

ZONING CASE: Z2005-107

City Council District NO. 1

Requested Zoning Change

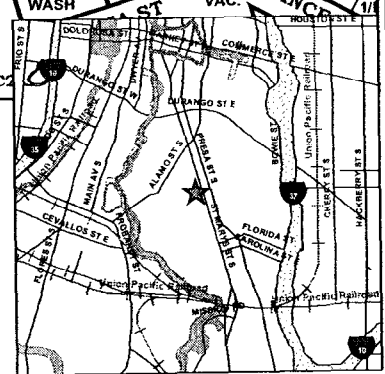
From: C-2 H To IDZ H

Date: June 9, 2005

Scale: 1" = 200'



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CASE NO: Z2005107

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 1

Ferguson Map: 616 F7

Applicant:

1119 South St. Mary's Street
Partnership

Owner:

1119 South St. Mary's Street Partnership

Zoning Request: From (H) C-2 Historic Commercial District to (H) IDZ Historic, Infill Development Zone with uses permitted in C-2 and MF-25 with a maximum density of 14 units per acre

Lot 1, Block 11, NCB 948 and Lot A-21, Block 11, NCB 2963

Property Location: 1119 and 1127 South St. Mary's Street

Proposal: To allow construction of new structure permitting both residential and commercial uses.

Neighborhood Association: King William Neighborhood Association, Lavaca Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Land Use Plan for this sector of the Downtown Neighborhood Plan indicates that mixed use development is encouraged.

Approval

The subject property contains a vacant structure and a vacant gas station. The requested IDZ Infill Development Zone would allow for more flexible development standards on this property. The applicant is requesting this zoning in order to permit both residential and commercial uses on the property. The Master Plan calls for continuing to make physical improvements in the inner city to encourage redevelopment and infill development.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

**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 Z2005107
DATE: May 3, 2005

The property located at 1119 and 1127 South St. Mary's Street is currently zoned "C-2 H", Commercial, Historic District. The applicant's request is to rezone the property to "IDZ H" Infill Development Zone with the uses of C-2 and residential uses, Historic District, to permit the redevelopment of the property as live/work units.

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 buildings. Any modification to these structures, new construction, or site improvements 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).* South St. Mary's Street is a mixed commercial and residential corridor for the King William Historic District. 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-2 and residential uses, 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 residential uses 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 and residential 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. The staff has some concerns about the site plans submitted by the applicant to the Zoning Division. While the staff understands that these site plans are preliminary, we have concerns about the location of the parking areas.



Ann Benson McGlone
Historic Preservation Officer
Planning Department

Z2005107

ZONING CASE NO. Z2005107 – May 17, 2005

Applicant: 1119 South St. Mary's Street Partnership

Zoning Request: (H) "C-2" Historic Commercial District to (H) "IDZ" Historic Infill Development Zone District with uses permitted in "C-2" and "MF-25" with a maximum density of 14 units per acre.

Steve Yndo, 305 Luther, representing the owner, stated the purpose of this request is to allow for both uses of commercial and residential to possibly have mixed use live work units on site.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 8 returned in favor and King William Neighborhood Association is in favor and no response from Lavaca 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 McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on Lot 1, Block 11, NCB 948 and Lot A-21, Block 11, NCB 2963 at 1119 and 1127 South St. Mary's Street.
2. There were 29 notices mailed, 1 returned in opposition and 8 in favor.
3. Staff recommends approval.

Z2005107

**AYES: Martinez, Robbins, 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.