



CASE NO: Z2005018

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 1

Ferguson Map: 616 E3

Applicant: City of San Antonio, Historic Preservation Office for Methodist Healthcare System
Owner: Methodist Healthcare System

Zoning Request: To Designate Historic Significant

Property Location: Lot B-1, Block 2, NCB 843

836 and 838 Erie Street

On the east side of Erie Street between East Laurel and East Euclid Avenue

Proposal: To Designate Historic Significant

Neighborhood Association: Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Plan shall be used as a guide in decision making and does not require a finding of consistency by the Zoning Commission pursuant to the Unified Development Code. On December 1, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

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

The property-owner is in favor of the proposed zone change.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

Z2005018

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 13, 2004

RE: Designation of 836-838 Erie Street

The attached COSA Formal Application for Change of Zoning is for 836-838 Erie Street. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On December 1, 2004 the HDRC recommended a finding of historic significance for this property.

Therefore, I am requesting that these properties be scheduled for the January 18, 2005 Zoning Commission Public Hearing and followed by the February 10, 2005 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

Z2005018

ZONING CASE NO. Z2005018 – January 18, 2005

Applicant: City of San Antonio, Historic Preservation Office for Methodist Healthcare System

Zoning Request: To designate Historic Significant

Ann McGlone, Historic Preservation Officer, stated they are requesting historic designation for this property that was built between 1915 and 1920. She stated it is an excellent example of the craftsman style. She stated the property is located within the boundaries of the proposed Tobin Hill Historic District and it qualifies for the City of San Antonio Landmark as a visible reminder of the heritage of the community; it embodies a distinguishing character of architectural style and its integrity of location. She stated this structure is about 25 years old.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Tobin Hill Neighborhood Association and Tobin Hill 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.

COMMISSION ACTION

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

1. Property is located on Lot B1, Block 2, NCB 843 at 836 and 838 Erie Street.
2. There were 19 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

ABSTAIN: Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.