



City of San Antonio

Legislation Details (With Text)

File #: 18-4831
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/21/2018
Title: ZONING CASE # Z2018279 HL (Council District 2): A request for a change in zoning from "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District to "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 21 and 22, Block 12C, NCB 1085, located at 615 Eleanor Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. OHP Memo, 3. HDRC Recommendation, 4. HDRC Exhibits, 5. MPNA support letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018279 HL

SUMMARY:
Current Zoning: "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District

Requested Zoning: "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahncke Park Neighborhood Conservation District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 21, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Scott Day

Applicant: Office of Historic Preservation, City of San Antonio

Representative: Office of Historic Preservation, City of San Antonio

Location: 615 Eleanor Avenue

Legal Description: Lots 21 and 22, Block 12C, NCB 1085

Total Acreage: 0.1281

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Mahncke Park

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston

Property Details

Property History: The subject was a part of the original 36 square miles of the city of San Antonio and was zoned “D” Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous “D” converted to the current “MF-33” Muti-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Church, Vacant Lots, Residences

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant Lot, Residences

Direction: South

Current Base Zoning: MR

Current Land Uses: Fort Sam Houston

Direction: West

Current Base Zoning: C-2, MF-33

Current Land Uses: Foodmart, Residences

Overlay and Special District Information:

The Mahncke Park Neighborhood Conservation District (NCD-6) 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.

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: North New Braunfels Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Eleanor

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA Route 11 is five blocks north of the subject property.

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 vehicle spaces: 1 per dwelling unit

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zerolot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools are allowed uses in the “MF-33” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Midtown Regional Center, but not within a Premium Transit Corridor.

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 request for “HL” Historic Landmark simply adds an overlay to the base zoning district, therefore a finding of consistency within the plan is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant’s request is to place the Historic Landmark designation (“HL”) on the property to preserve the distinct and unique architecture it adds to the character of Mahncke Park. The subject property was likely constructed in 1917, and is the oldest structure on the block, and the only example of Queen Anne architecture.

3. Suitability as Presently Zoned:

The request will not change the “MF-33” base zoning district zoning district, but will add the “HL”

designation.

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

6. Size of Tract:

The subject property totals 0.1281 acres in size, which accommodates the uses permitted in "MF-33" Multi-Family District.

7. Other Factors:

On June 20, 2018, the Historic and Design Review Commission 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 three criteria identified as being applicable to the subject property are specified below. The property owner submitted the application for supports Historic Landmark designation. The Office of Historic Preservation is submitting the rezoning request on behalf of the property owner. The Office of Historic Preservation worked with the applicant on this rezoning request and supports Approval of the added "HL" Historic Landmark designation.

615 Eleanor meets UDC criterion [35-607(b)5], [35-607 (b)7], [35-607 (b) 11], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 615 Eleanor meets three.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as a Queen Anne structure with character defining features including cutaway bay window, hipped roof with lower cross gables, and inset porch with turned posts.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; for its prominent location near the corner of Eleanor and New Braunfels overlooking Fort Sam Houston.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; as it represents early development of Mahncke Park by families with close ties to Fort Sam Houston.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.