



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 31

Agenda Date: November 3, 2022

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance approving amendments to Historic Design Guidelines, Chapter 4, Guidelines for New Construction, relating to the design of new construction projects located within a historic zoning overlay (H, HS, HE, HL) including site development, orientation, scale, massing, height, building form, parking, and vehicular access.

SUMMARY:

This ordinance approves amendments to the Historic Design Guidelines, Chapter 4, Guidelines for New Construction. The Historic Design Guidelines apply citywide to properties located with a historic zoning overlay (districts and landmarks) and generally provide the criteria for approval or disapproval of an application for a Certificate of Appropriateness. The initial Historic Design Guidelines were adopted in 2012. The proposed amendments were drafted to supplement the existing provisions related to infill construction within a historic district and provide more specific guidance related to the review of medium-density and multi-family infill.

BACKGROUND INFORMATION:

Since 2012, decisions to approve or disapprove a request for Certificate of Appropriateness have been guided by Historic Design Guidelines adopted by Council Ordinance 2012-11-0811. The Historic Design Guidelines are applied as regulatory design criteria for properties with a historic

zoning overlay (H, HS, HE, or HL). The Historic Design Guidelines are adapted from the Secretary of the Interior Standards for Rehabilitation and referenced under UDC Section 35-608.

Chapter 4 of the Historic Design Guidelines provides guidance pertaining to requests for new construction. Over time, the number of requests for new construction within local historic districts have risen. Residential historic districts are not exclusively single family, and in many cases more than one unit is proposed on a single lot. The 2012 Historic Design Guidelines were not drafted to adequately guide projects having more than one residential unit. As a result of multiple public input sessions beginning as early as 2017 and consultation with a task force that included design professionals and neighborhood representatives, a new section to Chapter 4 of the Historic Design Guidelines is proposed.

ISSUE:

A new section to Chapter 4 of the Historic Design Guidelines is proposed. The new section will apply to infill projects having two or more attached or detached units on a single parcel or two or more detached single-family dwellings developed as part of a platted subdivision in residential historic districts. It will address design-related issues such as site development, orientation, scale, massing, height, building form, parking, and vehicular access. This section may also be applied to projects within a historic district requiring a change in zoning when a detailed site plan is required. This amended document is intended to be a companion to the UDC amendments proposed by OHP staff.

Having updated and concise guidelines improves the clarity and predictability of the design review process. Applicants will have an increased understanding of what to expect in the design review process, and neighborhoods will gain a new tool in understanding and evaluating projects for compatibility.

The proposed amendments have been approved by the Historic Design Review Commission and the Zoning Commission.

ALTERNATIVES:

If no amendments were approved, the current Historic Design Guidelines would continue to serve as the basis for decision-making related to infill construction within a historic district.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff recommends approval.