



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon & Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2021-10700273 HL

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "R-5 HL" Residential Single-Family Historic Landmark District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: KIPP Texas Inc

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 8911-8931 Callaghan Road

Legal Description: Lot 8A, Block B, NCB 11642 and Lot 9A, Block 2, NCB 11642

Total Acreage: 3.00

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None

ISSUE:

None.

ALTERNATIVES:

The property would remain without an Historic Overlay

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 North Sector Plan. Application of the historic 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 proposed rezoning is for the application of historic designation and does not change the current use.
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 of the North Sector Plan.
6. **Size of Tract:** The proposed rezoning is for the application of historic designation and does not change the current use
7. **Other Factors:** The request for landmark designation was initiated by the owner. On September 15, 2021, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the properties 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 properties are specified below. HDRC concurred with the applicant that 8911 and 8931 Callaghan Rd met UDC criterion [35-607(b)3], [35-607(b)4],

[35-607(b)5], and [35-607(b)8] 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; 8911 and 8931 Callaghan Rd meet four. 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; both properties were home to the first US congregation of the sisters of the Presentation of the Blessed Virgin Mary, founded in 1775 in Cork, Ireland, and established in San Antonio in 1952 for the purpose of educating indigent children. 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; The house at 8911 Callaghan Rd was built by William C Bennett, designer and superintendent for Sam C Bennett Company, which designed and built-in multiple San Antonio neighborhoods starting in 1919. 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; both properties are examples of Mission Revival residences with Spanish Revival influence. 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; the structures have existed on site with largely reversible intrusions since c 1927.