



City of San Antonio

Legislation Details (With Text)

File #: 21-3328
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/4/2021
Title: ZONING CASE Z-2021-10700064 HL (Council District 1): A request for a change in zoning 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 41, Lot 42 and Lot 43, Block 41, NCB 1850, located at 1109 West Craig Place. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. HDRC Action Letter, 3. OHP Memo

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-2021-10700064 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: May 4, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Emily and Juan Chavez

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1109 West Craig Place

Legal Description: Lot 41, Lot 42 & Lot 43, Block 41, NCB 1850

Total Acreage: 0.2238

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The property was rezoned from "C" Apartment District to "R-1" by Ordinance 86704, on September 25, 1997. The subject property converted from "R-1 to "R-6" with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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: RM-4"

Current Land Uses: Residential mixed dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-family dwellings

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 Beacon Hill Area Neighborhood Conservation District (NCD-5) 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: West Craig

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 90, 95, 96, 97, 289, 296

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

Parking Information: There is no minimum parking requirement for a historic landmark designation.

ISSUE:

None.

ALTERNATIVES:

Current: "R-6" allows a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: The proposed "R-6 HL" allows all of the above in addition to adding a Historical Landmark Overlay, which provides for design review of proposed construction.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within 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 within the Midtown Neighborhoods Plan. Application of a Historic Overlay is consistent with the goals and objectives of the plan for historic designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change

request. The proposed application of historic overlay requires design review for proposed changes to the property.

3. Suitability as Presently Zoned:

The current “R-6” is an appropriate zoning for the property and surrounding area. The base zone remains the same and the “H” is simply the addition of a 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 Neighborhoods Plan:

Objective 1.1: Historic Character Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro

6. Size of Tract:

The subject property is 0.2238 acres, which reasonably accommodates a historic landmark designation.

7. Other Factors:

The request for landmark designation was initiated by the owner, Emily and Juan Chavez.

On March 3, 2021, 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.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; from 2010 to 2018, 1109 W Craig Pl was home of Dr Carmen Tafolla and Dr Ernesto Bernal, prominent San Antonio writers and educators. Dr Tafolla was the city’s first poet laureate in 2012 and the Texas State Poet Laureate from 2015-16. Dr Bernal was a pioneer in the field of the gifted Latinx child and taught at universities across the Southwest.

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 property is an example of an elaborated Craftsman-style residence that retains its historic and character-defining features.

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 property is located in the Beacon Hill neighborhood conservation district (NCD-5). Staff also finds Beacon Hill to be an eligible local historic district; were the neighborhood to pursue designation, 1109 W Craig Pl would be considered contributing.

HDRC evaluated the property for eligibility per the UDC Sec. 35-607(b).