



City of San Antonio

Legislation Details (With Text)

File #: 19-4020
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/21/2019
Title: ZONING CASE Z-2019-10700085 H (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "C-2 H NCD-1 AHOD" Commercial Historic Landmark South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District on Lot 13, Block 31, NCB 2992, located at 118 Florida Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. 01 OHP Memo 118 Florida, 3. 02 118 Florida HDRC Action Letter, 4. 03 Florida St 118 HDRC Published Exhibits

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700085 H

SUMMARY:
Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 HL NCD-1 AHOD" Commercial Historic Landmark South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 21, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Veronica Giron

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 118 Florida Street

Legal Description: Lot 13, Block 31, NCB 2992

Total Acreage: 0.204

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Lavaca 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 "B-2" Business District and converted to "C-2" Commercial District with the adoption of Ordinance with the adoption of the 2001 Unified Development Code.

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-2"

Current Land Uses: Commercial uses

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Commercial uses

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Commercial uses

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Commercial 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.

"NCD"

The South Presa/South St. Mary's Streets 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.

"HL"

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: Florida Street

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 34, 36, 42 and 232

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

Parking Information:

The parking requirements for "C-2" is 1 per 300 GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation without application of the historic overlay.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is within a ½ mile of 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 Lavaca Neighborhood 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. The structure is located in the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), sandwiched between the King William and Lavaca historic districts.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed rezoning simply adds the historic 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 Lavaca Neighborhood Plan.

Lavaca Neighborhood Plan Relevant Goals and Objectives:

Objective 2.1: Housing Character

- Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.
 - 2.1.1 Preserve the character of the historic housing stock in the Lavaca Neighborhood. • Continue process of local historic district designation through City of San Antonio.

6. Size of Tract:

The subject property is 0.204 acres, which adequately supports commercial uses.

7. Other Factors:

The request for landmark designation was initiated by the owner.

On April 3, 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 118 Florida met UDC criterion [35-607(b)3], [35-607(b)5], [35-607(b)9], 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; 118 Florida meets four.

1. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; The structure’s first resident, Leita Small, was one of the first custodians of the Alamo while it was under the management of the Daughters of the Republic of Texas.

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; The structure is an example of Folk Victorian architecture.

9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development; The structure is part of the S Presa St/S St. Mary’s neighborhood conservation district (NCD-1), identified by staff as eligible for local historic district designation.

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 structure is surrounded by two historic districts and is included in an NCD and contributes to an understanding of the development patterns and architectural styles found in this part of San Antonio.