



City of San Antonio

Legislation Details (With Text)

File #: 19-8496

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/19/2019

Title: ZONING CASE Z-2019-10700266 HL (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District at P-54, NCB 17726, located at 16000 Hickory Well Drive. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. HDRC Exhibits

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2019-10700266 HL

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Longs Creek Homeowners Association

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 16000 Hickory Well Drive

Legal Description: P-54, NCB 17726

Total Acreage: 2.73

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: Longs Creek Homeowner's Association

Applicable Agencies: Office of Historic Preservation, Aviation, Planning Department, Parks and Recreation Department

Property Details

Property History: The property was rezoned by Ordinance 86429, dated August 14, 1997, following annexation, from Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential

Overlay and Special District Information:

"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.

Transportation

Thoroughfare: Hickory Well

Existing Character: Local

Proposed Changes: None Known

Public Transit: No VIA bus routes are within walking distance of the subject property.

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: The minimum parking requirement for a single family residential is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "R-6" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "R-6 HL" allows all of the above in addition to attaining a Historical Landmark.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center nor is it located within the 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 within the North Sector Plan. A finding of consistency is not required for an 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. The base zoning will remain "R-6."

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed rezoning maintains the base zoning district and establishes a historic overlay.

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 North Sector Plan:

NR-2.4 Encourage (where feasible) the provision of pedestrian, bicycle and wildlife access to linear creekways and open space areas.

Goal NR-5 Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.

NR-5.3 Support voluntary efforts by landowners to preserve historic farms, ranches, and structures within the North Sector.

6. Size of Tract:

The subject property is 2.73 acres, reasonably accommodates the current open space.

7. Other Factors:

The request for landmark designation was initiated by the owner.

On October 2, 2019, the Historic and Design Review Commission (HDRC) 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 criteria identified as being applicable to the subject property are specified below.

HDRC concurred with the applicant that 16000 Hickory Well Dr met UDC criterion [35-607(b)5], [35-607(b)8], and [35-607(b)11] 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; 16000 Hickory Well Dr meets three.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the structure is an intact example of a vernacular stone house built in the latter half of the 1800s.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the residence is one of few remaining in-tact examples of immigrant housing from the 1800s; it has been in the same location since c. 1880 with few modifications.

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 residence is part of a post-Civil War boom in farming and ranching found in Bexar County in the latter half of the 1800s.