



City of San Antonio

Legislation Details (With Text)

File #: 17-2915

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: (Continued from 4/18/17) ZONING CASE # Z2017124 H (Council District 1): A request for a change in zoning to create and assign the "H" Nathan Historic District on multiple properties in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973, located at multiple addresses within the boundaries of the 1700 and 1800 Block of South Alamo Street to the south, the 1000 - 1300 Block of South Flores Street to the west, the 200 Block of West Guenther Street to the north, and the 1000 - 1300 Block of South Main Avenue to the east. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Zoning Map, 2. OHP Memo

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017124 H

SUMMARY:

Current Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District; “RM-4 HS AHOD” Residential Mixed Historically Significant Airport Hazard Overlay District; “RM-4 HL AHOD” Residential Mixed Historic Landmark Airport Hazard Overlay District; “MF-33 HS AHOD” Multi-Family Historically Significant Airport Hazard Overlay District; “MF-33 S HS AHOD” Multi-Family Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center; “C-1 IDZ RIO-7D AHOD” Light Commercial Infill Development Zone Overlay River Improvement Overlay-7D Airport Hazard Overlay District; “C-2 HS AHOD” Commercial Historically Significant Airport Hazard Overlay District; “C-3NA RIO-7D AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay-7D Airport Hazard Overlay District; IDZ RIO-7D AHOD” Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District; “IDZ HS RIO-7D AHOD Infill Development Zone Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “MF-25” Low Density Multi-Family District; “IDZ RIO-7D AHOD” Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification; “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted “C-2NR” Commercial Noise Restricted District and a Bar with no outside

sound amplification

Requested Zoning: To apply the “H” Nathan Historic District designation to all current zoning in the proposed area.

“RM-4 H AHOD” Residential Mixed Nathan Historic Airport Hazard Overlay District; “RM-4 H HS AHOD” Residential Mixed Nathan Historic Historically Significant Airport Hazard Overlay District; “RM-4 H HL AHOD” Residential Mixed Nathan Historic Historic Landmark Airport Hazard Overlay District; “MF-33 H HS AHOD” Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District; “MF-33 S H HS AHOD” Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center; “C-1 IDZ H RIO-7D AHOD” Light Commercial Infill Development Zone Overlay Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District; “C-2 H HS AHOD” Commercial Nathan Historic Historically Significant Airport Hazard Overlay District; “C-3NA H RIO-7D AHOD” General Commercial Nonalcoholic Sales Nathan Historic River Improvement Overlay -7D Airport Hazard Overlay District; IDZ H RIO-7D AHOD” Infill Development Zone Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District; “IDZ H HS RIO-7D AHOD Infill Development Zone Nathan Historic Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “MF-25” Low Density Multi-Family District; “IDZ H RIO-7D AHOD” Infill Development Zone Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification; “IDZ H AHOD” Infill Development Zone Nathan Historic Airport Hazard Overlay District with uses permitted “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017. This case was continued from the April 18, 2017 Zoning Commission hearing.

Case Manager: John Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio

Location: Multiple properties located within the boundaries of the 1700 and 1800 Block of South Alamo Street, the 1000 - 1300 Block of South Flores Street, the 200 Block of West Guenther Street, and the 1000 - 1300 Block of South Main Avenue.

Legal Description: Properties located in in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973

Total Acreage: 11.08

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 fee: The King William Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject area was annexed by the City of San Antonio in 1905 as part of 36 square mile of the City's first boundary and is currently developed with residential and commercial uses.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1 and MF-33

Current Land Uses: Office and Multi-Family Residential

Direction: South

Current Base Zoning: I-2

Current Land Uses: Industrial and Commercial

Direction: East

Current Base Zoning: I-2

Current Land Uses: Industrial

Direction: West

Current Base Zoning: C-3NA, IDZ, C-3, MF-25 IDZ, and I-1

Current Land Uses: Office, High-Density Residential, Museum, and Industrial

Overlay and Special District Information: 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. Properties along South Flores Street are within the "RIO-7D" River Improvement Overlay District-7D due to their proximity to the San Pedro Creek. There are multiple properties in the proposed historic area with Historic Landmark designations.

Transportation

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Main Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus routes # 11, 46, and 246 stops along South Main Avenue; 11, 51, 54, and 251 stops along South Alamo Street; 11, 43, 44, 243, and 251 stops along South Flores Street.

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 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 in Lone Star Community Plan. Since the proposal is to add “H” Historic District as an overlay zoning district without proposing to change base zoning districts, a consistency review is not applicable. Staff recommends Approval.

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 11.08 acres in size.

7. Other Factors:

Findings of the Office of Historic Preservation:

- a. An application for historic district designation was received on January 7, 2016. A public informational

meeting for potential historic district designation as held on April 6, 2016, for property owners. On January 5, 2017, the staff of the Office of Historic Preservation received 51% in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review. The proposed historic district meets at least three criteria for historic district designation.

- b. The proposed district is eligible under UDC sec. 35-607(b)(1) with the San Pedro Acequia or Acequia Principal running through the four blocks of the district, roughly parallel to South Flores Street.
- c. The proposed district is eligible under UDC sec.35-607(b)(5), the neighborhood is a dense, intact collection of Victorian Style houses.
- d. The proposed district is eligible under UDC sec. 35-607(b)(7), the modest houses reflect the economic status of trades and craft workers of the early 20th century in direct juxtaposition of the mansions built by the German merchant class across the San Antonio River on King William and Madison streets. It was platted in 1895, the developer made no compensation for the Acequia Principal, placing a grid pattern of lots regardless of the acequia's location.
- e. The proposed district is eligible under UDC sec. 35-607(9), the neighborhood shares a common history visible in its common architectural style, development pattern within the Lewis plat, and location with dense residential blocks surrounded by commercial corridors along S Flores St, S Alamo St, and S Main Ave.
- f. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.
- g. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

Office of Historic Preservation Recommendation: Approval.

The Historic Design Commission Action: The Historic and Design Review Commission concurred that the proposed district meets criteria and is eligible for designation. The commission recommends historic district designation for the Nathan Historic District.