



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700040 HL

SUMMARY:

Current Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Nicholas & Erin Ohman

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 207 Wyanoke Drive

Legal Description: Lot 16, Block 8, NCB 9137

Total Acreage: 0.3215

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Bel Meade Homes Association

Applicable Agencies: Martindale Army Airfield; Fort Sam Houston

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 3958, dated September 4, 1946 and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

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: "OCL"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Overlay District Information:

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.

Special District Information: N/A.

Transportation

Thoroughfare: Wyanoke Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: Addition of the historic overlay does not change the current use of the property therefore no TIA is required at this time.

Parking Information: The minimum parking requirement for a historic single-family dwelling home is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allows dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "R-4 HL" Residential Single-Family District allows dwellings (detached) with a minimum lot size of 4,000 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 within the Fort Sam Houston Regional Center but not located within the 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 not located within an adopted plan. Application of the historic 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.
3. **Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested "R-4 HL" simply adds a "HL" Historic Landmark 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.
6. **Size of Tract:** The 0.3215 acre site is of sufficient size to accommodate the residential use of the property.
7. **Other Factors:** The request for landmark designation was initiated by the owner. On February 2, 2022, 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 207 Wyanoke Dr met UDC criterion [35-607(b)4], [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; 207 Wyanoke Dr 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; the home was designed by architect Otto Ransleben and built by Frank J. Brown, both of whom were responsible for a number of residential and commercial projects in San Antonio. 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a Contemporary-style residence, with character-defining features such as a flat roof with wide eaves and exposed beams, clerestory windows, broad patterned surfaces, and an obscured primary entry. 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; the property is located among a cluster of homes designed and/or built by Frank J. Brown, including at least 111 Wyanoke Dr, 115 Wyanoke Dr. Further research may reveal additional homes on the block attributed to Brown. 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; the property is located among a cluster of homes designed and/or built by Frank J. Brown, including at least 111 Wyanoke Dr, 115 Wyanoke Dr. Further research may reveal additional homes on the block attributed to Brown. Zoning Case Z202210700040 HL, 207 Wyanoke Drive, SATX, has been reviewed by JBSA- FSH organizations. JBSA does not object with this request, however there is an additional comment for consideration in planning and development. - In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

