



City of San Antonio

Legislation Details (With Text)

File #: 15-3880
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/7/2015
Title: ZONING CASE # Z2015231 HL (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District on North 54.3 Feet of Lot 1, Block 3, NCB 2230 located at 523 North Colorado. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015231 Location Map, 2. Z2015231 HL_hist statement/cert/resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015231 HL

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Paul Gomez

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 523 North Colorado Street

Legal Description: The North 54.3 Feet of Lot 1, Block 3, NCB 2230

Total Acreage: 0.0698

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Gardendale 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 recognized in 1938 and was originally zoned "J" Commercial District. The property converted to "I-1" General Industrial District under the 1965 Zoning Code. Upon adoption of the 2001 Unified Development Code, the base zoning district remained "I-1" General Industrial.

According to the Office of Historic Preservation, the existing structure appears to have been constructed in or before 1935.

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: "I-1"

Current Land Uses: Distribution Business

Direction: West

Current Base Zoning: "I-1, "R-4"

Current Land Uses: Vacant Land, Single-Family Residential Homes

Direction: South

Current Base Zoning: "I-1, "R-4"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "IDZ"

Current Land Uses: Collision Center

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: North Colorado

Existing Character: Secondary Arterial Type B 70' - 86'

Proposed Changes: None known

Thoroughfare: Morales Street

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 North Colorado and West Martin Street.

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

Parking Information: There is no change of use proposed. The property is an unoccupied taco restaurant.

Minimum Parking Requirement: 1 space per 100 sf. GFA. Maximum Parking Requirement: 1 per 40 sf. GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "I-1" General Industrial zoning classification, restricting future land uses to those permissible in the "I-1" 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 not part of any Community Plan or Sector Plan. Therefore, the property does not have a current future land use component. 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 "I-1" base zoning district is consistent with 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 City of San Antonio Office of Historic Preservation.