



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 15, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon & Shanon Shea Miller

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2022-10700294 HL

**SUMMARY:**

**Current Zoning:** “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** “R-6 HL NCD-5 AHOD” Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 15, 2022

**Case Manager:** Camryn Blackmon, Planner

**Property Owner:** Alyssa Cedillo and Pablo Gonzalez

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 905 West Agarita Avenue

**Legal Description:** Lots 45-48, Block 20, NCB 1792

**Total Acreage:** 0.2870

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned “B” Residence District “C” Apartment District “D” Apartment District “E” Office District “F” Local Retail District “H” Local Retail District and “J” Commercial District. 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 floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**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:** South

**Current Base Zoning:** R-6

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

**Direction:** West

**Current Base Zoning:** R-6 CD Conditional Use for Four Dwelling Units

**Current Land Uses:** Apartments

**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.

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:** None.

**Transportation**

**Thoroughfare:** West Agarita Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Public Transit:** There is public transit 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 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 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. Historic Landmarks are those considered to be important or unique in terms of historic, cultural, archeological significance and their demolition would mean a serious or irreplaceable loss to the quality and character of the city. Previously "HS" Historic Significant and "HE" Historic Exceptional designations. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

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 but is located within half a mile of the San Pedro Premium Transit Corridor and 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 Neighborhoods Neighborhood 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 "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 objectives of the Midtown Neighborhoods Plan.
6. **Size of Tract:** The 0.2870 acre site is of sufficient size to accommodate the existing residence and adds the historic overlay.
7. **Other Factors** The request for landmark designation was initiated by the owner. On September 7, 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 905 West Agarita Avenue met UDC criterion [35-607(b)3], [35-607(b)5], [35-607(b)7], 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; 905 West Agarita Avenue meets four.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 905 West Agarita Avenue is associated with two families that have made significant contributions to San Antonio, the Wrights and the Cantus. Tuleta Wright and her daughter Dela were known for the charitable giving and support of social causes. Benny J. Cantu was a prominent small business owner who represented the Hispanic business community through his work with local, national and international organizations.

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; This Prairie style home retains the footprint shown on the 1924 Sanborn Map. Character defining features include massive square porch columns, a two -story front gabled mass in contrast to the flanking lower porte cochere and infilled porch, wide eave overhang, and horizontal emphasis in both siding and ribbon windows.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; The structure is prominently located on the corner of Blanco and Agarita and has been a visual fixture of the neighborhood since c. 1920.

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; 905 W Agarita 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.