

CASE NO: Z2003223

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 02, 2003

Council District: 6

Ferguson Map: 614 F5

Appeal: No

Applicant: Owner

City of San Antonio Arcelio Gomez Rivera

Zoning Request: From "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a bar

Lot 41, Block 5, NCB 8989

Property Location: 310 Abshire Street

Proposal: To open and operate a neighborhood bar

Neighborhood Association: Community Workers Council

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. Subject property is a commercial building that abuts "C-3 R" zoning and use to the west and east. There is also "C-3" across Abshire to the northeast. The property in question also abuts "R-6" zoning and use to the south. The requested zoning is incompatible with the zoning scheme in the area, and will have an adverse impact on immediately adjacent residential properties in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL**

COUNCIL CONSIDERATION REQUEST

TO: Mayor and Council Members
FROM: Councilman Enrique M. Barrera, District 6
COPIES: Terry M. Brechtel, *City Manager*; Andy Martin, *City Attorney*; Yolanda Ledesma, *Acting City Clerk*; Florencio Pena, *Director of Development Services*; Gayle McDaniel, *Assistant to City Council*; Files
SUBJECT: Rezoning of 310 Abshire Street from C-2 to C-2S


DATE: October 23, 2003


Please join me in bringing forward a zoning change from "C-2" to "C-2 S" for 310 Abshire Street (Lot 41, Block 5, NCB 8989) for consideration and recommendation by the Zoning Commission and consideration by the City Council at the earliest possible dates.

The property was re-zoned in April 2003 from C-3 R "Commercial District Restrictive Alcohol Sales" to C-2 "Commercial District." The applicant proposed to open and operate a neighborhood bar at this address. In August 2003, the UDC was changed to prohibit the operation of a bar in C-2 without a special use authorization.

This change would enable the original proposed use that was approved by the Zoning Commission, City Council, and adjacent neighborhood association.

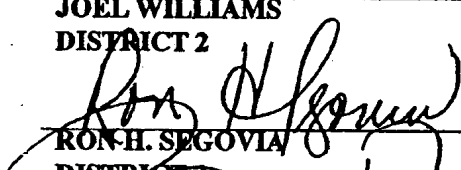
Staff has reviewed and concurs with this request.

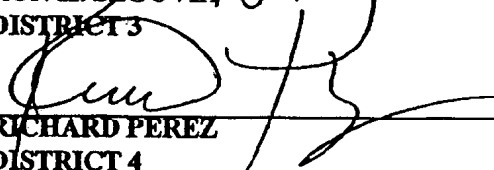

ENRIQUE M. BARRERA
DISTRICT 6



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MAYOR


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DISTRICT 1

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DISTRICT 2


RON H. SEGOVIA
DISTRICT 3


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Z2003223

ZONING CASE NO. Z2003223 – December 2, 2003

Applicant: City of San Antonio

Zoning Request: "C-2" Commercial District to "C-2" S Commercial District with Specific Use Authorization for a bar.

Jorge Rivas, representing the owner, stated they are requesting this change in zoning to allow for a neighborhood bar on the subject property. He stated they have met with the surrounding neighbors and the neighborhood association who are in support of this request.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Community Workers Council.

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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property located on Lot 41, Block 5, NCB 8989 at 310 Abshire Street.
2. There were 20 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.