



City of San Antonio

Legislation Details (With Text)

File #: 21-4571

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/20/2021

Title: ZONING CASE Z-2021-10700168 HL (Council District 1): A request for a change in zoning from "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District to "IDZ-3 HL RIO-2 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District on East 169.12 feet of 13, West Irregular 42.38 feet of 14, Parcel-100 (0.142 acres) and Parcel-101 (0.3304 acres), NCB 3053, located at 875 East Ashby Place. Staff recommends Approval. (Kristie Flores, Planning Manager, (210) 207-5889, Kristie.Flores@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. HDRC Exhibits, 3. OHP Memo, 4. 02_HDRC Action Letter 875 E Ashby

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z-2021-10700168 HL

SUMMARY:

Current Zoning: "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District

Requested Zoning: "IDZ-3 HL RIO-2 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021

Case Manager: Kristie Flores, Planning Manager

Property Owner: 875 East Ashby Place LLC

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 875 East Ashby Place

Legal Description: East 169.12 feet of 13, West Irregular 42.38 feet of 14, Parcel-100 (0.142 acres) & Parcel-101 (0.3304 acres), NCB 3053

Total Acreage: 2.0030

Notices Mailed

Owners of Property within 200 feet: 6

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

Applicable Agencies: TXDOT

Property Details

Property History: The property was part of the original 36 square miles of San Antonio and originally zoned "J" Commercial District. The property was rezoned by Ordinance 83331, dated December 14, 1995, from "J" Commercial District to "I-1" Light Industry District. The subject property converted from "I-1" to "I-1" General Industrial with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was rezoned from "I-1" to "IDZ-3" Infill Development Zone District by Ordinance 2019-04-18-0337 dated April 18, 2019.

Topography: A portion of the property includes a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "UZROW"

Current Land Uses: Elevated Freeway

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Parkland

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Elementary School

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family housing

Overlay and Special District Information:

"RIO"

All surrounding properties carry the "RIO" 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.

"AHOD"

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.

"HL"

A number of surrounding properties carry the "HL" Historic landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: East Ashby Place

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property

Routes Served: 8, 20

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: There is no minimum parking requirement for a historic landmark designation.

ISSUE:

None.

ALTERNATIVES:

Current: "IDZ-3" allows requests of unlimited density, and uses permitted in "C-3", "O-2" and "I-1". All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

Proposed: The proposed "IDZ-3 HL" allows all of the above in addition to adding a Historical Landmark Overlay, which provides for design review of proposed construction.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a Regional Center and is located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Midtown Regional Center Plan. Application of a Historic Overlay is consistent with the goals and objectives of the plan for historic designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed application of historic overlay requires design review for proposed changes to the property.

3. Suitability as Presently Zoned:

The current “IDZ-3” is an appropriate zoning for the property and surrounding area. The base zone remains the same and the “HL” is simply the addition of a historic overlay.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Regional Center Plan:

Goal 1: Preserve Midtown’s Distinct Character

Preserve Midtown’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.

Maintain buildings with exemplary historic character.

Highlight the history and heritage of the area and share stories through urban design, public art, and cultural events.

Continue to nurture Midtown’s identity as a welcoming place for diverse families.

6. Size of Tract:

The subject property is 2.0030 acres, which reasonably accommodates a historic landmark designation.

7. Other Factors:

The request for landmark designation was initiated by Luis Miguel Martinez, Area Real Estate, on behalf of the property owner.

On June 2, 2021, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property are specified below.

4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community,

county, state, or nation;

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States.