



City of San Antonio

Agenda Memorandum

File Number: 17-4107

Agenda Item Number: 2.

Agenda Date: 7/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017193 H

SUMMARY:

Current Zoning: "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "R-6 H UC-4 AHOD" Residential Single-Family East French Place Historic North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family East French Place Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed East French Place Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

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 in the 400 Block of East French Place.

Legal Description: Properties located in NCB 6518.

Total Acreage: 4.6

Notices Mailed

Owners of Property: 31

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community 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 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-3, R-6

Current Land Uses: Commercial, Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: Unzoned Right-of-Way

Current Land Uses: State Highway

Direction: West

Current Base Zoning: C-3, R-6

Current Land Uses: Bar, Church

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 North Saint Mary's Street carry the "UC-4" North Saint Mary's Urban Corridor overlay district.

Transportation

Thoroughfare: North Saint Mary's Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus route # 8 stops along Saint Mary's 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.

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 Tobin Hill 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 and commercial 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 4.6 acres in size.

7. Other Factors:

Findings of the Office of Historic Preservation:

- a. A public meeting for potential historic district designation as held on November 10, 2016 for property owners. On April 11, 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.
- b. Consistent with the criterion 1, per UDC Sec. 35-607(b)(1), is that a structure has a value as a visible or archeological reminder of the cultural heritage of the community, or national event. All of the proposed structures meet criterion 1 in that the significantly contributed to the development of the community, county, state, or nation. All of the proposed structures meet criterion 1 in that the Upper Labor Acequia originally provided the terminus for the eastern edge of this street.
- c. Criterion 3, per UDC Sec. 35-607(b)(3), is that a structure has identification with a person or persons who significantly contributed to the development of the community, county, state, or nation. All of the proposed structures meet criterion 3 in that they are included in a neighborhood that was platted by a prominent San Antonio builder, H.C. Thorman in 1922.

d. Criterion 5, per UDC Sec. 35-607(b)(5), is that a structure has embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. All of the proposed structures meet criterion 5 in that they are located on one single street that is still a dense

intact collection of only craftsman style bungalows built all by H.C. Thorman in the 1920s.

e. Criterion 7, per UDC Sec. 35-607(b)(7), is that a structure has an area has a unique location or singular physical characteristics that make it an established or familiar visual feature. All of the proposed structures meet criterion 7 in that they are within a collection of modest houses reflects the economic status of trades and craft workers of the early 20th century. All of the homes are uniform in style, size, setbacks, rooflines, and other architectural features.

f. Criterion 10, per UDC Sec. 35-607(b)(10), is that an area has character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development. The proposed district meets criterion 10 in that the neighborhood shares a common history visible in its common architectural style, development pattern within the H.C. Thorman plat, and location with dense residential blocks surrounded by commercial corridors along St. Mary's.

g. 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.

h. 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 on May 17, 2017. The commission recommends historic district designation for the East French Place Historic District.