

CASE NO: Z2004076 C

Final Staff Recommendation - Zoning Commission

Date: April 20, 2004

Council District: 1

Ferguson Map: 582 A7 & 8

Applicant Name:

City of San Antonio, Neighborhood Action
Department

Owner Name:

Della B. Garcia, Elizabeth Gyaami, Angelita Ayala, Greg
Ovelle, David and Jodi Carraway and City of San Antonio

Zoning Request: From "R-4" Residential Single-Family District and "R-4 H" Residential Single-Family Historic District to "R-4 C" Residential Single-Family District with conditional use for a non-commercial parking lot on Lots 6 through 10 and "R-4 H C" Residential Single-Family Historic District with conditional use for a non-commercial parking lot on Lot 11.

Property Location: Lots 6 through 11, Block 51, NCB 2745
207, 211, 215, 219, 223 and 227 Beal Street

Proposal: For a non-commercial parking lot.

Neigh. Assoc. Los Angeles Heights/Keystone Neighborhood Association
Jefferson and Woodlawn Lake Neighborhood Association within 200 feet

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. Staff recommendation is consistent with the neighborhood plan. The Near Northwest Community Plan land use component recommends neighborhood commercial use at this location.

Approval. The subject property is on a partially undeveloped block situated on a short continuous commercial and residential strip parallel with Fredericksburg Road. Residential properties across from the proposed parking lot run north and south and do not front the subject property. However considering the close proximity of the adjacent residences, the following conditions are recommended:

1. Signs shall be limited to three (3) square feet in area in accordance with 35-422 (e) (3)
2. A five (5) foot buffer with Type A plant materials (as required in the UDC) shall be constructed along the perimeter of the site
3. A six (6) foot solid fence shall be maintained along the property line adjoining Lot 11 and 12, Block 51, NCB 2745
4. Exterior lighting fixtures shall not emit a significant amount of fixture total output above a vertical cut-off angle of ninety degrees.

The proposed parking lot will serve the 18,000 square foot Travis building located at the corner of Fredericksburg Road and Fulton Avenue. The Travis Building is located in the City's Deco District and is just one component of the revitalization project through the City's Neighborhood Commercial Revitalization Program. Upon renovation, the Travis building will be home to various neighborhood commercial uses to include a coffee shop and a number of art studios. It is the City's position that the development of the parking lot in conjunction with the rehabilitation of the Travis Building will be a catalyst for revitalizing the surrounding community.

The Neighborhood Action Department for the City of San Antonio is in the process of acquiring the subject property. The property acquisition was approved by City Council on April 8, 2004 and final property purchase is anticipated for the latter part of April 2004.

CASE MANAGER : Christie Chapman 207-8389

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Christie Chapman, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2004076 C
DATE: February 25, 2004

The property located at 207 Beal Street, NCB 2745, Block 51, Lot 11, is currently zoned "R-4 H", Residential Single-Family, Historic District. The applicant's request is to rezone the property to "R-4 C H" Residential Single-Family with a Conditional Use for a non-commercial parking lot.

The Historic Preservation staff recommends approval of this request. This request is supported by the following guidelines for considering rezoning requests of Landmarks or in Historic Districts:

- Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).
- Permit only uses which would be compatible within these districts (35-333 a-1C).
- Zoning which preserves existing historic districts, landmarks, architecture, structures, trees, outstanding natural topography, and geologic features (35-333 a-3A).



Ann Benson McGlone
Historic Preservation Officer

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**Zoning Commission will consider this case on April 20, 2004 for consideration.
Therefore there are no minutes available.**