



# CASE NO: Z2002169

**Zoning Commission Meeting Date:** October 01, 2002

**Council District:** 2

**Ferguson Map:** 617 A7

**Appeal:** No

**Applicant:**

COSA - Ann McGlone, HPO

**Owner**

Edward L Clark

**Zoning Request:** To Designate Historic Significance

Lot 7, Block 8, NCB 650.

**Property Location:** 318 Virginia Blvd.

**Applicants Proposal:** Landmark designation

**Staff Recommendation:**

Approval. The structures have been recognized by the city as historically significant. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.

**Zoning Commission Recommendation**

Approval

**VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0



**Z2002169**

**ZONING CASE NO. Z2002169** October 1, 2002

Applicant: City of San Antonio Historic Preservation Office

Zoning Request: To designate Historic Significance.

Larry Gutierrez, Planning Department, stated the owner is requesting this historic significance on this structure. This structure was presented to the Historic and Design Review Commission on September 18, 2002 at which they recommended approval. This designation would not disrupt or impact the zoning use or the character of the neighborhood.

Staff stated there were 45 notices mailed out to the surrounding property owners, 8 returned in opposition and 2 returned in favor and response from the neighborhood association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **COMMISSION ACTION**

The motion was made by Commissioner McGowan and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 7, Block 8, NCB 650 at 318 Virginia Boulevard.
2. There were 45 notices mailed, 8 returned in opposition and 2 in favor
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill,  
McAden, Avila, Morell, Martinez**

**NAYS: None**

THE MOTION CARRIED.

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



2169

CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL

DEV. SERVICES  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

02 AUG 10 A 1:57

TO: Chris Brady, Acting Director of Development Services

FROM: Carroll W. Schubert, Councilman District 9

COPIES TO: Terry M. Brechtel, City Manager; File

SUBJECT: 108 Nova Mae Zoning Application

DATE: August 8, 2002

Chris,

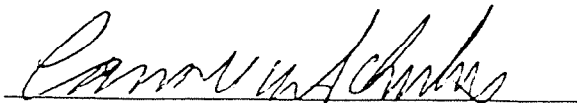
It has come to my attention that there is a conflict in the Unified Development Code with regard to the "R-4" zoning classification and its permitted use description. Based on the Residential Use Matrix Table in Article 3, Section 35-311 of the Unified Development Code, a "Dwelling - 4 Family" (or multi-family dwelling) is permitted in a "R-4" classification. However, Section 35-310.05 describes the purpose of "R-4" classification for single-family dwellings only.

This error in the ordinance has delayed the development of property at 108 Nova Mae. In May 2002, the property owner was originally informed by Zoning Staff that fourplex buildings were allowed in the "R-4" classification and proceeded in good faith with the design of this property. The design was consistent with the Residential Use Table Matrix provided to the property owner by Staff. Upon presenting building plans in order to secure permits in July 2002, the applicant was then informed that multi-family dwellings were not permitted in an "R-4" classification. Please see the attached documents for more information.

It is my understanding that there will be action to remedy this conflict within the ordinance itself. *However, due to this administrative error, please direct staff to implement a new zoning case for this property for a change in zoning from "R-4" to "RM-4."* In addition, I am requesting that this zoning case be fast-tracked so that it is placed on the next available Zoning Commission Agenda and City Council Agenda. I also request that all required notices be sent simultaneously.

If you have any questions or concerns, please feel free to contact my assistant, Leslie Zavala at 207-4028.

I appreciate your prompt attention to this request. Thank you.



CARROLL W. SCHUBERT  
Councilman  
District 9

02 AUG - 8 PM 5:35  
OFFICE OF THE CITY COUNCIL



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

22002169

*Interdepartmental Correspondence Sheet*

TO: Raymond Lozano, Senior Planner, Department of Development Services

FROM: Ann Benson McGlone, Historic Preservation Officer, Department of Planning

COPIES TO: Roderick Sanchez, Assistant Director, Department of Development Services;  
File

SUBJECT: Submitting 3 COSA Formal Applications for Change of Zoning

DATE: August 13, 2002


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The attached COSA Formal Applications for Change of Zoning is for 3 properties located at 1802 N. Zarzamora, 318 Virginia and 701 Montana. The attached file has a copy of the following information: Bexar Appraisal District Account Information, Map, Zoning Application, and the Certificate of Appropriateness.

The HDRC at the regularly scheduled meetings of June 7, 2000 and September 5, 2001 recommended a finding of Historic Significant for the above property.

Therefore, I am requesting that these properties be schedule for September 17, 2002 Zoning Commission Public Hearing and follow by City Council September 26, 2002 for final approval. If you have any questions and/or need additional information you may contract one of my staff members.

Thank You,



Ann Benson McGlone  
Historic Preservation Officer  
Department of Planning



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

*Interdepartmental Correspondence Sheet*

TO: Zoning Commission

FROM: Ann Benson McGlone, Historic Preservation Officer

COPIES TO: Emil R. Mocivais, Director of Planning; Rod Sanchez, Assistant Director  
Development Services; File

SUBJECT: ZONING CASE Z2002169 ✓

DATE: October 1, 2002

PROPOSAL: Landmark designation for 318 Virginia Blvd.

RECOMMENDATION:

Approval of the landmark designation. Attached is a copy of the Unified Development Code (UDC) Section 35-606, B-1. This portion of the code allows the Historic Preservation Officer to initiate the application for historic landmark designation. On September 18, 2002 the Historic and Design Review Commission approved the landmark designation as allowed by the UDC (35-607, B-1, B-5, B-8, C-1c and C-2a. Attached is a copy of the Certificate of Appropriateness for HDRC Case 2000-203.

Allowing the landmark designation of this residential structure would not disrupt or impact the zoning use not the character of this neighborhood. Additionally, the reuse of this property will enrich the overall appearance of this structure.

Therefore, I am requesting you support and concurrence of the landmark designation for the above property.



for Ann Benson McGlone  
Historic Preservation Officer  
Department of Planning

Attachments