

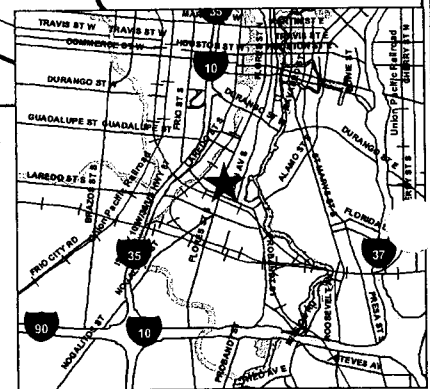
ZONING CASE: Z2005293

City Council District No. 1
 Requested Zoning Change
 From "C-3NA" To "IDZ"
 Date: February 9, 2006
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification



C:\Dec_6_2005



CASE NO: Z2005293

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: February 07, 2006

Council District: 1

Ferguson Map: 616 D-7

Appeal:

Applicant:

Owner:

Flores and Company

Mitchell Whiddon

Zoning Request: From "C-3" NA General Commercial Non-Alcoholic Sales District to "IDZ" Infill Development Zone with Uses Permitted in "MF-33" Multi-Family District and "C-1" Commercial District

Lots 1 through 7, Block B, NCB 2559 and Lots A-2, A-3, and A-4, Block 4, NCB 2972

Property Location: 1200 and 102 South Flores

Northeast intersection of South Flores Street and Rische Street and the southeast intersection of South Flores Street and Daniel Street

Proposal: In-fill mixed-use development

Neighborhood Association: Arsenal King William Neighborhood Association

Neighborhood Plan: Downtown Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Consistent

The land use is consistent with the South Central Community Plan. The plan recommends low-rise mixed-use development for these locations and neighborhood commercial center along South Flores Street.

Approval

The subject properties are located north of the intersection of Alamo Street and South Flores Street, on which both subject properties front. The parcel between West Guenther and Riche Streets currently contains an auto repair facility that is in disrepair. The other subject property, which is between Daniel and Sweet Streets, is currently undeveloped.

The applicant is requesting "IDZ" Infill Development Zone District with uses allowed in "MF-33" Multi-Family District and "C-1" Commercial District in order to create a mixed-use development. These districts, as requested in the rezoning application, represent a down-zoning from the existing "C-3" NA General Non-Alcoholic Sales Commercial District and are complimentary to the adjacent neighborhood and mixed residential and commercial zoning on South Flores Street.

"IDZ" districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the redevelopment of these parcels difficult due to the nature of the properties. The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

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This inner-city area of San Antonio is currently undergoing extensive redevelopment. Several residential, commercial, and mixed-use redevelopment projects are currently underway. Thus, given the evolving mixed-use development pattern in the area, and the subject property's location, the requested zoning and proposed infill development is appropriate for and suitable for the area.

Zoning Commission Recommendation:

Pending February 7, 2006 Zoning Commission hearing

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Rudy Nino, Jr. 207-8389

Z2005293

ZONING CASE NO. Z2005293 – January 17, 2006

Applicant: Flores and Company

Zoning Request: "C-3NA" General Commercial Nonalcoholic Sales District to "IDZ"
Infill Development Zoning with Uses Permitted in "MF-33" Multi-Family District and "C-1" Commercial District.

Tom Flores, representing the owner, stated they are requesting this change in zoning to allow for a mix use development. He is proposing to develop multi family homes with 6 units on one lot and 7 on the other lot. The homes would all have 1 garage with an additional parking spot for guests.

FAVOR

John Pena, 1113 S. Flores, stated he feels this is a good project for the neighborhood.

Art Flores, stated every unit would have a parking space.

Staff stated there were 50 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Arsenal King William 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.

CASE HAS BEEN TABLED AS PER THE CHAIRMAN'S REQUEST FOR STAFF'S REVIEW FOR CLARAIFICATION ON LEGAL DESCRIPTION.

John Jacks, Planning Manager, stated staff has inadvertently left out a portion of the legal description, Lots 6 and 7. He stated their application did indicate their request was rezone Lots 6 and 7 therefore staff will pull this case and no action will be taken at this time. He stated this case would be heard at the next Zoning Commission Meeting on February 7th.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.