

ZONING CASE: Z2004-288

City Council District NO. 1

Requested Zoning Change

From: IDZ H HS With Uses Permitted C-2

To: IDZ H HS With Uses Permitted MF-25, C-2

Date: January 13, 2005

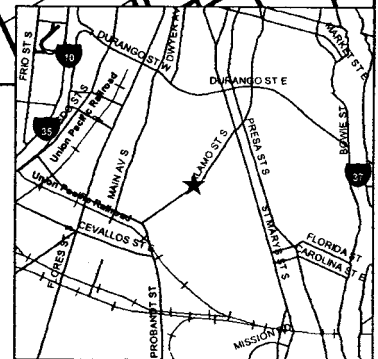
Scale: 1" = 200'

Subject Property

200' Notification



C:\DEC_7_2004



CASE NO: Z2004288

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 21, 2004

Council District: 1

Ferguson Map: 616 E7

Appeal: No

Applicant:

Gallagher Headquarters Ranch
Development, LLC

Owner:

Concord Oil Company

Zoning Request:

From H IDZ HS Historic Infill Development Zone with uses permitted in C-2 Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance to H IDZ HS Historic Infill Development Zone with uses permitted in MF-25 Multi-Family District, C-2 Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance

Lots 1 through 9 and the southeast 86 feet of Lots 12 through 18, Block 1, NCB 747

Property Location:

323 West Johnson Street and 1118 and 1120 South Alamo Street

North of the intersection between South Alamo and East Johnson Street

Proposal:

For the development of various residential and commercial uses

**Neighborhood
Association:**

Arsenal Neighborhood Group and King William Association

Neighborhood Plan:

Downtown Neighborhood Plan

TIA Statement:

A traffic impact analysis is not required

Staff Recommendation:

Approval. The zoning request conforms to the Downtown Neighborhood Plan. The subject property is situated within Section (K) of the land use plan (map on page 11, text on page 12.) Section (K) permits a maximum density of 40 units per gross acre along low-rise mixed use corridors along South Alamo Street and South St Mary's Street. The applicant is requesting to add MF-25 Multi-Family District uses to the existing Infill Development Zone (IDZ) on the subject property. The purpose for an IDZ is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. In the past, a nursing home and hospital have operated on the subject property however, the structures on the property have remained vacant for the last 10 years. During the late 1960's the subject property was included in the designation of the King William Historic District and in the early 1980's the professional building located at the corner of East Sheridan and South Alamo was deemed Historic Significant. The applicant intends to renovate three of the six existing buildings on the subject site. The area surrounding the subject property is a mixture of multi-family and single-family residences with office and various commercial uses. A single-family residence is located on the northwest of the same new city block (NCB 747) as the subject property. Given the existing mixed-use development pattern in the area, the requested zoning and proposed infill development is appropriate for and suitable to the area. The subject property is associated with zoning case Z2004134, heard at Zoning Commission on June 15, 2004.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**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 Z2004288

DATE: December 9, 2004

The property located at 323 Johnson and 1118/1120 South Alamo, NCB 747, Block 1, Lots 1-9 and 12-19, is currently zoned "IDZ H HS", Infill Development Zone with uses permitted in C-2 and MF-40, Historic District, Historic Significant. The applicant's request is to rezone the property to "IDZ H HS" Infill Development Zone with the uses of C-2 and MF-25, Historic District, Historic Significant to permit the redevelopment of the property as a hotel 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 Historic District (35-333 a-1A).* The property consists of two modern, non-contributing institutional buildings and one historic building. 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).* Alamo Street is the center of commercial activity for the King William Historic District. This proposal will be compatible with the surrounding commercial 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-25, the proposed zoning change will be compatible with the district.
- *Prevent uses which would deteriorate the Historic District and/or character (35-333 a-1D).* The provisions of the IDZ with C-2 and MF-25 uses will provide for the re-use of this property while not permitting the heavy commercial uses found in C-3.
- *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 (35-333 a-2A).* 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.

- *Protect adjacent property (35-333 a-2B).* The applicants are retaining an 80-foot section of RM-4 uses along Madison Street and will confine the more intensive commercial uses to Alamo Street.
- *Encourage preservation, restoration and revitalization of existing structures and neighborhood integrity (35-333 a-2C).* 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 the existing structures, new construction, or site improvements would be reviewed by the HDRC for appropriateness.



Ann Benson McGlone
Historic Preservation Officer
Planning Department

Z2004288

ZONING CASE NO. Z2004288 – December 21, 2005

Applicant: Gallagher Headquarters Ranch Development, LLC

Zoning Request: H "IDZ" HS Historic Infill Development Zone District with uses permitted in "C-2" Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance to H "IDZ" HS Historic Infill Development Zone with uses permitted in "MF-25" Multi-Family District, "C-2" Commercial District and a hotel with related bar, restaurant and health club services with Historic Significant.

Steve Indo, 305 Luther, representing the applicant, stated their intent is to develop of various residential and commercial uses.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor and no response from Arsenal Neighborhood Association and King William Association are 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 Peel and seconded by Commissioner Dixon to find consistency of the neighborhood plan.

AYES: Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dixon to recommend approval.

Z2004288

1. Property is located on Lots 1 through 9 and the southeast 86 feet of Lots 12 through 18, Block 1, NCB 747 at 323 West Johnson Street and 1118 and 1120 South Alamo Street.
2. There were 31 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

**AYES: Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.