



CASE NO: Z2005014

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 3

Ferguson Map: 650 D1

Applicant: City of San Antonio, Historic
Preservation Office for Blanca
Bolner Bird

Owner: Blanca Bird

Zoning Request: To Designate Historic Significant

Property Location: Lot 1, NCB 2664
2900 South Flores Street

The southeast corner of South Flores Street and West Mitchell Street

Proposal: To Designate Historic Significant

Neighborhood Association: Englewood Neighborhood Association

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The historic designation of Historic Significant will support one of the plan's goals to maintain the old-fashioned neighborhood character of South Central San Antonio.

Approval. On December 15, 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. its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its identification with a person or persons who significantly contributed to the development of the community (35-607(b)(2));
- C. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607(b)(5));
- D. its unique location that makes it an established and familiar visual feature (35-607(b)(7));
- E. its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));
- F. resources associated with family persons important to the history of San Antonio (35-607(c)(1)(E));
- G. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)); and
- H. markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

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

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	1
RECUSAL	0

CASE MANAGER : Trish Wallace 207-0215

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**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

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 2900 South Flores Street

The attached COSA Formal Application for Change of Zoning is for 2900 South Flores Street. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On December 15, 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

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ZONING CASE NO. Z2005014 – January 18, 2005

Applicant: City of San Antonio, Historic Preservation Office for Blanca Bolner Bird

Zoning Request: To Designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this structure Bolner's Meat Market, which was building in 1914. She stated this structure qualifies as a City of San Antonio Landmark according to the criteria of the Historic and Design Section of the Unified Development Code. She stated this case was presented to the Historic and Design Review Commission on December 15, 2004 as was recommended a finding of historic significance for this property.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Englewood 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 1, NCB 2664 at 2900 South Flores Street.
2. There were 12 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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AYES: Martinez, Robbins, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

ABSTAIN: Kissling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.