



# ZONING CASE: Z2006-029

City Council District No. 3  
 Requested Zoning Change  
 From "I-1" To "I-1 HS"  
 Date: March 9, 2006  
 Scale: 1" = 200'

# CASE NO: Z2006029

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 09, 2006

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

**Council District:** 3      **Ferguson Map:** 651 A1

**Applicant:**      **Owner**

City of San Antonio, Planning  
Department, Historic Preservation  
Officer

Ray Velasquez c/o Jerry Valdez

**Zoning Request:** To designate "HS" Historic Significant  
Lots 6, Block 5, NCB 3212

**Property Location:** 3621 S. Presa

Property located at the northwest corner of the intersection of Wharton Street  
and S. Presa Street

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

**Neighborhood Association:** Riverside Neighborhood Association within 200 feet

**Neighborhood Plan:** South Central Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Statement is not required

**Staff Recommendation:**

Consistent.

The designation of Historic Significance is consistent with the South Central San Antonio Neighborhood Plan.

Approval.

HDRC approved finding of Historic Significance on October 5, 2006.

The property is a commercial building that was once the BlueBonnet grocery store as far back as 1927. The property owner is in favor of the designation. (The base zoning is currently I-1 Industrial District.)

**Zoning Commission Recommendation**

Approval

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

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006029**

**ZONING CASE NO. Z2006029** – February 7, 2006

Applicant: City of San Antonio – Historic Preservation Office

Zoning Request: To designate Historic Significant.

City staff represented this case.

**FAVOR**

Ray Velasquez, 2870 Valley Road, owner, stated he is in support of this designation.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 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 Gadberry and seconded by Commissioner Marshall to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

1. Property is located on Lot 6, Block 5, NCB 3212 at 3621 S. Presa.
2. There were 25 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2006029**

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



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

October 05, 2005

**CITY OF SAN ANTONIO**

**HDRC CASE NO:** 2005-335 **Z2006029**  
**ADDRESS:** 3621 South Presa  
**LEGAL DESCRIPTION:** NCB 3212 BLK 5 LOT 6  
**APPLICANT:** City of San Antonio, Historic Preservation Officer,  
P.O. Box 839966  
**OWNER:** Ray Velasquez C/o Jerry Valdez  
**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 the two story wooden structure located on south Presa.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted.

The building at 3621 S. Presa is located in the historic plat of Riverside Park Addition. Platted in 1907, the lots adjacent to S Presa were oriented to the Street and provided a buffer for the residential area to the west.

A review of the 1924 Sanborn maps shows sporadic development with the subject address as a vacant lot. The 1927 City Directory has 3621 S. Presa as Blue Bonnet Grocery No. 2. This is a one-part commercial block building of frame construction with one portion at two-stories and the other at one-story. This is a good, intact example of a small neighborhood, commercial building built in the 1920s when grocery stores served adjacent neighborhoods.

3621 South Presa is an intact example of a vanishing building type in San Antonio: pre-WWII wood commercial buildings. Although the building has suffered some neglect, it is largely intact, with wood siding visible. The entire building is also valuable as a component of a 1920s commercial cluster along South Presa.

The building meets the following criteria for designation as a historic landmark:

- (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, and method of construction (35-607(b)(5));
- (3) its unique location that makes it an established and familiar visual feature (35-607(b)(7));

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

(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)); and

(6) markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D))."

**COMMISSION ACTION:**

Approval of a Finding of Historic Significance.

A handwritten signature in black ink, reading "Ann Benson McGlone". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end.

Ann Benson McGlone  
Historic Preservation Officer