



CASE NO: Z2003056

Staff and Zoning Commission Recommendation - City Council

Date: May 08, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 1

Ferguson Map: 582 C6

Appeal: No

Applicant: Owner

City of San Antonio, Historic
Preservation Officer

San Antonio Housing Trust Investment Corporation

Zoning Request: To Designate Historic Significance

Lot 23, Block A, NCB 8800

Property Location: 2515 Blanco Road

The west side of Blanco Road at West Olmos Drive

Proposal: To establish a finding of Historic Significant.

Neighborhood Association: Edison Neighborhood Association

Neighborhood Plan: North Central Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The North Central Neighborhood Plan indicates low density residential at this location. On March 19, 2003 the Historic and Design Review Commission recommended a finding of historic significance for this property. The residential building on the site meets the following sections of the city historic code criteria for landmark designation:

1. Section 35-607, B-1
2. Section 35-607, B-5
3. Section 35-607, B-8
4. Section 35-607, C-1c
5. Section 35-607, C-2a

The owner consents to the Historic Significant Designation.

Zoning Commission Recommendation

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003056

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Interdepartmental Correspondence Sheet

TO: John Jacks, Senior Planner, Development Services Department

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

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

DATE: March 13, 2003

RE: Designation of 2515 Blanco Road

The attached COSA Formal Application for Change of Zoning is for 2515 Blanco Road. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On March 19, 2003 the HDRC recommended a finding of historic significance for this property.

Therefore, I am requesting that these properties be scheduled for the April 15, 2003 Zoning Commission Public Hearing and followed by the May 8, 2003 City Council for final approval. If you have any questions and/or need additional information you may contact one of my staff members.

Thank you,



Ann Benson McGlone
Historic Preservation Officer
Department of Planning

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**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

Interdepartmental Correspondence Sheet

TO: Raymond Lozano, Senior Planner, Development Services Department

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

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

DATE: November 14, 2002

RE: Extension of the Monticello Park Historic District

The attached COSA Formal Application for Change of Zoning is for the extension of the Monticello Park Historic District. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On November 6, 2002, the HDRC recommended a finding of historic significance for this extension of the Monticello Historic District.

Therefore, I am requesting that these properties be scheduled for the December 17, 2002 Zoning Commission Public Hearing and followed by the January 9, 2003 City Council for final approval. If you have any questions and/or need additional information you may contact one of my staff members.

Thank you,



Ann Benson McGlone
Historic Preservation Officer
Department of Planning



STATEMENT AND PURPOSE FOR ZONING CHANGE REQUEST:

The statement and purpose for a zoning change request should include the following information in order to determine if the proposed zoning is appropriate for the site for which it is requested and whether it meets the following findings:

- Reason for requesting change of zoning and description of all activities.
- Statement that the request is consistent and compatible with the City's Master Plan or specific Neighborhood Plan.
- Statement that the request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning.
- Statement that the request does not adversely affect the health, safety, and welfare of the general public.

Statement and Purpose for Zoning Change Detailed Below or attached:

The applicant is requesting designation of this area as an extension of the Monticello Historic District. A petition in favor of the district extension has been signed by 60% of property owners within the proposed district extension boundaries, and those owners represent 57.8% of the total area of the proposed district extension.

The proposed district extension is shown on the accompanying map and contains the following properties:

*NCB 9074, Lots 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27;
NCB 9075, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28;
NCB 9076, Lots 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 25;
NCB 9077, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20;
NCB 9078, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 38, 39, 40, 41, and 42.*

The area clearly meets the criteria of the code for local historic district designation, per Sections 35-607(b)(5), (8), and (10); and 35-607(c)(1)(A) and (3)(E). It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed extension of the historic district is united by the pattern of physical development and architectural character.





HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

November 06, 2002

HDRC CASE NO: 2002-217

ADDRESS: The area generally bounded by Donaldson Ave to the north, Kampmann Blvd to the east, the alley between W. Summit and W. Mulberry to the south and Wilson Blvd to the west

APPLICANT: San Antonio Historic Preservation Officer
P. O. Box 839966, San Antonio, Texas 78283-3966

OWNER: Various

TYPE OF WORK: Historic District Designation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a finding of historic significance for this extension of the Monticello Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as an extension of the Monticello Historic District. A petition in favor of the district extension has been signed by 58.82% of property owners within the proposed district extension boundaries, and those owners represent 56.55% of the total area of the proposed district extension.

The proposed district extension is shown on the accompanying map and contains the following properties:

NCB 9074, Lots 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27;

NCB 9075, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28;

NCB 9076, Lots 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 25;

NCB 9077, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20;

NCB 9078, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 38, 39, 40, 41, and 42.

RECOMMENDATION:

Staff recommends a finding of historic significance for the area as an extension of the Monticello Historic District. The area clearly meets the criteria of the code for local historic district designation, per Sections 35-607(b)(5), (8), and (10); and 35-607(c)(1)(A) and (3)(E). It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed extension of the historic district is united by the pattern of physical development and architectural character.

COMMISSION ACTION:

Approval as presented for a finding of historic significance for the area as an extension of the Monticello Historic District

A handwritten signature in black ink, reading "Ann Benson McGlone". The signature is fluid and cursive, with the first name "Ann" being particularly prominent.

Ann Benson McGlone
Historic Preservation Officer