

# ZONING CASE: Z2006-088

City Council District No. 5  
 Requested Zoning Change  
 From "I-2"  
 To "IDZ"

Date: June 1, 2006

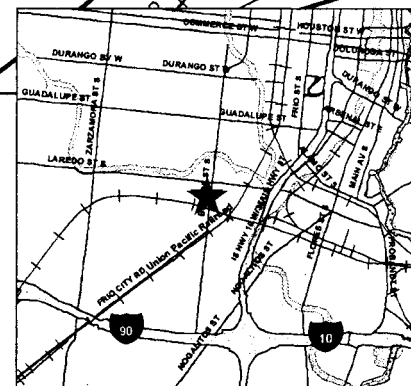
Scale: 1" = 200'

Subject Property

200' Notification



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# CASE NO: Z2006088

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 01, 2006

**Zoning Commission Meeting Date:** May 02, 2006

**Council District:** 5

**Ferguson Map:** 616 B7

**Appeal:**

**Applicant:**

City of San Antonio

**Owner:**

Maria Garcia

**Zoning Request:** From "I-2" General Industrial District to "IDZ" Infill Development Zone District with uses permitted in "R-4" Residential Single-Family District and "C-1" Commercial District

Lot 1, Block 3, NCB 3160

**Property Location:** 1615 South Brazos Street

Southwest corner of Angela Street and South Brazos

**Proposal:** Convert commercial property for residential use (flexibility for possible future commercial use)

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval

The subject property is currently a vacant commercial structure located on the northwest corner of South Brazos Street (a collector street) and Angela Street (a local residential street). The current zoning is inappropriate given its location adjacent to single-family residential and current light and medium commercial uses. The zoning to the west is R-4 with existing single-family residential and I-2 zoning along Laredo Street with existing commercial uses. The property owner is requesting the IDZ overlay with uses permitted in R-4 and C-1 in order to reside on at the property and also have the flexibility to operate a commercial use there in the future.

The proposed residential and low-intensity commercial use request is appropriate at this location. The properties along Laredo Street are commercial in nature and adjacent to a single-family residential neighborhood. Additionally, the IDZ designation would provide the property owner some flexibility should she decide to undertake renovation on this property.

This case has been brought forth by Councilmember Radle as part of a large-area rezoning. In Summer 2006, staff will undertake rezoning of area bound by South Brazos Street to the east; Frio City Road to the south; Zarzamorra Street to the west and South Laredo Street to the north in order to zone the residential and commercial properties appropriately.

The subject property was zoned L under the 1938 code. It was subsequently converted to I-2 under

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provisions of 2001 UDC.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006088**

**ZONING CASE NO. Z2006088** – May 2, 2006

Applicant: City of San Antonio

Zoning Request: "I-2" General Industrial District to "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single Family District and "C-1" Commercial District.

Jose Aguirre, 2403 Westwood Drive, stated he is proposing to convert the existing commercial use to residential use.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 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.

**COMMISSION ACTION**

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

1. Property is located on Lot 1, Block 3, NCB 3160 at 1615 South Brazos Street.
2. There were 21 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.