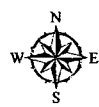


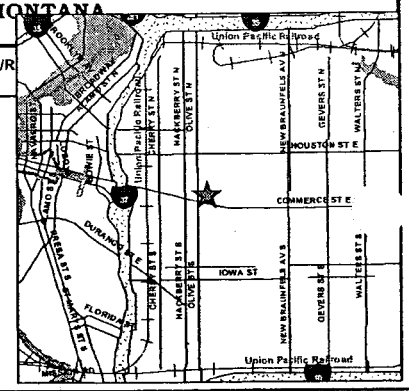
ZONING CASE: Z2005-201

City Council District No. 2
 Requested Zoning Change
 From (HS) "I-1" To (HS) "IDZ"
 Date: October 13, 2005
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Sept_6_2005



CASE NO: Z2005201

Staff and Zoning Commission Recommendation - City Council

Date: October 13, 2005

Zoning Commission Meeting Date: September 06, 2005

Council District: 2

Ferguson Map: 617 B6

Applicant:

Friedrich Lofts, Ltd.

Owner:

Friedrich Lofts, Ltd.

Zoning Request: From (HS) "I-1" Historic, Significant, General Industrial District to (HS) "IDZ" Historic, Significant, Infill Development Zone District

5.731 acres out of NCB 593 and 595

Property Location: 1617 and 1631 East Commerce Street

Bound by Gibbs Street, North Pine Street, East Commerce Street, and North Olive Street

Proposal: To develop a mixed-use building

Neighborhood Association: Dignowity Hill Neighborhood Association and Nevada Street Neighborhood Association (within 200 feet)

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required for the "IDZ" Infill Development Zone Districts.

Staff Recommendation:

Consistent

The Downtown Neighborhood Plan recommends education-arts-medical mixed-use district with mid-rise, 5 stories, and a maximum of 50 units/acre on Commerce Street.

Approval

There is a warehouse building currently situated on the subject property. The building is partially utilized for office space and parking. The remainder of the building is vacant. The properties to the south located on Commerce Street are primarily commercial, while the property to the east is a cemetery. The Carver School and Community Center are located to the west. The property to the north is undeveloped and zoned for residential mixed and industrial.

The applicant has applied for "IDZ" Infill Development Zone District in order to create a mixed-use community. This zoning district would allow for uses permitted in residential, office, neighborhood commercial, commercial, and downtown districts. "IDZ" districts are intended to provide a more flexible approach to the development of infill projects. The current code requirements could make the redevelopment of this structure difficult due to the nature of the existing property. The "IDZ" district would not require the development to adhere to several standards such as setback requirements, parking, parks and open space, or buffer requirements. The Master Plan encourages the development of mixed-use communities as well as infill development in Downtown San Antonio.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005201

ZONING CASE NO. Z2005201 – September 6, 2005

Applicant: Friedrich Lofts, Ltd.

Zoning Request: (HS) "I-1" Historic Significant General Industrial District to (HS)
"IDZ" Historic Significant Infill Development District.

Eugene Seymore, representing the applicant, stated the purpose of this request is to allow mixed use such as architectural firms, website design firms, interior design, furniture sales and small warehousing operation. He stated the overall plan for the property would be approximately 200,000 square feet for commercial use and 70, 000square feet for residential use.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Dignowity Hill and Nevada Street Neighborhood Associations.

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 Marshall and seconded by Commissioner Kissling to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,
McAden, Avila, Stribling**

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

Z2005201

1. Property is located on 5.731 acres out of NCB 593 and 595 at 1617 and 1631 East Commerce Street.
2. There were 25 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,
McAden, Avila, Stribling**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.