



City of San Antonio

Agenda Memorandum

File Number:14-1267

Agenda Item Number: Z-10

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2014148 HL

SUMMARY:

Current Zoning: "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District

Requested Zoning: "C-3 IDZ HL AHOD" Historic Landmark General Commercial Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Big Biz Investments, Ltd. (by Shirley Gonzales, Member, Back Alley, LLC, General Partner)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 105 South Zarzamora Street

Legal Description: The southeast 100 feet of Lot 13, Block 1, NCB 2322

Total Acreage: 0.115

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association; the Avenida Guadalupe Association is located within 200 feet.

Planning Team: Guadalupe/Westside Community Planning Team -24

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “H” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3” General Commercial District. In a 2011 case, the property was rezoned to the current “C-3 IDZ” General Commercial Infill Development Zone District. The subject property consists of a portion of a platted lot. The existing commercial structure was built in 1934.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”, “C-3 IDZ”

Current Land Uses: Walgreens, Restaurant/Parking Lot, Hair Salon/Triplex, Restaurant

Direction: East

Current Base Zoning: “C-3R”

Current Land Uses: Retail/Parking Lot

Direction: South

Current Base Zoning: “MF-33 HL”, “C-2”, “MF-33”

Current Land Uses: Restaurant, Restaurant/Parking Lot, Single Family Residence, Single Family Residence

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Restaurant

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 “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.

Transportation

Thoroughfare: Commerce Street/Buena Vista

Existing Character: Primary Arterial Type B (Couplet), 3 lanes one way each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Zarzamora Street

Existing Character: Primary Arterial Type B, 2 lanes in each direction with sidewalks on both sides

Proposed Changes:

Thoroughfare: Murry Street

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 75, 76, 275, 276, and 520 operate along Zarzamora Street.

Traffic Impact: A Traffic Impact Analysis (TIA) study is not required.

Parking Information: The subject property is currently developed and being used as a Pawn Shop. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

ISSUE:

None

ALTERNATIVES:

Should the City Council deny this request, the base zoning district would remain in place and the historic designation would not be applied.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend 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 Guadalupe/Westside Community Plan and is currently designated as Light Industrial in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by base zoning district. However, historic designation will regulate the exterior aesthetic of the structures. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.

3. Suitability as Presently Zoned:

There is no proposed change to the existing base zoning districts. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

The subject property was identified through the ongoing Westside Cultural Resource Survey initiative that began in 2011. This zoning case is a portion of Phase II of the Westside Historic Landmark effort. The subject property meets the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

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 November 20, 2013, 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 criteria identified as being applicable to the subject property is specified in the attached Certificate of Appropriateness.