



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 7, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2024-10700071 HL

**SUMMARY:**

**Current Zoning:** "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District

**Requested Zoning:** "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 7, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Richard & Yvonne Davila

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 911 West Agarita Avenue

**Legal Description:** Lots 43 and 44, Block 20, NCB 1792

**Total Acreage:** 0.1435

**Notices Mailed****Owners of Property within 200 feet:** 23**Registered Neighborhood Associations within 200 feet:** Beacon Hill Area Neighborhood Association**Applicable Agencies:** Office of Historic Preservation, Planning Department**Property Details****Property History:** XXX

Code &amp; 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-6, R-6 CD for two (2) dwelling units**Current Land Uses:** Single-Family Residential**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**Overlay District Information:**

The \_\_\_\_\_ Neighborhood Conservation District (NCD-\_) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department. 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. 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:** West Agarita Avenue

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**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known.

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

**Routes Served:** 2, 202

**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.

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known.

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

**Routes Served:** 2, 202

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**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: 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: 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.

The “HL” adds a Historic Overlay.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center but is within ½ a mile of the Fredericksburg and San Pedro Metro Premium Plus Transit Corridors.

**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 Midtown Neighborhoods Plan, adopted in 2000, and is currently designated as “Low Density Residential” in the 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 objective.
  - HPCCH Goal 1: San Antonio’s zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
  - HPCCH Goal 3: San Antonio is a national leader in recognizing and protecting the tangible and intangible attributes of its diverse cultural heritage.

Relevant Goals and Objectives of the Midtown Neighborhoods Plan may include:

- Objective 2.2: Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.

6. **Size of Tract:** The 0.1435-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-6” Residential Single-Family District.

On March 6, 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 911 West Agarita Avenue met UDC criterion [35-607(b)3], [35-607(b)5], and [35-607(b)11] for a finding of historic significance in the process of seeking designation as a local historic landmark.

In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria. 911 West Agarita meets three:

4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; as an example of a residence designed by prominent architect Beverly Spillman.
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Craftsman style bungalow.
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; as one of the earliest homes in the Beacon Hill neighborhood.