



City of San Antonio

Legislation Details (With Text)

File #: 18-6261

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/20/2018

Title: ZONING CASE # Z-2018-900019 H (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Greenlawn Estates Historic Airport Hazard Overlay District on 28.9 acres out of NCB 8417, located on various properties on Greenlawn Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. OHP Memo, 3. Proposed Boundary Response Map_Greenlawn Estates_Oct 12 2018, 4. HDRC Recommendation_Greenlawn, 5. OHP Staff Recommendation and HDRC Exhibits_, 6. Letter of Support SA Conservation Society

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2018-900019 H

SUMMARY:

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

Requested Zoning: "R-5 H AHOD" Residential Single-Family Greenlawn Estates Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Property Owners

Applicant: Office of Historic Preservation

Representative: City of San Antonio

Location: Multiple properties located on Greenlawn Drive

Legal Description: 28.9 acres out of NCB 8417

Total Acreage: 28.9

Notices Mailed

Owners of Property within 200 feet: 264

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department,

Property Details

Property History: The subject properties were annexed into the City of San Antonio by Ordinance 1845, dated May 13, 1940. The properties were zoned "A" Residence District by Ordinance 1425, dated July 2, 1942. The properties converted from "A" to the current "R-5" Residential Single-Family District 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.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "O-2", "C-2", "C-3NA", "R-5", "R-5CD", "C-2NA", "C-3"

Current Land Uses: Office, Tile Store, Self-Storage, Single-Family Residences, Rehab Contractor, Law Office, Auto Repair, Car Dealer

Direction: East

Current Base Zoning: "C-2", "C-2 CD", "R-5"

Current Land Uses: Retail Center, Retail Store, Parking, Single-Family Residences

Direction: South

Current Base Zoning: "R-5", "R-4", "C-1"

Current Land Uses: Single-Family Residences, Law Office

Direction: West

Current Base Zoning: "R-5", "C-1", "MF-33", "O-2", "C-2", "C-3NA", "C-3"

Current Land Uses: Single-Family Residences, Law Office, Office, Apartments, Tile Store, Self-Storage, Car Sales

Overlay and Special District Information:

"AHOD"

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: Greenlawn Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Vance Jackson Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes 97 and 296 are within walking distance of Greenlawn Drive.

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

Parking Information:

The minimum parking requirement for a single-family residence is 1 parking space per residence.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the “R-5” base zoning with no historic designation. The “R-5” base zoning permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Greenlawn Drive is not located within a Regional Center. The western portion of the property falls within ½ of a mile of the Zarzamora 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 properties are located within the Near Northwest Community Plan. Since the proposal is to add “H” Historic District as an overlay zoning district without proposing to change base zoning districts, a consistency review is not applicable.

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:

Surrounding lots are developed with residential and commercial uses. The proposed zoning request is consistent with the surrounding land 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 proposed request meets the San Antonio Comprehensive Plan's goals and objectives of Historic Preservation and Cultural Heritage chapter. The area is located within the Near Northwest Community Plan. One of the plan's objectives is to protect and preserve the Near Northwest's unique housing character. The plan also emphasizes the desire for new housing to be compatible with the character of the community. The addition of the "H" Historic District overlay is in agreement with the aforementioned goals and objectives.

6. Size of Tract:

The properties are approximately 28.9 acres.

7. Other Factors:

Costs associated with this designation include zoning application fees of \$6,152.24 and are funded in the Office of Historic Preservation FY 2019 budget. However, the Office of Historic Preservation requests a waiver for all related fees.

7. Other Factors:

On September 19, 2018, the Historic and Design Review Commission approved a historic designation of the Greenlawn Estates Historic District with the removal of 1006 Vance Jackson from the boundary, identifying the district 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 below. As of October 12, 2018, 77.5 % of properties are in favor of the designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the Historic & Design Review Commission. The Office of Historic Preservation worked with the applicant on this rezoning request and supports Approval of the added "H" Historic district designation. The UDC required public information meeting was held January 31. Nine property owners attended. Invitations to this meeting were mailed January 8. In addition to this required meeting, OHP hosted an open house for property owners on January 8, 2018, as an opportunity for property owners to ask questions about the interim design review requirement and the process for district designation. Eight property owners attended. Ballot cards were mailed to all property owners, per the UDC, and OHP received and verified the owners' response cards. On July 6, 2018, OHP staff verified that support from properties reached the 51% threshold.

Greenlawn Estates meets UDC criterion [35-607(b)3] [35-607(b)5], [35-607 (b)8], [35-607(b)10], and [35-607 (b)11], for a finding of historic significance in the process of seeking designation in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; Greenlawn Estates Historic District meets five.

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its connection with Otto Klaus, a prominent San Antonio builder.

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the properties reflect an eclectic mix of styles and maintain a high level of historical, architectural, and cultural integrity related to their location within the plat; the style of homes, including Tudor Revival, Ranch and minimal traditional houses; and use of stone and wood construction.

(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

Greenlawn Estates is an architecturally eclectic neighborhood with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood's development. House styles include Tudor Revival, Mission Revival, Minimal Traditional and Ranch. Primary materials found include stone, brick, and wood. There is one vacant lot located at 1006 Vance Jackson, a residential structure zoned for office use, and one property built in 2017.

(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development; the proposed district boundary is part of the Greenlawn Estates subdivision platted in 1922. The neighborhood includes large lots, front lawn berms, and setbacks over 30 feet.

(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; these homes exemplify the economic heritage of the city during the 1920s through 50s as the city grew outside its original city limits.