



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700111 HL

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from July 20, 2021.

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Jose Castro and Carl Herrick, JCCH Property Solutions LLC

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 828 Nevada Street

Legal Description: Lot 8, Block 100, NCB 3110

Total Acreage: 0.1068

Notices Mailed

Owners of Property within 200 feet: 51

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The property was rezoned from "C" Apartment District to "R-2" Two Family District by Ordinance 91080, on December 14, 1989. The subject property converted from "R-2" Two Family District to "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated 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: RM-4

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-family dwellings

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review

of construction plans by both the Development Services Department and the Federal Aviation Administration. The “HL” Historic Landmark, “HS” Historic Significant or “HE” Historic Exceptional overlay district designation signifies 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.

Special District Information:

None

Transportation

Thoroughfare: Nevada Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes: 20, 26

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

Parking Information: There is no minimum parking requirement for a historic landmark designation.

ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

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FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within a 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 approval criteria below.

1. **Consistency:** The subject property is located in the Downtown Neighborhood Plan. Application of a Historic Overlay is consistent with the goals and objectives of the plan for historic designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.
3. **Suitability as Presently Zoned:** The current “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The base zone remains the same and the “HL” is simply the addition of a historic overlay.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan: · Goal 1: Preserve and Enhance Downtown’s Authenticity o Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture
6. **Size of Tract:** The subject property is 0.1069 acres, which reasonably accommodates the existing residential mixed uses and application of a historic landmark designation.
7. **Other Factors** The request for landmark designation was initiated by the City Council. The owner does not support designation. On March 17, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 828 Nevada. On April 15, 2021, City Council approved Resolution 2021-04-15-0027R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation was required from the HDRC. On June 16, 2021, the HDRC recommended designation.