



# CASE NO: Z2006119

## Staff and Zoning Commission Recommendation - City Council

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City Council Continuance from June 15, 2006

**Date:** June 29, 2006

**Zoning Commission Meeting Date:** May 16, 2006

**Council District:** 5 **Ferguson Map:** 616 A6

**Applicant:** **Owner:**

Culebra Meat Market (Roman Inc.) Manuel Ramirez

**Zoning Request:** From "C-2" NA C Commercial Nonalcoholic Sales District with a Conditional Use for Automobile Repair Shop to "C-2" Commercial District

**Property Location:** Lot 13, Block 1, NCB 2449  
2424 Guadalupe Street  
Intersection of Guadalupe Street and Zarzamora Street

**Proposal:** To allow the sale of alcohol

**Neighborhood Association:** Avenida Guadalupe Association Inc.

**Neighborhood Plan:** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

The subject property exists currently as a meat market/convenience store. Surrounding zoning to the north, south and west is predominantly zoned commercial, with some areas zoned residential.

The subject property was previously zoned "B2NA SUP" Business Non Alcoholic Sales District with a special use permit for automobile sales. A zoning case was initiated in 2001 to change the zoning from B2 to B2NA SUP. Subsequent conversion of the zoning code changed that designation to C2NA C General Commercial Non Alcoholic Sales District with a conditional use for automobile sales, with the adoption of the 2001 Unified Development Code (UDC).

The zoning request for a commercial sales district, which would permit the sale of alcohol, would be appropriate at this location. The requested zoning will be utilized by the existing building, a well-maintained facility. This zoning designation would be in character with the surrounding neighborhood, which is designated as C-2 zoning along Zarzamora Street. In addition, a 2005 Urban Land Institute (ULI) report on the Avenida Guadalupe community noted that the intersection of Zarzamora and Guadalupe has the potential to be a regional commercial node in the future. The report stated that community based land uses are encouraged, and the facility's existing function as a local butchery promotes this goal.

(Under the Texas Alcoholic Beverage Code an Alcoholic Beverage License application will be required that may be denied by the Texas Department of Alcoholic Beverage Commission (TABC) if the manner in which the business is operated or the place the business is located is detrimental to the health, safety and welfare of the public. The Code provides opportunities for citizens and government officials to object to the issuance of a license or permit.)

**Zoning Commission Recommendation:**

**VOTE**

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Approval

**CASE MANAGER :** David Clear 207-3074

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006119**

**ZONING CASE NO. Z2006119** – May 16, 2006

Applicant: Culebra Meat Market (Roman Inc.)

Zoning Request: "C-2NA" C Commercial Nonalcoholic Sales District with Conditional Use for a automobile repair shop to "C-2" Commercial District.

Raymond Garcia, 107 Greenhaven, representing the applicant, stated they are requesting this change in zoning to allow the sale of alcohol at this existing convenient store.

Staff stated there were 23 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.

**COMMISSION ACTION**

The motion was made by Commissioner Rodriguez and seconded by Commissioner Gadberry to recommend approval.

1. Property is located on Lot 13, Block 1, NCB 2449 at 2424 Guadalupe Street.
2. There were 23 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF COUNCIL HEARING** June 15, 2006

City Council granted a continuance until June 29, 2006

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.