



City of San Antonio

Legislation Details (With Text)

File #: 15-1515

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2015

Title: ZONING CASE # Z2015076 HL (District 2): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on The south 45 feet of Lot 16, Block 5, NCB 6004 located at 614 North Palmetto. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-076_Location Map, 2. Z2015076 HL Certificate of Appropriateness, 3. Z2015076 HL Statement of Significance, 4. Z2015076 HL_minutes, 5. DRAFT ORDINANCE, 6. Ordinance 2015-03-05-0169

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015076 HL

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District5

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Willie A. Hodge III

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 614 North Palmetto

Legal Description: The south 45 feet of Lot 16, Block 5, NCB 6004

Total Acreage: 0.1705

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "D" Apartment District. In 1989, Ordinance 70785 converted the zoning to "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4" and "RM-4 H" and "C-1"

Current Land Uses: Single-Family Residences and Commercial

Direction: West

Current Base Zoning: "RM-4 H"

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.

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: North Palmetto

Existing Character: Local Street; 1 lane in each direction with sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 24, which operates along Houston Street and the 22, which operates along Hays Street.

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: There is no change of use proposed. The property is used as a single-family residence. Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: N/A

ISSUES:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-4” zoning district and the property will not be designated as Historic.

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 (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 Dignowity Neighborhood Plan and is currently designated as Low 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.

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 “R-4” base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

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 request does not appear to 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.

7. Other Factors:

On December 3, 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 four 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.