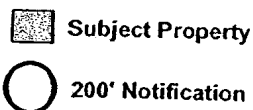


ZONING CASE: Z2004-117

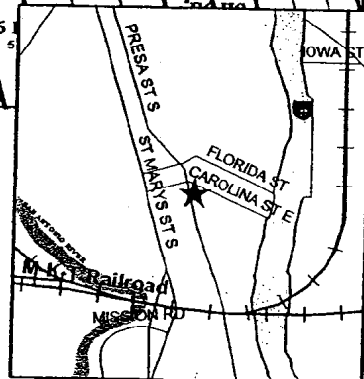
City Council District No. 1
 Requested Zoning Change
 To: Designate Extension of Lavaca HD
 Date: June 10, 2004
 Scale: 1" = 200'



F-7
 p.616



C:\May_4_2004
 (A.Z.)



CASE NO: Z2004117

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 1

Ferguson Map: 616 F8

Appeal: No

Applicant:

City of San Antonio, Historic
Preservation Officer

Owner:

Roger Stevens

Zoning Request: To designate property as an extension of the Lavaca Historic District
.2208 acres out of NCB 990 and NCB 2956

Property Location: 1410 South Presa Street

Proposal: To designate property 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. Though the property is located in a Neighborhood Conservation District, the residential use of this property clearly falls under purview of Action Step 2.1.1. The owner of this property wishes to be included in the Lavaca Historic District. 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

**Z2004117****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS****April 07, 2004****CITY OF SAN ANTONIO**

HDRC CASE NO: 2004-096

ADDRESS: 1410 South Presa Street

LEGAL DESCRIPTION: NCB 990, N. Tri. 33.8' of A1 & NCB 2956, W. Irr. 145' of Lot 2

HISTORIC DISTRICT: Lavaca Historic District

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

OWNER: Roger Stevens

TYPE OF WORK: Historic District Designation

REQUEST:

The applicant is requesting a Certificate of Appropriateness on behalf of the property owner 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 this addendum of the extension of the Lavaca Historic District - Area 2.

RECOMMENDATION:

Staff recommends a finding of historic significance for the area as an extension of the Lavaca Historic District. The property 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 area as an extension of the Lavaca Historic District.

Ann Benson McGlone
Historic Preservation Officer

Z2004117

ZONING CASE NO. Z2004117 – 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 property is part of the previous cases. She stated the owner requested his property be part of the extension.

FAVOR

Joan Carabin, 210 Lavaca, Secretary of Lavaca Neighborhood Association, stated the in support of Mr. Stevens request.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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, Dixson, 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.

Z2004117

1. Property is located on 0.2208 acres out of NCB 990 and NCB 2956 at 1410 South Presa Street.
2. There were 30 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**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.