



City of San Antonio

Legislation Details (With Text)

File #: 15-1947
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/17/2015
Title: ZONING CASE # Z2015111 HL (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on West 55 feet of east 60 feet of Lots 15 and 16, Block D, NCB 2557. 227 Daniel Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-111 HL_Location Map, 2. Z2015111 HL_Statement of Significance&Cert of Approp

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015111 HL

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 17, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Lance Williamson and Rodolfo Zapata

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 227 Daniel Street

Legal Description: West 55 feet of east 60 feet of Lots 15 and 16, Block D, NCB 2557

Total Acreage: 0.101

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Lone Star Community Plan and King William Historic District

Planning Team: Downtown Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "C" Apartment District. In a 1993 City-initiated zoning 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 AHOD" Residential Mixed Airport Hazard Overlay District.

According to the Office of Historic Preservation, the existing structure appears to have been constructed circa 1908.

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: "RM-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "I-2 HS RIO-4"

Current Land Uses: Pioneer Flour Mill, Guenther House

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "RM-4" and "RM-4 HS"

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: Daniel Street

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

Proposed Changes: None known

Thoroughfare: South Main Avenue

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

Proposed Changes: None known

Public Transit: Nearby VIA bus routes operate at the corner of South Main Avenue and South Alamo as well as at the corner of South Flores and South Alamo.

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 "RM-4" zoning district and the property will not be designated as Historic.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Lone Star Community 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 "RM-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 January 7, 2015, 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.