



# CASE NO: Z2002256 A

## Staff and Zoning Commission Recommendation - City Council

City Council continued from January 9, 2003

**Date:** May 08, 2003

**Zoning Commission Meeting Date:** December 17, 2002

**Council District:** 7

**Ferguson Map:** 581 E8

**Appeal:** No

**Applicant:**

City of San Antonio

**Owner:**

Jefferson United Methodist Church

**Zoning Request:** To designate properties as part of the Monticello Park Historic District  
Lots 1-7 and 12-18, NCB 9074

**Property Location:** 758 Donaldson Avenue / San Antonio, TX 78201

At the southeast corner of Donaldson Avenue and Wilson Boulevard

**Proposal:** To designate properties as part of the Monticello Park Historic District

**Neighborhood Association:** Woodlawn Lake Neighborhood Association, Jefferson Neighborhood Association, Monticello Park Neighborhood Association

**Neighborhood Plan:** Near Northwest Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval.

The subject lots constitute an individual property continued from the Monticello Park Historic District expansion case considered and approved by the City Council on January 9th of 2003. This proposed historic district would be an extension of an existing adjoining historic district. The subject lots were included in the original expansion case because the character of the subject properties lend themselves well to being included in a historic district. Per HDRC Case No. 2002-217, on November 6th of 2002 San Antonio's Historic Design and Review Commission recommended a finding of historic significance for the subject area as an extension of the Monticello Park Historic District.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Chris Looney 207-5889

### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**ZONING CASE NO. Z2002256**

Applicant: City of San Antonio

Zoning Request: To designate properties as part of the Monticello Park Historic District.

Ann McGlone, Historic Preservation Officer, stated the Historic District extension is a cohesive example of this predominant one story post World War II houses that display a mix of wood, brick, stone and stucco. Typically the houses have detached garages that are set back in the rear of the property. The architectural style of the houses can be described as ranch with construction dating as back as late 1940's to the early 1950's.

**FAVOR**

Mr. Ballard, 2135 W. Summit, stated he is in support of the proposed extension of the Historic Designation. He stated this section of the neighborhood is a new area that grew around Jefferson High School. He stated he feels this is a very important move and is requesting approval of this zoning change.

Eric Fauser, 2322 W. Gramercy, stated he strongly supports this request. He feels this would preserve the neighborhood and wants to maintain the culture.

Gloria Gullong, 133 Beverly Drive, stated she feels this would be an advantage to the community and respectfully requests approval of this zoning change.

Roberto Hinkson, 426 Mary Louise Drive, president of Monticello Park Historic District, stated he is asking for Commission's support on this Historic extension. He stated this would have a positive impact on the neighborhood.

Richard Tankersley, 2135 W. Summit, stated he strongly supports this zoning change. He stated this would preserve the character of the neighborhood.

**OPPOSE**

Anthony Benke, 2318 W. Summit, stated he is opposition of this change. He stated he does not want another level of government to control the neighborhood.

Asher Wolfe, 2345 W. Summit, stated he does not want his home designated historic. He stated he objects to the double standards for obtaining building permits.

**REBUTTAL**

Ann McGlone, Historic Preservation Officer, stated this case was initiated by the neighborhood. She stated they would be eligible for a tax exemption. She stated she feels this would be a strong tool the City could use for neighborhood revitalization. This case was presented before the Historic Design and Review Commission and was approved.

Staff stated there were 154 notices mailed out to the surrounding property owners, 9 returned in opposition and 25 returned in favor and Five Points Neighborhood Association is in favor.

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 Sherrill and seconded by Commissioner Morell to recommend approval.

1. Property is located on Lots 1 thru 7 and 12 thru 27, NCB 9074, Lots 1 thru 28, NCB 9075, Lots 1 thru 8, 12 through 23, NCB 9076, Lots 1 thru 20, NCB 9077, Lots 1 thru 10, 16 thru 19 and 38 through 42, NCB 9078.
2. There were 154 notices mailed, 9 returned in opposition and 25 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

RESULTS OF COUNCIL HEARING January 9, 2003

City Council granted a continuance until May 8, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.