



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700106 HL

SUMMARY:

Current Zoning: "R-4 MPOD-1 AHOD" Residential Single-Family Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District

Requested Zoning: "R-4 HL MPOD-1 AHOD" Residential Single-Family Historic Landmark Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Emiliano Villarreal & Lydia Carolina Cantu

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 139 Palo Blanco Street

Legal Description: Lot 3, the west 20 feet of Lot 4, and the west 60 feet of the east 145 feet of Lot 15, Block 3, NCB 6514

Total Acreage: 0.2218

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Applicable Agencies: Office of Historic Preservation, World Heritage Office

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned “B” Residence District. The property was rezoned by Ordinance 61454, dated September 19, 1985, to “R-7” Small Lot Homes District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-7” Small Lot Homes District converted to the current “R-4” 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 incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4, IDZ with uses permitted for MF-40

Current Land Uses: Single-Family Residential, Multi-Family Development

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Overlay District Information:

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 “MPOD-1” Mission Concepcion Mission Protection Overlay District is an overlay district that imposes additional height and design regulations in the vicinity of the historic San Antonio missions.

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: Palo Blanco Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 34, 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:

None

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District permits 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 permits 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” adds a Historic Overlay.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is within ½ a mile of the Rockport Subdivision Metro Premium Plus 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 Downtown Area Regional Center Plan, adopted in 2019, 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. Relevant Goals and Objectives of the Comprehensive Plan may include:
 - 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.
6. **Size of Tract:** The 0.2218-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 April 17, 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 139 Palo Blanco Street 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. 139 Palo Blanco Street meets three:

2. Its location as a site of a significant local, county, state, or national event; for its association with “Back Yard Oil Boom” of 1926.

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; as an example of a vernacular home in a working class neighborhood developed in the 1920s, a period of large growth in San Antonio’s population.

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 Mission Grove Addition neighborhood.