



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700367 HL

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 6, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Dana Jacob

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1302 Hicks Avenue

Legal Description: Lot 1, Block 40, NCB 6571

Total Acreage: 0.1492

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio was originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code and Permitting Details: There is no code enforcement or permitting history for the subject property.

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: R-4

Current Land Uses: Single Family Residence

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Residence

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single Family Residence

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single Family Residence

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.

Special District Information:

N/A

Transportation

Thoroughfare: Hicks Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: South Palmetto

Existing Character: Local

Proposed Changes: None

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

Routes Served: 32, 232

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The current use is residential single family and no proposed uses. Any further traffic requirements will be evaluated at the Building Permit phase.

ISSUE:

N/A

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "R-4 HL" Residential Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The "HL" allows the addition of a Historic Overlay.

FISCAL IMPACT:

N/A

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is within ½ a mile of the New Braunfels Avenue 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 within the Southeast Community Area Plan, adopted December 2022, and is currently designated as "Urban Low Density Residential" in the use component of the plan. Application of the historic landmark is consistent with the goals and objectives of the adopted plan.

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. The proposed rezoning is for the application of historic designation and does not change the current use or base zoning designation.
3. **Suitability as Presently Zoned:** The proposed rezoning is for the application of “HL” Historic Landmark Overlay designation and does not change the current base zoning designation.
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 request does not appear to conflict with any public policy objective. Relevant principles and goals of the Southeast Community Area Plan:
 - Goal 1: Neighborhood Identity: Maintain and improve neighborhood characteristics that make it an enjoyable place to live.
 - Goal 2: Housing: Revitalize and enhance existing residential that is accommodating to all and complementary to the character of the existing neighborhood.
6. **Size of Tract:** The 0.1492-acre site is of sufficient size to accommodate the existing residential development and historic designation.
7. **Other Factors** The request for landmark designation was initiated by the owner. The application is for an “HL” Historic Landmark designation for a “R-4” Residential Single-Family District.

On November 15, 2023, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, 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 are specified below. HDRC concurred with the applicant that 1302 Hicks Avenue met UDC criterion [35-607(b)3], [35-607(b)4], [35-607(b)8], and [35-607(b)13] for a finding of historic significance in the process of seeking designation as a local historic landmark.

In order to be eligible for landmark designation, a property must meet at least three of the criteria; 1302 Hicks Avenue meets six.