



City of San Antonio

Legislation Details (With Text)

File #: 14-1904

Type: Zoning Case

In control: City Council A Session

On agenda: 9/18/2014

Title: ZONING CASE # Z2014150 HL (District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property to "IDZ HL RIO-2 AHOD" Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility on Lot 15, Block 1, NCB 14164 located on a portion of 136 East Grayson Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014150 HL, 3. Z2014150 HL_Certificate of Appropriateness, 4. 14-1904 Z2014150 HL DRAFT ORDINANCE, 5. Ordinance 2014-09-18-0714

Date	Ver.	Action By	Action	Result
9/18/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014150 HL

SUMMARY:

Current Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread,

candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

Requested Zoning: To add the “HL” Historic Landmark designation to all existing base, special, and overlay zoning districts.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 19, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Rio Perla Properties, L.P. (by William G. Shown, Vice President)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: A portion of 136 East Grayson Street

Legal Description: Lot 15, Block 1, NCB 14164

Total Acreage: 1.298

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan (26)

Applicable Agencies: City of San Antonio, Officer of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “K” Commercial District. In a 1995 zoning case, the property was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. In a 2004 case, the property was rezoned to the current “IDZ” district. The main brewhouse was built in 1894 and the structure is now being redeveloped as the Pearl Hotel.

Topography: A portion of the property is located within the 100 year flood plain due to its proximity to the San Antonio River.

Adjacent Zoning and Land Uses

Direction: North, East and South

Current Base Zoning: “IDZ”

Current Land Uses: Parking lot and Multi-Family Residences

Direction: West

Current Base Zoning: “C-2” and “C-3”

Current Land Uses: Vacant Commercial and Parking Lot

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties carry the "RIO-2" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: Pearl Parkway and Emma Koehler

Existing Character: Local Streets; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 9, 10, 14, 209, and 214 operate along Broadway Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The existing "IDZ" zoning district is exempt and does not require a traffic study to be generated.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

The subject property is currently being redeveloped for use as a hotel. The requested Historic Landmark designation will not affect the range of allowable uses.

ISSUE:

None.

ALTERNATIVES:

Should the City Council deny this request, the base zoning district would remain in place and the historic designation would not be applied.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood.

Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The “IDZ” base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On May 16, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property owner initiated and is in support of the Historic Landmark designation.