



# CASE NO: Z2005138

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** August 25, 2005

**Zoning Commission Meeting Date:** August 02, 2005

**Council District:** 4

**Ferguson Map:** 650 B6

**Applicant:**

Tony Renteria

**Owner:**

Tony Renteria

**Zoning Request:** From "O-2" Office District to "C-3" General Commercial District

Lot 11, Block 4, NCB 8055

**Property Location:** 106 Halsey

Intersection of Leahy and Halsey

**Proposal:** For an auto sales lot

**Neighborhood Association:** None

**Neighborhood Plan:** South Central San Antonio Neighborhood Plan

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

### **Staff Recommendation:**

Inconsistent.

The South Central San Antonio Community Plan recommends low density residential. The Planning Commission recommended denial to the plan amendment on July 13, 2005.

Denial.

The subject property is currently used for a law office. The property to the east is primarily residential, while the property to the west is commercial. The O-2 Office District serves as a buffer between the residential and the commercial development. The development of a used car lot at this site would result in further encroachment in the neighborhood of a more intense commercial development.

### **Zoning Commission Recommendation:**

Denial

### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Robin Stover 207-7945

**Z2005138**

**ZONING CASE NO. Z2005138** – August 2, 2005

Applicant: Tony Renteria

Zoning Request: "O-2" Office District to "C-3" General Commercial District.

Tony Renteria, 106 Halsey, owner, stated he is requesting this change in zoning to allow for an auto sales lot on the subject property. He stated he has visited with the neighborhood association and has received a letter of support from the neighborhood association. He further stated he has also collected a petition of surrounding property owners who are also in support. He does not feel his proposal would cause an increase in traffic for the neighborhood.

**OPPOSE**

Leonard Garza, 2218 Buffalo, stated he is concerned with the increase in traffic flow that Mr. Renteria's proposal may cause in the neighborhood. He also expressed concerns with parking issues. He stated the existing nursing home does not have adequate parking. The people visiting their loved ones are having to park along the street, which causes congestion down Leahy, and Halsey Street.

**REBUTTAL**

Tony Renteria, 106 Halsey, owner, stated he is aware of the parking problem on Leahy and Halsey however he does not feel his proposal would add to this problem. He stated he has adequate parking for his customers.

Staff stated there were 24 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

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

(A verbal vote was taken)

**Z2005138**

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Avila and seconded by Commissioner Kissling to recommend denial.

1. Property is located on Lot 11, Block 4, NCB 8953 at 106 Halsey.
2. There were 24 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends denial.

**AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.