



# CASE NO: Z2005016

## Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission January 18, 2005

**Date:** February 24, 2005

**Zoning Commission Meeting Date:** February 01, 2005

**Appeal:** No

**Council District:** 5

**Ferguson Map:** 651 A1

**Applicant:** City of San Antonio, Historic Preserv **Owner:** Darryl Ohlenbusch

**Zoning Request:** To Designate Historic Significant

**Property Location:** Lot 6, Block 5, NCB 1675  
2340 South Presa Street

The northeast corner of South Presa Street and Bershire

**Proposal:** To Designate Historic Significant

**Neighborhood Association:** Riverside Neighborhood Association

**Neighborhood Plan:** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent. One of the main goals of the South Central Neighborhood Plan is the preservation of historically significant structures, both residential and commercial. There are several historical zoning overlays in the area.

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));

### Zoning Commission Recommendation:

Approval

### VOTE

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 1

**CASE MANAGER :** Eric Dusza 207-7442

**Z2005016**

**ZONING CASE NO. Z2005016** – January 18, 2005

Applicant: City of San Antonio, Historic Preservation Office for Darryl Ohlenbusch

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this structure was built in 1924. She stated this structure was presented to the Historic Design and Review Commission on December 15, 2004 and was approved. 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 further stated the property owner initiated and is in favor of the proposed zoning change.

Darryl Ohlenbusch, 612 Labor, stated he is a part owner of this building. He stated their intent is to restore this structure. He feels this building contributes to an existing cluster of historic structures within a 2 or 3 block radius.

Jesse Borrego, 630 Indiana Avenue, stated he is partial owner of this building. He stated he has been in contact with some of the neighbors who support this request. He stated this area has deteriorated as time has past and their intent is to restore the structure.

Robert Alvarado, 716 S. Presa, stated he is also partial owner of this building. He stated their intent is to restore this structure as in 1924. He stated he is currently working on 4 other projects in neighborhood within about 500 feet of this structure. He feels they are bringing back the historical elements and character in details in some of the old buildings. Martha Schultz, stated she strongly supports this designation. She feels this would be good for the community. She stated she would like to see these structures bring back the historical character, which would make the neighborhood more attractive.

**OPPOSE**

Jane Medellin, 109 N. Dunning, stated her residents is adjacent to the subject property. She does not support this designation. She this structure has deteriorated as time has past. She does not feel there is any historic value in this structure. She stated their intent is to restore and use it for commercial use. She expressed concerns with the parking issue and the increase in traffic in and out of the neighborhood. She stated she has not met with the owners to better understand their intent.

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**REBUTTAL**

Jesse Borrego, stated their intent is to restore this structure as close as it was in 1924 to bring back the historical character. He stated this designation would have control on the uses as well as the design of the building. He feels this designation would be good for the community.

Staff stated there were 23 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor and no response from Riverside 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 Peel 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 Peel and seconded by Commissioner Dutmer to recommend a continuance until February 1, 2005.

1. Property is located on Lot 6, Block 5, NCB 1675 at 2340 South Presa Street.
2. There were 23 notices mailed, 7 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**Z2005016**

**ZONING CASE NO. Z2005016** – February 1, 2005

Applicant: City of San Antonio, Historic Preservation Office for Darryl Ohlenbusch

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this commercial structure was built in phases. The original construction was in 1924. She stated this structure was presented to the Historic Design and Review Commission on December 15, 2004 and was approved. She further 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 the property owner has submitted renovation plans to the Historic Design and Review Commission and was approved.

Robert Alvarado, 716 S. Presa, primary owner, stated their intent is to renovate this structure. He feels this building has historical significance. He further stated within this area there are very few wood frame with awing structures. He stated their intent is to maintain the historical character of the neighborhood. They have been working with the surrounding neighbors and intend to continue the dialog as the project progresses.

Staff stated there were 23 notices mailed out to the surrounding property owners, 7 returned in opposition and 5 returned in favor.

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 Cardenas-Gamez and seconded by Commissioner Sherrill to find consistency of the neighborhood plan as amended.

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

**NAYS: None**

**RECUSED: Dutmer**

**THE MOTION CARRIED**

**Z2005016**

**COMMISSION ACTION**

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 6, Block 5, NCB 1675 at 2340 South Presa Street.
2. There were 23 notices mailed, 7 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING**

**Z2005016**

*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 2340 South Presa Street


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The attached COSA Formal Application for Change of Zoning is for 2340 South Presa 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