



City of San Antonio

Legislation Details (With Text)

File #: 19-2807

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/2/2019

Title: ZONING CASE # Z-2019-10700039 HL (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 24 and the West 30 feet of Lot 25, Block 38, NCB 3306, located at 843 Rigsby Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. 01 OHP Memo 843 Rigsby, 3. 02 843 Rigsby Commission Action, 4. 03 Rigsby 843 HDRC Published Exhibits, 5. 04 SACS Letter of Support

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2019-10700039 HL

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2019

Case Manager: Mirko A. Maravi, Planner

Property Owner: Marie A. Miller

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 843 Rigsby Avenue

Legal Description: Lot 24 and the West 30 feet of Lot 25, Block 38, NCB 3306

Total Acreage: 0.2755

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was part of the original 36 square miles of San Antonio and originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

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.

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

“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.

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A 120’

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property

Routes Served: 20, 30, 230

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum parking requirement for a single-family dwelling is 1 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 “R-4”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Southeast Regional Center and located within ½ of a mile of the New Braunfels Ave. 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 Highlands Community Plan. A finding of consistency is not required for application of a historical overlay.

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 proposed rezoning simply adds the historic landmark overlay. The base zoning remains the same.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area.

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 rezoning does not appear to conflict with the following goals, principles, and objectives of the Highlands Community Plan:

- Goal 4: Housing Appearance and Character. Improve the quality, appearance and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
- Objective 4.1 Housing Character Enhance and improve the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods.

6. Size of Tract:

The subject property is 0.2755 acres, which adequately supports the existing single-family use.

7. Other Factors:

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

The request for landmark designation was initiated by the owner.

On February 20, 2019, 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.

HDRC concurred with the applicant that 843 Rigsby met UDC criterion [35-607(b)5], [35-607(b)7], [35-607(b)8], [35-607(b)11], [35-607(b)12], 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; 843 Rigsby meets six.

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; This house embodies numerous distinguishing characteristics of Craftsman-style structures including multiple roof levels, a prominent gabled front porch with stone pedestals, and wide eave overhangs featuring exposed rafters and triangular knee braces, and uses indigenous materials such as stone in its construction.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; this house is one of a small collection Craftsman bungalows in San Antonio that display Asian design influences. These features make it a unique and established visual feature of the block and surrounding neighborhood. It is located near a corner on a prominent thoroughfare in the Highland Park neighborhood and

was displayed in newspaper advertisements for the development in 1922.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as a high-integrity example of Asian-influenced Craftsman architecture, the historic fabric of the structure remains almost entirely intact.

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; the structure is an example of a pagoda home, a style attributed to widespread interest in Asian design following the construction of the Japanese Pavilion at the 1904 St. Louis World's Fair.

12. It is an important example of a particular architectural type or specimen; 843 Rigsby is one of the most elaborate examples of the pagoda house form found in San Antonio, with its flared roof form; cross-hatch pattern on the wood window screens; hourglass-shaped stone pedestals and chimneys; and beveled, stacked beams in place of column capitals.

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; the Highland Park neighborhood has been identified by staff as eligible for local historic district designation; were it designated in future, 843 Rigsby Ave would be listed as contributing.