Residential. There is "R-6" Residential Single-Family District to the east, north, Harlandale High School to the south and "C-2NA" Commercial District Non-Alcoholic Sales to the north along Plesanton Road. The Planning Commission denied the requested plan amendment at their April 23, 2003 meeting.

Zoning Commission Recommendation:

Approval, pending City Council approval on the plan amendment (The South Central San Antonio Community Plan)

CASE MANAGER : Pedro G. Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003072

ZONING CASE NO. Z2003072 – May 6, 2003

Applicant: Susan M. Guerra

Zoning Request: "R-6" Residential Single-Family District to "C-1" Commercial District.

David Rodriguez, representing the applicant, stated they are proposing a childcare center with the possibility of a restaurant with no alcohol sales on the subject property. He stated the childcare facility has been in operation since 1996. He stated he would like to amend his original request to "C-2NA".

Staff stated there were 26 notices mailed out to the surrounding property owners, 4 returned in opposition and 3 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 Hophan and seconded by Commissioner Cardenas-Gamez to recommend a postponement until June 3 for a "C-2NA".

1. Property is located on Lot 1 – 3, NCB 7774 at 1630 Pleasanton Road.
2. There were 26 notices mailed, 4 returned in opposition and 3 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Avila, Mehringer

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provide at Council hearing.