



City of San Antonio

Legislation Details (With Text)

File #: 18-5485
Type: Resolution
In control: City Council A Session
On agenda: 10/18/2018
Title: PULLED -- Resolution to initiate historic landmark designation for 2511 N Flores and a waiver of application fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
Sponsors:
Indexes:
Code sections:
Attachments: 1. Fiscal Impact Form, 2. Draft Ordinance

Date	Ver.	Action By	Action	Result
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Department: Office of Historic Preservation

Department Head: Shanon Shea Miller

Council district impacted: District 1

Subject: Resolution to initiate landmark designation for 2511 N Flores

Summary:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 2511 N Flores. On April 4, 2018, the Historic and Design Review Commission (HDRC) agreed that the property is historically significance, and is requesting to initiate an application for landmark designation.

Background Information:

In February, OHP received two Requests for Review of Historic Significance for 2511 N Flores and its neighbor, 800 W Russell, in the Alta Vista Conservation District. The owner's intent is to demolish both structures and build two 4 story units. The proposed development would not require a zoning change. To date, no demolition request has been submitted.

The structure at 2511 N Flores is a two story modified Neoclassical residence, built c. 1911. Both are located within the Alta Vista NCD near the corner of West Russell and North Flores. The application was submitted by a resident of the neighborhood and the Alta Vista Neighborhood Association has also expressed concern with the demolition and the potential for new construction of higher density housing on the property.

Staff indicated the structure meets two Criteria for Evaluation: 1 and 13 in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

On April 4, 2018, 2511 N Flores agreed with the request for review of historic significance, recommended approval and requested a resolution from the City Council to initiate the designation process. The property owner still remains not in support of the designation.

Issue:

If Council approves a resolution to proceed with landmark designation, then OHP would apply for a change in zoning to include a historic landmark overlay for the properties. The change in zoning requires approval from both the Zoning Commission and City Council. If approved by Council, the properties would become local historic landmarks. Rehabilitation work would qualify for local tax incentives, and all future proposals for the properties would require HDRC review.

Alternatives:

Landmark designation would help protect and preserve this structure. If Council does not approve a resolution to proceed with landmark designation, the designation process would come to an end and the HDRC's recommendation would not be required for any demolition requests. New construction on the property would not require review by the HDRC.

Fiscal Impact:

The Office of Historic Preservation requests a waiver of the required zoning fees in an amount of \$832.10 that would otherwise be paid to the City's Development Services Fund. Should council not approve the resolution, this amount would be paid to the Development Services Fund by the City's General Fund.

Recommendation:

The property is eligible for historic designation. The HDRC recommends that City Council initiate the historic designation process.