



..... Notices Mailed
 In Opposition
 In Favor

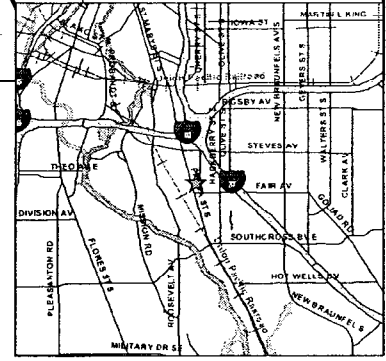
ZONING CASE: Z2005-088 C

City Council District NO. 3
 Requested Zoning Change
 From: I-1 To C-2 C
 Date: May 12, 2005
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Apr_5_2005



CASE NO: Z2005088 C

Staff and Zoning Commission Recommendation - City Council

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 3

Ferguson Map: 651 A3

Appeal: No

Applicant:

Jose L. Pinon & Miguel A. Colmenero

Owner:

Jose L. Pinon

Zoning Request: From I-1 General Industrial District to C-2 C Commercial District with a Conditional Use for auto repair

Lot 7 and north 15.3 feet of Lot 8, Block 4, NCB 3069

Property Location: 3800 South Presa Street

Intersection of Presa Street and Chicago Boulevard

Proposal: To operate an auto repair shop

Neighborhood Association: Riverside Neighborhood Association

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

Neighborhood Commercial is recommended at this site. C-2 C Commercial District is consistent with the neighborhood plan.

Approval.

The subject property is located at the intersection of South Presa Street and Chicago Boulevard. There is an existing structure at the site previously utilized for a welding business. There are established single-family residential homes to the west of the property and industrial zoned properties to the north, west, and south. The C-2 C Commercial District with a conditional use for an auto repair shop would serve as a buffer between the residences and South Presa Street. C-2 C would be a down zoning and would be more appropriate than the existing industrial zoning at this location.

Zoning Commission Recommendation:

Approval with conditions - no outside storage

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005088 C

ZONING CASE NO. Z2005088 C – April 19, 2005

Applicant: Jose L. Pinon & Miguel A. Colmenero

Zoning Request: “I-1” General Industrial District to “C-2” C Commercial District with a Conditional Use for auto repair.

Miguel Colmenero, 502 Welt Street, representing the owner, stated his intent is to operate an auto repair shop on the subject property. He stated the structure is currently vacant and is under repair. He stated he is willing to abide any recommendations or conditions that the surrounding neighbors may have. He is also in agreement with no outside storage.

OPPOSE

Esmeralda Meza, 3720 S. Presa, stated he residence is adjacent to the subject property. She expressed concerns with the appearance of the existing structure. She stated with outside storage consist of debris that creates rodents. She also expressed concerns with the hours of operation and disposal of mechanical chemicals that would be use on the property. She does not support Mr. Colmenero’s request.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Riverside 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

Z2005088 C

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval with the following condition 1. No outside storage.

1. Property is located on Lot 7 and north 15.3 feet of Lot 8, Block 4, NCB 3069 at 3800 South Presa Street.
2. There were 28 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.