

CASE NO: Z2003184

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: No

Applicant: Owner

City of San Antonio

A. R. Perez, Realty

Zoning Request: To designate "HS" Historic Significant

Lot 13, Block 2, NCB 6228

Property Location: 115 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:

Approval

VOTE

FOR 7

AGAINST 2

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

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ZONING CASE NO. Z2003184 – 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 20, 2003 and was recommended for approval of Historic Significant. She stated this house is a good example of craftsman bungalow and it represents an important resource. She further stated Mahncke Park Neighborhood Association is in support of this request.

FAVOR

Isabel Garcia, 413 Queen Ann Court, stated she is in support of this request. She feels the restoration of this structure would be good for the community.

Greg Gray, 130 Davis Court, stated he is concerned that commercialism could extend into the neighborhood and would ruin the historic character of the neighborhood if a historic finding were not granted. He feels this structure qualifies for the historic landmarks according to the City Code.

Francille Radmann, 310 Elmhurst, stated she would like to keep the historic character of the neighborhood.

Elisa Phelps, 130 Davis Court, stated the loss of any individual is an encroachment on the entire neighborhood. She further stated she is in support of historic designation of this structure.

OPPOSE

Ken Bentley, 404 E. Mulberry, representing the owner, stated the demolition of this structure would enhance the appearance of the neighborhood. He stated Mr. Perez has the desire to removed the structure and make it a buffer between the commercial and the residential.

Allison Perez, stated this structure is a safety hazard to the community. She stated she does not feel it meets the historic criteria. She further stated this structure is an eye sore and feels the removal of this house would enhance the appearance of the neighborhood.

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REBUTTAL

Ann McGlone, Historic Preservation Officer, stated she has visited this house and believe it can be restored. She also stated it meets the criteria of the Historic and Design Section of the Unified Development Code.

Staff stated there were 25 notices mailed out to the surrounding property owners, 5 returned in opposition and 2 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.

AYES: Grau, McAden

NAYS: Martinez, Cardenas-Gamez, Kissling, Dutmer, Sherrill, Avila, Peel

ABSTAIN: Dixon

THE MOTION FAILED

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lot 13, Block 2, NCB 6228 at 115 Davis Court.
2. There were 25 notices mailed, 5 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Sherrill, Avila, Peel

NAYS: Grau, McAden

ABSTAIN: Dixon

THE MOTION CARRIED.

RESULTS OF NTOICE FOR COUNCIL HEARING

To be provided at Council hearing.