



City of San Antonio

Legislation Details (With Text)

File #: 14-1268

Type: Zoning Case

In control: City Council A Session

On agenda: 8/7/2014

Title: ZONING CASE # Z2014154 HL (District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "RM-4 HL NCD-2 AHOD" Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records located at 2822 North Flores Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014154_Location Map, 2. Z2014154 HL HDRC Documents, 3. Z2014154 HL, 4. Ordinance 2014-08-07-0551

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Zoning Case Z2014154 HL

SUMMARY:

Current Zoning: "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "RM-4 HL NCD-2 AHOD" Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 15, 2014

Case Manager: Ernest Brown, Planner

Property Owner: R. A. Coker, LLC (by Robert A. Coker, Member)

Applicant: City of San Antonio - Office of Historic Preservation

Representative: City of San Antonio - Office of Historic Preservation

Location: 2822 North Flores Street

Legal Description: Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records

Total Acreage: 0.1349

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Planning Team: Midtown Neighborhood Plan - 11

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. In a 1996 City-initiated large-area case, the majority of the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "RM-4" Residential Mixed District and "C-2" Commercial District, respectively. The property was developed in 1910 as an automotive repair shop and office. The subject property is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North, Northeast

Current Base Zoning: "C-2", "RM-4"

Current Land Uses: Office, Single Family Residence, Single Family Residence, Duplex, Single Family Residence

Direction: East

Current Base Zoning: "RM-4", "R-6"

Current Land Uses: Single Family Residence

Direction: South, Southeast

Current Base Zoning: "C-2", "R-6"

Current Land Uses: Commercial, Single Family Residence

Direction: West, Southwest

Current Base Zoning: "R-6", "O-2", "RM-4", "R-6"

Current Land Uses: Single Family, Office, Single Family Residence

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.

The Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: West Mistletoe Avenue and North Flores Street

Existing Character: Local Streets, one lane in each direction with sidewalk on both sides.

Proposed Changes: None known

Thoroughfare: West Woodlawn Avenue

Existing Character: Secondary Arterial Type B, divided with 2 lanes in each direction and sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA transit line operates along West Woodlawn Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: The subject property is currently developed and being used as an Automotive Repair and Office. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

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 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 (9-0) 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 Midtown Neighborhood Plan and is currently designated as Neighborhood Commercial 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:

Historic landmark designation will not affect the range of permitted uses of the subject property, 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” designation 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 property meets 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 size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On March 7, 2014, 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 three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property owner is in favor of the Historic Landmark designation.