



City of San Antonio

Legislation Details (With Text)

File #: 20-4740

Type: Zoning Case

In control: City Council A Session

On agenda: 8/20/2020

Title: ZONING CASE Z-2020-10700154 H (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ HL MLOD-2 MLR-2 AHOD" Infill Development Zone Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District to "IDZ H HL MLOD-2 MLR-2 AHOD" Infill Development Zone Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 H HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District on Lot 11, the south 8.7 feet of Lot 15, and Lot 19, Block 2, NCB 2440, located at 812 South Colorado Street, 816 South Colorado Street and 1024 El Paso Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. 01_OHP Memo Rinconcito de Esperanza, 3. 02_Rinconcito de Esperanza HD Map, 4. 02-1_1024 El Paso RDE Bexar CAD - Property Details, 5. 02-2_812 S Colorado RDE Bexar CAD - Property Details, 6. 02-3_816 S Colorado RDE Bexar CAD - Property Details, 7. 03_RdE CA Letter, 8. 04_Rinconcito de Esperanza HDRC Public Comments, 9. 05_Rinconcito de Esperanza HDRC Public Exhibits, 10. Zoning Minutes, 11. Draft Ordinance, 12. Ordinance 2020-08-20-0581

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2020-10700154

SUMMARY:

Current Zoning: "IDZ HL MLOD-2 MLR-2 AHOD" Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District.

Requested Zoning: "IDZ H HL MLOD-2 MLR-2 AHOD" Infill Development Zone Historic Rinconcito de

Esperanza Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 H HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Rinconcito de Esperanza Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District (Application of the Historic Overlay District only)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Esperanza Peace and Justice Center

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 812 South Colorado Street, 816 South Colorado Street and 1024 El Paso Street

Legal Description: Lot 11, the south 8.7 feet of Lot 15, and Lot 19, Block 2, NCB 2440

Total Acreage: 0.5795

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Historic Westside Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was originally part of the Original 36 square miles and zoned "C" Apartment District on November 3, 1938. The subject property was rezoned by Ordinance 75720, dated April 30, 1992, from "C" Apartment District to "R-3" Multiple Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-3" Multiple Family Residence District converted to the current "MF-33" Multi-Family District. Portion of the subject property was rezoned from "MF-33" Multi-Family District to "IDZ" Infill Development Zone District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall, in September 6, 2007 by Ordinance 2007-09-06-0961.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33" and "IDZ-3"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: S. Richter Apartments and Single-Family Residences

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Museo del Westside and Single-Family Residences

Direction: West

Current Base Zoning: “MF-33 IDZ-3 HL”

Current Land Uses: Vacant Land and Single-Family Residences

Overlay and Special District Information:

"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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"HL"

A number of surrounding properties carry the “HS” Historic Significant 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: South Colorado Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: El Paso Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: 68

Traffic Impact: Traffic Impact Analysis (TIA) can’t be determined at this time.

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

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “IDZ” is designed to encourages a mix of residential and

commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas.

The current zoning district designation of “MF-33” is designed to allow multi-family with a maximum density of 33 units per acre.

Proposed: The proposed “IDZ H” and MF-33 H” allows all of the above, in addition to the designate Historic Rinconcito de Esperanza District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center and is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 Guadalupe / Westside Community Plan and is designated as “Low Density Mixed Use”. A finding of consistency is not required for an application of a historical overlay.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “IDZ” Infill Development Zone District and MF-33” Multi-Family District are appropriate zoning for the property and surrounding area. The base zone remains the same. The rezoning establishes the Historic Rinconcito de Esperanza District.

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 request does not appear to conflict with any public policy objective of the Guadalupe / Westside Community Plan, which encourages the following:

7. Development Guidance

6. Historic Structures: It is important to maintain the existing historical character of buildings that contribute to the identity the corridor. The adaptive use of historic structures would lend to redevelopment opportunities.

19.2.1 Encourage property owners to rehabilitate vacant or deteriorated buildings, especially historic structures.

- Promote the merits of preserving existing buildings for cultural heritage purposes.

6. Size of Tract:

The 0.5795 acre site is of sufficient size to accommodate the proposed Multi-Family and Infill Development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is requesting to rezone from “IDZ” and MF-33” to “IDZ H” and MF-33 H”, in order to establish the Historic Rinconcito de Esperanza District.

On June 3, 2020, the Historic and Design Review Commission recommended historic designation of the Rinconcito de Esperanza Historic District, identifying the district as historically significant based on criteria listed in Section 35 -607(b) of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified below. One-hundred percent of properties are in favor of designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the Historic & Design Review Commission. The Office of Historic Preservation worked with the applicant on this rezoning request and supports Approval of the added “H” Historic district designation. The UDC required public information meeting was held May 20, 2020, in conjunction with the HDRC hearing held that day. Ballot cards were mailed to all property owners, per the UDC, and OHP received and verified the owners’ response cards. On May 27, 2020, OHP staff verified that support from properties reached the 51% threshold.

Rinconcito de Esperanza meets UDC criterion [35-607(b)1] [35-607(b)3], [35-607 (b)9], and [35-607 (b)11], for a finding of historic significance in the process of seeking designation in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; the Rinconcito de Esperanza Historic District meets four.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; as a group of residential structures embodying characteristics of a variety of architectural styles and vernacular forms that would have been common to the surrounding neighborhood but have since been demolished.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; as a home to Westside businesses and community organizations that have served the neighborhood since the 1920s, including the Reyes family who operated a grocery store and later an ice house here for over fifty years.

9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development; the historic district consists of three adjacent lots where the remaining structures retain their historic footprints. The dense massing is representative of the historic development pattern when working class families built multiple small homes on a single lot in order to make ends meet.

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; the Rinconcito de Esperanza Historic District is home to both structures and institutions that perform essential work toward preserving the intangible cultural heritage of the Westside community in which it is embedded.