



City of San Antonio

Agenda Memorandum

File Number: 14-1308

Agenda Item Number: Z-12.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council Districts 5 and 1

SUBJECT:

Zoning Case Z2014149 HL

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: Add the "HL" Historic Landmark designation to all existing zoning

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Micah Diaz, Senior Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: See Attached

Legal Description: See Attached

Total Acreage: 7.832

Notices Mailed

Subject Property Owners: 24

Owners of Property within 200 feet: 618

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association, Gardendale Neighborhood Association, Prospect Hill Neighborhood Association, and Woodlawn Lake Community Association; the Beacon Hill Neighborhood Association and the Five Points Owners Association are located within 200 feet.

Planning Team: Downtown Neighborhood Plan (67), Guadalupe/Westside Community Plan (22), Midtown Neighborhoods Plan (11), and Near Northwest Community Plan (18)

Applicable Agencies: City of San Antonio Office of Historic Preservation and Parks & Recreation

Property Details

Property History: The subject property consists of 23 individual properties that are generally located on the near-west side of the city. The properties have varied zoning and development histories; specific details of each property are included in the attached Certificate of Appropriateness that was issued by the Historic and Design Review Commission on November 20, 2013.

ISSUE:

None.

ALTERNATIVES:

Should the City Council deny this request, the base zoning districts 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:

Requests for Historic Landmark designations do not change the existing base or overlay zoning districts; 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 properties, 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” designations 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 properties were identified through the ongoing Westside Cultural Resource Survey initiative that began in 2011. This zoning case is Phase II of the Westside Historic Landmark effort.

The subject properties meet 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 rezoning request includes 23 individual properties, the combined acreage of which is 7.832 acres. The properties are spread through the near Westside of San Antonio.

7. Other Factors:

On November 20, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the properties as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to each subject property are specified in the attached Certificate of Appropriateness.