



City of San Antonio

Legislation Details (With Text)

File #: 17-2557

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/16/2017

Title: (Continued from 03/21/17) ZONING CASE # Z2017061 H (Council District 1): A request for a change in zoning to apply the Tobin Hill North Historic District "H" to existing "C-2 AHOD" Commercial Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017061 H Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017061 H

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District; "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 H AHOD" Commercial Tobin Hill North Historic Airport Hazard Overlay District; "O-2 H AHOD" High-Rise Office Tobin Hill North Historic Airport Hazard Overlay District, "RM-4 H AHOD" Residential Mixed Tobin Hill North Historic Airport Hazard Overlay District, "R-4 H AHOD" Residential Single-Family Tobin Hill North Historic Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family Tobin Hill North Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017. This case was continued from the February 21, 2017 and March 21, 2017 Zoning Commission hearings.

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 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald, the 200 Block of Valentino Place, the 200 Block of Carleton, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court.

Legal Description: Properties located in in NCB 863, 861, 853, and 868

Total Acreage: 13.75

Notices Mailed

Owners of Property within 200 feet: 120

Registered Neighborhood Associations within 200 fee: 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 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-2, MF-33, RM-4, R-6

Current Land Uses: Commercial, Single-Family Residential

Direction: South

Current Base Zoning: C-2, MF-33, RM-4, R-6

Current Land Uses: Commercial, Multi-Family Residential, Single-Family Residential

Direction: East

Current Base Zoning: C-3

Current Land Uses: Commercial

Direction: West

Current Base Zoning: O-2, MF-33

Current Land Uses: Medical Office, High-Density Residential

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.

Transportation

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus route # 5 stops along McCullough Avenue.

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 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.

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 13.75 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. By November 18, 2016, the staff of the Office of Historic Preservation received 51% in support of the designation. In accordance with the UDC, the 51% triggered staff to schedule the request in front of the HDRC.
- b. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their location within the plat, the style homes, including Craftsman, Folk Victorian, Tudor Revival, and Vernacular Shotgun houses, and the use of wood construction.
- c. Consistent with the UDC sec.35-607(b)(10), the properties, primarily residential though some commercial, reflect the established neighborhood and physical plan and development of the subdivision platted by Mrs. Sarah F. Ostrom in 1913.
- d. Consistent with the UDC sec. 35-607(b)(11), these homes exemplify the economic heritage of the city during the 1910s and 1920s as the city grew rapidly, and the modest means of the renters and property owners.
- e. 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.

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 Tobin Hill North Historic District.