

CASE NO: Z2003237

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 16, 2003

Council District: 1

Ferguson Map: 582 C6

Appeal: No

Applicant:

San Antonio Housing Trust
Investment Corporation

Owner:

San Antonio Housing Trust Investment Corporation

Zoning Request: From "I-1" General Industrial District and "R-4" Residential Single-Family District to "C-2 NA" Commercial Non-Alcoholic Sales District

Lot 22, Block A, NCB 8800

Property Location: 2515 Blanco Road

Proposal: For commercial non-alcoholic use

Neighborhood Association: Edison Neighborhood Association within 200 feet

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and approval of "C-2 NA" Commercial Non-Alcoholic Sales District, save and except the western 75 feet of Lot 22, Block A, NCB 8800 and "O-1 C" Office District with conditional use for a dry goods store on the western 75 feet of Lot 22, Block A, NCB 8800. The rezoning request from "I-1" General Industrial District is a substantial down-zoning and is a more appropriate classification for the area. The eastern portion of the subject property fronts Blanco Road, a major arterial. "C-2" Commercial Districts are encouraged along such streets. Industrial zoning exists north and south of the subject property. Residential single-family zoning exists west of the subject property. The recommended "O-1 C" zoning would buffer the single-family neighborhood from the more intense "C-2 NA" zoning. Staff also recommends the following condition:

1. A Type "B" buffer shall be utilized along adjacent properties, to include Lots 4 and 5 of NCB 7213 and Lot 10 of NCB 8800.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003237

ZONING CASE NO. Z2003237 – December 16, 2003

Applicant: San Antonio Housing Trust Investment Corporation

Zoning Request: "I-1" General Industrial District and "R-4" Residential Single Family District to "C-2NA" Commercial Non-Alcoholic Sales District

John Kenny, stated they are requesting this change in zoning to construct a Dollar Store on the subject property. He stated they have been in contact with the surrounding neighbors who are in support of this request. He stated he feels this development would be good for the community.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Kissling and seconded by Commissioner Dutmer to recommend approval of "C-2NA" with a type "B" buffer shall be utilized along adjacent properties, to include lots 4 and 5 of NCB 7213 and lot 10 of NCB 8800.

1. Property located on Lot 22, Block A, NCB 8800 at 2515 Blanco Road.
2. There were 28 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends denial as requested and approval of "C-2NA".

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing