

A RESOLUTION 2008 - 10 - 02 - 0046

**DIRECTING PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT STAFF TO INITIATE A CHANGE IN THE ZONING
DISTRICT BOUNDARY OF PROPERTY LOCATED AT 1909
FREDERICKSBURG ROAD AS HISTORIC EXCEPTIONAL.**

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WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Historic Preservation Office is requesting concurrence from City Council to move forward with the Historic Designation of 1909 Fredericksburg Road; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of property to a zoning district compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Council hereby directs City Staff to initiate a change in the zoning district boundary of property located at 1909 Fredericksburg Road to Historic Exceptional.

Section 2. This Resolution shall be effective on October 12, 2008.

PASSED AND APPROVED this 2nd day of October, 2008.



**M A Y O R
PHIL HARDBERGER**

ATTEST:



City Clerk

APPROVED AS TO FORM:



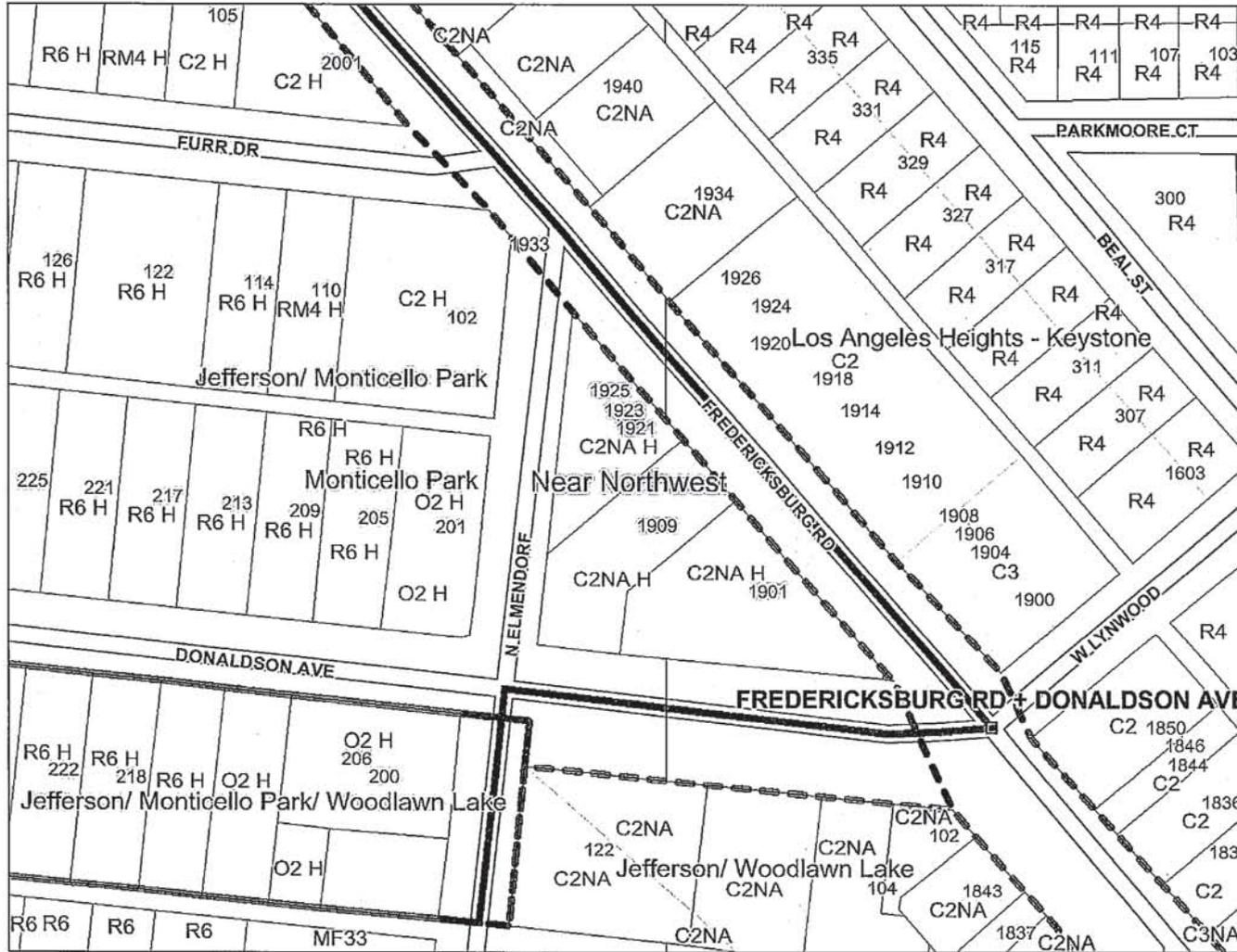
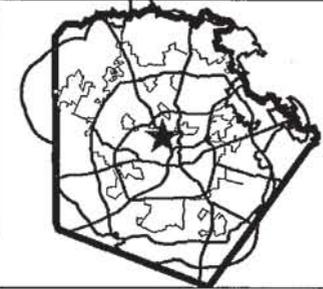
For City Attorney



Agenda Voting Results - 32

Name:	32						
Date:	10/02/2008						
Time:	03:34:04 PM						
Vote Type:	Motion to Approve						
Description:	A Resolution directing the Planning and Development Services Department to initiate a Zoning District Boundary change to designate 1909 Fredericksburg Road as Historic Exceptional (District 7). Staff and Historic and Design Review Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x			x	
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

Internet Mapping Framework



Legend

- Parcels
- Corridor Districts
- Lakes
- Limited Annexation
- Neighborhood Associations
- Neighborhood Conservation District
- Historic Districts
- Neighborhood and Community Plans
- River Improvement Overlay
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Parcel Addresses
- Zoning

	B2NA
	C1
	C2
	C2NA
	C3
	C3NA
	C3R
	D
	I1
	I2
	L
	MF25



Map center: 2119719, 13716178

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Scale: 1:1,500



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 32
Council Meeting Date: 10/2/2008
RFCA Tracking No: R-3925

DEPARTMENT: Office of Historic Preservation **DEPARTMENT HEAD:** Kay Hindes

COUNCIL DISTRICT(S) IMPACTED:
Council District 7

SUBJECT:
Resolution to initiate zoning of Historic Significance for 1909 Fredericksburg

SUMMARY:

This resolution requests direction from City Council to move forward with the Historic Significance (Exceptional) Designation of the property at 1909 Fredericksburg Road. The Historic and Design Review Commission (HDRC) approved a finding of Historic Significance (Exceptional) on September 3, 2008.

BACKGROUND INFORMATION:

On September 25, 2007, the Department of Housing and Neighborhood Services submitted a notification form to the Historic Preservation Officer (HPO) for an historic assessment. The HPO determined that the property was potentially eligible for historic designation. The property was placed on the September 3, 2008 HDRC agenda and was approved for a Finding of Historic Significance, Historic Exceptional (HE).

The structure is a Spanish Colonial Revival-style commercial building with a red tile roof, stucco cladding, and elaborate plaster ornamentation with shell motifs, cartouches, and a decorative vent. The building was constructed in 1925 as the Parkmoor Shopping Center. The original design featured a linear multi-bay midsection flanked by gable-front end pavilions. Only the northern half of the building remains today. The building was constructed along a major thoroughfare through San Antonio, known as the Old Spanish Trail, and is currently located within the Monticello Park Historic District.

The property meets the following criteria for Landmark status: (1) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period or type [35-607(b)(5)]; (2) its historical and architectural character as a particularly fine or unique example of a commercial structure [35-607(b)(6)]; (3) its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)(7)]; and (4) its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)(8)].

ISSUE:

The structure is not currently a designated individual landmark but is a contributing structure within the Monticello Park Historic District. The structure is a rare surviving example of the Spanish Colonial Revival style within the area. Currently the structure is in need of rehabilitation. Landmark designation would allow for tax incentives to help offset the cost of rehabilitation and protect the building from further deterioration and possible demolition.

ALTERNATIVES:

Landmark designation would help ensure that the property is eligible for tax exemptions and provide an additional incentive for potential rehabilitation and reuse. If not landmarked, the building may continue to deteriorate.

FISCAL IMPACT:

All notices required during the zoning process will be absorbed by the Department.

RECOMMENDATION:

The Historic and Design Review Commission approved a finding of Historic Significance (Exceptional) on September 3, 2008.

Staff recommends that City Council approve a resolution to initiate a change in zoning to Historic Exceptional for the property located at 1909 Fredericksburg Road.

ATTACHMENT(S):

File Description	File Name
Map-1909 Fredericksburg Road	Map-1909 Fredericksburg Road.pdf
Voting Results	
Ordinance/Supplemental Documents	200810020046R.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Kay Hinds Interim Historic Preservation Officer Office of Historic Preservation

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager