



City of San Antonio

Agenda Memorandum

File Number:19-7289

Agenda Item Number: 29.

Agenda Date: 10/15/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700246 HL

SUMMARY:

Current Zoning: "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "MF-33 MC-1 HL AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Michael Perez, MP2 Urban Development

Applicant: Office of Historic Preservation (OHP)

Representative: Office of Historic Preservation (OHP)

Location: 215 Lowell Street

Legal Description: Lot 10, Block 3, NCB 2985

Total Acreage: 0.166

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned “D” Apartment District. The property converted to “R-3” Multiple family residence district by Ordinance 33412 on June 28, 1965. Following the 1965 conversion, the property converted to the current “MF-33” Multi-Family District 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: “MF-33”

Current Land Uses: Residential single-family home

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Residential single-family home

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Residential single-family homes

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Residential single-family homes

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.

"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: Lowell Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 34, 42 and 232

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 requirement for multi-family is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current:

The subject property is zoned “MF-33 AHOD”. Multi-family dwelling, single family dwelling (detached, attached or townhouse), two-family dwelling, three -family dwelling, four-family dwelling, row-house or zero lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

Proposed:

The proposed “HL” overlay designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is located within 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:

A finding of consistency is not required for the application of a historic overlay.

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.

3. Suitability as Presently Zoned:

The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area and is consistent with the future land use designation. The base district will remain the same. The request simply adds 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

Lone Star Community Plan:

QL-3: Rehabilitate existing housing stock

6. Size of Tract:

The subject property is 0.166 acres, which reasonably accommodates multi-family residential uses.

7. Other Factors:

The request for landmark designation was initiated by the owner.

On August 21, 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 215 Lowell St met UDC criterion [35-607(b)3], [35-607(b)5], 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; 215 Lowell St meets three.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the house was built by German immigrant Henry Adolph Schoenfeld Sr., who worked on the Driskill Hotel, the Texas state capitol building, and numerous local residential and commercial projects.

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; as an example of a Folk Victorian residence.

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 identical to and built by the same person as 217 Lowell St, just west of 215 Lowell St. Additionally, the residence is located in an area known as St. Cecilia, identified by staff as an eligible local historic district.