



City of San Antonio

Legislation Details (With Text)

File #: 16-1163

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/19/2016

Title: ZONING CASE # Z2016054 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 11, Block 1, NCB 1396 located at 119 Dreiss Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016054HL Location Map, 2. Z2016054HL Historic CA

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2016054 HL

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Jason E. Siptak and Micelle Gorham

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 119 Dreiss Street

Legal Description: Lot 11, Block 1, NCB 1396

Total Acreage: 0.2009

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: Denver Heights Neighborhood Association

Applicable Agencies: City of San Antonio, Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “B” Residence District. In 1993, Ordinance 79329 rezoned the property to “R-2” Two -Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District.

According to the Office of Historic Preservation, the existing structure was constructed during the 1890s.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: RM-4, AE-2

Current Land Uses: Single-Family Dwellings and Vacant Lots

Direction: North

Current Base Zoning: RM-4, AE-2

Current Land Uses: Single-Family Dwellings, Duplexes, and Vacant Lots

Direction: West

Current Base Zoning: RM-4, AE-2

Current Land Uses: Single-Family Dwellings and Duplexes

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Dwellings and Duplex

Overlay and Special District Information: 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.

A number of surrounding properties carry the “HL” Historic 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: Dreiss Street

Existing Character: Local Street.

Proposed Changes: None known.

Public Transit: The VIA number 230 and 28 bus line operates along Hackberry street and Montana Street

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: There is no change of use proposed. The property is used as a single-family residence. Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: 2 per unit

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential mixed zoning classification, restricting future land uses to those permissible in the “RM-4” zoning district and the historic designation would not be applied.

FISCAL IMPACT:

None.

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 Downtown Community Plan and is currently designated as Residential land use in the future land use component of the plan. Historic Landmark designation does not affect the base zoning or permitted uses, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no 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 objective.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The subject property is 0.2009 acres in size, which accommodates the existing development with adequate space for parking.

7. Other Factors:

On August 5, 2015, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness. The property owner supports Historic Landmark designation.