



# City of San Antonio

## Agenda Memorandum

**File Number:**19-8426

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**Agenda Item Number:** 16.

**Agenda Date:** 11/19/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700265 HL

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 19, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Mark Mendoza

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 1115 West Kings Highway

**Legal Description:** Lot 39 and Lot 40, Block 10, NCB 1785

**Total Acreage:** 0.1435

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

### **Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio and initially zoned “B” Residence District. The property was rezoned by Ordinance 86704, dated September 25, 1997 from “B” Residence District to “R-1” Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “R-1” Single Family Residence District converted to the current “R-6” Residential Single-Family District.

**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:** “R-6”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** “R-6”

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential Duplex

### **Overlay and Special District Information:**

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.

### **Transportation**

**Thoroughfare:** West King Highway

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 2, 202

**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 a single family residential is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The proposed "R-6 HL" allows all of the above in addition to adding a Historical Landmark Overlay.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center but located within the 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 Area Regional Center Plan. A finding of consistency is not required for application of a historical 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. The base zoning will remain "R-6".

**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 maintains the base zoning district and establishes 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 Area Regional Center Plan:

- Maintain buildings with exemplary historic character.

**Strategy 1.2 (Regulatory and Policy, Investment)**

Support the continued use and rehabilitation of existing commercial structures, and preservation of historic buildings and neighborhood landmarks that define the character of unique places in mixed-use corridors and focus areas.

## **6. Size of Tract:**

The subject property is 0.1435 acres, which could reasonably accommodate single-family dwelling.

## **7. Other Factors:**

The request for landmark designation was initiated by the owner.

On October 2, 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 1115 W Kings Hwy met UDC criterion [35-607(b)5], [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; 1115 W Kings Hwy meets three.

**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 the Craftsman style;

**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, 1115 W Kings Hwy was part of the original Beacon Hill Addition subdivision.