

# ZONING CASE: Z2004-116

City Council District No. 1

Requested Zoning Change

To: Designate Extension of Lavaca HD

Date: June 10, 2004

Scale: 1" = 350'

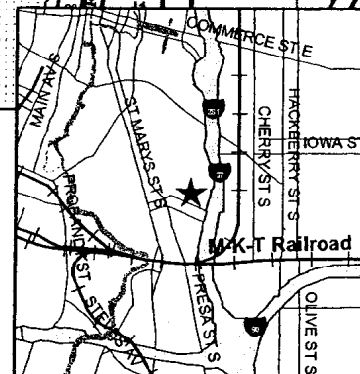
Subject Property

200' Notification

F-7  
p.616



C:\May\_4\_2004  
(A.2.)



# CASE NO: Z2004116

## Staff and Zoning Commission Recommendation - City Council

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Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 1

Ferguson Map: 3 F7-F8/617 A7-A8

Appeal: No

Applicant:

City of San Antonio, Historic  
Preservation Officer

Owner:

Multiple property owners

**Zoning Request:** To designate properties as an extension of the Lavaca Historic District  
Properties generally bounded by Leigh Street, IH-37 access road, Labor Street, and properties fronting on Carolina Street

**Property Location:**

As per exhibit map

**Proposal:** To designate properties as an extension of the Lavaca Historic District

**Neighborhood Association:** Lavaca Neighborhood Association

**Neighborhood Plan:** Lavaca Neighborhood Plan

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

### Staff Recommendation:

Approval. The Lavaca Neighborhood Plan, adopted September 27, 2001, states that the land covered in the Extension of the Lavaca Historic District should remain low density residential, per the Land Use Plan found on page 41 of the plan document. The request to add historic designation to this area does not change the land use of this area and is found to be consistent with the Land Use Plan component of the Lavaca Neighborhood Plan. Additionally, the intent to designate properties in this area as historic is supported by Goal 2, Objective 2.1 Action Step 2.1.1 found in the Lavaca Neighborhood Plan which was written to help preserve the existing historic character of this neighborhood. A petition in favor of the district extension has been signed by 53% of owners of property within the proposed district extension boundaries. The area qualifies as a City of San Antonio Historic District according to the following criteria of the Historic and Design Section of the Unified Development Code.

A. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607, B-5);

B. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607, B-7);

C. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan development (35-607, B-10);

D. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event (35-607, C-1a); and

E. Resources and structures which establish a neighborhood identity by creating a continuity within a area by reinforcing a cluster or significant buildings or the river scene (35-607, C-3e).

The proposed extension of the historic district is united by the pattern of physical development and architectural character.

### Zoning Commission Recommendation:

Approval

#### VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

**2004116****HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS****April 07, 2004****CITY OF SAN ANTONIO**

**HDRC CASE NO:** 2004-095

**ADDRESS:** Various

**HISTORIC DISTRICT:** Lavaca Historic District

**APPLICANT:** City of San Antonio Historic Preservation Officer,  
P.O. Box 839966

**OWNER:** Various

**TYPE OF WORK:** Historic District Designation

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness on behalf of the neighborhood's request for approval to expand the boundaries of the Lavaca Historic District. The applicant is also requesting that the Commission recommend approval to the Zoning Commission and to the City Council for designation of Area 2 as an extension of the Lavaca Historic District. A petition in favor of the district extension has been signed by 53% of property owners within the proposed district extension boundaries.

The proposed district extension is shown on the accompanying map and is bounded by the following streets Leigh, IH-37 access road, both sides of Carolina, and Labor. The district will also include 1410 South Presa Street.

**RECOMMENDATION:**

Staff recommends a finding of historic significance for the area as an extension of the Lavaca Historic District. The area clearly meets the criteria of the code for local historic district designation, per Sections (35-607, b-5), (35-607, b-8), and (35-607, b-10); and (35-607, c-1A) and (35-607, c-3E). It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed extension of the historic district is united by the pattern of physical development and architectural character.

**COMMISSION ACTION:**

Approval of a finding of historic significance for the Lavaca Historic District extension.

Ann Benson McGlone  
Historic Preservation Officer

**Z2004116**

**ZONING CASE NO. Z2004116** – May 18, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant as an extension of the Lavaca Historic District.

Ann McGlone, Historic Preservation Officer, stated this case is part of the previous case, Z2004115. She stated the intent to designate properties in this area as historic is supported by Goal 2 found in the Lavaca Neighborhood Plan which was written to help preserve the existing historic character of this neighborhood.

Staff stated there were 293 notices mailed out to the surrounding property owners, 6 returned in opposition and 14 returned in favor and Lavaca 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.

**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 Cardenas-Gamez to recommend approval.

1. Properties generally bounded by Leigh Street, IH-37 access road, Labor Street and properties fronting on Carolina Street.
2. There were 293 notices mailed, 6 returned in opposition and 14 in favor.
3. Staff recommends approval.

**Z2004116**

**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.