



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon & Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2021-10700287 HL

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 16, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Alberto Mejia

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1502 Buena Vista Street

Legal Description: North 101.25 feet of Lot 1, Block 7, NCB 2340

Total Acreage: 0.1183

Notices Mailed**Owners of Property within 200 feet:** 23**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Associations**Applicable Agencies:** None**Property Details**

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "F" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial District.

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-2", "C-3", "I-1"**Current Land Uses:** Vacant lot, Church. Supply Store**Direction:** East**Current Base Zoning:** "C-2"**Current Land Uses:** Single-Family Dwellings**Direction:** South**Current Base Zoning:** "C-2", "R-4"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "C-2"**Current Land Uses:** Single-Family Dwellings**Overlay District Information:**

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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.

Special District Information:

None.

Transportation**Thoroughfare:** Buena Vista Street**Existing Character:** Principal

Proposed Changes: None Known

Public Transit: There is one (1) bus route within walking distance.

Route Served: 75

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 for a single-family dwelling is one (1) per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

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“The “HL” adds a Historic Overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within 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 approval criteria below.

1. **Consistency:** The subject property is located with the Guadalupe/Westside Community Plan. Application of the historic overlay 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 base zoning district or use.
3. **Suitability as Presently Zoned:** The proposed rezoning is for the application of historic designation and does not change the current base zoning or use.
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 objectives of the Guadalupe/Westside Community Plan.
6. **Size of Tract:** The 0.1183-acre site is of sufficient size to accommodate the existing and proposed uses.
7. **Other Factor:** The request for landmark designation was initiated by the owner.

On October 6, 2021, 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 1502 Buena Vista St 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; 1502 Buena Vista St meet 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 house is an example of a Queen Anne residence, a style popular in the U.S. from 1880 to 1910.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the house is a corner property that has stood since c. 1893 and retains a number of its character-defining historic features, including decorative gable elements, cutaway bay windows, one-over-one wood windows, historic wood cladding, and corner brackets.

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 property is located in the proposed Buena Vista Historic District. Staff has identified this area as an eligible local historic district; should the neighborhood choose to designate, the house would be considered contributing.