



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1170

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/19/2013

**Title:** ZONING CASE #Z2014011 HL (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 20, Block 7, NCB 13724 located at 4006 Shady Oak. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Z2014011 HL, 3. Z2014011 HL - Certificate of Appropriateness, 4. Z2014011 HL - Statement of Significance, 5. Case 13-1170 Z2014011 HL DRAFT ORDINANCE, 6. Ordinance 2013-12-19-0936

Date	Ver.	Action By	Action	Result
12/19/2013	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 7

**SUBJECT:**  
Zoning Case Z2014011 HL

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 19, 2013

**Case Manager:** Krystin Ramirez

**Property Owner:** Francisco Donaldson

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

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

**Location:** 4006 Shady Oak

**Legal Description:** Lot 20, Block 7, NCB 13724

**Total Acreage:** 0.359

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Oak Hills Citizens Association

**Planning Team:** 41 - North Sector Plan

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

**Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The subject property is developed with a single-family residence that was built in 1960.

**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-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:** Shady Oak

**Existing Character:** Local Street; one lane in each direction

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 509 and 522 operate along Callaghan Road and Babcock Road, west and north of the subject property.

**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:** Off-street parking requirements are typically determined by the type and size of a use.

Dwelling - Single-family - Minimum Parking Requirement: 1 space per unit; no maximum.

**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 applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) 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 North Sector Plan and is currently designated as Suburban Tier 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:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is fully developed as a single-family residential neighborhood.

**3. Suitability as Presently Zoned:**

The “R-5” base zoning district is consistent with the adopted land use designation. The existing zoning is consistent with surrounding zoning and uses.

**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 September 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.