

CASE NO: Z2005017

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 1

Ferguson Map: 616 E2

Applicant: City of San Antonio, Historic Preservation Office for Jon H. Thompson
Owner: Jon H. Thompson

Zoning Request: To Designate Historic Significant

Property Location: The east 36.77 feet of Lot 5 and the west 28.63 feet of Lot 6, Block 10, NCB 1750
219 East Park Avenue
On the north side of East Park Avenue between Ogden Street and McCullough 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 initiated and is in favor of the proposed zone change.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

FOR	7
AGAINST	0
ABSTAIN	3
RECUSAL	0

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Z2005017

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 219 East Park Avenue

The attached COSA Formal Application for Change of Zoning is for 219 East Park Avenue. 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

Z2005017

ZONING CASE NO. Z2005017 – January 18, 2005

Applicant: City of San Antonio, Historic Preservation Office for Jon H. Thompson

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this case has been presented to the Historic Design and Review Commission on December 1, 2004 and was recommended a finding of historic significance. This building qualifies as a City of San Antonio Landmark according to the criteria of the Historic and Design Section of the Unified Development Code because it's a visible reminder of the cultural heritage of the community and its embodiment distinguishing characteristics of an architectural style valuable for the study of a period, type method of construction or use of indigenous materials. She stated the structure is about 93 years old.

Kathleen Trenchard, 215 E. Park Ave., stated strongly supports this request. She stated she feels this structure meets the qualifications of the historic section of the Unified Development Code.

OPPOSE

Richard Garcia, 9210 Ridgepost, stated they are in opposition of this request. He feels there is no historical significance in this structure. He stated the student from San Antonio College surround the property with parking. He feels this structure is a health hazard to the community.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 the east 36.77 feet of Lot 5 and the west 28.63 feet of Lot 6, Block 10, NCB 1750 at 219 East Park Avenue.
2. There were 23 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

Z2005017

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

NAYS: None

ABSTAIN: Dutmer, Avila, Stribling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.