

CASE NO: Z2003079

Staff and Zoning Commission Recommendation - City Council

Date: June 12, 2003

Zoning Commission Meeting Date: May 06, 2003

Council District: 3

Ferguson Map: 650 C-7

Appeal: No

Applicant:

B & M Real Estate, Ltd.

Owner:

B & M Real Estate, Ltd.

Zoning Request: From "C-3 NA" Commercial Non-alcoholic Sales District to "C-3" Commercial District

Lot 90C and Lot 91, NCB 9310

Property Location: 1322 and 1324 Southwest Military Drive

Southside of Southwest Military Drive, between Burton Avenue and Altura Avenue

Proposal: Restaurant with on premise consumption of beer and wine

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required,

Staff Recommendation:

Approval. The property fronts Southwest Military Drive, a designated primary arterial, serving as a major east and west thoroughfare in south San Antonio. The subject property is adjacent to "C-3 NA" Commercial District, Nonalcoholic Sales to the west, "C-3" Commercial District to the east, and "R5" Residential Single-Family District across the alley to the south. The "C-3" Commercial District is consistent and appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

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ZONING CASE NO. Z2003079 – May 6, 2003

Applicant: B & M Real Estates, Ltd.

Zoning Request: "C-3NA" Commercial Non-Alcoholic Sales District to "C-3"
Commercial District.

Charles Eden, representing the applicant, stated they are proposing to operate a Wing Stop Restaurant on the subject property.

OPPOSE

Dr. Ralph Schneider, stated his office is within the area of the proposed zoning change. He expressed concerns with this sale of alcohol at this business. He feels this operation would only add to the alcohol problems within this area.

Dr. Mora, stated he is in opposition of this request. He stated he feels this operation is inappropriate for this area. He further stated this would have a negative impact for this area.

Staff stated there were 22 notices mailed out to the surrounding property owners, 15 returned in opposition and 4 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 Avila to recommend denial.

AYES: Kissling, Hophan, Avila, Mehringer

NAYS: Martinez, Grau, Cardenas-Gamez

THE MOTION FAILED

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COMMISSION ACTION

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 90 C and Lot 91, NCB 9310 at 1322 and 1324 Southwest Military Drive.
2. There were 22 notices mailed, 15 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.