



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700369 HL

SUMMARY:

Current Zoning: "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units

Requested Zoning: "R-6 CD HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Vincent and Lilly Salinas

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 914 West Mulberry Avenue

Legal Description: Lot 17, Lot 18, and the west 12.5 feet of Lot 19, Block 28, NCB 1810

Total Acreage: 0.1423

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association

Applicable Agencies: 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 then rezoned by Ordinance 86704, dated September 25, 1997, to “R-2A” Three and Four-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-2A” Three and Four-Family Residence District converted to the “RM-4” Residential Mixed District. The subject property was rezoned by Ordinance 2022-08-04-0551, dated August 4, 2022, to the current “R-6” Residential Single-Family District.

Code & Permitting Details:

N/A

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” and “R-6 HL”

Current Land Uses: Single-Family Home

Direction: South

Current Base Zoning: “R-6” and “R-6 HL”

Current Land Uses: Single-Family Home

Direction: East

Current Base Zoning: “R-6” and “R-6 HL”

Current Land Uses: Single-Family Home

Direction: West

Current Base Zoning: “R-6” and “R-6 HL”

Current Land Uses: Single-Family Home

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 “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.

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.

Special District Information:

N/A

Transportation

Thoroughfare: West Mulberry Avenue

Existing Character: Local

Proposed Changes: N/A

Thoroughfare: Blanco Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: N/A

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

Routes Served: 2, 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 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-6” 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” 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.

The3 “HL” Historic Landmark Overlay adds a historic overlay.

FISCAL IMPACT:

N/A

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is within ½ a mile of the Fredericksburg 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 Neighborhood Land Use Plan, adopted October 2000, and is currently designated as “Low Density Residential Estate” in the 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 objectives. Relevant principles and goals of the Midtown Neighborhoods Plan - Goal 1: Economic Development- Revitalize and enhance the neighborhoods’ historic commercial centers. - Objective 1.1: Historic Character - Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro.
6. **Size of Tract:** The 0.1423-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-6” Residential Single-Family District.

On December 6, 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 914 West Mulberry Avenue met UDC criterion [35-607(b)3], [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; 914 West Mulberry Avenue meets three.