

CASE NO: Z2005148

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 5

Ferguson Map: 651 A1

Applicant:

Presa Partners, LLP

Owner:

Presa Partners, LLP

Zoning Request:

From I-1 HS General Industrial District Historic Significant to IDZ HS Infill Development Zone Historic Significant with uses permitted in MF-33 Multi-Family District and NC Neighborhood Commercial District

Lot 6, Block 5, NCB 1675

Property Location:

2340 South Presa Street

Intersection of Berkshire and South Presa Street

Proposal:

For two apartments & office space use

**Neighborhood
Association:**

None

Neighborhood Plan:

South Central San Antonio Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The South Central San Antonio Community Plan recommends office, light commercial, and medium-high density residential development at this site.

Approval.

The subject property is located at the intersection of South Presa Street and Berkshire. There is an existing building on the site that is used as art studios/galleries. All of the surrounding properties are zoned for industrial use. Currently there are established single-family residential homes to the east and west, a church to the north, and a bar to the south. The applicant is requesting IDZ Infill Development Zone in order to develop live work units on the property. IDZ promotes the creation of a community environment that incorporates a mix of residential and commercial uses. The Master Plan Policies encourage the revitalization of vacant or underutilized commercial buildings. This zoning request would be appropriate at this location.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	6
AGAINST	1
ABSTAIN	0
RECUSAL	0

Z2005148

ZONING CASE NO. Z2005148 – July 5, 2005

Applicant: Presa Partners, L. P.

Zoning Request: "I-1" "HS" General Industrial District Historic Significant to "IDZ"
"HS" Infill Development Zone Historic Significant with uses permitted
in "MF-33" Multi-Family District and "NC" Neighborhood
Commercials District.

Darryl Ohlenbusch, 612 Labor Street, partial owner, stated building was granted historic significance in February 2005. He stated they are now in the renovations stages. He stated their intent is primarily office use with living/work units. There are estimating 5 office suites and the remainder of the building for living/work units. He stated the parking issue has been addressed. They have up to 3 parking spaces with an additional parking space designated for handicap only. He further stated they have made an informal agreement with the bar owner across the street to use his parking lot during the day and will formalize that agreement upon approval of this zoning request.

FAVOR

Robert Alvarado, 716 South Presa, partial owner, stated their intent is to keep the existing use and renovate the structure to make more presentable. He feels their intentions would have a positive impact on the community and also enhance the appearance of the neighborhood.

Staff stated there were 24 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Robbins to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

Z2005148

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on Lot 6, Block 5, NCB 1675 at 2340 South Presa Street.
2. There were 24 notices mailed, 4 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Stribling

NAYS: Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

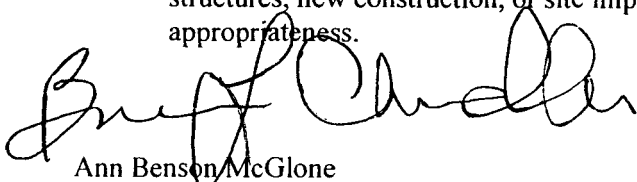
**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Robin Stover, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2005148
DATE: June 1, 2005

The property located at 2340 South Presa Street is currently zoned "I-1 HS", Industrial District, Historic Significant. The applicant's request is to rezone the property to "IDZ HS" Infill Development Zone with the uses of C-3, Historic Significant, to permit the redevelopment of the property.

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 rehabilitation plans for this property have been reviewed and conceptually approved by the Historic and Design Review Commission (HDRC).
- *Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).* South Presa Street is a mixed commercial and residential corridor for the surrounding neighborhood. The proposed zoning would be compatible with the surrounding commercial and residential 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-3, 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-3 will provide for the re-use of this property.
- *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 uses will provide for the redevelopment of this site without exposing the neighborhood to the potential of heavy commercial or industrial uses.
- *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.


for Ann Benson McGlone
Historic Preservation Officer
Planning Department