



City of San Antonio

Agenda Memorandum

Agenda Date: September 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700183 HL

SUMMARY:

Current Zoning: “R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “R-4 HL MLOD-3 MLR-2 AHOD” Residential Single-Family Historical Landmark Martindale Army Air Field Military Lighting Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 03, 2024

Case Manager: Mark Chavez, Senior Planner

Property Owner: Clarence Lee Callies & Stella Callies

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1106 Burleson Street

Legal Description: Lot B, Block B3, NCB 1007

Total Acreage: 0.1003

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Applicable Agencies: Office of Historic Preservation, Martindale Army Air Field, Fort Sam Houston

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally "C" Apartment District. The subject property was then rezoned by Ordinance 70785 dated December 14, 1989, to "R-7" Small Lot Home District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-7" Small Lot Home District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details:

There is no relevant 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"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential

Overlay District Information:

"MLOD-3"

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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.

Transportation

Thoroughfare: Burleson Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: St. Charles Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is a VIA bus route within walking distance of the subject property.

Routes Served: 22

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 not located within a Regional Center but is within the Near Eastside 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 Land Use Plan adopted June 30, 2024, and is currently designated as “Urban 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 Policies of Eastside Community Area Land Use Plan:
 - **Strategy 2.4-** Zoning decisions should permit uses that will make building preservation and rehabilitation financially attractive, such as adding additional dwellings while preserving the original building.
 - **Goal 3: History, Culture, and Art-** The cultural landscape, compromised of buildings, business, public spaces, and neutral features will be valued and preserved.
6. **Size of Tract:** The 0.1003-acre site is of sufficient size to accommodate the existing residential development and historic designation.
7. **Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

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 July 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 1106 Burleson Street met UDC criterion [35-607(b)3], [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; 1106 Burleson 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 family of Rev. R.A. Callies.

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 African American neighborhood that developed in the mid-twentieth century, 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; for its location in the Dignowity Hill neighborhood