

CASE NO: Z2004284

Staff and Zoning Commission Recommendation - City Council

City Council continuance from January 27, 2005

Date: February 24, 2005

Zoning Commission Meeting Date: January 04, 2005

Appeal: No

Council District: 3

Ferguson Map: 651 D1

Applicant: City of San Antonio, Historic Preserv **Owner:** Good News Missionary Baptist Church

Zoning Request: To Designate Historic Significant

Property Location: Lots 5 through 8, Block 4, NCB 6637
1233 East Highland Boulevard

The south side of East Highland Boulevard between Nopal Street and South Gevers Street

Proposal: The property owner wishes to Designate Historic Significant

Neighborhood Association: Highland Park Neighborhood Association

Neighborhood Plan: Highlands Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The zoning request conforms with the Highlands Community Plan. The plan calls for neighborhood commercial land use. The proposed rezoning does not request a change in the base zoning. Historic Significance is appropriate for neighborhood commercial land use calling for quality urban design, and is supported by plan objectives to enhance the distinctive character of the Highlands neighborhoods through the application of design standards. On November 3, 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 identification as the work of an architect whose individual work has influenced the development of the community and state (35-607(b)(4));
- C. 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));
- D. its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8));
- E. the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Trish Wallace 207-0215

Z2004284

ZONING CASE NO. Z2004284 – January 4, 2005

Applicant: City of San Antonio, Historic Preservation Office for Good News Missionary Church

Zoning Request: To Designate Historic Significance.

Ann McGlone, Historic Preservation Officer, stated this church built between 1948 and 1949 designed by Henry J. Steinbomer. She stated it was constructed as the church and education building for the Highland Boulevard Church of Christ. She further stated this structure was presented to the Historic Design and Review Commission on November 3, 2004 and was approved for historic designation. This building qualified as a City of San Antonio Landmark according to the criteria of the Historic and Design Section of the Unified Development Code.

OPPOSE

Camerino Ramirez, 1205 E. Highland Blvd., stated he would like to express his opposition at this time. He stated he would like more information on what the purpose of this request is and how this change would affect the surrounding residential properties.

Rafael Duran, 818 Avant, stated he would also like more information on this case. He is unsure of how this zoning change may affect his property.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Highland Park 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 McAden to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

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COMMISSION ACTION

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

1. Property is located on Lot 5 through 8, Block 4, NCB 6637 at 1233 East Highland Boulevard.
2. There were 37 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

RESULTS OF COUNCIL HEARING January 27, 2005

City Council granted a continuance until February 24, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

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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: November 10, 2004

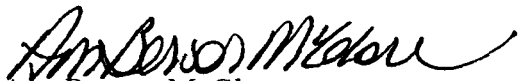
RE: Designation of 1233 East Highland Boulevard

The attached COSA Formal Application for Change of Zoning is for 1233 East Highland Boulevard. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On November 3, 2004 the HDRC recommended a finding of historic significance for this property.

Therefore, I am requesting that these properties be scheduled for the December 21, 2004 Zoning Commission Public Hearing and followed by the January 13, 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