



# CASE NO: Z2004177

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 09, 2004

**Zoning Commission Meeting Date:** August 17, 2004

**Council District:** 4

**Ferguson Map:** 649 F7

**Appeal:** No

**Applicant:**

**Owner:**

Silcox Family L. P. % The Place Commercial Real Estate      Robert and Dianne Braun

**Zoning Request:** From I-2 Heavy Industrial District to C-3 General Commercial District  
Tract 5, NCB 9503

**Property Location:** 7331 South Zarzamora Street

West side of South Zarzamora Street between SW Military Drive and  
Interstate Highway 35

**Proposal:** Restaurant, serving alcoholic beverages and a 12,000 square foot Retail  
Building

**Neighborhood  
Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. The subject property is undeveloped and is located on South Zarzamora Street, a major north and south thoroughfare in south San Antonio. A Skate Center (Skate Time) exists on the subject property and is adjacent to the Missouri Pacific Railroad to the west, a drainage channel to the north. The C-3 General Commercial District is a downzoning from the existing I-2 Heavy Industrial District. The C-3 General Commercial District is compatible with the commercial development in the area and within the SW Military Drive, South Zarzamora Street and Interstate Highway 35, South Zarzamora Street commercial nodes.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2004177**

**ZONING CASE NO. Z2004177** – August 17, 2004

Applicant: Silcox Family L. P.

Zoning Request: "I-2" Heavy Industrial District to "C-3" General Commercial District.

Andy Guerrero, 3134 Renker, representing the applicant, stated this requesting zoning would be a down zoning. He stated their intent is to build a Mama Margie's restaurant on the subject property.

Staff stated there were 11 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 Avila and seconded by Commissioner Grau to recommend approval.

1. Property is located on Tract 5, NCB 9503 at 7331 South Zarzamora Street.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.