



City of San Antonio

Legislation Details (With Text)

File #: 17-4109

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: ZONING CASE # Z2017194 HL (Council District 2): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB 600, 610, 631, 632, 658, 1325, 1330, 1354, 1360, 1362, 1365, 1404, 1407, 1412, 1506, 1510, 1531, 1592, 1610, 1633, 3791, 3895, 6207, 6374, 6624; 109 South Pine Street, 506 Montana Street, 1516 Burnet Street, 211 Lockhart Street, 1639 Dawson Street, 1639 Hays Street, 1802 Hays Street, 1502 East Crockett Street, 551 Canton Street, 831 Poinsettia Street, 607 Piedmont Avenue, 817 Iowa Street, 201 Fredonia Street, 1803 Nevada Street, 210 Vargas Alley, 508 South New Braunfels Avenue, 322 Ferguson Avenue, 825 Aransas Avenue, 401 Porter Street, 742 Denver Boulevard, 616 South Hackberry Street, 418 Indiana Street, 1001 North Walters Street, 118 Hardeman Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017194 HL Maps, 2. Resolution For Eastside Churches, 3. OHP-CaseDetail_Eastside Churches HDRC, 4. Zoning Exhibits - churches 7.14.17

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017194 HL

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District; "R-4 EP-1 AHOD" Residential Single-Family Facility Parking Airport Hazard Overlay District; "R-4 EP-1" Residential Single-Family Facility Parking District; "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District; "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with a Specific Use Authorization for a Daycare and Learning Center; "RM-4 IDZ EP-1 AHOD" Residential Mixed Infill Development Zone Facility Parking Airport Hazard Overlay District; "MF-33 AHOD" Multi-Family Airport Hazard Overlay District; "MF-33 EP-1 AHOD" Multi-Family Facility Parking Airport Hazard Overlay District; "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District-1; "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District-2.

Requested Zoning: To apply the "HL" Historic Landmark designation to all current zoning in the proposed area.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: John Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio

Location: 109 South Pine Street, 506 Montana Street, 1516 Burnet Street, 211 Lockhart Street, 1639 Dawson Street, 1639 Hays Street, 1802 Hays Street, 1502 East Crockett Street, 551 Canton Street, 831 Poinsettia Street, 607 Piedmont Avenue, 817 Iowa Street, 201 Fredonia Street, 1803 Nevada Street, 210 Vargas Alley, 508 South New Braunfels Avenue, 322 Ferguson Avenue, 825 Aransas Avenue, 401 Porter Street, 742 Denver Boulevard, 616 South Hackberry Street, 418 Indiana Street, 1001 North Walters Street, 118 Hardeman Street.

Legal Description: Properties located in NCB 600, 610, 631, 632, 658, 1325, 1330, 1354, 1360, 1362, 1365, 1404, 1407, 1412, 1506, 1510, 1531, 1592, 1610, 1633, 3791, 3895, 6207, 6374, 6624

Total Acreage: 17.56

Notices Mailed

Owners of Property within 200 feet (including subject properties and neighborhood associations): 782

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association, Harvard Place/Eastlawn Neighborhood Association, Jefferson Heights Association, Alamodome Gardens Neighborhood Association.

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties were annexed by the City of San Antonio in 1905 as part of 36 square mile of the City's first boundary and are currently developed with non-residential uses.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

There are multiple zoning districts and land uses for the properties adjacent to the subject properties. There are total of twenty eight subject properties.

Overlay and Special District Information: Most of the 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. The properties at 1001 North Walters Street, 1639 Hays Street, 1802 Hays Street, 551 Canton Street, and 831 Poinsettia are within the "EP-1" Facility Parking Overlay District-1 due to their proximity to the major entertainment venues and arenas. The property at 107 South Pine Street has "AE-1" Arts and Entertainment District-1 and the property at 506 Montana Street has "AE-2" Arts and Entertainment District-2 special zoning district. The property at 1001 North Walters Street has "IDZ" Infill

Development Zone District as an overlay zoning district.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Thoroughfare: South Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Rigsby Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus routes # 20 stops along South and North New Braunfels Avenue; 25 stops along East Commerce Street; 28 and 230 stops along South Hackberry Street; 24 stops along East Houston Street; 26 stops along Iowa Street.

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: Minimum and maximum off-street vehicle parking requirements for commercial uses are determined by the square footage of the structure. Minimum Requirement: 1 space per 8 seats. Maximum Requirement: 1 space per 1.5 seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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:

Since the proposal is to add “HL” Historic Landmark as an overlay zoning district without proposing to change base zoning districts, a consistency review is not applicable.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Surrounding lots are developed with residential, commercial, and industrial uses. The proposed zoning request is consistent with the surrounding land uses.

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 proposed request meets the San Antonio Comprehensive Plan’s goals and objectives of Historic Preservation and Cultural Heritage chapter.

6. Size of Tract:

The subject area is 17.56 acres in size.

7. Other Factors:

Findings by the Office of Historic Preservation:

- a. These eligible properties were identified through a survey of historic churches on the Eastside undertaken in 2017. OHP staff performed the survey and reviewed the properties to identify those potentially eligible for landmark designation.
- b. On March 7, 2017, the Office of Historic Preservation hosted an information hearing for the property owners and any of those interested regarding the proposed designations.
- c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio and the growth of its spiritual communities during unprecedented bursts of development during the period following the Civil War through World War II.
- d. Consistent with the UDC sec. 35-607(b)(3), these properties identify with long lasting congregations, some established prior to the construction of the structure. The properties also identify with key historical and spiritual figures who contributed to the development of the community including, Reverend L. H. Kelly, who formed the congregation of The Rose of Sharon Church; Reverend Kelly, pastor and builder of the Second Baptist Church, J.C. Wilder, one of the earliest pastors of Assemblies of God in San Antonio, and Rev. Claude Black Jr. of Mount Zion First Baptist Church who would later become a city councilman. As pastor, Rev. Black invited several prominent figures to speak at his parish. The congregation of Porter Memorial formed in c.1918 as the Olive Street Colored Methodist Episcopal, which was renamed in honor of its founding pastor, Reverend (later Bishop) Henry Phillips Porter (c.1882- 1960), a prominent figure in the Color Methodist Episcopal church.
- e. Consistent with the UDC sec. 35-607(b)(4), these properties are the work of key architects including: KD Beckmann, Leo Dielmann, and Norcell Haywood. Haywood was one of the first four African-American students admitted to the University of Texas, and was the second to graduate from the UT School of Architecture in 1960.
- f. Consistent with the UDC sec. 35-607(b)(5), these properties embody distinguishing architectural characteristics ranging from Greek revival to mid-century modern to vernacular architecture, reflecting the

diverse social heritage of spiritual and cultural communities in San Antonio.

g. Consistent with the UDC sec. 35-607(b)(8), these properties maintain a high level of historical, architectural, and cultural integrity, designs reflect religious denomination preferences, authentic materials, decorative features from high design to vernacular traditions.

h. Consistent with the UDC sec. 35-607(b)(11), these sacred spaces exemplify the cultural and religious heritage of San Antonio, especially that of German, Hispanic and Black communities as well as Baptist, Protestant, Catholic and Assembly of God denominations.

i. Consistent with the UDC sec. 35-607(b)(13), these properties bear an important and significant relationship to the area. Before these structures were constructed, congregations met at homes or under tents. The combination and density of churches in this area combine to create an architectural and cultural motif and reflect a preponderance of religious institutions on San Antonio's Eastside;

j. Consistent with the UDC sec. 35-607(b)(15), these properties represent a significant resource, which greatly contributes to the character of the eastside community. There is a shared legacy among these structures and congregations as specific churches help foster new congregations within the area.

k. Historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for the substantial rehabilitation of historic properties. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive.

Office of Historic Preservation Recommendation: Approval.

The Historic Design Commission Action: The Historic and Design Review Commission concurred that the proposed historic landmark designation meets criteria and is eligible for designation on April 5, 2017.