



City of San Antonio

Legislation Details (With Text)

File #: 17-4306

Type: Zoning Case

In control: City Council A Session

On agenda: 1/18/2018

Title: ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5): An Ordinance amending the Zoning District Boundary to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB 392, 599, 678, 1587, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary's Street, 1244 Rigsby Avenue, 1502 McCullough Avenue, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 103 Frio City Road, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102-6112 South Flores Street, and 550 Ruiz Street and 2418 South Presa Street. Staff and Zoning Commission recommend Approval. For properties located at 550 Ruiz Street and 2418 South Presa Street, Zoning Commission recommends Denial due to lack of a motion.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Maps, 2. CCR to Initiate, 3. Zoning Minutes, 4. OHP Memo and Exhibits Z2017125 HL, 5. HDRC Recommendation Gas Stations, 6. Draft Ordinance Z2017125 HL

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1, 2, 3, 5

SUBJECT:

Zoning Case Z2017125 HL

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District; "C-3 AHOD" General Commercial Airport Hazard Overlay District; "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District; "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District; "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District; "C-3NA AHOD NCD-5" General Commercial Nonalcoholic Sales Airport Hazard Overlay Beacon Hill Area Neighborhood Conservation District; "C-2R UC-3 AHOD" Commercial Restrictive Alcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District; "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor; "C-2 AHOD" Commercial Airport Hazard Overlay District; "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales - Full Service; "C-2 UC-5 AHOD" Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District; "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District-1;

“IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Uses Permitted in “C-2” Commercial District, Multi-Family 100 dwelling units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District.

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; postponed on June 6, 2017 Zoning Commission public hearing; continued from May 2, 2017 Zoning Commission public hearing.

Case Manager: John Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1502 McCullough Avenue, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 103 Frio City Road, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102-6112 South Flores Street, 550 Ruiz Street and 2418 South Presa Street.

Legal Description: Properties located in NCB 392, 599, 678, 1587, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739.

Total Acreage: 7.8657

Notices Mailed

Owners of Property within 200 feet: 439

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association, Collins Garden Neighborhood Association, Denver Heights Neighborhood Association, Dignowity Hill Neighborhood Association, Harvard Place/Eastlawn Neighborhood Association, Highland Park Neighborhood Association, Jefferson Heights Association, Los Angeles Heights Neighborhood Association, Mission San Jose Neighborhood Association, Monticello Park Neighborhood Association, The Tobin Hill Community Association, Woodlawn Lake Community 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: All 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 property at 820 Fredericksburg Road is within the Beacon Hill Area Conservation District (NCD-5). The properties at 1502 and 1903 McCullough Avenue are within the McCullough Avenue Urban Corridor (UC-5). The property at 2334 North Saint Mary's Street is within the North Saint Mary's Urban Corridor (UC-4). The property at 2318 Fredericksburg Road is within the Fredericksburg Road Urban Corridor (UC-3). The property at 1502 East Commerce Street has "AE-1" Arts and Entertainment District-1 special zoning district. The property at 3920 South Presa Street has "IDZ" Infill Development Zone District which is a special zoning district and it has "MC-2" South Presa Metropolitan Corridor zoning overlay district. The property at 604 Carolina Street has "IDZ" Infill Development Zone District as special zoning district.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: North Zarzamora Street

Existing Character: Secondary Arterial Type B

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

Thoroughfare: Frio City Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus routes # 5 and 204 stops along McCullough Avenue; 95, 96, 97, 100, 289 and 296 stops along Fredericksburg Road; 520 stops along South and North Zarzamora Street; 6, 9, 10, 14, 8, 11 and 20 stops along North Saint Mary's Street; 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; 43, 44 and 243 stops along South Flores Street; 36 and 242 stops along South Presa Street; 62 and 66 stops along Frio City Road.

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 300 square foot Gross Floor Area. Maximum Requirement: 1 space per 100 square foot Gross Floor Area

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 and Zoning Commission (11-0) recommend Approval for all addresses except 550 Ruiz Street and 2418 South Presa Street. Ruiz Street and South Presa Street are forwarded as Denial for lack of a motion.

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 7.8657 acres in size.

7. Other Factors:

Office of Historic Preservation - Findings of Fact

a. These eligible properties were identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. In addition to producing documentation about hundreds of historic gas stations located in San Antonio, the organization published an online portal allowing public access to the survey results. Volunteers reviewed the properties to identify those potentially eligible for landmark designation.

b. On May 3, 2016, the Office of Historic Preservation and San Antonio Conservation Society co-hosted an event called "San Antonio or Bust: Historic Landscapes of the American Road Trip" at Deco Pizzeria, a historic gas station and local landmark on Fredericksburg Road. The Preservation Month event celebrated the rich collection of local roadside architecture by asking guests to share their thoughts and stories about the properties.

c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio as a crossroads for many historic routes such as the Old Spanish Trail and the Meridian Highway.

d. Consistent with the UDC sec. 35-607(b)(6), these utilitarian structures maintain their historic, architectural, and cultural character as pervasive vernacular building types.

e. Consistent with the UDC sec. 35-607(b)(7), the locations and physical characteristics of these gas stations are significant. Placed strategically along popular thoroughfares into downtown San Antonio, these properties trace the history of transportation in the early twentieth century prior to the arrival of the interstate system. Their physical characteristics reflect the brands of oil companies, many of which were first established in Texas.

f. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their locations along historic roadways, original designs reflecting oil company brands, and authentic materials and decorative features including brick, wood, tile, and stucco.

g. Consistent with the UDC sec. 35-607(b)(11), gas stations exemplify the economic heritage of the oil industry that played an important role in the economic growth of the state in the early twentieth century. They also represent a societal shift from older transportation methods to a reliance on personal automobiles. Finally, these properties document San Antonio's role as a destination city included on several historic cross-country routes.

h. 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 August 17, 2016.

Amendment to the Original Application: Properties located at 202 Fredericksburg Road, 227 Broadway,

1001 South Zarzamora Street, 3126 South Flores Street, 3502 North Saint Mary's Street, 419 South Hackberry Street and 5538 South Flores Street have been removed from the zoning case.

In addition, properties located at 550 Ruiz Street and 2418 South Presa Street were considered but are forwarded as Denial for lack of a motion by the Zoning Commission on September 5, 2017.