



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1874

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/20/2018

**Title:** ZONING CASE # Z2018094 HL (Council District 7): A request for a change in zoning from "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District on Lot 2 and west 10 feet of 3, Block 10, NCB 7079, located at 348 Thomas Jefferson Drive. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. OHP Memo and Exhibits from Applicant

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2018094 HL

**SUMMARY:**

**Current Zoning:** "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 20, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Richard Pozos

**Applicant:** City of San Antonio, Office of Historic Preservation

**Representative:** City of San Antonio, Office of Historic Preservation

**Location:** 348 Thomas Jefferson Drive

**Legal Description:** Lot 2 and west 10 feet of 3, Block 10, NCB 7079

**Total Acreage:** 0.1826

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Jefferson Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation, Planning Department

**Property Details**

**Property History:** The property was annexed and zoned "A" Residence District by Ordinance 1816, dated May 6, 1940. The property was a part of a large area rezoning which changed the property from "A" to "R-1" Single Family Residence District by Ordinance 64079, dated November 20, 1986. The property converted from "R-1" to the current "R-6" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on 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:** "R-6"

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

**Direction:** East

**Current Base Zoning:** "R-6"

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

**Direction:** South

**Current Base Zoning:** "R-6"

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

**Direction:** West

**Current Base Zoning:** "R-6"

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

**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.

"NCD"

The Jefferson Neighborhood Conservation District (NCD-7) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together

with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** Thomas Jefferson Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Alexander Hamilton Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 509 is within walking distance of the subject property.

**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.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6” without the Historic Landmark overlay. The “R-6” base zoning permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not located within a Regional Center. The property is located within a ½ of a mile of the General McMullen-Babcock 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “HL” overlay does not impact the “R-6” base zoning district which is consistent with the future land use designation.

**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 “R-6” is an appropriate zoning for the property and surrounding area. The surrounding properties all carry the “R-6” base zoning.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to rehabilitate the single-family residence.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Near Northwest Community Plan:

- Goal 3: Housing Preserve and revitalize the community’s unique mix of quality housing.
- Objective 3.2: Home Improvement and Maintenance Encourage investment in housing improvement and maintenance.
- Objective 3.3: Design Standards Protect and preserve the Near Northwest’s unique housing character.

**6. Size of Tract:**

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The property is 0.1826 of an acre, which currently accommodates the existing single-family residence.

**7. Other Factors:**

On December 20, 2017, 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 submitted the application for Historic Landmark designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the property owner. The Office of Historic Preservation supports Approval of the added “HL” Historic Landmark designation.