



City of San Antonio

Legislation Details (With Text)

File #: 15-3900

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/7/2015

Title: ZONING CASE # Z2015233 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the West 15 feet of Lot 2 and all of Lot 3, Block A, NCB 6016 located at 1704 South San Fernando Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-233 HL Location Map, 2. Z2015233 HL_Statement of Significance, 3. Z2015233 HL Certificate of Appropriateness, 4. Z2015233 HL Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015233 HL

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Robert Silva

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1704 South San Fernando Street

Legal Description: West 15 feet of Lot 2 and all of Lot 3, Block A, NCB 6016

Total Acreage: 0.0899

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Neighborhood Association

Planning Team: Guadalupe Westside Planning Team- 22

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

Property Details

Property History: The subject property is located within the City Limits as they were recognized 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 "R-4" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Church, Vacant Residential Lots

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Vacant Residential Lots

Direction: West

Current Base Zoning: R-4

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: San Fernando Street

Existing Character: Local Street; 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 66-Ceralvo Frequent stops at the corner of Brazos Street and San Fernando Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

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: N/A

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the "R-4" Residential Single-Family District. Additionally, the property will not be designated as Historic.

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 Guadalupe Westside 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" Residential Single-Family 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 April 16, 2014, the Historic and Design Review Commission issued a Statement of Significance identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code.

This request for Historic Landmark designation was initiated by the Office of Historic Preservation and passed and approved by Resolution 2015-04-30-0033R of the City Council on April 30, 2015.