



City of San Antonio

Agenda Memorandum

File Number:18-1874

Agenda Item Number: 23.

Agenda Date: 2/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018094 HL

SUMMARY:

Current Zoning: "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Richard Pozos

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 348 Thomas Jefferson Drive

Legal Description: Lot 2 and west 10 feet of 3, Block 10, NCB 7079

Total Acreage: 0.1826

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department

Property Details

Property History: The property was annexed and zoned “A” Residence District by Ordinance 1816, dated May 6, 1940. The property was a part of a large area rezoning which changed the property from “A” to “R-1” Single Family Residence District by Ordinance 64079, dated November 20, 1986. The property converted from “R-1” to the current “R-6” with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: Single-Family Residences

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"HL"

A number of surrounding properties carry the “HS” Historic Significant 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.

"NCD"

The Jefferson Neighborhood Conservation District (NCD-7) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Thomas Jefferson Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Alexander Hamilton Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 509 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: There is no change of use proposed. The property is used as a single-family residence. Minimum Parking Requirement: 1space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6” without the Historic Landmark overlay. The “R-6” base zoning permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within a ½ of a mile of the General McMullen-Babcock 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “HL” overlay does not impact the “R-6” base zoning district which is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6” is an appropriate zoning for the property and surrounding area. The surrounding properties all carry the “R-6” base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning is requested in order to rehabilitate the single-family residence.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Near Northwest Community Plan:

- Goal 3: Housing Preserve and revitalize the community's unique mix of quality housing.
- Objective 3.2: Home Improvement and Maintenance Encourage investment in housing improvement and maintenance.
- Objective 3.3: Design Standards Protect and preserve the Near Northwest's unique housing character.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The property is 0.1826 of an acre, which currently accommodates the existing single-family residence.

7. Other Factors:

On December 20, 2017, 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 (b) of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness. The property owner submitted the application for Historic Landmark designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the property owner. The Office of Historic Preservation supports Approval of the added "HL" Historic Landmark designation.