



City of San Antonio

Legislation Details (With Text)

File #: 13-847
Type: Zoning Case
In control: City Council A Session
On agenda: 11/7/2013
Title: ZONING CASE # Z2013200 HL (District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District on Lot 53, Block 4, NCB 1602 located at 649 Delmar Street. Staff and Zoning Commission recommend approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2013-200, 2. Z2013200 HL, 3. Certificate of Appropriateness Z2013200HL, 4. Z2013200HL_Statement of Significance, 5. Z2013200_CCR, 6. Draft Ordinance, 7. Ordinance 2013-11-07-0769

Date	Ver.	Action By	Action	Result
11/7/2013	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2013200 HL

SUMMARY:
Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 1, 2013

Case Manager: Osniel Leon, Planner

Property Owner: City of San Antonio Fire Department

Applicant: City of San Antonio Office of Historic Preservation Office

Representative: City of San Antonio Office of Historic Preservation Office

Location: 649 Delmar Street

Legal Description: Lot 53, Block 4, NCB 1602

Total Acreage: 0.4308

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: None (within 200 feet)

Planning Team Members: 25 - Arena District Eastside Community Plan

Applicable Agencies: 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. In a 1993 city-initiated large area case, the property was rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed District. The subject property is currently developed as a City of San Antonio Fire Station.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “RM-4” and “C-1”

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: Delmar Street, South Mittman Street and Cooper Street

Existing Character: Local Streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 28 and 230, which operate along South Mittman Street, south of the subject property.

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

Parking Information: The UDC does not include parking requirements for public/emergency service uses such as fire stations.

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 subject property is located within the Arena District/Eastside Community Plan and is identified as Medium 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. However, the “RM-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property’s base zoning district. However, historic designation will regulate the exterior aesthetic of the existing structure and any new construction.

3. Suitability as Presently Zoned:

There is no proposed change to the existing “RM-4” base zoning district. Approval of the “HL” designation will require review and approval by the Historic and Design Review Commission of any building plans for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

The request does not appear to conflict with any public policy objectives.

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 May 15, 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 seven criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.