



City of San Antonio

Agenda Memorandum

File Number:13-783

Agenda Item Number: Z-8.

Agenda Date: 11/7/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2013196 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: October 1, 2013

Case Manager: Pedro Vega, Planner

Property Owner: Karolen Keane

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 307 Lakeridge Drive

Legal Description: Lot 15, Block 4, NCB 12474

Total Acreage: 0.9797

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Oak Hills Citizens Association

Planning Team Members: 42-North Sector Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in September of 1952, and was originally zoned “A” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current “R-5” Residential Single-Family District. The subject property is developed with a residential structure measuring 2, 725 square feet in size that was built in 1956. The property is platted (Volume 3700, Page 32 Deed and Plat Records of Bexar County, Texas).

Topography: The subject property does include a significant front yard slope from north to south. The subject property is not included in a flood plain.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Dwellings

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: Lakeridge and East Woodlake Drive

Existing Character: Local streets; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 509 operates along Callaghan Road, directly northwest of the subject property and VIA bus lines 100 and 520 operate along Fredericksburg Road, east 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: Dwelling: Single-family - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

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 Rural Estate Tier in the future land use component of the plan. The current Rural Estate Tier land use category allows for a concentrated blend of low-density residential lots greater than ½ acre and neighborhood commercial uses. Requests for Historic Landmark designations do not change either the existing “R-5” 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 current “R-5” Residential Single-Family District and proposed Historic Landmark designation are both appropriate for the subject property. The “R-5” base zoning district is not consistent with the adopted land use designation, although the designation does include single-family residential uses on large lots. The existing “R-5” zoning is consistent with surrounding zoning and development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed Historic Landmark designation will not alter the character of the neighborhood. The area is fully developed as a single-family residential neighborhood.

5. Public Policy:

The request does not 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. The house remains in its original location, has experienced few alterations, retains high integrity of original materials, and was executed with a high level of architectural style.

7. Other Factors:

On August 7, 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 five 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.