City of San Antonio

Legislation Details (With Text)

File #:	19-7186
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	10/1/2019
Title:	ZONING CASE Z-2019-10700245 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single -Family Historic Landmark Airport Hazard Overlay District on Lot 15 and Lot 16, Block 15, NCB 1957, located at 1622 West Huisache Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. HDRC Request, 3. HDRC Action

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700245 HL

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 1, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Hendrix Living Trust

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1622 West Huisache Avenue

Legal Description: Lot 15 and Lot 16, Block 15, NCB 1957

Total Acreage: 0.1653

Notices Mailed
Owners of Property within 200 feet: 30
Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association
Applicable Agencies: Office of Historic Preservation

Property Details
Property History: The property is part of the Original 36 square miles of the City of San Antonio. The property was originally zoned "A" Residence District and was rezoned to "R-1" Residence District by Ordinance 64079 on November 20, 1986. The property zoned "R-1" was converted to "R-6" Single Family Residential District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

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"
Current Land Uses: Single Family Dwelling

Overlay and Special District Information:

"AHOD"
All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"HL"
A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying 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.

Transportation
Thoroughfare: Huisache
Existing Character: Local
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 100, 103, 90, 95, 96, 97, 289, 296

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking minimum for a single family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: 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: 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.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not located within Regional Center but it is within a 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 the approval criteria below.

1. Consistency:
The subject property is located within the Near Northwest Community Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The added overlay is consistent with this designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found 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.

3. Suitability as Presently Zoned:
The existing "R-6" Single Family Residential zoning is an appropriate zoning for the surrounding area. The proposed "HL" overlay is suitable to the area and the property.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Near Northwest Community Plan:

Objective 3.2: Home Improvement and Maintenance
Encourage investment in housing improvement and maintenance.

Objective 3.3: Design Standards
Protect and preserve the Near Northwest's unique housing character.

6. Size of Tract:
The subject property is 0.1653 acres, which would adequately support single-family uses.

7. Other Factors:
FINDINGS:
The request for landmark designation was initiated by the property owner.
HISTORIC CONTEXT: The property at 1622 W Huisache is a one-story Spanish Eclectic residence with Tudor Revival influence and detached Craftsman-style garage built in 1925 by Robert P. Bethea. The Hendryx Living Trust currently owns the property. The property is located in the Woodlawn Place Addition to Beacon Hill, platted in 1923 by Kenneth Wimer, who purchased the 45 acres of land from the University of
Cincinnati, Julia Anderson, and R. B. Greathouse. The subject structure was advertised in 1925 as part of the Bethea Block in Woodlawn Place, designed and marketed by Robert P. Bethea. The residence contributes to a well-maintained collection of Spanish Eclectic homes with Tudor Revival influence on the 1600 block of W Huisache. R. N. White, who served as mayor of San Antonio for seven months in 1954-55, lived at 1622 W Huisache from 1944 until his death in 1977; his wife Bess remained in the home until her death, reported by the applicant as in 1994, though staff was unable to confirm. The Estate of R.
N. White Jr. sold the home to the present owner in 1994.
SITE CONTEXT: The property at 1622 W Huisache is a one-story Tudor Revival residence with heavy Spanish Eclectic influence and detached Craftsman-style garage built in 1925, located in the Woodlawn Place Addition to Beacon Hill. Its block is bound to the north by W Huisache Ave, the east by N Calaveras, the south by W Magnolia Ave, and the west by N Zarzamora St. It is located three blocks east of the Monticello Park historic district, south of the Keystone and Fulton historic districts, and northeast of the
Woodlawn Lake and Park historic district. Homes along the 1600 block of W Huisache have deep setbacks,with the sidewalk set far from the street, separated by a grass easement. Driveways are predominantly ribbon drives, though the subject structure's ribbon drive transitions into an asphalt driveway.
ARCHITECTURAL DESCRIPTION: 1622 W Huisache is clad in gold-brown brick with white cast concrete and stucco details and infill. The primary form of the composition shingle roof is cross-gabled; a rear hipped form appears to be an addition when a satellite image is compared with the 1052 Sanborn Fire Insurance map. A low stucco wall runs in front of the home, and the front concrete to match tabbed cast concrete details around the door, arches, and windows. A stone-clad patio with low-rise steps leads from a stone-clad sidewalk to the front door. Historic windows are one-over-one with wood windows covered by modern stationary storm windows; modern windows include both casement and glass block. Round columns on the primary façade are painted white to match the tabbed details. Arches and columns on the east elevation are gold-brown brick to match the walls. The primary elevation features a prominent chimney right of center with the front door at its left. The rear detached garage has a hipped roof with visible rafter tails and a shed roof over the west addition. There are overlapping corrugated metal awnings above the doors and window. The garage sits south of a detached metal carport.
EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3)

of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; as home of former San Antonio mayor R. N. White.
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; as an example of a Tudor Revival residence with heavy Spanish Eclectic influence.
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 structure contributes to an eligible historic district and to a well-maintained collection of Spanish Eclectic homes with Tudor Revival influence on the 1600 block of W Huisache.

The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation an restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council.

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 1622 W Huisache Ave to the Zoning Commission and to the City Council based on findings a through e.

COMMISSION ACTION:
On August 7, 2019 the HDRC approved the request as submitted.

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