



City of San Antonio

Legislation Details (With Text)

File #: 14-584

Type: Zoning Case

In control: City Council A Session

On agenda: 4/3/2014

Title: ZONING CASE #Z2014082 HL (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "MF-33 HL NCD-2 AHOD" Historic Landmark Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 HL NCD-2 AHOD" Historic Landmark High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District on 0.879 of an acre out of Lots 6, 7, 8, 14, 15 and 16, Block 10, NCB 1890, a portion of 602 and 606 West French Place. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014082 HL, 3. Z2014082 HL_Certificate of Appropriateness, 4. Draft Ordinance, 5. Ordinance 2014-04-03-0210

Date	Ver.	Action By	Action	Result
4/3/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2014082 HL

SUMMARY:

Current Zoning: "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "MF-33 HL NCD-2 AHOD" Historic Landmark Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 HL NCD-2 AHOD" Historic Landmark High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2014

Case Manager: Tony Felts

Property Owner: David Grant Family Limited Partnership (by David Grant, Trustee, The David Grant Family Trust, General and Managing Partner)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: A portion of 602 and 606 West French Place

Legal Description: 0.879 of an acre out of Lots 6, 7, 8, 14, 15 and 16, Block 10, NCB 1890

Total Acreage: 0.879

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association, Monte Vista Historical Association, The Tobin Hill Community Association

Planning Team: 11 - Midtown Neighborhoods Neighborhood Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938. The property was originally split zoned "E" Office District. In 1953 and 1955, portions of the property were rezoned to "F" Local Retail District. In 1997, as part of a large area rezoning, the portions of the property were rezoned to "R-3" Multiple Family Residence District, "B-2" Business District, and "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District, "C-2" Commercial District, and "O-2" High-Rise Office District, respectively. Additionally, the "NCD-2" Alta Vista Neighborhood Conservation District overlay was adopted in 2003.

The subject property consists of two platted lots, and portions of four other platted lots. The property is developed with a residence known as the Frost Mansion, which was constructed between 1910 and 1911. The property also includes a commercial structure, which was formerly the carriage house for the main structure.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: "C-2", "R-6", and "O-2"

Current Land Uses: Social Club, Multi-Family Residences, Office

Direction: South

Current Base Zoning: "RM-4" and "O-2"

Current Land Uses: Park and Parking Lot

Direction: West

Current Base Zoning: “MF-33”, “O-2”, and “R-6”
Current Land Uses: Offices, Single-Family Residences

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 to the west of San Pedro Avenue, including the subject property, are located in The Alta Vista Neighborhood Conservation District (NCD-2), 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. Building plans will be subject to review by the Zoning Section, Development Services Department.

Properties to the east of San Pedro Avenue are located in the Monte Vista Historic District, which was adopted in 1998. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. 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: San Pedro Avenue

Existing Character: Primary Arterial, Type B; two lanes in each direction, with sidewalks

Proposed Changes: None known

Thoroughfare: West French Place

Existing Character: Local street; one lane in each direction, with sidewalks

Proposed Changes: None known

Thoroughfare: West Ashby Place

Existing Character: Local street; one lane in each direction with a westbound bicycle lane, with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 4 and 204 operate along San Pedro Avenue, and line 20 operates along West Ashby Place, each with multiple stops in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the property not being granted Historic Landmark status.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Midtown Neighborhoods Neighborhood Plan and is currently designated as Mixed Use and Public Institutional in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

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. Rather, the rezoning will have the effect of protecting and preserving the architectural integrity of the structure on the property.

3. Suitability as Presently Zoned:

The existing base zoning districts will not be affected by this application. The subject property is not within an adopted historic district, nor does it carry any other type of historic designation. As such, the addition of the Historic Landmark designation will help to protect and preserve the architectural integrity of the structures on the property.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On October 17, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.