



City of San Antonio

Agenda Memorandum

Agenda Date: November 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:
ZONING CASE Z-2023-10700233 HL

SUMMARY:

Current Zoning: “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “R-5 HL MLOD-2 MLR-2 AHOD” Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2023

Case Manager: Mark Chavez, Zoning Planner

Property Owner: Felicia Gonzales

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 819 Freeman Drive

Legal Description: Lot West Irregular 104.28 feet of Lot 36, Block C, NCB 11519

Total Acreage: 0.3390

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Woodlawn Hills

Applicable Agencies: Office of Historic Preservation, Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A Single-Family Residence District converted to the current "R-5" 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-5"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Overlay District Information:

The "MLOD-2" Lackland 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: Freeman Drive

Existing Character: Collector

Proposed Changes: None known.

Thoroughfare: West Broadview

Existing Character: Collector

Proposed Changes: None known.

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

Routes Served: 90, 289

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-5” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “R-5 HL” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 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 or within half mile of any 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 West/Southwest Sector Land Use Plan, amended in April 2011, and is currently designated as “Rural Estate Tier” 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 West/Southwest Sector Land Use Plan:
 - Goal LU-4: Scenic transportation corridors are identified and protected to preserve their cultural, aesthetic, and natural value.
 - Goal LU-7: Historic sites and structures are rehabilitated, maintained, preserved, and utilized to promote the areas character for years to come.
 - LU-7.1: Provide incentives to encourage historic preservation and re-use.
- 6. Size of Tract:** The 0.3390-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-5” Residential Single-Family District.

On August 16, 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 819 Freeman Drive 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 landmark designation, a property must meet at least three of the criteria; 819 Freeman Drive 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 Hagelstein's, prominent local developers that subdivided and lived in Woodlawn Hills in the 1920s and 1930s, and the Callan family, prominent ranchers operating a livestock company at the Union Stock Yards for decades.

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; as an excellent example of the Tudor Revival "English suburban manor" with character defining features including field stone and half -timber exterior, unique roof form, distinctive cast stone door surround, half-timber two-story garage, and large lot with deep setback.

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 the multigenerational home of the Gonzales family from 1962 through today, representing a significant social tradition in San Antonio of maintaining multi-generational households and ownership.