



City of San Antonio

Legislation Details (With Text)

File #: 19-5627

Type: Resolution

In control: City Council A Session

On agenda: 8/8/2019

Title: Resolution to initiate the creation of a Neighborhood Conservation District (NCD) Zoning Overlay District for Tobin Hill North and to initiate plan amendments and rezoning cases as needed for properties generally located south on McCullough Avenue from Trail Street to East Russell Place and including Carlton Court, East Magnolia Avenue, East Mistletoe Avenue, Valentine Place, and East Craig Place, located in Council District 1. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. City Council Request, 2. Resolution 2019-08-08-0047R

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	approved	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICT IMPACTED: 1

SUMMARY:

Councilmember Roberto C. Treviño requests that City Council, through resolution, direct City Staff to initiate the creation of a Neighborhood Conservation District (NCD) Zoning Overlay District for Tobin Hill North and to initiate plan amendments and rezoning cases as needed for consistency with the City’s Comprehensive Plan and for appropriate zoning to existing property uses. The proposed resolution would authorize City Staff to take appropriate steps to bring forward to the Planning Commission and Zoning Commission for a recommendation and to City Council for final action, an ordinance establishing Tobin Hill North NCD-11 Zoning Overlay and amending the land use and zoning on properties south along McCullough Avenue from Trail Street to East Russell Place and including Carlton Court, East Magnolia Avenue, East Mistletoe Avenue, Valentine Place, and East Craig Place (see attached map).

BACKGROUND INFORMATION:

The Office of Historic Preservation determined that Tobin Hill North would be eligible for a Historic District or Neighborhood Conservation District (NCD).

Per the Unified Development Code, Section 35-335, Neighborhood Conservation Districts are created within the City of San Antonio for unique and distinctive residential neighborhoods which contribute significantly to the overall character and identity of the city. The NCD seeks to preserve and protect the architectural or cultural

significance of a part of the city. The public policy of the city directs council to preserve, protect, enhance, and perpetuate the value of residential neighborhoods through the establishment of neighborhood conservation districts.

This resolution seeks to create Tobin Hill North NCD-11 and to rezone the property and change the land use as necessary.

ISSUE:

To be designated as a neighborhood conservation district, the area must meet the following criteria:

- (1) Contain a minimum of one (1) blockface (all the lots on one (1) side of a block);
- (2) At least seventy-five (75) percent of the land area in the proposed district was improved at least twenty-five (25) years ago, and is presently improved; and
- (3) Possess one (1) or more of the following distinctive features that create a cohesive identifiable setting, character or association:

- A. Scale, size, type of construction, or distinctive building materials;
- B. Spatial relationships between buildings;
- C. Lot layouts, setbacks, street layouts, alleys or sidewalks;
- D. Special natural or streetscape characteristics, such as creek beds, parks, greenbelts, gardens or street landscaping;
- E. Land use patterns, including mixed or unique uses or activities; or
- F. Abuts or links designated historic landmarks and/or districts.

This resolution is the next step beyond the initial City Council Request (CCR), required to begin the process to create the NCD requirements, area review and design guidelines. The City's zoning authority requires by ordinance that each NCD is designated and identifies the boundaries of the area. The ordinance is to include applicable designation criteria and design standards for that district, and be consistent with any existing neighborhood and/or community plans.

FISCAL IMPACT:

This area encompasses approximately 53.9 acres of land. The typical plan amendment and zoning related fee for acreage of this size is \$37,986.

If this resolution is approved by Council, the cost of these processes will be absorbed by the Development Services Department. This includes staff hours for research, analysis and community meetings and any plan amendment or zoning case fees that are incurred.

RECOMMENDATION:

Staff recommends approval of the Resolution as this direction will provide an opportunity to create the NCD and apply appropriate land use and zoning to noted subject properties.