

CASE NO: Z2004114

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 1

Ferguson Map: 616 E6

Appeal: No

Applicant:

Owner:

City of San Antonio, Historic
Preservation Officer

Milmo Investments, LLC

Zoning Request: To designate Historic Significant

Lots 2 and 3, Block E, NCB 102

Property Location: 319 through 329 South Flores Street

Proposal: To designate Historic Significant

Neighborhood
Association: Downtown Residents Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The request is consistent with the Downtown Neighborhood Plan. A goal of the plan is to create design standards and model downtown neighborhoods, while preserving and enhancing downtown's character/spirit and celebrate its history and culture. The subject property is a two-story commercial building that was constructed in 1912. On March 17, 2004 the Historic and Design Review Commission recommended a finding of historic significance for the property in question. The aforementioned property meets the landmark designation criteria requirements of Section 35-607 of the Unified Development Code. The property owner is in favor of the proposed action.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



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CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

March 17, 2004

HDRC CASE NO: 2004-081

ADDRESS: 319 - 329 South Flores Street

LEGAL DESCRIPTION: NCB 102, Block E, Lots 1 and 2

PUBLIC PROPERTY:

HISTORIC DISTRICT:

LANDMARK DISTRICT:

APPLICANT: Milmo Investments, LLC 514 El Paso Street

OWNER: SAME

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

REQUEST:

The applicant is requesting a Certificate of Appropriateness for conceptual approval of:

- (1) a finding of historic significance;
- (2) historic tax certification;
- (3) renovations to the building including new 6/6 aluminum windows and new balconies
- (4) painting the front façade Brick Red and the other facades beige, all surfaces are currently painted;
- (5) demolish the rear one-story structure; and
- (6) resurface and fence the rear parking lot.

The accompanying exhibits provide additional information.

RECOMMENDATION:

The staff has the following concerns regarding this proposal:

- (1) the proposed 6/6 windows are inappropriate for the building. The building

originally had 1/1 windows and all new windows should be 1/1.

(2) the proposed material for the windows is aluminum. A metal clad wood window will provide for an appropriate appearance while acknowledging the applicants maintenance concerns;

(3) the proposed balconies have no historic precedent. Window boxes would provide some visual interest without the addition of the balconies; and

(4) the canopy, as shown in the plans, is too high. While the staff understands the applicant's need to raise the level of the canopy for pedestrian safety, the canopy should not be raised higher than the ridge above the transoms and use the original hardware.

The staff has met with the applicant to discuss these concerns at the applicant is in agreement.

COMMISSION ACTION:

Approval of staffs recommendations



Ann Benson McGlone

Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No. Z2004114

Existing Zoning D

Requested Zoning D H S

Neighborhood/Community Plan: DOWNTOWN NEIGHBORHOOD PLAN

Future Land Use for the site:

- The Downtown Neighborhood Plan Land Use calls for the subject properties to be Mixed Use.

- The subject properties are within the "Lower River District", which is predominantly a mid-rise mixed-use neighborhood that has the San Antonio River Walk as the neighborhood focal point. Durango develops as a mixed use, mid-rise corridor with parking facilities and hotels with ground floor retail. Mid-rise includes up to 5-stories with a maximum of 50 units per gross acre.
- The Neighborhood Strategic Plan states, "Geographically balance businesses, entertainment, community facilities, arts, culture and residential projects to enhance downtown's urban character. Create design standards and model downtown neighborhoods, while preserving and enhancing downtown's character/spirit and celebrate its history and culture".

Other Comments:

Analysis:

XX Request conforms to Land Use Plan _____ Request does not conform to Land Use Plan

Staff Recommendation:

XX Supports _____ Alternate Recommendation _____ Recommends Denial

Reviewer: Zenon F. Solis (Zeke)

Title: Planner II

Date: April 27, 2004

Manager Review: Nina Nixon-Mendez, April 27, 2004

Z2004114

ZONING CASE NO. Z2004114 – May 18, 2004

Applicant: City of San Antonio

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this case was presented to the Historic and Design Review Commission on March 17, 2004 and was recommended a finding of historic significance. She stated the owner submitted this request for the purpose of renovating the structure. This structure was built in 1912.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Downtown Residents Association.

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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 2 and 3, Block E, NCB 102 at 319 through 329 South Flores Street.
2. There were 12 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

Z2004114

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.