



City of San Antonio

Legislation Details (With Text)

File #: 19-2390
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/6/2019
Title: ZONING CASE # Z-2019-10700002 HL (Council District 1): A request for a change in zoning from "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "MF-33 HL NCD-2 AHOD" Multi-Family Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the East 7.18 feet of South 29 feet of Lot 6, South 33 feet of Lot 7 and Lot 8 and ARB A16, Block 5, NCB 1877, located at 2511 North Flores Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Office of Historic Preservation Comments, 3. 01 OHP Memo 2511 N Flores FINAL, 4. 02 Resolution 2018-11-01-0049R, 5. 04 800 W Russell HDRC Published Exhibits, 6. 03 2511 N Flores HDRC Recommendation, 7. 05 2511 N Flores Response Letters

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700002 HL

SUMMARY:
Current Zoning: "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "MF-33 HL NCD-2 AHOD" Multi-Family Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 5, 2019

Case Manager: Patricia Franco, Planner

Property Owner: GMC Holdings Inc.

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 2511 North Flores Street

Legal Description: East 7.18 feet of South 29 feet of Lot 6, South 33 feet of Lot 7 & Lot 8 & ARB A16, Block 5, NCB 1877

Total Acreage: 0.247

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 1936 City of San Antonio limits and was originally zoned "H" Local Retail District. A 1996 zoning case changed the zoning to "R-3" Multiple Family Residence District with the adoption of Ordinance 86704. Upon adoption of the 2001 Unified Development Code, the previous "R-3" Multiple Family Residence District converted to the current "MF-33" Multi-Family District.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-1"

Current Land Uses: Vacant Residential Home

Direction: East

Current Base Zoning: "MF-33" and "R-6"

Current Land Uses: Residential Uses

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Uses

Direction: West

Current Base Zoning: "RM-4" and "MF-33"

Current Land Uses: Residential Uses

Overlay and Special District Information:

"AHOD"

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.

"HL"

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.

"NCD"

The Alta Vista Neighborhood Conservation District (NCD-2) 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.

Transportation

Thoroughfare: North Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 20

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information:

The parking requirements for "MF-33" is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MF-33 NCD-2 AHOD"

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or near a Premium Transit Corridor.

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 located in the Midtown Neighborhoods Plan. A finding of consistency is not required for application of a historical overlay.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The base zoning will remain the same.

3. Suitability as Presently Zoned:

The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed rezoning simply adds the Historic Landmark Overlay.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Neighborhoods Plan.

Midtown Neighborhoods Plan Relevant Goals and Objectives:

- Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses and bring new vitality to the neighborhood’s commercial centers.
- Goal 1: Parks & Recreation Facilities and Programs: Develop, enhance and maintain parks, recreational facilities, recreational and community programs to meet the needs of the Midtown Neighborhoods planning area.
- Goal 2: Community Appearance and Safety Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

6. Size of Tract:

The subject property is 0.247 acres, which adequately supports multi-family uses.

7. Other Factors:

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.

A request for review of historic significance for the structure located at 2511 N Flores was submitted to OHP on February 5, 2018.

On April 4, 2018, the Historic and Design Review Commission (HDRC) 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 criteria identified as being applicable to the subject property are specified below. The ownership of the property has recently changed, and the new owner is opposed to the landmark designation.

OHP submitted a Request for Council Action on behalf of the HDRC, and on November 1, 2018, City Council approved the request, directed City staff to initiate the designation process, and waived all required zoning fees.

HDRC concurred with the applicant that 2511 N Flores met UDC criterion [35-607(b)1], [35-607(b)3], [35-607(b)5], [35-607(b)7], and [35-607(b)13] 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; 2511 N Flores meets five.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; as a visible reminder of the early development of the Alta Vista neighborhood;
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 2511 N Flores was built by the Campbell-Petty Lumber Company and developed by Robert Schuetze who developed many properties within the City's original 36-square mile boundary.
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 an example of Colonia Revival-influenced architecture.
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; as one of the oldest structures in the Post's Addition to the Upper San Antonio plat.
13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; for its relationship to similar multifamily properties within the neighborhood.