



City of San Antonio

Legislation Details (With Text)

File #: 15-5047
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/6/2015
Title: ZONING CASE # Z2015288 HL (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District located on Lot 3, Block 6, NCB 2339 located at 1610 Buena Vista Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-288_Location Map, 2. Certificate of Appropriateness Z2015288 HL, 3. Statement of Significance Z2015288 HL

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015288 HL

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 6, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Advocates Social SVC of SA

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1610 Buena Vista Street

Legal Description: Lot 3, Block 6, NCB 2339

Total Acreage: 0.1815

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Neighborhood Association

Planning Team: Guadalupe Westside Planning Team- 22

Applicable Agencies: San Antonio Aviation Department, 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 "F" Local Retail District. Upon adoption of the 1965 Unified Development Code, the previous base zoning district converted to the "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property is developed with a 2,230 square foot residential structure built in 1930 and a 936 square foot detached garage.

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: C-2, C-2 HS, C-3

Current Land Uses: Apartments, Multi-family Housing, Bank

Direction: East

Current Base Zoning: C-2

Current Land Uses: Direct to east is Social Service Organization owned by same owner, Single-Family Residences

Direction: South

Current Base Zoning: R-4, R-4 HS

Current Land Uses: Single-Family Residences, Vacant Residential Lots

Direction: West

Current Base Zoning: R-4, R-4 HS, C-2 HL

Current Land Uses: Single-Family Residences, Church

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: Buena Vista Street

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

Proposed Changes: None known

Thoroughfare: South San Jacinto Street

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

Proposed Changes: None known

Public Transit: VIA bus route 75 stops at the corner of Buena Vista Street and South San Jacinto Street.

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

Parking Information: There is no change of use proposed. The property is non-profit social service organization.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning classification, restricting future land uses to those permissible in the "C-2" Commercial District. Additionally, the property will not be designated as "HL" Historic Landmark.

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 Guadalupe Westside Community Plan and is currently designated as Low Density Mixed Use 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 "C-2" Commercial 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 6, 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 is owner-initiated.