



City of San Antonio

Agenda Memorandum

File Number:15-5111

Agenda Item Number: 15.

Agenda Date: 10/6/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015290 HL

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Requested Zoning: "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District and "C-3NA HL AHOD" General Commercial Nonalcoholic Sales Historic Landmark Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Castillo Davis Family Settlement

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1912 and 1914 Guadalupe Street

Legal Description: Lots 7 and 8, Block 2, NCB 6112

Total Acreage: 0.0861

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association

Planning Team: Guadalupe Westside Planning Team # 22

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “J” Commercial District. On April 30, 1992, Ordinance 75720 rezoned Lot 7 to “B-2” Business District and Lot 8 to “B-3NA” Business District Nonalcoholic sales. Upon adoption of the 2001 Unified Development Code, the base zoning district was reclassified to “C-2” General Commercial District for Lot 7 and “C-3NA” General Nonalcoholic District for lot 8. According to the Office of Historic Preservation, the existing structure appears to have been constructed in or before 1930.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3 NA, & R-4

Current Land Uses: Vacant businesses, Church, Window Shop, Single-Family Homes

Direction: West

Current Base Zoning: IDZ, and C-2,

Current Land Uses: Vacant Land, Single-Family Residential Homes, Tortilla Factory

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Parking Lot, Single-Family Home

Direction: East

Current Base Zoning: C

Current Land Uses: Vacant Businesses, Vacant Lots

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. 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.

Transportation

Thoroughfare: Guadalupe Street

Existing Character: Secondary Arterial Type B 70’ - 86’

Proposed Changes: None known

Thoroughfare: Sabinas Street

Existing Character: Local Street; 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: Nearby VIA bus routes operate at the corner of Guadalupe Street at Sabinas Street.

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

Parking Information: There is no change of use proposed. The property is unoccupied home and portion of the property was a shoe repair. Minimum Parking Requirement: 1 space per unit / Shoe Retail 1 per 300 sf. GFA. Maximum Parking Requirement: 1 per 200 sf. GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “C-2” and “C-3NA” zoning classification, restricting future land uses to those permissible in the “C-2” and “C-3NA” zoning district and the property will not be designated as Historic.

FISCAL IMPACT:

None.

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 part of the Guadalupe / Westside Community Plan or Sector Plan. The 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:

Granting of the “HL” Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The “C-2” and “C-3NA” base zoning district is consistent with the surrounding zoning and uses. There is no change proposed for the base zoning district.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

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 July 15, 2015, 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 of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the Owner of the property.