



# 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-2022-10700042 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:** Robert & Juliet Gudgel

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 927 West Mulberry Avenue

**Legal Description:** Lots 33-38, Block 24, NCB 1803

**Total Acreage:** 0.4304

**Notices Mailed****Owners of Property within 200 feet:** 30**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 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.

**"AHOD"**

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: West Mulberry Avenue

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 2 and 202

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 is 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 “HL” 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 0.4304 acre site is of sufficient size to accommodate the existing residential home.
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 927 W Mulberry 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; 927 W Mulberry Ave meets three. 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 927 W Mulberry Ave was built for prominent lawyer and landowner Emmett B. Cocke and was home to prominent architect Emmett B. Cocke II. 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 home is an example of a Neoclassical residence, with double-height, full-façade porch with Corinthian columns, gable-on-hip roof, and buff brick cladding. 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; 927 W Mulberry Ave is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff has identified as an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.