

CASE NO: Z2003183

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 9

Ferguson Map: 583 C7

Appeal: Yes

Applicant: Owner

City of San Antonio A. R. Perez, Realty

Zoning Request: To designate "HS" Historic Significant

Lot 14, Block 2, NCB 6228

Property Location: 111 Davis Court

Proposal: To designate historic significant

Neighborhood Association: Mahncke Park Neighborhood Association

Neighborhood Plan: Mahncke Park Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. On August 6, 2003 the Historic and Design Review Commission (HDRC) recommended a finding of historic significant for the subject property. The house on the subject site qualifies as a City of San Antonio Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC: (35-607, B-1), (35-607, B-5), (35-607, B-8), (35-607 C-1A), and (35-607, C-2a).

Zoning Commission Recommendation:

Denial

VOTE

FOR 6

AGAINST 3

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2003183

ZONING CASE NO. Z2003183 – October 7, 2003

Applicant: City of San Antonio

Zoning Request: To designate "HS" Historic Significance.

Ann McGlone, Historic Preservation Officer, stated this house was presented to the Historic and Design Review Commission on August 6, 2003 and was recommended for approval of Historic Significant. She further stated this house is within the Mahncke Park boundaries and the Mahncke Park Neighborhood Association is in support of this request.

FAVOR

Greg Gray, 130 Davis Court, stated he is in support of this request. He stated this structure has the characteristics of classic craftsman's homes. He stated the surrounding structures were built around the 1920's. He further stated he feels this structure qualifies for a finding of historic landmark.

Isabel Garcia, 413 Queen Ann Court, stated she has worked on restoration of historic structures and feels this would qualify for historic significance. She strongly supports this zoning request. She stated the surrounding homes in this area were constructed in the 1920's and she would like to keep the historic appearance.

Francille Radmann, 310 Elmhurst, stated she feels this structure meets the historic criteria and is in full support of this request. She stated she would like to keep the historic character of the neighborhood.

Elisa Phelps, 130 Davis Court, stated she purchased a home in Mahncke Park specifically for its historic integrity and its residential character. She stated Davis Street consists of approximately 20 homes each of which contributes to the character of the neighborhood. She feels the loss of any one structure would have a sufficient effect on the neighborhood. Therefore, she is requesting this structure be designated historic.

OPPOSE

Ken Bently, stated he is in opposition of this request. He stated the structure needs major repairs and feels there is no historic significance in this structure. He further stated this structure is an eyesore and he supports Mr. Perez's proposal of demolishing the structure and constructing a retail center.

Z2003183

REBUTTAL

Ann McGlone, stated these structures are important to the neighborhood. She further stated demolition of these structures would be a significant loss to the neighborhood.

A. R. Perez, owner, stated he is not for a historic finding of this structure. He stated he is proposing to demolish the home and construct a retail center on the subject property.

Staff stated there were 22 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and Mahncke Park 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 McAden and seconded by Commissioner Grau to recommend denial.

1. Property is located on Lot 14, Block 2, NCB 6228 at 111 Davis Court.
2. There were 22 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, Dixon, McAden, Avila, Peel

NAYS: Dutmer, Sherrill

ABSTAIN: Cardenas-Gamez

Commissioner Kissling asked for clarification of the motion and a second roll call was taken.

AYES: Martinez, Grau, Dixon, McAden, Avila, Peel

NAYS: Kissling, Dutmer, Sherrill

ABSTAIN: Cardenas-Gamez

THE MOTION CARRIED.

RESULTS OF NTOICE FOR COUNCIL HEARING

To be provided at Council hearing.