

ZONING CASE: Z2004-286

City Council District NO. 1

Requested Zoning Change

From: MF-33 To MF-33 HS

Date: February 10, 2005

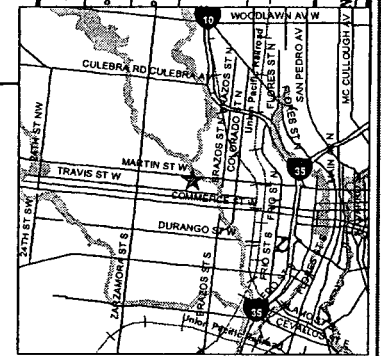
Scale: 1" = 200'

Subject Property

200' Notification



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CASE NO: Z2004286

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from January 27, 2005

Date: February 10, 2005

Zoning Commission Meeting Date: January 04, 2005

Council District: 1

Ferguson Map: 616 B4

Applicant: City of San Antonio, Historic Preservation Officer
Owner: Carolina R. Trevino

Zoning Request: To Designate Historic Significant

Property Location: Lots 26 through 33, NCB 2237

2211 West Salinas

The northwest corner of West Salinas and North Trinity

Proposal: To Designate Historic Significant

Neighborhood Association: Prospect Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. 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 character as a particularly fine example of a utilitarian structure (35-607(b)(6));
- D. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- E. 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	11
AGAINST	0
ABSTAIN	0
RECUSAL	0



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

December 01, 2004

CITY OF SAN ANTONIO

HDRC CASE NO: 2004-298
ADDRESS: 2211 West Salinas
LEGAL DESCRIPTION: NCB 2237, Lots 26 thru 33
LANDMARK DISTRICT: Proposed "Escobedo Creamery"
APPLICANT: City of San Antonio, Historic Preservation Officer
P.O. Box 839966
OWNER: Carolina R. Trevino
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for this property.

RECOMMENDATION:

The staff recommends approval of this request as submitted. The buildings qualify as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- (2) 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));
- (3) its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607(b)(6));
- (4) its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- (5) 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).

COMMISSION ACTION:

Approval of a finding of Historic Significance.

Ann Benson McGlone
Historic Preservation Officer

Z2004286

ZONING CASE NO. Z2004286 – January 4, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this structure was built in the early 1920's as a dairy. She stated this building qualifies as a City Landmark according to the Unified Development Code. This case was presented to the Historic and Design Review Commission on December 1, 2004 and was approved.

FAVOR

Joseph Carillon, 2215 West Salinas, stated he resides next to the vacant building. He stated he would like to extend his support for this designation.

Ann McGlone, Historic Preservation Officer, stated the owner has submitted plans for renovation for this structure but at this time does not have an exact date when the actual remodeling would start.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood 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 McAden to recommend approval.

1. Property is located on Lots 26 through 33, NCB 2237 at 2211 West Salinas.
2. There were 39 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2004286

RESULTS OF COUNCIL HEARING January 27, 2005

City Council granted a continuance until February 10, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.