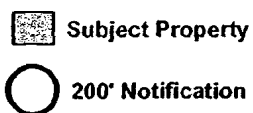


ZONING CASE: Z2004-133

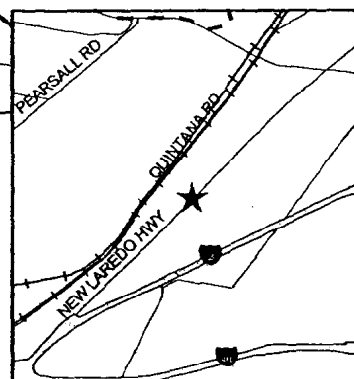
City Council District No. 4
 requested Zoning Change
 from: "C-3NA" To "C-2"
 date: August 12, 2004
 scale: 1" = 200'



B-8
p.547



C:\juse_1_2004
 (A.2.)



CASE NO: Z2004133

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: June 15, 2004

Council District: 4

Ferguson Map: 680 E2

Appeal: Yes

Applicant:

Robert Valdez

Owner

Robert Valdez

Zoning Request: From C-3NA General Commercial District, Nonalcoholic Sales to C-2 Commercial District

Property Location: The northeast 115 feet of the southeast 105 feet of P-108A, NCB 11300
8615 New Laredo Highway
Northwest side of New Laredo Highway

Proposal: To permit alcohol sales at an existing restaurant

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. In 2003, the applicant was granted a zone change from R-4 to C-3NA on the southeast 105 feet of P-108A fronting New Laredo Highway with the intention to operate a restaurant in one building and an auto repair facility in the additional building. Currently the restaurant is operational while the building to the south remains vacant. The applicant is returning to request C-2 on the northeast 115 feet of the property fronting New Laredo Highway on behalf of the restaurant owner who wishes to sell alcoholic beverages incidental to the restaurant's food sales.

The subject property is in the southwest side of San Antonio directly off New Laredo Highway. This area shares common characteristics with property situated close to the edge of a city. It is rural in nature with large vacant tracts of land while also experiencing concentrations of industrial uses and sparse single-family residential development. Two separate mobile home parks exist to the north, south and far west and appear to wrap-around the subject property. The applicant's residence is directly west behind the subject property. An additional single-family residence exists further to the northeast. Staff identified at least eleven (11) heavy commercial and industrial uses along New Laredo Highway to the north and across from the subject property. The heavy commercial and industrial uses consist of auto parts, repair and salvage yards. The Leon Creek runs southeast further south of the subject property. Residential development would be difficult due to the area's inclusion in the 100-year floodplain.

Given the present characteristics of the area, permitting alcohol sales on the subject property will not contribute to the negative impact currently imposed on the surrounding residents.

Zoning Commission Recommendation:

Denial

VOTE

FOR	8
AGAINST	1
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Christie Chapman 207-8389

Z2004133

ZONING CASE NO. Z2004133 – June 15, 2004

Applicant: Robert Valdez

Zoning Request: "C-3NA" General Commercial, Nonalcoholic Sales District to "C-2" Commercial District

Irma Deleon, owner, stated they are requesting this change in zoning to allow the sale of alcohol with meals.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend denial.

1. Property is located on the northwest 115 feet of the southeast 105 feet of P-108A, NCB 11300 at 8615 New Laredo Highway.
2. There were 6 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: Sherrill

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.