

A RESOLUTION **2008-10-02-0047**

**DIRECTING PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT STAFF TO INITIATE A CHANGE IN THE ZONING  
DISTRICT BOUNDARY OF PROPERTY LOCATED AT 1002 W  
MAGNOLIA DRIVE AS HISTORIC SIGNIFICANT.**

\* \* \* \* \*

**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 1002 W. Magnolia Drive; 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**;

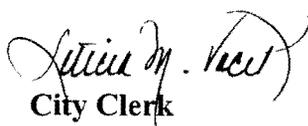
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

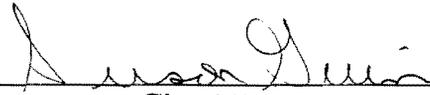
**Section 1.** The City Council hereby directs City Staff to initiate a change in the zoning district boundary of property located at 1002 W. Magnolia Drive to Historic Significant.

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

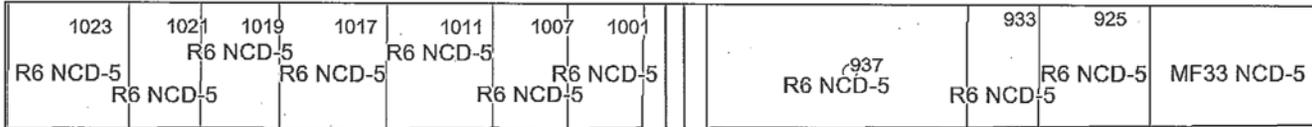
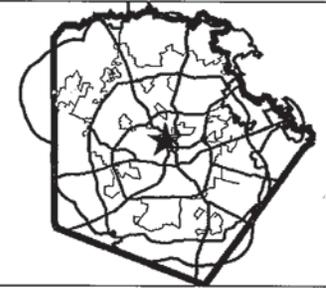
**PASSED AND APPROVED** this 2nd day of October, 2008.

  
**M A Y O R**  
**PHIL HARDBERGER**

**ATTEST:**   
City Clerk

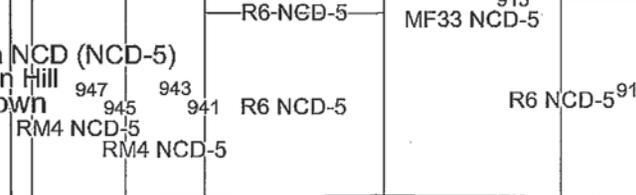
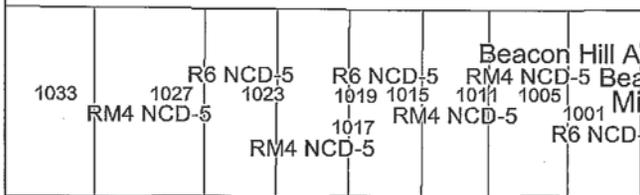
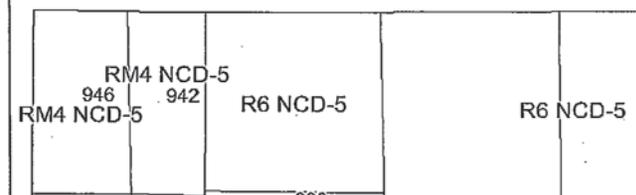
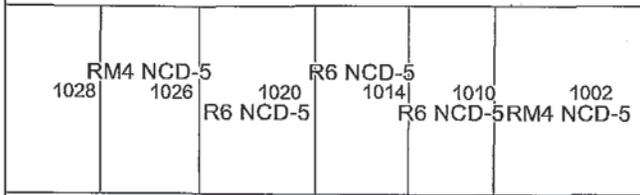
**APPROVED AS TO FORM:**   
City Attorney  
for

# Internet Mapping Framework



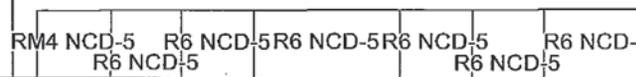
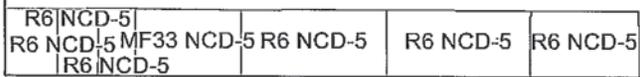
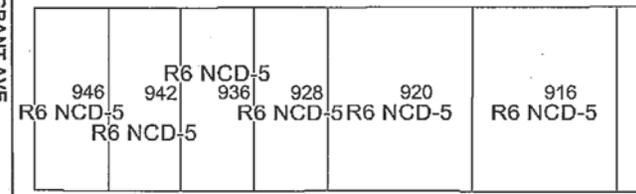
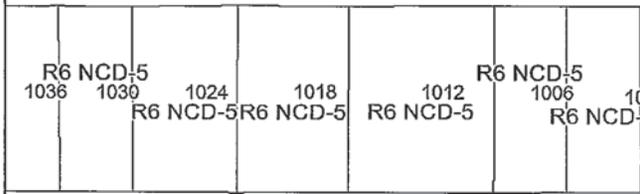
**1002 W MAGNOLIA AVE**

W.MAGNOLIA.AVE



Beacon Hill Area NCD (NCD-5)  
Beacon Hill  
Midtown

W.MISTLETOE



### 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: 2124445, 13713006



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.



## Agenda Voting Results - 33

<b>Name:</b>	33						
<b>Date:</b>	10/02/2008						
<b>Time:</b>	03:37:57 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	A Resolution directing the Planning and Development Services Department to initiate a Zoning District Boundary change to designate 1002 West Magnolia Avenue as Historic Significant (District 1). Staff and Historic and Design Review Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item # 33  
Council Meeting Date: 10/2/2008  
RFCA Tracking No: R-3924

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

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 1

**SUBJECT:**  
Resolution to initiate zoning of Historic Significance for 1002 W. Magnolia Ave.

**SUMMARY:**  
This resolution requests direction from City Council to move forward with the Historic Designation of 1002 W. Magnolia Avenue. The Historic and Design Review Commission (HDRC) approved a finding of Historic Significance on September 3, 2008.

**BACKGROUND INFORMATION:**  
On August 15, 2008, 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 Significant (HS).

The house is a two-and-a-half-story Neoclassical-style residence with a two-story wrap porch, ionic columns, wood clapboard siding, eave brackets, Palladian windows at the gable ends, and a standing-seam metal roof. It was constructed circa 1910 and was one of the earliest structures built within the block. Its location on a prominent corner lot within the Beacon Hill Area Neighborhood Conservation District (NCD) makes it a significant and contributing property in the neighborhood.

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 unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)(7)]; and (3) its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)(8)].

**ISSUE:**  
The structure is not currently a designated landmark but is located within the Beacon Hill Neighborhood Conservation District. Landmark designation would help protect and preserve

this significant structure. The property is in need of renovation and rehabilitation. Landmark designation would make the property eligible for tax incentives to help offset the costs of necessary rehabilitation.

**ALTERNATIVES:**

If not designated a historic landmark the structure would not qualify for tax incentives and could suffer from further deterioration.

**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 on September 3, 2008.

Staff recommends that City Council approve the resolution to initiate a change in zoning to Historic Significant for the property located at 1002 W. Magnolia Avenue.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Map-1002 W. Magnolia</a>	Map-1002 W. Magnolia.pdf
<a href="#">Voting Results</a>	
<a href="#">Ordinance/Supplemental Documents</a>	200810020047R.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Kay Hindes Interim Historic Preservation Officer Office of Historic Preservation

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager