



City of San Antonio

Legislation Details (With Text)

File #: 15-4102
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/21/2015
Title: ZONING CASE # Z2015242 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 21 and West 40 Feet of Lot 22, Block 1, NCB 3030 located at 1123 West French Place.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-242 Location Map, 2. HDRC Commission Action

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

Department Head: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2015242 HL

SUMMARY:
Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 21, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Miguel Calzada

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1123 West French Place

Legal Description: Lot 21 and West 40 Feet of Lot 22, Block 1, NCB 3030

Total Acreage: 0.2955

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Beacon Hill

Planning Team: Midtown Planning Team- 10

Applicable Agencies: None

Property Details

Property History: The property is located within the original 36 square mile area of the City and was originally zoned “D” Apartment District. In 1963 Ordinance 86704 converted the zoning to “R-1” Residential Single-Family District. During the adoption of the Unified Code adaptation the previous base zoning converted to “R-6” Residential Single-Family District. The area was approved as a Neighborhood Conservation District in December 15, 2005 (Ordinance 101890).

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-6 and RM4

Current Land Uses: Single and Multi-Family Residences

Direction: East

Current Base Zoning: R-6, C-2

Current Land Uses: Multi-Family Residences, Laundromat

Direction: South

Current Base Zoning: MF-33, R6 CD, R-6

Current Land Uses: Multi-Family Residences, Vacant

Direction: West

Current Base Zoning: R6, RM4

Current Land Uses: Single and Multi-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 and the "NCD", Neighborhood Conservation District due to their location within the Beacon Hill Neighborhood Conservation District. The "AHOD" and "NCD" 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: French Place

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Grant Avenue
Existing Character: Local Street
Proposed Changes: None known.

Public Transit: Nearby VIA bus routes 289, 296, 95, 96 and 97 operate at the corner of Fredericksburg Road and French Place.

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-6” 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 Midtown Neighborhoods 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-6” 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 May 20, 2015, the Historic and Design Review Commission issued a Commission Action identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code.