

# **ZONING CASE: Z2004-002**

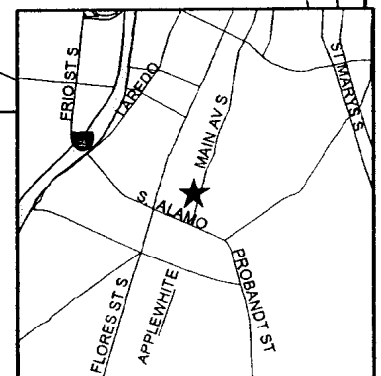
City Council District NO. 1  
 Requested Zoning Change  
 From: "RM-4" To "RM-4 HS"  
 Date: February 12, 2004  
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-0  
 p.616  
 D-7



C:\DEC\_2\_2003



# CASE NO: Z2004002

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 12, 2004

**Zoning Commission Meeting Date:** January 06, 2004

**Council District:** 1

**Ferguson Map:** 616 D7

**Appeal:** No

**Applicant:** Owner

City of San Antonio, Historic  
Preservation Office

Cherise J. Bell

**Zoning Request:** To designate Historic Significant

Lot 14 and the west 20 feet of Lots 15 & 16, Block D, NCB 2557

**Property Location:** 217 Daniel

**Proposal:** To designate Historic Significant

**Neighborhood Association:** King William Neighborhood Association and Arsenal Neighborhood Association

**Neighborhood Plan:** Downtown Neighborhood Plan

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

### Staff Recommendation:

Approval. On November 19, 2003, the Historic and Design Review Commission (HDRC) recommended a finding of historic significance for the subject property. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607 B-1; 35-607 B-8; and 35-607 C-2a. Although the Downtown Neighborhood Plan does not specifically address historic designation of this property, the long-term vision for the South Neighborhood, where this property is located, is to "maintain the residential and historic character of neighborhoods and conserve housing structures for residential uses." Since the request is not to change from a residential classification, it is in accordance with the Downtown Neighborhood Plan vision.

### Zoning Commission Recommendation:

Approval

#### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Eric Dusza 207-7442

**Z2004002**

**ZONING CASE NO. Z2004002** – January 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated the owner is requesting this structure be designated historic significance. She stated this home was built in the folk victorian style. She stated on this case was presented to the Historic and Design Review Commission on November 18, 2003 and was recommended for historic findings. She further stated the property qualifies as a landmark according to the Unified Development Code. She stated the house adds to the integrity and cohesiveness of the neighborhood.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from King William and Arsenal Neighborhood Associations.

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 Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 14 and the west 20 feet of Lots 15 & 16, Block D, NCB 2557 at 217 Daniel.
2. There were 25 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,  
McAden, Avila, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**Z2004002**

**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: December 1, 2003

RE: Designation of 217 Daniel

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The attached COSA Formal Application for Change of Zoning is for 217 Daniel. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

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

Therefore, I am requesting that these properties be scheduled for the January 6, 2004 Zoning Commission Public Hearing and followed by the February 12, 2004 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

**22004002****HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS****CITY OF SAN ANTONIO** <sup>November 19, 2003</sup>

**HDRC CASE NO:** 2003-317

**ADDRESS:** 217 Daniel

**LEGAL DESCRIPTION:** NCB 2557, Block D, Lot 14 and the west 20' of Lots 15 and 16

**APPLICANT:** Cherise Bell, 6 Brentridge

**OWNER:** SAME

**TYPE OF WORK:** Finding of Historic Significance, Historic Tax Certification

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for this property. The owner is also requesting Historic Tax Certification for the eventual restoration of this house. The work is to include leveling the house, rewiring, replumbing, new HVAC system, a new kitchen/bathroom addition, and open the existing porch enclosure.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. Built in the Folk Victorian Style, the house at 217 Daniel Street is typical of the houses located in this four-block area between South Main Street and South Flores. Although modest in size, this house embodies the distinguishing characteristics of the Folk Victorian Style with a wrap around porch, floor to ceiling windows, and transoms over the doors. The house adds to the integrity and cohesiveness of the neighborhood as a geographically definable area possessing a significant concentration of modest Victorian houses.

This house qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607, B-8); and
- (3) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

**COMMISSION ACTION:**

Approved as presented.

Ann Benson McGlone  
Historic Preservation Officer