



City of San Antonio

Legislation Details (With Text)

File #: 19-4123
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/21/2019
Title: ZONING CASE Z-2019-10700079 HE (Council District 1): A request for a change in zoning from "FBZ T5-1 RIO-2 AHOD" Form Based Zone Transect 5 River Improvement Overlay Airport Hazard Overlay District to "FBZ T5-1 HL RIO-2 AHOD" Form Based Zone Transect 5 Historic Landmark River Improvement Overlay Airport Hazard Overlay District on Lot 15, Block 30, NCB 820, located at 814 Augusta Street. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov; Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. HDRC Request & Recommendation, 3. HDRC Exhibits

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z 2019-10700079 HL

SUMMARY:
Current Zoning: "FBZ T5-1 RIO-2 AHOD" Form Based Zone Transect 5 River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "FBZ T5-1 HL RIO-2 AHOD" Form Based Zone Transect 5 Historic Landmark River Improvement Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 21, 2019

Case Manager: Sara Serra, Planner

Property Owner: Joy McGough

Applicant: Patrick William Christensen

Representative: Patrick William Christensen

Location: 814 Augusta Street

Legal Description: Lot 15, Block 30, NCB 820

Total Acreage: 0.409

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Applicable Agencies: Fort Sam Houston and Office of Historic Preservation

Property Details

Property History: The property is part of the original 36 square miles of the City of San Antonio initially zoned as “F” Local Retail District. In 2001 new classification, properties zoned “F” Local Retail District were converted to “C-2” Commercial District. The ordinance 2010-04-01-0279 changed the property zone from “C-2” Commercial District to “FBZ T5(5-1) RIO-2” Form Base Zone Transect T5 Calibrated T5-1 River Improvement Overlay -2 District”.

Topography: The property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “FBZ T5-1”

Current Land Uses: Future Multi-Family Complex

Direction: East

Current Base Zoning: “FBZ T5-1”

Current Land Uses: Parking lot

Direction: South

Current Base Zoning: “FBZ T5-1”

Current Land Uses: Commercial

Direction: West

Current Base Zoning: “FBZ T5-1”

Current Land Uses: Commercial

Overlay and Special District Information:
“RIO-2”

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

“AHOD”

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.

"HL"

The "HL" Historic Landmark designation is for all buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated exceptional historic landmarks per UDC Chapter 35-605. Other landmarks and districts previously designated, such as National Register districts or landmarks, state historic landmarks or sites, or state archaeological landmarks and sites shall be accorded the protection of properties designated exceptional historic landmarks and districts.

Transportation

Thoroughfare: Augusta

Existing Character: Collector

Proposed Changes: None.

Public Transit: VIA bus routes within walking distance of the subject property are: 5 (McCullough), 8 (North St. Mary's), and 204 (San Pedro Lineup).

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirements for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property being unable to accommodate the house that will be relocate, preventing from creating another historic feature in the Downtown area of San Antonio.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within half a mile of 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 subject property is located in the Downtown Neighborhood Plan. A finding of consistency is not required for application of a historical overlay.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “FBZ” Form Based Zone District is an appropriate zoning for the property and surrounding area. The request simply adds the “HL” Historic Landmark designation. The base zoning remains the same.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Neighborhood Plan:

- Geographically balance businesses, entertainment, community facilities, arts, culture and residential projects to enhance downtown’s urban character. Create design standards and a model downtown neighborhood.
- Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives.

6. Size of Tract:

The subject property is 0.409 acres, which will accommodate the one relocated dwelling unit.

7. Other Factors:

This zoning request is triggered by the Historic and Design Review Commission’s (HDRC) recommendation of approval to relocate the structure from 723 Brooklyn to 1718 Navidad on September 5, 2018. The HDRC recommended approval of the historic designation with stipulations. The applicant will need to meet all stipulations before a Certificate of Appropriateness can be issued. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

This request was initiated by the property owner.