



# CASE NO: Z2005241 CD

## Staff and Zoning Commission Recommendation - City Council

**Date:** January 12, 2006

**Zoning Commission Meeting Date:** November 15, 2005

**Council District:** 3

**Ferguson Map:** 650 E5

**Appeal:**

**Applicant:**

Beatriz Talayero

**Owner:**

Marcus Crassus Land, Ltd.

**Zoning Request:** From "I-1" General Industrial District to "C-2" (CD - Wholesale Bakery)  
Commercial District with a Conditional Use for a Wholesale Bakery

The south 75 feet of Lots 1 and 2, Block 23, NCB 7683

**Property Location:** 6208 and 6212 South Flores Street

**Proposal:** For a Wholesale Bakery

**Neighborhood Association:** Mission San Jose Neighborhood Appearance and Safety Committee

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

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

### Staff Recommendation:

Consistent

The "C2" Conditional District is consistent with the South Central San Antonio Community Plan. The land-use component of the plan calls for mixed-use at this location.

### Approval

The subject property is occupied by an existing vacant commercial building along South Flores Street, a Secondary Arterial Type "B" Road. This proposal represents a down-zoning from "I-1" General Industrial District to "C-2" CD Commercial District with a Conditional Use for a Wholesale Bakery. Though a wholesale bakery is allowed in the "I-1" District, the applicant is proposing to operate a retail component as well. The retail component is not allowed in an industrial zoning district.

The "C-2" base zoning district allows commercial and office uses that are more intense than those in the "NC" Neighborhood Commercial District and "C-1" Commercial District. Additionally, the "C-1" district limits the individual maximum building size to 5,000 square feet. According to the Bexar County Appraisal District, the building on the subject property is 6,750 square feet in size.

The applicant amended their initial request of "C-3" CD General Commercial District with the same conditional use in order to ensure compatibility with the South Central San Antonio Community Plan.

The subject property was zoned "J" Commercial District prior to the conversion of zoning classifications upon adoption of the Unified Development Code in February of 2003. The conversion reclassified "J" Commercial District to the current "I-1".

The applicant has been made aware that the subject property has some deficiencies that must be addressed prior to issuance of a certificate of occupancy. One deficiency is the lack of an adequate number of parking spaces. The UDC requires 1 parking space per 300 square feet of floor area for a wholesale bakery, which

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equates to a requirement of 11 parking spaces. However, the subject property only has approximately 6 parking spaces and 1 handicap space. The applicants have been advised that they will need to petition to the Board of Adjustment for a variance to allow the current number of spaces.

Additionally, the subject property is designed in such a way that only allows "head-in" parking. This means that customers will be required to reverse into the street in order to exit the parking lot, potentially creating a traffic hazard. However, the applicant will be allowed continue the practice of "head-in" parking being that there is an existing building and so long as they do not make improvements to the subject property in excess of 25% of the appraised value.

### Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

### VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2005241 CD**

**ZONING CASE NO. Z2005241 – November 15, 2005**

**Applicant: Beatriz Talayero**

**Zoning Request: "I-1" General Industrial District to "C-2" (CD – Wholesale Bakery)  
Commercial District with a Conditional Use for a Wholesale Bakery.**

**Beatriz Talayero, applicant, stated their intent is to operate a wholesale bakery on the subject property. She further stated she has been in contact with the surrounding neighbors who are in support of this zoning change.**

**Staff stated there were 20 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Mission San Jose Neighborhood Appearance and Safety Committee.**

**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 Farias and seconded by Commission Avila to find consistency with the neighborhood plan.**

**(A verbal vote was taken)**

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

**The motion was made by Commissioner Farias and seconded by Commissioner Avila for recommend approval.**

- 1. Property is located south 75 feet of Lots 1 and 2, Block 23, NCB 7683 at 6208 and 6212 South Flores Street.**
- 2. There were 17 notices mailed, 0 returned in opposition and 2 in favor.**
- 3. Staff recommends approval.**

**Z2005241 CD**

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

**To be provided at Council hearing.**