



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 21, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Zoning Case Z-2021-10700308 HL

**SUMMARY:**

**Current Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 21, 2021

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** Tony Gradney

**Applicant:** Office of Historic Preservation

**Representative:** Office of Historic Preservation

**Location:** 1115 Wyoming Street

**Legal Description:** Lot 15, the East 1/2 of Lot 14, NCB 611

**Total Acreage:** 0.1691 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** Denver Heights  
**Applicable Agencies:** Historic

**Property Details**

**Property History:**

The subject property is part of the original 36 square miles of San Antonio and originally zoned “D” Apartment District. The property rezoned under Ordinance 79329, dated December 16, 1993, from “D” Apartment District to “R-2” Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-2” Two-Family Residence District converted to the current “RM-4” Residential Mixed District.

**Topography:**

A portion of subject property is located within the Aquifer Artesian Zone and within the Upper SAR Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “RM-4”, “R-3”

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** “RM-4”, “RM-4 HS”

**Current Land Uses:** Residential

**Overlay District Information:**

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 "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:** Wyoming Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within proximity to the property.

**Traffic Impact:** Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement is 1 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “RM-4” Residential mixed districts accommodate single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-houses or zero-lot line dwellings, accessory dwellings, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

**Proposed Zoning:** “RM-4 HL” Residential Mixed districts accommodate single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-houses or zero-lot line dwellings, accessory dwellings, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

The “HL” adds a Historic Landmark Overlay.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within proximity to a premium transit corridor and is not within proximity to a regional center.

**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 Downtown 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 "RM-4" Residential Mixed Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The requested "RM-4 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/does not appear to conflict with any public policy objective of the Downtown Plan.

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

- HPCH Goal 1: San Antonio's zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
- HPCH Goal 3: San Antonio is a national leader in recognizing and protecting the tangible and intangible attributes of its diverse cultural heritage.
- HPCH Goal 4: Historic and cultural preservation is effectively used as a tool for economic development in San Antonio.

**Relevant Goals and Objectives from the Downtown Neighborhood Plan may include:**

- Character/Ambiance/Spirit/Culture/Arts & History Goal: Preserve and enhance downtown's character and spirit and celebrate its history and culture.
- East Neighborhood Goal: Enhance the desirability of east neighborhoods as a place to live by providing incentives for housing development and rehabilitation, improving parks, developing neighborhood businesses, enforcing codes related to property neglect and marketing the area.

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 property owner is in support of designation.

On July 21, 2021, 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 1115 Wyoming St met UDC criterion [35-607(b)1], [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; 1115 Wyoming St meets four.

5. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for John A. and Ella Grumbles, John was responsible for the creation of the San Antonio branch of the NAACP, and Ella was active in local politics.
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 house is an example of a single-story;** the house is an example of a Queen Anne residence, and retains its historic footprint and character-defining features, such as its wood windows, steeply hipped roof with cross gables, gable and lintel ornamentation, wood lap siding, and turned wood porch columns.
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;** the property is located in a neighborhood staff finds to be an eligible local historic district, Denver Heights.