



# CASE NO: Z2004214

## Staff and Zoning Commission Recommendation - City Council

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**Date:** November 18, 2004

**Zoning Commission Meeting Date:** October 05, 2004

**Council District:** 1

**Ferguson Map:** 616 D7

**Appeal:** No

**Applicant:**

Soflo Plaza, Ltd.

**Owner:**

Soflo Plaza, Ltd.

**Zoning Request:**

From I-1 General Industrial District, I-1 HS General Industrial District with Historic Significance, and I-2 Heavy Industrial District to IDZ Infill Development Zone with uses permitted in C-2 Commercial District and MF-40 Multi-Family District and IDZ HS Infill Development Zone with uses permitted in C-2 Commercial District and MF-40 Multi-Family District with Historic Significance (the south 123.89 feet of the east 253.44 feet of Lot 2, NCB A-63)

1.74 acres out of NCB 63 and NCB A-63

**Property Location:**

1331 and 1339 South Flores Street

**Proposal:**

Redevelopment and renovation of the existing building for mixed use

**Neighborhood Association:**

Lone Star Neighborhood Association

**Neighborhood Plan:**

South Central San Antonio Community Plan

**TIA Statement:**

A traffic impact analysis is not required for IDZ

**Staff Recommendation:**

Denial. The zoning request does not conform with the South Central San Antonio Community Plan. The Plan calls for light industrial land use. An application for a Master Plan Amendment was submitted for this case on August 24, 2004 and was approved by the Planning Commission on October 13, 2004. The applicant wishes to present both the plan amendment and zoning change to City Council concurrently. The requested zoning is not consistent with the light industrial land use designation in the plan. Should the land use designation be changed, staff would support the requested Infill Development Zone (IDZ). The purpose for an IDZ is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, with existing developed areas. Two structures currently exist on the subject property, which the applicant intends to renovate. The area surrounding the subject property is a mixture of industrial, commercial, and office uses. The proposed C-2 development is to be located on the ground floor of both buildings fronting South Flores Street. The proposed MF-40 development would occupy the remainder of the two buildings consisting of 62 units.

**Zoning Commission Recommendation:**

Approval Contingent on Plan Amendment

**CASE MANAGER :** Eric Dusza 207-7442

**VOTE**

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

**Z2004214**

**ZONING CASE NO. Z2004214** – October 5, 2004

Applicant: Soflo Plaza, Ltd.

Zoning Request: "I-1" General Industrial District, "I-1" HS General Industrial District with Historic Significance and "I-2" Heavy Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District and "IDZ" HS Infill Development Zone with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District with Historic Significance (the south 123.89 feet of the east 253.44 feet of Lot 2, NCB A-63)

John Elorriaga, representing the applicant, stated the 3-story building at 1331 S. Flores is currently vacant and the 2<sup>nd</sup> building is partially utilize for office space. He stated their intent is to renovate the buildings for commercial office type use for the 1<sup>st</sup> floor of the building with the remainder of the building being condominiums residential type of apartments. He stated they have submitted an application for a Master Plan Amendment on August 24, 2004 and will be presented to the Planning Commission on October 13, 2004.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star 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 Kissling and seconded by Commissioner Grau to find inconsistency of the neighborhood plan.

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

**NAYS: None**

**THE MOTION CARRIED**

**Z2004214**

**COMMISSION ACTION**

The motion was made by Commissioner McAden and seconded by Commissioner Cardenas-Gamez to recommend approval contingent that plan amendment be approved.

1. Property is located on 1.74 acres out of NCB 63 and NCB A-63 at 1331 and 1339 South Flores Street.
2. There were 24 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, 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.

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM**

**TO:** Eric Dusza, Development Services Department

**FROM:** Ann Benson McGlone, Historic Preservation Officer

**COPIES:** Roderick Sanchez, Assistant Director; File

**SUBJECT:** Zoning Case Z2004214

**DATE:** September 17, 2004

The property located at 1339 South Flores Street, NCB A-63, Lots B2 and B3, is currently zoned "I-1 HS", General Industrial District, Historic Significant. The applicant's request is to rezone the property to "IDZ" Infill Development Zone with the uses of C-2 and MF-40 to permit the redevelopment of the property as a retail and office space and multi-family housing.

The Historic Preservation staff recommends approval of this request. This request is supported by the following guidelines for considering rezoning requests of Landmarks or in Historic Districts:

- *Preserve the architectural integrity of the Landmark (35-333 a-1A).* Any modification to these structures would be reviewed by the Historic and Design Review Commission (HDRC) for appropriateness.
- *Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).* This section of South Flores Street is characterized by multi-use buildings that include both residential and retail components. This proposal will be compatible with the surrounding uses.
- *Permit only uses which would be compatible within these districts (35-333 a-1C).* By restricting the IDZ uses to those associated with C-2, and MF-40 the proposed zoning change will be compatible with the area.
- *Prevent uses which would deteriorate the landmark (35-333 a-1D).* The proposed zone, IDZ with C-2, and MF-40 uses, is more appropriate for this building. The current industrial zoning is intensive and permits many uses that might deteriorate the landmark. This building was constructed as a commercial building and the proposed zoning will help return it to its original uses.
- *Provide a sense of community identity and continuity for site planning issues such as open space, parking rations, setbacks, lot size, building heights, signs, lighting, and traffic (35-333 a-1E).* The IDZ provides flexible standards for inner-city development while maintaining the unique character of the city center.
- *Conform as closely as possible to established zoning regulations while incorporating these goals; protect adjacent property, and encourage preservation, restoration and revitalization of existing structures and neighborhood integrity (35-333 a-2A, B, C).* The combination of the IDZ and the commercial and residential uses will provide for the redevelopment of this site

without exposing the neighborhood to the potential of heavy commercial or industrial uses. The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.

- *Zoning which preserves existing historic districts, landmarks, architecture, structures, trees, outstanding natural topography, and geologic features (35-333 a-3A).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.
- *An efficient use of inner city land resulting in the use of existing facilities, structures, utilities, streets, topography, and resources (35-333 a-3B).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.
- *An environment of stable architecture in harmony with the historic and cultural character of the surrounding cityscape (35-333 a-3C).* Any modification to existing structure or new construction would be reviewed by the HDRC for appropriateness.



Ann Benson McGlone  
Historic Preservation Officer