



City of San Antonio

Legislation Details (With Text)

File #: 14-412

Type: Zoning Case

In control: City Council A Session

On agenda: 3/20/2014

Title: ZONING CASE # Z2014083 HL (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District on the north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869 located at 2106 Steves Avenue. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Commission Minutes, 3. Z2014083 HL-Certificate of Appropriateness, 4. Z2014083 HL-Statement of Significance, 5. Draft Ordinance, 6. Ordinance 2014-03-20-0194

Date	Ver.	Action By	Action	Result
3/20/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:
Zoning Case Z2014083 HL

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Krystin Ramirez, Planning Technician

Property Owner: Yvonne Flores Anderson

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 2106 Steves Avenue

Legal Description: The north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869

Total Acreage: 0.2999

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations: Southeast Citizens Committee and Highland Park Neighborhood Association

Planning Team: Highlands Community Plan (62)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted in its current configuration, but is developed with a single-family residence that was built in 1939.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "R-4" and "R-5"

Current land uses: Single-family residences

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.

Transportation

Thoroughfare: Steves Avenue

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: South Gevers Street

Existing Character: Local Street; one lane in each direction with sidewalks and bike lanes

Proposed Changes: None known

Public Transit: VIA bus lines 32 and 232 operate along Steves Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The subject property is currently developed and being used as a residence. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this

rezoning request; therefore there is no change in the parking requirement.

ISSUE:

None.

ALTERNATIVES:

Should the City Council deny this request, the base zoning district would remain in place and the historic designation would not be applied.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (10-0) recommend approval.

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

1. Consistency:

The property is located within the Highlands Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The "R-4" base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

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.

7. Other Factors:

On December 18, 2013, 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 of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.