

ZONING CASE: Z2005-132

City Council District NO. 1

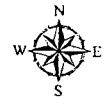
Requested Zoning Change

To: Designate Property Historic Significance

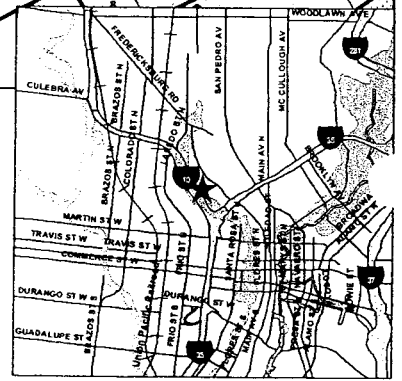
Date: August 25, 2005

Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\June_7_2005



CASE NO: Z2005132

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: June 21, 2005

Council District: 1

Ferguson Map: 616 D3

Applicant:

City of San Antonio, Historic
Preservation Officer

Owner:

James Wuneburger

Zoning Request: To designate property "HS" Historic, Significant

The east 33 feet of Lot 2, Block 2, NCB 214

Property Location: 708 Marshall Street

Proposal: To designate property "HS" Historic, Significant

Neighborhood Association: Five Points Neighborhood Association

Neighborhood Plan: Five Points Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The housing element of the Five Points Neighborhood Plan describes the following goal: "Preserve, rehabilitate and improve the housing stock." One of the specific strategies under this goal included: "pursue historic district or conservation district designation with the City of San Antonio (page 8)."

Approval. The zoning request conforms with the Five Points Community Plan. The plan calls for single-family residential land use. The proposed zoning does not request a change in the base zoning. Historic Significance is appropriate for this single-family residential land use and is supported by the plan's goal to preserve, rehabilitate and improve the housing stock. On March 2, 2005, the Historic and Design 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:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607, B-8; and
- (3) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607, C-2a).

This application was initiated by the property owner through the City of San Antonio's Historic Preservation Office and is in favor.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Judy Eguez 207-7442

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ZONING CASE NO. Z2005132 – June 21, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate property Historic Significance

Ann McGlone, Historic Preservation Officer, stated the property owner through the City of San Antonio's Historic Preservation Office initiated the application. She further stated this request conforms with the Five Points Community Plan.

Jim Wuneburger, 7935 Rustic Forest, owner, stated he has presented his proposal to the Historic Design and Review Commission on March 2, 2005 and was recommended for a finding of Historic Significance for this property. He stated his intent is to restore the structure and retain the historical character.

FAVOR

Sonia Fieska, stated she has lived in the neighborhood for approximately 50 years. She stated she is in support of this request however her concern is that Mr. Wuneburger would rent out this house. There are several rental houses in the neighborhood, which she feels has deteriorated the community

Alex Vidal, 709 Marshall, stated the proposed house has been operating as a warehouse in the past. He stated he is in support of this zoning request. He feels this change would good for the community.

Jeannie Ruiz, Elmira Street, stated she is support of this change. She stated this structure has deteriorated and supports Mr. Wuneburger's intent.

Staff stated there were 84 notices mailed out to the surrounding property owners, 0 returned in opposition from the surrounding property owners and 4 returned in opposition from the Five Points Planning Team Members and 0 returned in favor and no response Five Point 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 Kissling and seconded by Commissioner McAden to find consistency with the neighborhood plan.

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(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on the east 33 feet of Lot 2, Block 2, NCB 214 at 708 Marshall Road.
2. There were 84 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



Z2005132

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

March 02, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-084
ADDRESS: 708 Marshall
LEGAL DESCRIPTION: NCB 214, Block 2, E. 33' of Lot 2
LANDMARK DISTRICT: Proposed
APPLICANT: James Wuneburger, 4746 Broom
OWNER: Same
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for this property.

RECOMMENDATION:

The staff recommends approval of this request as submitted. This house qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607, B-8); and
- (3) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

COMMISSION ACTION:

Approved as submitted.

Ann Benson McGlone
Historic Preservation Officer