



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700218 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 1, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Betsy A. Hove

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 711 East Mistletoe Avenue

Legal Description: the south 80 feet of Lot 31, NCB 863

Total Acreage: 0.0918

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Neighborhood Association and San Antonio Texas District One Resident Association

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston Army Base

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 “B” Residence District. The property was rezoned by Ordinance 83331, dated December 14, 1995, and zoned “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Code & 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-4

Current Land Uses: Single-Family Dwellings, School

Direction: South

Current Base Zoning: R-6, C-2

Current Land Uses: Single-Family Dwellings, Food Service Establishments, Spa

Direction: East

Current Base Zoning: R-4, R-6

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: R-4, R-6, 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: East Mistletoe

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Kings Court

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 8, 5, 204

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “R-6 HL” Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 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 located within the Midtown Regional Center and is located within ½ a mile from the New Braunfels Ave Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Midtown Area Regional Center Plan, adopted in 2019, and is currently designated as “Urban Low Density Residential” in the future land 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. Relevant Goals and Policies of the Midtown Area Regional Center Plan:
 - Goal 1: Preserve Midtown Area’s Distinct Character
 - o Preserve the Midtown Area’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
 - o Maintain buildings with exemplary historic character.
- 6. Size of Tract:** The 0.0918 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-6” Residential Single-Family District.

On August 21, 2024, 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 711 East Mistletoe Avenue met UDC criterion [35-607(b)8], [35-607(b)11], 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; 711 East Mistletoe Avenue meets three.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Craftsman home that retains significant original materials and design details;

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; for its association with the Bell Manufacturing Company, one of the most successful early companies in the San Antonio garment industry;

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, historic, or cultural motif; for its location in the Tobin Hill neighborhood, an eligible local and National Register historic district.