

----- Notices Mailed
 ----- In Opposition
 ----- In Favor



ZONING CASE: 22003-150 S

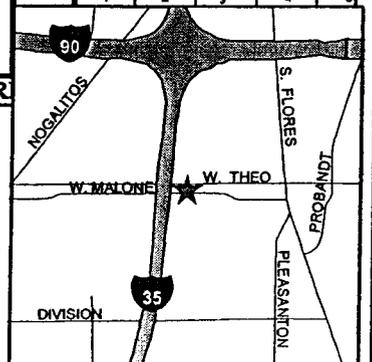
City Council District NO. 5
 Requested Zoning Change
 From: "R-6" To "R-6 S"
 Date: September 25, 2003
 Scale: 1" = 200'

 Subject Property
 200' Notification

I-19
 D.650
 C-2



CASEPT_2_2003



CASE NO: Z2003150 S

Staff and Zoning Commission Recommendation - City Council

Date: September 25, 2003

Zoning Commission Meeting Date: September 02, 2003

Council District: 5

Ferguson Map: 650 C2

Appeal: No

Applicant:

Robert R. Martinez

Owner:

Robert R. Martinez and Felipe and Conception Garcia

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a specific use authorization for a daycare center

Lots 43 and 44, Block 18, NCB 3461

Property Location: 422 and 502 West Theo Avenue

Proposal: To expand existing daycare facility

Neighborhood Association: Englewood Neighborhood Association

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The rezoning request is consistent with the South Central San Antonio Community Plan. A daycare center would provide an appropriate transition from the commercial node indicated by the community plan. The lot west of the subject property maintains a specific land use authorization to operate a daycare center.

Zoning Commission Recommendation:

Approval with a condition that parents and employees will not park on the public right-of-way

VOTE

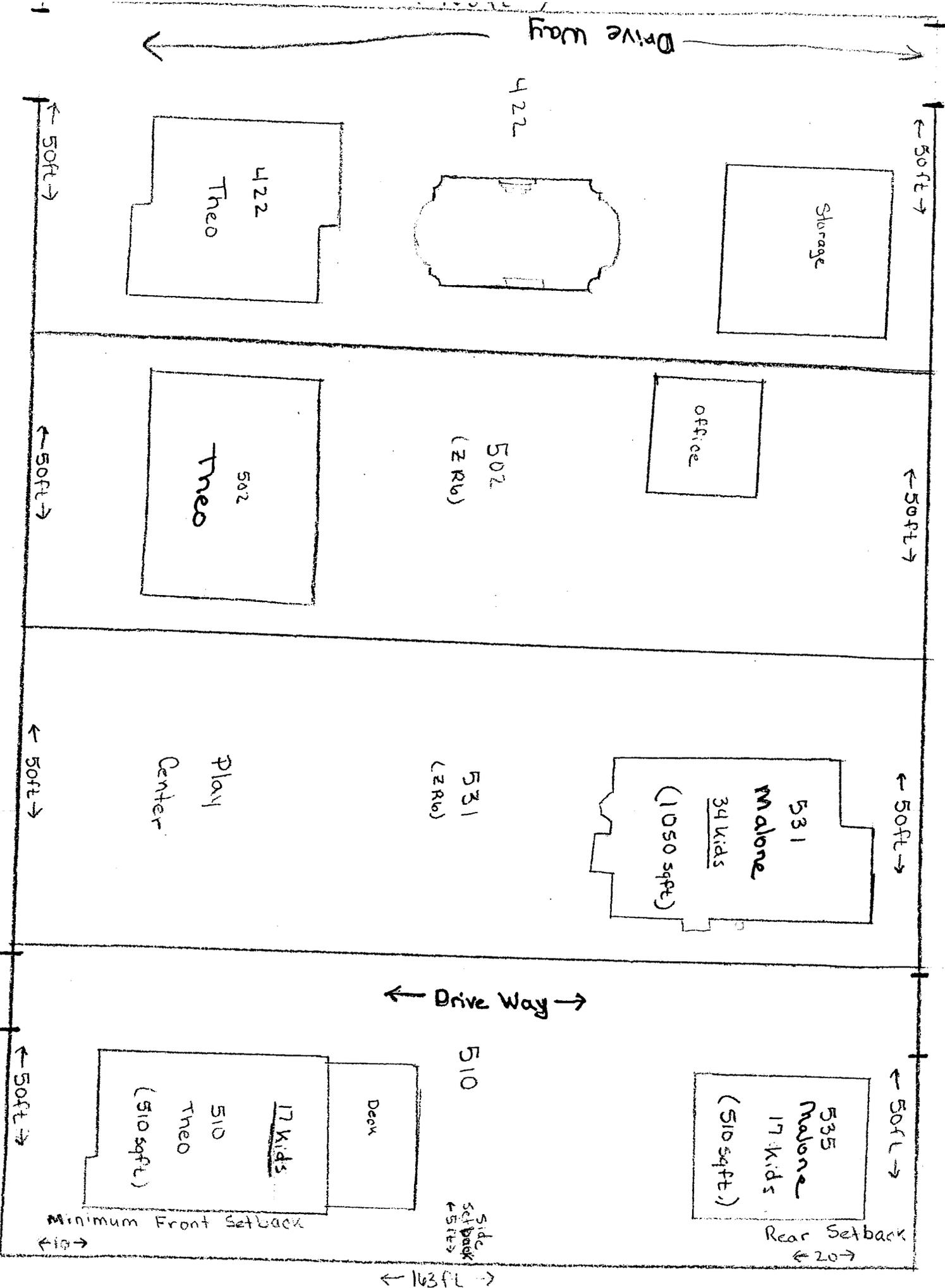
FOR 10

AGAINST 1

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945



Drive Way

← 50ft →

Storage

422

422

Theo

← 50ft →

← 50ft →

Office

502

(Z R6)

502

Theo

← 50ft →

← 50ft →

531

Malone

34 Kids

(1050 sqft)

531

(Z R6)

Play

Center

← 50ft →

← Drive Way →

← 50ft →

535

Malone

17 Kids

510

Deck

17 Kids

510

Theo

(510 sqft)

← 50ft →

Rear Setback
← 20 →

Minimum Front Setback

Side
Setback
← 5ft →

← 163ft →

22003150 S

ZONING CASE NO. 22003150 S- September 2,2003

Applicant: Robert S. Martinez

Zoning Request: "R-6" Residential Single Family District to "R-6" Residential Single Family District with a specific use authorization for a daycare center.

Marivel Ortiz, stated she has been in operation for 6 years at this location and is requesting this change in zoning to expand the existing facility. She has been in contact with the surrounding neighbors to address their concerns. She has agreed to correct the parking issues.

Staff stated there were 34 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and no response from Englewood 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 motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to recommend approval with the following condition: Parents drive into the facility to drop off the children.

1. Property is located on Lot 43 and **44**, Block 18, NCB 3461 at 422 and 502 West Theo Avenue.
2. There were 34 notices mailed, 3 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Morell, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.