

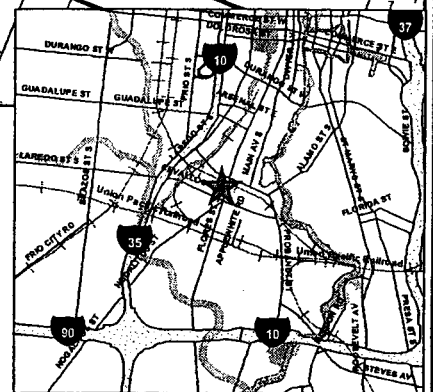
# **ZONING CASE: Z2006-030**

City Council District No. 1  
 Requested Zoning Change  
 From "IDZ" To "IDZ HS"  
 Date: March 9, 2006  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:Feb. 7, 2006



# CASE NO: Z2006030

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** March 09, 2006

**Zoning Commission Meeting Date:** February 07, 2006

**Council District:** 1 **Ferguson Map:** 616 D7

**Applicant:** Owner

City of San Antonio, Planning  
Department, Historic Preservation  
Officer

So Flo Plaza, Ltd.

**Zoning Request:** To designate "HS" Historic Significant

**Property Location:** The north 100 feet of the east 201 feet of Lot 2, NCB 63

1331 S. Flores Street

Property generally located west of, and adjacent to, S. Flores Street and  
south of S. Alamo Street

**Proposal:** To designate "HS" Historic Significant

**Neighborhood Association:** Lone Star Neighborhood Association

**Neighborhood Plan:** South Central Neighborhood Plan

### **Traffic Impact Analysis**

A Traffic Impact Analysis is not required

### **Staff Recommendation:**

Consistent

The plan states a desire to enhance the community's commercial corridors, including South Flores.  
Preserving and rehabilitating historic structures will enhance and improve the South Flores commercial  
corridor.

Approval

HDRC approved finding of Historic Significance on October 19, 2005

The building was constructed in 1946 and was originally used for a hardware wholesale supplier. The  
property owner is in favor of the historic designation. (The base zoning is IDZ Infill Development Zone  
District.)

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Richard Ramirez 207-5018

### **VOTE**

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006030**

**ZONING CASE NO. Z2006030** – February 7, 2006

Applicant: City of San Antonio – Historic Preservation Office

Zoning Request: To designate Historic Significant.

City staff represented this case.

Brian Chandler, Historic Preservation Office, stated this structure was constructed in 1946 as the Watts Hardware and Supply Company. He stated together with 1339 South Flores Street, the buildings formed the Campbell Lumber Company Complex, which was founded in 1908. The Campbell Lumber Company remains in business and is now located on Stahl Road. He stated the building qualifies as a City of San Antonio Landmark according to the UDC. The applicant has met all requirements of the City's Historic Tax Certification Plan and has provided the Historic Preservation Office with this evidence.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star 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 Gray and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,  
Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Marshall to recommend approval.

**Z2006030**

1. Property is located on the north 100 feet of the east 201 feet of Lot 2, NCB 63 at 1331 S. Flores Street.
2. There were 16 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,  
Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



**Z2006030**

**HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**October 19, 2005**

**CITY OF SAN ANTONIO**

**HDRC CASE NO:** 2005-275  
**ADDRESS:** 1331 South Flores Street  
**LEGAL DESCRIPTION:** NCB 63, the north 100' of the east 201' of Lot 2 or B1  
**LANDMARK DISTRICT:** Proposed  
**APPLICANT:** So Flo Plaza, Ltd., 3604 Ranch View Court  
**OWNER:** Same  
**TYPE OF WORK:** Finding of Historic Significance, Renovation, Historic Tax Certification

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for final approval of:

- (1) a finding of historic significance, (This request was initiated by the owner.);
- (2) renovation of the building; and
- (3) historic tax certification.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted.

The building was constructed in 1946 as the Watts Hardware and Supply Company, a wholesale hardware supplier. Together with 1339 South Flores Street, the buildings formed the Campbell Lumber Company complex. Founded in 1908, the Campbell Lumber Company was a presence on South Flores for many years. The Campbell Lumber Company remains in business and is now located on Stahl Road in northeast San Antonio. Built flush with the property line, the building at 1339 South Flores helps to reinforce the streetscape along this portion of South Flores Street. 1331 and 1339 South Flores Street serve as the terminus of the South Flores and Nogalitos Streets commercial node. The building qualifies as a City of San Antonio landmark based on the following criteria:

- (1) its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
- (2) 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));
- (3) its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure (35-607(b)(6));

(4) its historical, architectural, and cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and

(5) 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)).

The applicant has met all requirements of the city's historic tax certification plan and has furnished evidence to that effect to the Historic Preservation Office. The staff also recommends approval of the renovations to the structure.

**COMMISSION ACTION:**

Final approval of a finding of Historic Significance and Historic Tax Certification. Conceptual approval of building renovation, which includes a 4<sup>th</sup> floor addition.

Referred to the Architectural Committee for final design consideration.



Ann Benson McGlone  
Historic Preservation Officer