



City of San Antonio

Agenda Memorandum

File Number:15-5435

Agenda Item Number: Z-6.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015289 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: October 06, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Clay & Janet Varga

Applicant: City of San Antonio Office of Historic Preservation by Claudia Guerra

Representative: City of San Antonio Office of Historic Preservation by Claudia Guerra

Location: 1527 West Mistletoe

Legal Description: Lot 35, 36 and East 12.5 Feet of Lot 37, Block 3, NCB 6482

Total Acreage: 0.1936

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association

Planning Team: Near Northwest Planning Team-18

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "A" Single Family Residence District. In 1986 the subject property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single Family District. The subject property was platted in its current configuration in 1923 as described by deed and plat records (volume 642, page 87 of the Deed and Plat Records of Bexar County, Texas). The subject property was developed in 1926 with a 3,118 square foot single family residential structure, a 323 square foot detached garage. In 1950 a 180 square foot shed was built.

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: All

Current Base Zoning: R-6

Current Land Uses: Residential Single Family, 2 Family Dwelling

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.

Transportation

Thoroughfare: West Magnolia Avenue, West Mistletoe

Existing Character: Local, Type A; one lane each direction with sidewalks both side

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 90 and 289, which operate along West Woodlawn Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and 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 subject property is located within the Near Northwest Neighborhood Plan and is currently designated as Medium Density Residential use 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:

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 existing “R-6” base zoning district is appropriate for the subject property.

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 proposed request does meet one of the Plan’s goals to preserve and revitalize the community’s unique mix of quality housing.

Historic districts and landmark designation preserve and enhance the city’s historic resources pursuant to Goal of the Urban Design Element of the master plan.

6. Size of Tract:

The subject property is 0.1936 of an acre in size, which accommodates the existing residential single family development with existing space for parking.

7. Other Factors:

Pursuant to V.T.C.A Local Government Code 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

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. The request for the designation is owner initiated.