



City of San Antonio

Legislation Details (With Text)

File #: 14-1308

Type: Zoning Case

In control: City Council A Session

On agenda: 6/19/2014

Title: ZONING CASE # Z2014149 HL (Districts 5 and 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District to add the "HL" Historic Landmark designation to all existing zoning on Lot 20 and the west 39.6 feet of Lot 21, Block 16, NCB 2025; the north irregular 102.01 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 10441, Page 2200 of the Bexar County Deed Records); the south irregular 126.5 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 2917, Page 1995 of the Bexar County Deed Records); Lot 15, Block 3, NCB 2076; Lots 16 and 17, Block 3, NCB 2208; Lots 10, 11 and 12, Block 31, NCB 2280; Lots 7 and 8 and the west 2.44 feet of Lot 9, Block 4, NCB 2282; Lot 14, Block 4, NCB 2313; Lots 9, 10, 11 and 12, Block 12, NCB 2317; Lots 13, 14 and 15, Block 20, NCB 2330; Lot 12 and the east 27 feet of Lot 11, Block 18, NCB 2332; Lots 4, 5 and 6, Block 6, NCB 2339; Lot 10, Block 6, NCB 2343; Lots 10, 11, 12, 13 and 14, Block 5, NCB 2368; the south 62.1 feet of Lots 23 and 24, Block 8, NCB 2371; Lot 6, Block 5, NCB 2417; the west 70 feet of the south 23.3 feet of Lot 10 and the west 70 feet of Lot 11, Block C, NCB 2418; the north 150 feet of Lots 5 and 6, Block 6, NCB 2429; the southwest irregular 125 feet of Lot 49, Block 6, NCB 2456 (as recorded in Volume 4295, Page 1295 of the Bexar County Deed Records); Lot 34, Block 7, NCB 2457; Lot 13, Block H, NCB 6021; and Lots 12, 13, 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44 and 45, Block 1, NCB 8269 located at 1614 & 1624 Buena Vista Street; 2101 Buena Vista Street; 1501 West Cesar E Chavez Boulevard & 425 South Brazos Street; 1801 West Cesar E Chavez Boulevard; 926 Cincinnati Avenue; 2124 Colima Street; 2006 West Commerce Street; 242 Cornell; 1225 & 1227 El Paso Street; 1423 (also known as 1425) El Paso Street; 2304 El Paso Street; 321 Fredericksburg Road; 323 Fredericksburg Road; 1805 Guadalupe Street; 2607 West Houston Street; 900 Leal Street; 4527 West Martin Street; 1111 Monterey Street; 2303 Monterey Street; A portion of the 3800 Block of Morales; 402 & 404 North Richter Street; 2011 (also known as 2009) Vera Cruz Street; 214 & 218 South Zarzamora Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Certificate of Appropriateness and Statements of Significance, 3. Zoning Commission Minutes, 4. 14-1308 Z2014149 HL DRAFT ORDINANCE, 5. Ordinance 2014-06-19-0492

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council Districts 5 and 1

SUBJECT:

Zoning Case Z2014149 HL

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: Add the "HL" Historic Landmark designation to all existing zoning

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Micah Diaz, Senior Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: See Attached

Legal Description: See Attached

Total Acreage: 7.832

Notices Mailed

Subject Property Owners: 24

Owners of Property within 200 feet: 618

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association, Gardendale Neighborhood Association, Prospect Hill Neighborhood Association, and Woodlawn Lake Community Association; the Beacon Hill Neighborhood Association and the Five Points Owners Association are located within 200 feet.

Planning Team: Downtown Neighborhood Plan (67), Guadalupe/Westside Community Plan (22), Midtown Neighborhoods Plan (11), and Near Northwest Community Plan (18)

Applicable Agencies: City of San Antonio Office of Historic Preservation and Parks & Recreation

Property Details

Property History: The subject property consists of 23 individual properties that are generally located on the near-west side of the city. The properties have varied zoning and development histories; specific details of each property are included in the attached Certificate of Appropriateness that was issued by the Historic and Design Review Commission on November 20, 2013.

ISSUE:

None.

ALTERNATIVES:

Should the City Council deny this request, the base zoning districts would remain in place and the historic designation would not be applied.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

Requests for Historic Landmark designations do not change the existing base or overlay zoning districts; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject properties, because potential uses are determined by base zoning district. However, historic designation will regulate the exterior aesthetic of the structures. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.

3. Suitability as Presently Zoned:

There is no proposed change to the existing base zoning districts. Approval of the “HL” designations will require an additional review process 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 subject properties were identified through the ongoing Westside Cultural Resource Survey initiative that began in 2011. This zoning case is Phase II of the Westside Historic Landmark effort.

The subject properties meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The rezoning request includes 23 individual properties, the combined acreage of which is 7.832 acres. The properties are spread through the near Westside of San Antonio.

7. Other Factors:

On November 20, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the properties as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to each subject property are specified in the attached Certificate of Appropriateness.