



City of San Antonio

Legislation Details (With Text)

File #: 19-4747

Type: Zoning Case

In control: City Council A Session

On agenda: 6/20/2019

Title: ZONING CASE Z-2019-10700118 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17, Block 2, NCB 13198, located at 903 Huisache Avenue. Staff recommends Approval. Zoning Commission recommendation pending the June 18, 2019 hearing.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. 01 OHP Memo 903 W Huisache FINAL, 3. 02 903 W Huisache Commission Action Letter, 4. 03 903 W Huisache HDRC Case File, 5. Draft Ordinance, 6. Ordinance 2019-06-20-0574

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-2019-10700118 HL

SUMMARY:
Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 4, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Jordan Ghawi and Stephanie Phillips

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 903 Huisache Avenue

Legal Description: Lot 17, Block 2, NCB 13198

Total Acreage: 0.143

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Beacon Hill 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 "R-1" Single Family Residence District and converted to "R-6" Residential Single-Family 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: "R-6"

Current Land Uses: Residential uses

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential uses

Direction: South

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

Current Land Uses: Residential uses

Direction: West

Current Base Zoning: "R-6"

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.

"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"

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: Huisache Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Principal Arterial A

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 2 and 202

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

Parking Information:

The parking requirement for "R-6" is 1 parking space per resident.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-6 NCD-5 AHOD."

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 Midtown 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.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single Family 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 Midtown Neighborhood Plan.

Goal 2: Housing

Preserve and revitalize the neighborhoods’ unique mix of quality housing.

Objective 2.2: Housing Character

- Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.

6. Size of Tract:

The subject property is 0.143 acres, which adequately supports commercial uses.

7. Other Factors:

The request for landmark designation was initiated by the owner.

On April 17, 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 419 S Hackberry met UDC criterion [35-607(b)3], [35-607(b)5], [35-607(b)7], [35-607(b)11], 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; 419 S Hackberry meets five.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; Dr. Charles Haggard and his wife were significantly involved in their local community, and the Haggard’s daughter Helen and her husband, Walter Brennan, continued to be involved in San Antonio through social activities, advocacy, and administration, including Walter’s involvement with the University of Texas Board of Regents.

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; While the style of the structure is predominantly Craftsman, the home also features a prominent, character-defining chimney on the front facade that is most commonly associated with the Tudor Revival style.

7. Its unique location or singular physical characteristics that make it an established or familiar visible feature; The structure is located prominently on the corner of Huisache Ave and Blanco Rd. In addition, the structure’s dominant, character-defining front chimney is a unique feature amongst Beacon Hill’s Craftsman-style single story homes.

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; This structure represents the architectural design, detail work, form, and craftsmanship that is consistent with the homes built during the development period of the neighborhood.

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 part of the eligible historic district of Beacon Hill and would be considered contributing were the neighborhood to pursue designation. Additionally, 903 W Huisache Ave is part of the original plat for the Beacon Hill Addition subdivision.