



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 2

SUBJECT:
ZONING CASE Z-2025-10700059 HL

SUMMARY:
Current Zoning: "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District

Requested Zoning: "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 15, 2025

Case Manager: Jewel Polimis, Zoning Planner

Property Owner: Henneke Financial Group LLC

Applicant: Office of Historic Preservation

Representative: Charles E. Gentry

Location: 812 Montana Street

Legal Description: the west 56 feet of Lots 2 and 4, Block 2, NCB 1395

Total Acreage: 0.1196

Notices Mailed
Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Denver Heights 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 “D” Apartment District. The property was rezoned by Ordinance 79329, dated December 16, 1993, and zoned “R-2” Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-2” Two-Family Residence District converted to the “RM-4” Residential Mixed District. The property was rezoned by Ordinance 2008-12-04-1128, dated December 4, 2008, to the current “AE-2” Arts and Entertainment 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: AE-2

Current Land Uses: Single-Family Dwellings, Condominium

Direction: East

Current Base Zoning: AE-2

Current Land Uses: Single-Family Dwellings, Duplex

Direction: South

Current Base Zoning: AE-2

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: IDZ, RM-4

Current Land Uses: Condominium, 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:

The Arts and Entertainment District is a special district that is used to encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

Transportation

Thoroughfare: Montana

Existing Character: Collector

Proposed Changes: None known.

Thoroughfare: South Monumental

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Dreiss

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 25, 228, 225, 230

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: “AE-2” Arts and Entertainment District encourages development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

Proposed Zoning: “AE-2 HL” Arts and Entertainment District encourages development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

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 Commerce-Houston Metro Premium Transit Corridor and 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 located within the Eastside Community Area Plan, adopted in 2024, and is currently designated as “Medium Density Residential” in the future land use component of the 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 Eastside Community Area Plan:
 - Goal 3: History, Culture, and Art
 - o The cultural landscape, comprised of buildings, businesses, public spaces, and natural features will be valued and preserved.
6. **Size of Tract:** The 0.1196 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 “AE-2” Arts and Entertainment District.

On February 19, 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 812 Montana Street met UDC criterion [35-607(b)3], [35-607(b)5], 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 three.

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 Rennert 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 an early Folk Victorian home in the Denver Heights 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 one of the earliest developed areas of the Denver Heights neighborhood.