



# 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 2

**SUBJECT:**

ZONING CASE Z-2022-10700041 HL

**SUMMARY:**

**Current Zoning:** "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

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

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

**Property Owner:** David R. Sanchez

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 1211 South Gevers Street

**Legal Description:** South 50 feet of Lots 1 through 6, Block 13, NCB 1603

**Total Acreage:** 0.1722

### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Denver Heights

**Applicable Agencies:** Martindale Army Airfield

### **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 79329, dated December 16, 1993 to the "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two-Family Residence District converted to the current "RM-4" Residential Mixed 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:** "RM-4"

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

**Direction:** South

**Current Base Zoning:** "RM-4"

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

**Direction:** East

**Current Base Zoning:** "RM-4"

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

**Direction:** West

**Current Base Zoning:** "RM-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. 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:** N/A.

### **Transportation**

**Thoroughfare:** South Gevers Street

**Existing Character:** Collector

**Proposed Changes:** None known

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

**Routes Served:** 28 and 230

**Traffic Impact:** Addition of the historic overlay does not change the current use of the property therefore a TIA is not 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: "RM-4" Residential Mixed district allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "RM-4 HL" Residential Mixed district allows single-family (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, 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 within a Regional Center but 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 Arena District/ Eastside Community 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 "RM-4" Residential Mixed Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The requested "RM-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 0.1722 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 in advance of the relocation of a designated structure currently located at 903 Labor to the vacant lot at 1211 S Gevers St. 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 the structure located at 903 Labor, slated to be moved to 1211 S Gevers St, met UDC criterion [35-607(b)5], [35-607(b)8], 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; this property meets three. 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 single-story Craftsman residence. 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the house is an example of residences built in Lavaca for working class San Antonians after the height of the neighborhood's development. 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 contributes to the Lavaca Historic District, which is both locally and nationally designated. As a condition of relocation, which is the subject of another request on today's agenda, the applicant must seek designation for the parcel to which the structure at 903 Labor will be relocated so that it receives the same protections and incentives as it would if it remained in its current location.

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.