



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 2, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**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:** Jessica Anderson

**Representative:** Jessica Anderson

**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

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and zoned “A” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “A” Local Retail District converted to the current “R-5” 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-5”

**Current Land Uses:** Single Family Dwellings

**Direction:** East

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single Family Dwellings

**Direction:** South

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single Family Dwellings

**Direction:** West

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single Family Dwellings

**Overlay District Information:**

“HL”

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.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Callaghan Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is one bus route served within walking distance. Route Served: 602

**Traffic Impact:** A 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 requirements for single-family dwellings is 1 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** "R-5" Residential Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

**Proposed Zoning:** "R-5 HL" Residential Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The "HL" adds a Historic Overlay.

**FISCAL IMPACT:**

None.

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

The subject property resides in the Medical Center Regional Center and the 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-5 HL" base zoning district is consistent with the future land use designation.
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 use is consistent with the established development pattern of the surrounding area. The entire area is zoned "R-5" Residential Single-Family and the base zoning district will remain the same as surrounding properties.

3. **Suitability as Presently Zoned:** The existing "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The base zoning district will remain the same. The proposed rezoning will simply add "HL" a Historic 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 objective of the North Sector Plan.

**Goal LU-5 All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.**

LU-5.2 Encourage development and preservation of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are sensitive to their locations and historic contexts.

6. **Size of Tract:** The 3.00 acre site is of sufficient size to accommodate the existing structures.
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.