



City of San Antonio

Legislation Details (With Text)

File #: 18-3925
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/19/2018
Title: ZONING CASE # Z2018212 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 18 and the West 50-feet of Lot 17, NCB 1393, located at 1503 Wyoming Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. 1_Memo_OHP staff_June 19 2018, 3. 2_HDRC Recommendation, 4. 3_HDRC Published Exhibits

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018212 HL

SUMMARY:
Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 19, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Darlene Tones

Applicant: Office of Historic Preservation, City of San Antonio

Representative: Office of Historic Preservation, City of San Antonio

Location: 1503 Wyoming Street

Legal Description: Lot 18 and the West 50-feet of Lot 17, NCB 1393

Total Acreage: 0.1136 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property falls within the original 36 square miles of the City limits. The property was rezoned from “D” Apartment District to “R-2” Two-Family Residence District on December 16, 1993 (Ordinance 79329) which later converted to the current “RM-4” upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

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: “RM-4”

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Wyoming Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Piedmont Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is the #32, #232 and #36 and are within walking distance of the subject property.

Traffic Impact:

Parking Information: Parking requirements are determined by use: Residential uses require a Minimum vehicle spaces: 1 per dwelling unit and Maximum vehicle spaces: 2 per dwelling unit.

ISSUE: None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “RM-4” allows for a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

Costs associated with this designation include zoning application fees of \$832.10 and are funded in the Office of Historic Preservation FY 2018 budget. However, the Office of Historic Preservation requests a waiver for all related fees.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property does not fall within a Regional Center and is within one mile proximity to a Premium Transit Corridor.

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 Arena District/ Eastside Community Plan and is currently designated “Medium Density Residential”. The requested zoning is to allow for Historic Landmark Designation. The current base zoning is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the zoning is consistent with the surrounding residential uses.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning is appropriate for the surrounding area, as it is consistent with the surrounding land use development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Staff finds that the request is not contrary to any stated public policy objective, as the plan calls for preservation

of neighborhoods via historic landmark designation.

6. Size of Tract:

The subject property totals 0.1136 acres in size, which reasonably accommodate the uses permitted in the current “RM-4” Residential Mixed base zoning district.

7. Other Factors:

On April 4, 2018, the Historic and Design Review Commission approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified below. The property owner submitted the application for supports Historic Landmark designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the property owner. The Office of Historic Preservation worked with the applicant on this rezoning request and supports Approval of the added “HL” Historic Landmark designation.

1503 Wyoming meets UDC criterion [35-607 (b)7],[35-607 (b)11], [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 1503 Wyoming meets three.

They are as follows:

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure is a visual anchor on the corner of Wyoming and Piedmont.

(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; the structure has a connection to longtime residents of this Eastside neighborhood including its construction by the Lohrberg family and residence by the Smith-Tones family.

(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the structure has a relationship to the surrounding structures, built in the early twentieth century in Folk Victorian and Queen Anne styles.