



City of San Antonio

Legislation Details (With Text)

File #: 15-1802
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/3/2015
Title: ZONING CASE # Z2015098 HL (Council District 2): A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 HL NCD-6" Residential Single-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 15 and west 20 feet of Lot 14, NCB 6137. 347 Parland Place. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-098 HL_Location Map, 2. Z2015098 HL_Certificate of Appropriateness, 3. Z2015098 HL_Statement of Significance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015098 HL

SUMMARY:

Current Zoning: "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District

Requested Zoning: "R-4 HL NCD-6" Residential Single-Family Historic Landmark Mahncke Park Neighborhood Conservation District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Julie Shank

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 347 Parland Place

Legal Description: Lots 15 and west 20 feet of Lot 14, NCB 6137

Total Acreage: 0.241

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Planning Team: None

Applicable Agencies: City of San Antonio 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. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-4" Residential Single-Family District. The zoning was once again amended in 2008 (Ord. # 2008-01-17-0050) to the current "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation 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: "R4 NCD-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R4 NCD-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF33 NCD-6"

Current Land Uses: Mahncke Park

Direction: West

Current Base Zoning: "R4 NCD-6"

Current Land Uses: Single-Family Residences

Overlay and Special District Information: None.

Transportation

Thoroughfare: Parland Place

Existing Character: Local Street; 1 lane in each direction with sidewalks on the north side.

Proposed Changes: None known.

Public Transit: VIA bus route 10 operates from stop number 17527 located at the corner of Broadway Street and Ethel Court two block north of Parland Place.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

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

ISSUE:

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 NCD-6" zoning district and the property will not be designated as Historic.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: 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 Mahncke Park Neighborhood Association and is currently designated as Urban Single-Family 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 NCD-6" 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 November 19, 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.