



City of San Antonio

Legislation Details (With Text)

File #: 21-2979

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/20/2021

Title: (Continued from 03/16/21) ZONING CASE Z-2021-10700020 HL (Council District 1): A request for a change in zoning from "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District on Lot 7, Block 2, NCB 3097, located at 118 Lotus Avenue. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z-2021-10700020 HL

SUMMARY:

Current Zoning: "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street and South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa Street and South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 20, 2021. This case is continued from the March 16, 2021 hearing.

Case Manager: Juanita Romero, Planner

Property Owner: Stillwell Group Investments, LLC

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 118 Lotus Avenue

Legal Description: Lot 7, Block 2, NCB 3097

Total Acreage: 0.1743

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “R-2” Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “R-1” Residential Single-Family District converted to the current “R-6” Single-Family Residential District.

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: “RM-4”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: “IDZ”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: School

Overlay and Special District Information:

"NCD"

The South Presa Street and South Saint Mary’s Street Neighborhood Conservation District (NCD-1) 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.

"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 Saint Mary's Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are 2 VIA bus routes within walking distance of the subject property.

Routes Served: 34, and 42

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 present zoning district designation of "RM-4" Residential Mixed 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 "RM-4 HL" allows all of the above in addition to adding a Historical Landmark Overlay.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located 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 not located within an adopted plan. Application of the historic overlay is consistent with the overall comprehensive Master Plan.

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 “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The base zone remains the same and the “H” is simply the addition of 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 Guadalupe Westside Community Plan:

- Objective 19.2: Encourage Rehabilitation of Buildings
 - Promote the merits of preserving existing buildings for cultural heritage purposes
 - Gather information about program assistance available from public, private, and non-profit sources and make information available at a centralized location.
- Objective 19.5: Monitor Impact of Rising Property Values
 - Take steps to ensure that economic development does not tax people out of their homes
- Objective 20.2: Home Improvement and Maintenance
 - Identify and rehabilitate dilapidated historic as well as culturally significant housing stock.

6. Size of Tract:

The subject property is 0.1743 acres, which reasonably accommodates a historic landmark designation.

7. Other Factors:

The request for landmark designation was initiated by the owner.

On January 20, 2021, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property are specified below.

HDRC evaluated the property for eligibility per the UDC Sec. 35-607(b).

1. As an intact example of the Folk Victorian cottage that typifies older neighborhoods in Central San Antonio, including the Lavaca neighborhood.

5: as an intact example of the Folk Victorian cottage that had not been impacted by inappropriate renovations or modifications until recent unpermitted partial demolition; and

13: because the property Lotus is on a block of houses which are nearly all intact, with no vacant lots, and as such is a valuable component of the historical continuity and integrity of the Lavaca Neighborhood.