



City of San Antonio

Agenda Memorandum

File Number:18-2368

Agenda Item Number: 25.

Agenda Date: 3/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018145 H

SUMMARY:

Current Zoning: Current properties have the Overlay District of "NCD-9" Westfort Neighborhood Conservation District

Requested Zoning: To replace the "NCD-9" for these properties with "H" Westfort Historic District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple Properties within Westfort Neighborhood

Legal Description: 16.891 acres out of NCB 3593, 3855, 3856 and 3858

Total Acreage: 16.891

Notices Mailed

Owners of Property within 200 feet: 111

Registered Neighborhood Associations within 200 feet: Westfort Alliance Neighborhood Association, Downtown Residents Association

Applicable Agencies: Office of Historic Preservation, Planning Department, Fort Sam Houston

Property Details

Property History: The neighborhood is a part of the original 36-square miles of the City of San Antonio and was zoned “J” Commercial District, “F” Local Retail District, and “D” Apartment District. Over the years the properties were rezoned and converted into residential base zoning districts. The “NCD-9” Westfort Neighborhood Conservation District overlay was established by Ordinance 2011-10-06-0834, dated October 6, 2011.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”, “R-6 CD”, “RM-4 CD”, “R-6”, “RM-4”, “MR”, “MF-33”

Current Land Uses: Commercial Businesses, Single-Family Residences, Duplexes, Triplexes, Quadplexes, Apartments, Fort Sam Houston

Direction: East

Current Base Zoning: “MR”, “MF-33”

Current Land Uses: Fort Sam Houston, Apartments

Direction: South

Current Base Zoning: “I-1”, “C-2”, “IDZ”, “RM-4 CD”, “R-6”, “RM-4”, “MR”

Current Land Uses: Self Storage, Parking Lot, Single-Family Residences, Duplexes, Triplexes, Quadplexes, Fort Sam Houston

Direction: West

Current Base Zoning: “IDZ”, “C-2”, “C-2 CD”

Current Land Uses: Single-Family Residences, Commercial Businesses

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 Westfort Neighborhood Conservation District (NCD-9) 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: Army Boulevard

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Brahan Boulevard

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Haywood Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Pine Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 9, 10, and 209 are within walking distance of the neighborhood.

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:

The minimum parking requirements will remain unchanged from what is required of each base zoning district.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation with the “NCD-9” Westfort Neighborhood Conservation District overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The properties are located within the Midtown Regional Center. The properties are also located within a ½ of a mile of the Austin Highway 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 properties are located within the Westfort Alliance Neighborhood Plan. Since the proposal is to add “H” Historic District as an overlay zoning district without proposing to change base zoning districts, a consistency review is not applicable.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Surrounding lots are developed with residential and commercial uses. The proposed zoning request is consistent with the surrounding land uses.

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 request meets the San Antonio Comprehensive Plan's goals and objectives of Historic Preservation and Cultural Heritage chapter. The area is located within the Westfort Alliance Neighborhood Plan. The plan specifies to preserve and enhance the residential character of the neighborhood, while recognizing the diverse, multi-cultural nature of the residents and the architectural quality of the housing stock. The addition of the "H" Historic District overlay is in agreement with the goals and objectives of the Westfort Alliance Neighborhood Plan.

6. Size of Tract:

The properties are approximately 16.891 acres.

7. Other Factors:

- a) The request for historic district designation was submitted by a property owner within the proposed boundary on March 23, 2017, on behalf of the Westfort Alliance Neighborhood Association.
 - b) The proposed district was platted in 1909 by E.H. Cunningham and J.Kirkpatrick. The area includes an eclectic mix of styles, including Tudor, craftsman, prairie, Spanish eclectic, folk Victorian, post-war mid-century apartments and neoclassical homes. The development pattern and neighborhood location reflect the proliferation of housing stock after WWII abutting Fort Sam Houston to the east. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Westfort Historic District meets criteria 3, 8, 10 and 11. All structures included in the proposed boundary are contributing.
 - c) BACKGROUND -- The applicant is requesting approval for historic district designation for the Westfort Historic District and a recommendation for approval to the Zoning Commission and to the City Council for Historic zoning designation.
- The proposed district will include the 200 and 300 block of Army between Broadway and Pine, and the 200 block Brahan on the north between Broadway and Pine, and the 300 block of Brahan between Haywood and Pine. It contains 60 non-municipal parcels total. All 60 properties are contributing to the proposed district.
 - Prior to receiving the request for district designation, OHP staff was invited by residents to attend five neighborhood meetings held on 7/18/2016, 8/7/2016, 8/14/2016, 8/23/2016, and 9/14/2016, to provide information regarding historic designation and the design review processes.
 - A public informational meeting for proposed historic district as held on April 11, 2017, for property owners within the boundary. 17 property owners were present at this meeting.
 - On October 17, 2017, OHP gave an additional presentation describing the designation and design review process at the Westfort Neighborhood Alliance Association (W ANA) quarterly meeting. Over 20 residents of WANA were in attendance.
 - On October 19, 2017, the staff of the Office of Historic Preservation received and verified 31 return notices of 51 % of the property owners within the proposed boundary that are in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.

- The decision to seek historic district designation was in response to concerns from the residents regarding recent demolitions and increased development activities.
- The proposed boundary is located within the Westfort Neighborhood Conservation District-9 (NCD). The NCD was designated by the City Council October 2011. Per UDC 35-335, the City Council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of Neighborhood Conservation Districts. NCDs are established in areas that possess distinctive character-defining features.