



City of San Antonio

Legislation Details (With Text)

File #: 15-3903
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/7/2015
Title: ZONING CASE # Z2015232 HL (Council District 5): A request for a change in zoning 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 East 40 feet of Lot 9, Block 4, NCB 2282, located at 1417 West Salinas. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-232 Location Map, 2. Z2015232 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 Z2015232 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 District

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

Case Manager: Robert C. Acosta, Planner

Property Owner: Herlinda Balderrama

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1417 West Salinas

Legal Description: East 40 Feet of Lot 9, Block 4, NCB 2282

Total Acreage: 0.1433

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Prospect Hill

Planning Team: Downtown Planning Team- 64

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned “C” Commercial District. Upon adaptation of the 1965 Unified Code, the previous base zoning district converted to “R-3” Residential Single-Family District. In the 2001 Unified Code adaptation the previous base zoning converted to “MF-33” Multi-Family Residential District and in March 14, 2003 as part of an area rezoning the property converted to “R-4” Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as significant 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, IDZ

Current Land Uses: Single-Family Residences, Vacant

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Vacant

Direction: West

Current Base Zoning: MF-33, R-4

Current Land Uses: Church, 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: Salinas Street

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Richter Street

Existing Character: Local Street
Proposed Changes: None known.

Public Transit: Nearby VIA bus routes operate at the corner of North San Marcos and West Martin 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: 1 space per unit. Maximum Parking Requirement: N/A

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the “R-4” Residential Single-Family Airport Hazard Overlay and 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 property is located within the Downtown 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” Residential Single-Family 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 March 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.

On April 16, 2014, the Historic and Design Review Commission issued a Statement of Significance identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code.

This request for Historic Landmark designation was initiated by the Office of Historic Preservation and passed and approved by Resolution 2015-04-30-0033R of the City Council on April 30, 2015.