



CASE NO: Z2004032C-A

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District: 2

Ferguson Map: 652 F1

Appeal: Yes

Applicant:

Amado Hoffman Sr.

Owner:

El Tipico Enterprises

Zoning Request: From "R-5" Residential Single-Family District to "C-2 NAC" Commercial Nonalcoholic Sales District with Conditional Use for auto and truck sales

Lot 7, Block 7, NCB 12903

Property Location: 2418 Irwin Drive

The east side of Irwin Drive approximately 185 feet south of Rigsby Avenue

Proposal: To allow an auto sales lot

Neighborhood Association: Stoneleigh/Dellcrest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The requested "C-2 NAC" on Lot 7 encroaches on the existing residential development in the neighborhood. Those uses permitted in "C-2", as well as auto sales lots, are not appropriate or desirable adjacent to residential zoning and people's homes. The City of San Antonio Master Plan discourages commercial encroachment into residential neighborhoods.

Zoning Commission Recommendation:

Denial

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004032 C-A

ZONING CASE NO. Z2004032 A – April 20, 2004

Applicant: Amado Hoffman Sr.

Zoning Request: "R-5" Residential Single Family District to "C-2NA" C Commercial Nonalcoholic Sales District with conditional use for auto and truck sales.

Applicant/Representative not present.

Staff stated there were 34 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from Stoneleigh/Dellcrest 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 Dixon and seconded by Commissioner Sherrill to recommend denial.

1. Property is located on Lot 7, Block 7, NCB 12903 at 2418 Irwin Drive.
2. There were 34 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.