

CASE NO: Z2005015

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 7

Ferguson Map: 581 F8

Applicant: City of San Antonio, Historic Preservation Office for Ralph Fairchild
Owner: Ralph Fairchild

Zoning Request: To Designate Historic Significant

Property Location: Lot 39 and the west 25 feet of Lot 40, NCB 6829

2109 West Mistletoe Avenue

The intersection of West Mistletoe Avenue and North Josephine Tobin

Proposal: To Designate Historic Significant

Neighborhood Association: Jefferson Neighborhood Association and Woodlawn Lake Community Association

Neighborhood Plan: Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The requested zoning change is found to be consistent with the Near Northwest Community Plan land use component and with the goals, objectives and action steps found in the plan.

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 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

VOTE

FOR	8
AGAINST	2
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Trish Wallace 207-0215

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Z2005015

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 2109 West Mistletoe Avenue

The attached COSA Formal Application for Change of Zoning is for 2109 West Mistletoe 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

Z2005015

ZONING CASE NO. Z2005015 – January 18, 2005

Applicant: City of San Antonio, Historic Preservation Office for Ralph Fairchild

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this structure was built in 1939 and is a nice example of the neoclassical style in the neighborhood. She stated it is located within the proposed boundaries of the extension of the Monticello Park Historic District. The building qualifies as the City of San Antonio Landmark according to the Historic and Design Section of the Unified Development Code because it is visible reminder of the cultural heritage of the community; it is embodiment of distinguishing characteristics of an architectural style for its period and type and its integrity indigenous materials;

FAVOR

Alejandro Soto, 2122 W. Mistletoe, President of Woodlawn Lake Community Association, stated he is in support of this designation. He feels this would be good for the community.

Charlotte Kahl, 2103 W. Mistletoe, stated she is also in support of this request.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Jefferson Neighborhood Association and Woodlawn Lake Community 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 Sherrill and seconded by Commissioner McAden to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

Z2005015

COMMISSION ACTION

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

1. Property is located on Lot 39 and the west 25 feet of Lot 40, NCB 6829 at 2109 West Mistletoe Avenue.
2. There were 20 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Peel

NAYS: None

ABSTAIN: McAden, Stribling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.