



CASE NO: Z2004093

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 2

Ferguson Map: 585 D2

Appeal: No

Applicant:

Vincent E. Villegas (Creative
Concrete Designs)

Owner:

Vincent E. Villegas

Zoning Request: From R-6 Residential Single-Family District to C-3NA General Commercial
Nonalcoholic Sales District

Parcel 9B, NCB 15894

Property Location: 6516 Walzem Road

Southside of Walzem Road

Proposal: Office warehouse

**Neighborhood
Association:** None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is vacant and located on Walzem Road, a secondary arterial, serving as a major east and west thoroughfare in northeast San Antonio. The subject property is adjacent to C-3 General Commercial District to the south, R-6 Residential Single-Family District to the west and east with the Texas Department of Transportation (TxDOT) Northeast District Maintenance Office to the east. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community. The C-3NA General Commercial Nonalcoholic Sales District would be an appropriate zoning classification considering the location and existing nearby uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2004093

ZONING CASE NO. Z2004093 – May 4, 2004

Applicant: Vincent E. Villegas (Creative Concrete Designs)

Zoning Request: “R-6” Residential Single-Family District to “C-3NA” General Commercial Nonalcoholic Sales District.

Vincent E. Villegas, 5918 Duck Lake, applicant, stated he is proposing to operate a acid stained decorative concrete business with no outside storage on the subject property.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Dixon and seconded by Commissioner Avila to recommend approval.

1. Property is located on Parcel 9B, NCB 15894 at 6516 Walzem Road.
2. There were 4 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.