



City of San Antonio

Agenda Memorandum

File Number:21-4552

Agenda Item Number: 14.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT: Zoning Case Z-2021-10700132 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: July 6, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: Cari Holbrook

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 10314 Dreamland Drive

Legal Description: Lot 21 and Lot 22, NCB 11668

Total Acreage: 1.2200

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and was originally zoned TEMP “A” Temporary Single-Family Residence District. The property was rezoned to “R-1” Single-Family Residence District by Ordinance 25045, dated May 27, 1957. The subject property converted from “A to “R-5” with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

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: East

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 and Special District Information:

"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: Dreamland Drive

Existing Character: Collector

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 602, and 96.

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: There is no minimum parking requirement for a historic landmark designation.

ISSUE:

None.

ALTERNATIVES:

Current: “R-5” allows a Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: The proposed “R-5 HL” allows all of the above in addition to adding a Historical Landmark Overlay, which provides for design review of proposed construction.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located 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 North Sector Plan. Application of a Historic Overlay is consistent with the goals and objectives of the plan for historic 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 application of historic overlay requires design review for proposed changes to the property.

3. Suitability as Presently Zoned:

The current “R-5” is an appropriate zoning for the property and surrounding area. The base zone remains the same and the “HL” adds the historic overlay.

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 North Sector Plan:

Goal NR-5: Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.

- NR-5.3: Support voluntary efforts by landowners to preserve historic farms, ranches, and structures within the North Sector.

6. Size of Tract:

The subject property is 1.2200 acres, which reasonably accommodates a historic landmark designation.

7. Other Factors:

The request for landmark designation was initiated by the owner, Cari Holbrook.

On May 5, 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 10314 Dreamland Dr met UDC criterion [35-607(b)3], [35-607(b)4], [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; 10314 Dreamland Dr meets four.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 10314 Dreamland Dr was home to the Spears Family, multigenerational residents of the home and multigenerational employees of the San Antonio *Light*.

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 vernacular stone house was built by Spencer-Sauer Lumber Company, who worked with landowner Emma Carver to build improvements on and sell multiple properties along Dreamland Dr.

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 stone-clad vernacular residence with a Minimal Traditional-style second-story addition.

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 contributes to a collection of stone homes built in the 1930s along Dreamland Dr.