



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2025-10700115 HL

SUMMARY:

Current Zoning: "FBZ T4-1 AHOD" Form Based Zoning Transect Zone 4-1 Airport Hazard Overlay District

Requested Zoning: "FBZ T4-1 HL AHOD" Form Based Zoning Transect Zone 4-1 Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 2025. This case was continued from the June 3, 2025, hearing.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Venkat Potineni, T Star Realty Riverwalk, LLC

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 418 Atlanta Avenue

Legal Description: the south 50.7 feet of Lots 1 and 2, and the south 50.7 feet of the west 7 feet of Lot 3, Block 21, NCB 855

Total Acreage: 0.1492 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Downtown Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston Army Base

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "E" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "E" Office District converted to "O-2" High-Rise Office District. The property was large area rezoned by Ordinance 2010-04-01-0279, dated April 1, 2010, to the current "FBZ T4-1" Form Based Zoning Transect Zone 4-1 District.

Code & Permitting Details:

RES-RBP-PMT25-36600379 – Residential Building Permit – January 2025

INV-PLB-INV25-23500002 – Plumbing Investigation – January 2025 (No Violation)

INV-MEC-INV25-23400002 – Mechanical Investigation – January 2025 (No Violation)

INV-ELE-INV25-23300002 – Electrical Investigation – January 2025 (No Violation)

INV-BLD-INV25-23200002 – Building Investigation – January 2025 (No Violation)

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: FBZ T5-1, FBZ T4-1, FBZ T4-1 HL

Current Land Uses: Residential Dwellings, Coffee Shop, Massage Therapist

Direction: South

Current Base Zoning: FBZ T4-1, FBZ T4-1 HL

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: FBZ T4-1

Current Land Uses: Parking Lot

Direction: West

Current Base Zoning: FBZ T4-1, FBZ T4-1 HL

Current Land Uses: Dialysis Center, Residential Dwellings

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review

of construction plans by both the Development Services Department and the Federal Aviation Administration.

The “HL” Historic Landmark, “HS” Historic Significant or “HE” Historic Exceptional overlay district designation signifies 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.

Special District Information:

Form Based Zoning District is a special district that includes the compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

Transportation

Thoroughfare: Atlanta Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: East Quincy Street

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Camden Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 8

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The current use is residential single family and no proposed uses. Any further traffic requirements will be evaluated at the Building Permit phase.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "FBZ T4-1" Form Based Zoning Transect Zone 4-1 District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

Proposed Zoning: "FBZ T4-1 HL" Form Based Zoning Transect Zone 4-1 District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

This request for "HL" adds a Historic Overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Downtown Regional Center and is located within ½ a mile from the Austin Highway Metro Premium Plus Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Downtown Area Regional Center Plan, adopted in December 2019. Application of the "HL" Historic Landmark is consistent with the goals and objectives of the adopted plan.
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 rezoning is for the application of historic designation and does not change the current use or base zoning designation.
3. **Suitability as Presently Zoned:** The proposed rezoning is for the application of "HL" Historic Landmark Overlay designation and does not change the current base zoning designation.
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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Master Plan:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Goal 6: Growth and city form support community health and wellness.

- GCF: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

Relevant Goals and Policies of the Downtown Area Regional Center Plan:

- Goal 1: Preserve and Enhance Downtown's Authenticity
 - o Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;
- Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
 - o Preserve existing affordable housing;

6. **Size of Tract:** The 0.1492 acre site is of sufficient size to accommodate the existing residential development and historic designation.
7. **Other Factors:** The request for landmark designation was initiated by the owner. The application is for an "HL" Historic Landmark designation for the "FBZ T4-1" Form Based Zoning Transect Zone 4-1 District.

On April 16, 2025, 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 418 Atlanta Avenue 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; 418 Atlanta Avenue meets three.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the Tarbutton family.

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 1910s Craftsman bungalow with a low-pitched, hipped roof with overhanging eaves, vented dormers, and L-shaped front porch supported by round columns.

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; based on its location on a corner property in the Prospect Hill Neighborhood.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.