

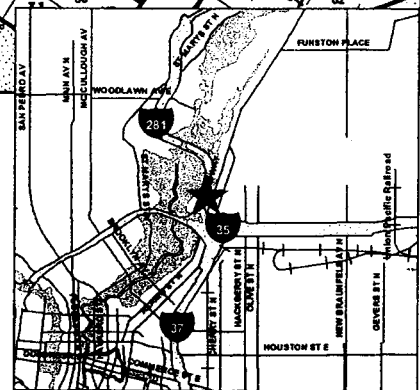
ZONING CASE: Z2006-095

City Council District No. 2
 Requested Zoning Change
 From "I-1" RIO-2
 To "IDZ" RIO-2
 Date: May 18, 2006
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification



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CASE NO: Z2006095

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 2

Ferguson Map: 617 A2

Applicant:

Owner:

H. Glenn Huddleston

H. Glenn Huddleston

Zoning Request: From "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2

Property Location: Lots 11 and 12, the South 14.5 Feet of Lot 13, and the North 45 Feet of Lot 14, Block 18, NCB 964

1625-1639 Broadway and 1616 Avenue B

Intersection of Broadway and Pearl Parkway

Proposal: For a Mixed Use Project

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently vacant. It is comprised of a vacant building on lots 11 and 12, as well as two undeveloped lots to the north and west. To the north and east of the property are areas zoned industrial, and to the south and west is the Highway 281/I-35 Intersection. The surrounding zoning is currently I-1.

The applicant is requesting IDZ Infill Development Zone District in order to create a mixed-use development. This request is compatible with the similar commercial development along the Broadway corridor, and should compliment the nearby infill development project at the Pearl Brewery. Continued infill projects such as this one will contribute to the area's revitalization.

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.

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 development is compatible.

The subject properties were zoned "K" under the provisions of the 1938 zoning code. "K" was subsequently reclassified to "I-1" upon adoption of the 2001 Unified Development Code.

Zoning Commission Recommendation:

VOTE

CASE NO: Z2006095

Staff and Zoning Commission Recommendation - City Council

Approval

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : David Clear 207-3074

Z2006095

ZONING CASE NO. Z2006095 – April 18, 2006

Applicant: H. Glenn Huddleston

Zoning Request: "I-1" "RIO-2" General Industrial River Improvement Overlay District 2
to "IDZ" "RIO" 2 Infill Development River Improvement Overlay
District 2.

Harper Huddleston, representing the owner, stated their intent is to develop mixed use on the subject property. He stated he does not feel this development would pose a threat to the community, as this would beautify the area.

FAVOR

Timothy Lang, 6831 Raintree Path, stated he is in support of this request. He stated should this zoning request be granted he would be one of Mr. Huddleston's tenants. He stated they anticipate in operating a restaurant.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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.

COMMISSION ACTION

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

1. Property is located on Lots 11 and 12, the south 14.5 feet of Lot 13 and the north 45 feet of Lot 14, Block 18, NCB 964 at 1625 – 1639 Broadway and 1616 Avenue B.
2. There were 15 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.