



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 3, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon DSD & Shanon Shea Miller OHP

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2023-10700122 HL

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 20, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Patrycja D. Babb and Ira Babb

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 916 West Mistletoe Avenue

**Legal Description:** Lots 13-16, Block 40, NCB 1845

**Total Acreage:** 0.2870 acres

**Notices Mailed****Owners of Property within 200 feet:** 25**Registered Neighborhood Associations within 200 feet:** Beacon Hill Area Neighborhood Association**Applicable Agencies:** Planning Department, Office of Historic Preservation**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio, and was originally zoned "B" Residence District. The property was rezoned by Ordinance 86704 dated September 25, 1997 to "R-1" Single-Family Residence District. With the adoption of 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", "R-6 CD", "MF-33"**Current Land Uses:** Church, Residential Dwelling, Multi-Family Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Overlay District Information:**

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 Beacon Hill 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 “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.

**Special District Information:**

No special district information.

**Transportation**

**Thoroughfare:** West Mistletoe Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

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

**Routes Served:** 2, 90, 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 minimum parking requirement for a single-family property is 1 parking space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family Districts permit 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: “R-6 HL” Residential Single-Family Districts permit 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. If approved, the change in zoning would add an “HL” Historic Landmark designation to the subject property.

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 Area plan but is within a ½ mile of the Fredericksburg Premium Transit Corridor, the New Braunfels Avenue Premium Transit Corridor, and the San Pedro Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 Neighborhood Community Perimeter Plan and is currently designated as “Low Density Residential” in the future 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 existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “HL” is simply the addition of a Historic Landmark Overlay.
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 objectives of the Midtown Neighborhood Community Perimeter Plan:
  - Goal 1: Preserve Midtown’s Distinct Character
    - Preserve Midtown’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
    - Maintain buildings with exemplary historic character.
    - Highlight the history and heritage of the area and share stories through urban design, public art, and cultural events.
  - Goal 11: Grow Unique Destinations
    - Support other corridors (such as Fredericksburg Road, San Pedro Avenue and McCullough Avenue) in building on their best qualities.
6. **Size of Tract:** The subject property is 0.2870 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The request for landmark designation was initiated by the owner. The application is for an “HL” Historic Landmark on top of the existing “R-6” base zoning district.

On March 15, 2023, 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 916 West Mistletoe 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 historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

**3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its connection to the Parramore family through Hugh Parramore. Hugh's father James Harrison Parramore was one of the founders of Abilene, Texas, and the family has been ranching in Texas since the 1875.

**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 design of the residence is attributed to George Willis, who was responsible for designing prominent homes and municipal and commercial buildings in Texas.

**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;** 916 W Mistletoe is an example of the Prairie style, popularized by Frank Lloyd Wright and the Prairie School of Chicago.

**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 structure is part of the eligible historic district of Beacon Hill and would be considered contributing were the neighborhood to pursue designation.