



City of San Antonio

Legislation Details (With Text)

File #: 21-3478

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/4/2021

Title: (Continued from 04/20/21) ZONING CASE Z-2021-10700014 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 1-6, Block 21, NCB 1806, located at 1206 West Agarita Avenue. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. 01 OHP Memo 1206 W Agarita, 3. 02 20210120_HDRC Action Letter 1206 W Agarita, 4. 03 Agarita_1206 W ed, 5. 04 1206 W Agarita Resolution 2020-12-17-0057R

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z2021-10700014 HL

SUMMARY:

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2021. This case is continued from the March 16, 2021 and April 20, 2021 hearings.

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: Sale Smart Homes, Inc.

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1206 West Agarita Avenue

Legal Description: Lots 1-6, Block 21, NCB 1806

Total Acreage: 0.4620 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property is part of the original 36 square miles of the city and was originally zoned “B” Residence District. The property was rezoned to “R-1” Single Family Residence District by Ordinance 86704, dated September 25, 1997. The previous “R-1” district converted to the current “R-6” Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: “R-6”

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: “R-6” and “RM-4”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “UZROW” and “I-1”

Current Land Uses: Railroad, doctor office

Overlay and Special District Information:

“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.

"NCD"

The Beacon Hill Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

"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.

Transportation

Thoroughfare: West Agarita Avenue

Existing Character: Minor

Proposed Changes: None

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

Routes: 2, 202

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: The current "R-6" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "R-6" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The proposed rezoning maintains the base district and adds the "HL" Historic Landmark designation.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but 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 Midtown Neighborhoods Plan and is currently designated as “Low Density Residential.” The requested “R-6” is consistent with the future land use designation; the applicant seeks a historic landmark 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.

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed request maintains the same base zoning but adds 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 Neighborhoods Plan:

Goal 1: Revitalize and enhance the neighborhoods’ historic commercial centers.

Goal 2: Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

Objective 2.2: Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.

6. Size of Tract:

The subject property is 0.4620 acres, which could reasonably accommodate a historic landmark.

7. Other Factors:

The request for landmark designation was initiated by the City Council. The owner does not support designation.

On November 4, 2020, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 1206 W Agarita. On December 17, 2020, City Council approved Resolution 2020-12-17-0057R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation was required from the HDRC. On January 20, 2021, the HDRC recommended designation.