



City of San Antonio

Legislation Details (With Text)

File #: 17-4106

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary's Street, 1502 McCullough Avenue, 3502 North Saint Mary's Street, 550 Ruiz Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CCR to Initiate, 2. Location Maps, 3. Zoning exhibits - gas stations - 7.14.17

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1, 2, 3, 5

SUBJECT:

Zoning Case Z2017125 HL

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District; "C-3 AHOD" General Commercial Airport Hazard Overlay District; "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District; "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District; "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District; "C-3R UC-3 AHOD" General Commercial Restrictive Alcohol Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District; "C-3 AHOD NCD-5" General Commercial Airport Hazard Overlay Beacon Hill Area Neighborhood Conservation District; "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor; "C-2 AHOD" Commercial Airport Hazard Overlay District; "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales - Full Service; "C-2 UC-5 AHOD" Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District; "C-1 IDZ RIO-1 AHOD" Light Commercial Infill Development Zone Overlay River Improvement Overlay-1 Airport Hazard Overlay District; "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District-1;

“IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Uses Permitted in “C-2” Commercial District and “R-4 Residential Single-Family District; “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Uses Permitted in “C-2” Commercial District, Multi-Family 100 dwelling units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District; “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District.

Requested Zoning: To apply the “HL” Historic Landmark designation to all current zoning in the proposed area.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017; postponed on June 6, 2017 Zoning Commission public hearing; continued from May 2, 2017 Zoning Commission public 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: 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1502 McCullough Avenue, 3502 North Saint Mary’s Street, 550 Ruiz Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street.

Legal Description: Properties located in NCB A52, 392, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739.

Total Acreage: 9.1457

Notices Mailed

Owners of Property within 200 feet: 555

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association, Beacon Hill Area Neighborhood Association, Collins Garden Neighborhood Association, Denver Heights Neighborhood Association, Dignowity Hill Neighborhood Association, Downtown Residents Association, Five Points Owners Association, Harvard Place/Eastlawn Neighborhood Association, Highland Park Neighborhood Association, Jefferson Heights Association, Lone Star Neighborhood Association, Los Angeles Heights Neighborhood Association, Mission San Jose Neighborhood Association, Monticello Park Neighborhood Association, River Road Neighborhood Association, Roosevelt Park Neighborhood Association, The Tobin Hill Community Association, Woodlawn Lake Community Association.

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties were annexed by the City of San Antonio in 1905 as part of 36

square mile of the City's first boundary and are currently developed with non-residential uses.

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

Adjacent Base Zoning and Land Uses

There are multiple zoning districts and land uses for the properties adjacent to the subject properties. There are total of twenty eight subject properties.

Overlay and Special District Information: All 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. The property at 3502 North Saint Mary's Street is within the "RIO-1" River Improvement Overlay District-1 due to its proximity to the San Antonio River. The property at 820 Fredericksburg Road is within the Beacon Hill Area Conservation District (NCD-5). The properties at 1502 and 1903 McCullough Avenue are within the McCullough Avenue Urban Corridor (UC-5). The property at 2334 North Saint Mary's Street is within the North Saint Mary's Urban Corridor (UC-4). The property at 2318 Fredericksburg Road is within the Fredericksburg Road Urban Corridor (UC-3). The property at 1502 East Commerce Street has "AE-1" Arts and Entertainment District-1 special zoning district. The property at 3920 South Presa Street has "IDZ" Infill Development Zone District which is a special zoning district and it has "MC-2" South Presa Metropolitan Corridor zoning overlay district. The property at 3502 North Saint Mary's Street has "IDZ" Infill Development Zone District as an overlay zoning district. The property at 604 Carolina Street has "IDZ" Infill Development Zone District as special zoning district.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: North Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: South Hackberry Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Thoroughfare: South Presa Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Thoroughfare: Broadway Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Thoroughfare: Rigsby Avenue
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Thoroughfare: Frio City Road
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Public Transit: VIA bus routes # 5 and 204 stops along McCullough Avenue; 95, 96, 97, 100, 289 and 296 stops along Fredericksburg Road; 520 stops along South and North Zarzamora Street; 6, 9, 10, 14, 8, 11 and 20 stops along North Saint Mary's Street; 20 stops along South and North New Braunfels Avenue; 25 stops along East Commerce Street; 28 and 230 stops along South Hackberry Street; 24 stops along East Houston Street; 43, 44 and 243 stops along South Flores Street; 36 and 242 stops along South Presa Street; 79 stops along Ruiz Street; 62 and 66 stops along Frio City Road.

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:

Since the proposal is to add “HL” Historic Landmark 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, 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 9.9557 acres in size.

7. Other Factors:

Statement of Significance by the Office of Historic Preservation:

Historic gas stations in San Antonio represent a dominant industry in our regional economy, a nationwide shift in transportation patterns to reliance on a personal automobile, and the growing emphasis on corporate branding through design, with the buildings themselves serving as advertisements for their parent company.

From Gulf to Humble and Magnolia to Texaco, the Texas economy relied heavily on the oil and gas industry in the early twentieth century. These companies all sold gas under their own brands, establishing filling stations with recognizable logos such as the Texaco star and the Magnolia Pegasus. The earliest of these simply had individual gas tanks set right on the sidewalk, but market demand and safety concerns quickly led to more sophisticated designs. Regional influences on the architectural styles of these structures are expressed through tile roofs, parapets, and stucco siding typical to Spanish Eclectic style stations. Typical branded stations exist as well, with excellent examples of Art Moderne, Craftsman, and Colonial Revival style stations scattered throughout the city. San Antonio’s last streetcars were removed in 1933, and the gasoline industry grew to meet the demand of the growing market of automobile owners. The moniker service station was applied beginning in the 1920s since most had garage bays for mechanical repairs in addition to a standard inventory of fluids, wiper blades, belts/hoses, filters, etc. Each of the thousands of filling stations across the state offered employment opportunities for local mechanics and attendants.

The Alamo City was already an established tourist destination when the first Ford Model T rolled off the assembly line, so filling stations were a necessary commodity for families on road trips, just like motor courts and motels. The first highways were built by the counties using tax funds from the state, and most of the longer roads were titled by which towns they connected, including Fredericksburg, New Braunfels, and Austin Highway. Over 14,000 automobiles were already operating in Texas by 1910¹, and over the next two decades street widening projects spread throughout the city as the number of vehicles sharing the road continued to multiply. Clubs like the Bexar County Highway League promoted

public investment in infrastructure improvements and celebrated the arrival of major thoroughfares like the Old Spanish Trail, Glacier to Gulf Motorway, and Meridian Highway. State taxes on oil production and gasoline sales helped fund highway expansion, and the advent of the interstate highway system in the 1950s made travel more efficient than ever. Post-war suburban residential patterns relied on these new roads as the labor force commuted to central business districts. New, larger stations were constructed on access roads and over time, branded architectural designs fell out of favor as sleek, homogenous structures proliferated across the country.

Office of Historic Preservation Recommendation: Approval.

The Historic Design Commission Action: The Historic and Design Review Commission concurred that the proposed historic landmark designation meets criteria and is eligible for designation on August 17, 2016.

Amendment to the Application: Properties located at 202 Fredericksburg Road, 227 Broadway, 1001 South Zarzamora Street, and 5538 South Flores Street have been removed from the zoning case and its associated public advertisement and public notification as per the request by the Office of Historic Preservation.

In addition, we are amending the application by removing properties located at 3126 South Flores Street and 3502 North Saint Mary's Street. These properties were included in the public advertisement and public notification for this hearing.