



City of San Antonio

Legislation Details (With Text)

File #: 16-1318
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016053 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 Lots 39 through 42, Block 8, NCB 8199 located at 4537 Monterey Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-053 Location Map, 2. Statement of Significance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016053 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: January 19, 2016

Case Manager: Robert C. Acosta, Planner

Property Owner: Juanita Delgado

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 4537 Monterey Street

Legal Description: Lots 39 through 42, Block 8, NCB 8199

Total Acreage: 0.2525

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City limits on August 3, 1944 (Ordinance 1258) and was originally zoned “C” Apartment District. On March 28, 1991 the property was rezoned to “R-7” Residence District, (Ordinance 73389). Upon the adoption of the 2001 Unified Development Code, the base zoning 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: C-2, C-3R, R-4

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-3R, R-4

Current Land Uses: Commercial Uses and Single-Family Residences

Direction: West

Current Base Zoning: C-3R, R-4

Current Land Uses: Commercial Uses and 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.

A number of surrounding properties carry the “HL” Historic Landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: South General McMullen Drive

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Commerce Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Monterey Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Cesar E. Chavez Blvd.

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of Monterey Street and South General McMullen Drive. Route 524 provides service to the area.

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: Single Family Residence: 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "R-4" base zoning.

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 not located within a Neighborhood or Community Plan and has a base zoning of R-4, which is consistent with the surrounding single-family residential uses. Historic Landmark designation does not affect the base zoning or permitted uses, 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 current R-4 base zoning is appropriate for the subject property due to its location and is consistent with the

surrounding single-family residential uses.

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 requested rezoning does not appear to be in conflict with any public policy.

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 August 5, 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.