



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 5, 2022

**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-2022-10700046 HL

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Kimberly & Daniel Hubbeling

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 1025 West Huisache Avenue

**Legal Description:** Lot 33 and Lot 34, Block 27, NCB 1809

**Total Acreage:** 0.1435

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Beacon Hill

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 86704, dated September 25, 1997 to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" 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:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Overlay District Information:**

The Beacon Hill Area Neighborhood Conservation District (NCD-5) 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 "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:** None.

**Transportation**

**Thoroughfare:** West Huisache Avenue

**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-6” Residential Single-Family District allows dwellings (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:** “R-6 HL” Residential Single-Family District allows dwellings (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 within ½ mile of the Midtown Regional Center and 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 located within the Midtown Neighborhoods Neighborhood Plan. Application of the Historic Landmark overlay 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.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested "R-6 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 0.1435 acre site is of sufficient size to accommodate the proposed historic residence.
7. **Other Factors** The request for landmark designation was initiated by the owner. On January 19, 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 the structure located at 1025 W Huisache Ave 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; 1025 W Huisache Ave meets three. 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 1025 W Huisache was built for Hull Youngblood, president of the multigenerational family business Southern Steel Co, founded in 1897 and still in operation. Hull was also invested in local and state politics, serving on numerous local and state-level boards and organizations. 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 Craftsman residence and remains intact with few modifications since it first appears on Sanborn Fire Insurance maps. The house retains character-defining features of Craftsman homes, such as a low-pitched, cross-gable roof form; brick and wood piers; extended/elaborated rafter ends; decorative braces; and wide eaves. 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 in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.