



City of San Antonio

Legislation Details (With Text)

File #: 21-4532

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/6/2021

Title: ZONING CASE Z-2021-10700111 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 8, NCB 3100, located at 828 Nevada Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. 01 OHP Memo 828 Nevada, 3. 02 828 Nevada Resolution 2021-04-15-0027R, 4. 03_20210616_HDRC Action Letter 828 Nevada

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT: Zoning Case Z-2021-10700111 HL

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: JCCH Property Solutions, LLC (Jose Castro and Carl Herrick)

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 828 Nevada Street

Legal Description: Lot 8, NCB 3100

Total Acreage: 0.1069

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The property was rezoned from "C" Apartment District to "R-2" Two Family District by Ordinance 91080, on December 14, 1989. The subject property converted from "R-2" Two Family District to "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 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: "RM-4"

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: School

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: Nevada Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 26, 28, 230

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: There is no minimum parking requirement for a historic landmark designation.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "RM-4" Residential Mixed 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 "RM-4 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 but 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 in the Downtown Neighborhood Plan. Application of a Historic Overlay is consistent with the goals and objectives of the plan for historic designation.

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 "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area.

The base zone remains the same and the “H” is simply the addition of 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 Downtown Area Regional Center Plan:

- Goal 1: Preserve and Enhance Downtown’s Authenticity
 - Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture
 - Encourage adaptive reuse

6. Size of Tract:

The subject property is 0.1069 acres, which reasonably accommodates the existing residential mixed uses and application of a historic landmark designation.

7. Other Factors:

The request for landmark designation was initiated by the City Council. The owner does not support designation.

On March 17, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 828 Nevada. On April 15, 2021, City Council approved Resolution 2021-04-15-0027R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation was required from the HDRC. On June 16, 2021, the HDRC recommended designation.