



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2025-10700058 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: April 15, 2025

Case Manager: Jewel Polimis, Zoning Planner

Property Owner: Kevin Balderrama

Applicant: Office of Historic Preservation

Representative: Charles E. Gentry

Location: 1608 West Salinas Street

Legal Description: Lot 5, Block 6, NCB 2264

Total Acreage: 0.1313

Notices Mailed
Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio and San Antonio African American Community Archive and Museum

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 and was originally zoned “C” Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “C” Apartment District converted to the “MF-33” Multi-Family District. The property was rezoned by Ordinance 97325, dated March 13, 2003, to the current “R-4” Residential Single-Family District.

Code & Permitting History:

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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-3, R-4, R-2

Current Land Uses: Single-Family Dwellings, Vacant

Direction: East

Current Base Zoning: R-2, R-4

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: R-4, R-5

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 a 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: West Salinas

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: North Colorado

Existing Character: Minor, Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: North Smith

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 66, 75, 76, 77, 275, 276, 277

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

Parking Information: The minimum parking requirement for Dwelling – 1 Family is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District allows for 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 District allows for 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.

This request for “HL” adds a Historic Overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is located within a ½ mile of the New Braunfels Ave 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 not located within a Neighborhood, Community, or Sector Plan. Application of the Historic Landmark Overlay is consistent with the overall comprehensive 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - HPCCH Goal 1: San Antonio’s zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
 - HPCCH P25: Define and communicate a broader definition of cultural heritage to the community that includes tangible and intangible resource of architectural, historic and cultural significance.
- 6. Size of Tract:** The 0.1313 acre site is of sufficient size to accommodate the existing uses.
- 7. Other Factors:** The request for landmark designation was initiated by the owner. The application is for an “HL” Historic Landmark designation for the “R-4” Residential Single-Family District.

On February 5, 2025, 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 1608 West Salinas Street met UDC criterion [35-607(b)3], [35-607(b)5], [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; 1608 West Salinas Street meets four.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the Tarin family.

5. Its embodiment of a distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a 1910s Folk Victorian home.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Folk Victorian home in the Prospect Hill neighborhood.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif; based on its location in the Prospect Hill Neighborhood.