



City of San Antonio

Agenda Memorandum

File Number:20-4028

Agenda Item Number: 19.

Agenda Date: 7/21/2020

In Control: Zoning Commission

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 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 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.