

ZONING CASE: Z2002-201


City Council District No. 1


Requested Zoning Change

From: "H C-3" To: "H IDZ, C-2, RM-6"

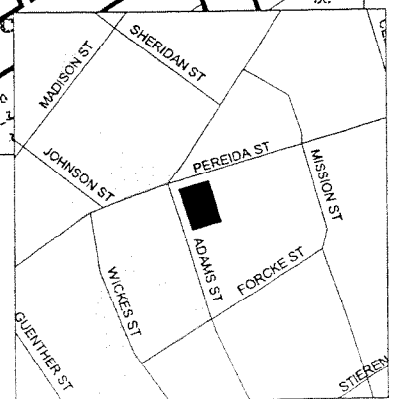
Date: NOV. 14, 2002

SCALE: 1" = 200'

 Subject Property

 200' Notification

T-17
E-7
P. 616



CASE NO: Z2002201

Zoning Commission Meeting Date: October 15, 2002

Council District: 1

Ferguson Map: 616 E7

Appeal:

Applicant:

James F. Nelson

Owner

James F Nelson

Zoning Request:

From Historic "(H) C-3" Commercial District to Historic "(H) IDZ" Infill Development Zone with those uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District..

Lots 4 and 5, Block 1, NCB 932

Property Location:

104 Adams Street

Applicants Proposal:

To allow property to maintain its commercial status and also allow for a single family residence

Staff Recommendation:

Approval of Historic "(H) IDZ" Infill Development Zone with those uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District. The Downtown Neighborhood Plan designates the area as mixed use. This Plan encourages the continued use of existing residential structures, and the establishment of new business along the primary commercial corridors (S. Alamo Street, St. Mary's Street). "C-3" uses and some "C-2" uses are not appropriate at this location.

Zoning Commission Recommendation

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

ZONING CASE NO. Z2002201 October 15, 2002

Applicant: James F. Nelson

Zoning Request: Historic (H) "C-3" Commercial District to Historic (H) "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District.

James Nelson, 321 Stieren, owner, stated he is requesting this property maintain its commercial status and also allow for a single-family residence.

FAVOR

Allan Cash, 319 Stieren, stated he supports this request. He further stated he feels this would a positive change for the community.

OPPOSE

Veronica Kuest, 105 Winding Way, stated she is very concerned with the down zoning of this property. She feels this may have a negative impact for the community.

REBUTTAL

James Nelson, stated he feels this would enhance the community and feels there would be not be a negative impact for the community. He stated the only changes to the structure would be a new roof and the back porch would be enclosed.

Staff stated there were 23 notices mailed out to the surrounding property owners, 2 returned in opposition and 7 returned in favor and no response from the King William 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.

COMMISSION ACTION

The motions was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 4 and 5, Block 1, NCB 932 at 104 Adams Street.
2. There were 23 notices mailed, 2 returned in opposition and 7 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

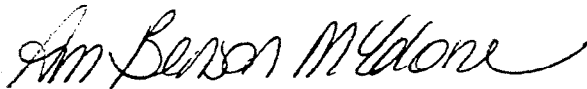
RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Richard Ramirez, Land Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2002~~10~~1
DATE: September 26, 2002

The property located at 104 Adams is currently zoned "C-3 H", Historic Commercial District. The applicant's request is to rezone the property to "IDZ H" Historic Infill Development Zone District. The Historic Preservation staff is in support of this request. The "IDZ H" Historic Infill Development Zone District would not negatively impact the King William Historic District. The house is presently configured for multi-family housing. This zoning change will allow the house to be restored to a single-family residence.



Ann Benson McGlone
Historic Preservation Officer