

**ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5) – July 18, 2017**

A request for a change in zoning to add the “HL” Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1502 McCullough Avenue, 3502 North Saint Mary’s Street, 550 Ruiz Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

Staff mailed 555 notices to the surrounding property owners, 6 returned in favor, and 8 returned in opposition. Staff stated Woodlawn Lake Community Association, The Tobin Hill Community Association, Beacon Hill Neigh Association, Mission San Jose Neigh Association, and Harvard Place/Eastlawn Neigh Association are in favor.

John Osten, CoSA Senior Planner, presented the case to the Zoning Commission regarding the gas stations historic designation. He stated the following properties have been removed from the list since the continuance of the case; 202 Fredericksburg Rd, 227 Broadway, 1001 S. Zarzamora, and 5538 S. Flores St. A requested amendment was presented by excluding 2 additional addresses; 3126 S. Flores St, and 3502 N. St. Mary’s St.

Kathy Rodriguez, CoSA Office of Historic Preservation, proposed Historic Landmark Designation for multiple addresses of gas stations within San Antonio in partnership with the San Antonio Conservation Society. She explained the timeline of events for the process, and the criteria for eligibility.

**The following citizens appeared to speak:**

Frederica Kushner, past chair of the historic gas station survey committee of the SACS, spoke in favor.

Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS.

Fred Norris, 1244 Rigsby, new owners of the property and would like clarification on the historical designation responsibilities of the property owner.

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Laurie Wyatt, not present.

Cynthia Spielman, President of the Beacon Hill Neighborhood Association, spoke in favor.

Robert Torres, stated he did not receive a notice, and would like a continuance.

Linda Torres, requested a continuance.

Charles Williams, 419 S. Hackberry, spoke in opposition.

The Zoning Commissioners discussed and commented on the presented case.

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.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Nix to recommend Approval of all addresses as noticed except the following: 3126 S. Flores St, 3502 N. St. Mary's St, and 419 S. Hackberry, and for a continuance to August 15, 2017 for the following: 2418 S. Presa and 550 Ruiz St.

**AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez,  
Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

**Zoning Case Z2017125 HL – Postponed- June 6, 2017**

## **Z2017125 HL**

### **ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5) – May 2, 2017**

A request for a change in zoning to add the “HL” Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 418, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 1925, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6128, 6175, 6211, 6343, 6859, 7685, 7692, 7712, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 202 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1502 McCullough Avenue, 3502 North Saint Mary’s Street, 550 Ruiz Street, 227 Broadway Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 1001 South Zarzamora Street, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 5538 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

Staff mailed 654 notices to the surrounding property owners and notified 18 neighborhood associations, 4 notices returned in favor, and 8 notices returned in opposition. Staff noted 3 property owners returned the notice and 2 called-in to state opposition.

Tobin Hill Neighborhood Association, Beacon Hill Community Association, Woodlawn Lake Community Association submitted written responses in favor, and the Monticello Park Neighborhood Association verbally stated in favor of the Historic Landmark designation.

John Osten, Senior Planner, City of San Antonio, presented the case with maps showing the potential historic land mark designation properties.

#### **The following citizens appeared to speak:**

Lucy Gomez, 227 Aransas Ave, spoke in opposition.

Alice Lopez, 6102 & 6112 South Flores, spoke in opposition, and requested more time to understand the rezoning.

William Johnson, 227 Aransas Ave, spoke in opposition.

Joe Anders, 5538 South Flores, spoke in opposition.

Ben Fairbank, THCA, 1502 McCullough, 2334 North Saint Mary’s & 1903 McCullough, spoke in favor.

Robert Torres, 6010 South Flores, spoke in opposition, and requested more time to understand the rezoning with proper notification.

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Nancy Torres, 6010 South Flores, spoke in opposition, and requested more time to understand the rezoning with proper notification.

Bianca Maldonado, Monticello Park NA President, 2318 Fredericksburg Road, spoke in favor.

James Ferris, 3502 North Saint Mary's, spoke in opposition and requested property be excluded.

Miriam Chicoj, 1001 South Zarzamora, spoke in opposition.

Olga Valadez, World Wide Languages, translated for Miriam Chicoj.

Romulo Spiller, 103 Frio City Road, spoke in opposition, and requested more time to understand the rezoning.

Sandra Richardson, 6010 & 6112 South Flores, concerned with the rezoning.

Emens Ramirez, 3126 Flores, spoke in opposition and requested property be excluded.

Andrew McCurdy, 419 South Hackberry, spoke in favor.

Zoning Commissioners discussed questions and comments for the Office of Historic Preservation.

Kathy Rodriguez, Office of Historic Preservation, clarified information and the benefits of being rezoned to Historic Landmark Designation.

Jenny Hay, Office of Historic Preservation, explained the notification and meetings process for the community.

The Zoning Commissioners discussed and commented on the presented case.

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.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez for a continuance to June 6, 2017.

**AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**