



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3274

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**Agenda Item Number:** 23.

**Agenda Date:** 5/19/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700090 HL

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Darcy Paige Focke

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 241 E French Place

**Legal Description:** Lot 12, NCB 1715

**Total Acreage:** 0.1671

**Notices Mailed**

**Owners of Property within 200 feet:** 47

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Community 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 was originally zoned “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” Residential Single-Family District converted to the current “R-6” Single-Family Residential 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:** Single-Family Home

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Home

**Direction:** East

**Current Base Zoning:** “R-6”

**Current Land Uses:** vacant lot

**Direction:** West

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Home

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

"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.

"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.

### **Transportation**

**Thoroughfare:** East French Place

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are 5 VIA bus routes within walking distance of the subject property.

**Routes Served:** 5, 8, 20, 90, and 204

**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 single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" Residential Single-Family District provides 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 located within a Regional Center and 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 Regional Center. A finding of consistency is not required for an 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.

**3. Suitability as Presently Zoned:**

The current "R-6" Residential District is an appropriate zoning for the property and surrounding area. The base zone remains the same. The rezoning establishes 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 Tobin Hill Neighborhood Plan:

- Objective 2.1: Housing Quality
  - Educate realtors, potential residents, current residents and investors about the community's unique assets and the rehabilitation/restoration potential of the area's housing.

- Objective 2.2: Housing Design Guidelines and Standards
  - Create design guidelines and when appropriate design standards to promote appropriate rehabilitation and new development in the neighborhood's residential areas.
- Objective 5.2: Promote Diverse, Neighborhood Oriented Development
  - Encourage high quality rehabilitation that is sensitive to a building's architectural characteristics.

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

The subject property is 0.1671 acres, which reasonably accommodates a single-family dwelling.

## **7. Other Factors:**

The request for landmark designation was initiated by the owner.

On February 19, 2020, 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 S Pinto met UDC criterion [35-607(b)5], [35-607(b)8], 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 S Pinto 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; the building is an exceptional example of the Queen Anne residential building style, popular c. 1880 to c. 1910.
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the house features unmodified textbook characteristics of the Queen Anne style, providing an important visual summary of key construction and finishing details related to this building style with very few alterations.
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 contributes to a collection of individual landmarks clustered near the intersection of Buena Vista and S Pinto streets as well as to a neighborhood staff has identified as an eligible local historic district.