

HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

HDRC CASE NO: 2025-018
COMMON NAME: Montana Street between South New Braunfels Ave and South Walters Street
ZONING: UZROW
CITY COUNCIL DIST.: 2
APPLICANT: City of San Antonio
OWNER: City of San Antonio
TYPE OF WORK: Memorial Way designation for Bishop Donny Banks
APPLICATION RECEIVED: January 24, 2025
60-DAY REVIEW: March 25, 2025
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add the Bishop Donny Banks Memorial Way name designation to a portion of Montana Street bounded to the west by South New Braunfels Ave and South Walters Street to the east.

APPLICABLE CITATIONS:

Sec. 6-674. - Commencement of the process for changing the name of a street and/or adding the designation of a memorial name.

- (a) An application to change the name of a street or adding a memorial name designation shall only be filed with the development services department by:
- (1) A member of the city council;
 - (2) The director of development services, if it is determined that the street name change is in the best interest of the health, safety, welfare, and public convenience and safety of the citizens of San Antonio;
 - (3) One of the following located on the subject street:
 - a. A group;
 - b. An agency;
 - c. A business;
 - d. An owner of property; or
 - (4) An officer or authorized representative of a governmental subdivision, agency, or department.
- (b) The official application shall be on a form prescribed by the development services department. A complete application shall consist of:
- (1) The official application form, and
 - (2) Required fees (see section 6-677).
- (c) In addition to the official application, the following shall be submitted:
- (1) The name and address of all owners of property affected by the name change. The applicant shall submit this information for the purposes of official notification. The development services department shall verify the list of owners of property. An incorrect notification list shall cease the case until such time that a correct list is submitted by the applicant.
 - (2) A copy of the complete application shall also be submitted to the Office of Historic Preservation so that a review as provided in subsection 6-675(c) may commence.
- (d) There shall be an application completeness review that shall take no longer than ten (10) business days.
- (e) From the date of the respective city council action, a segment of street that city council has approved for change of name or addition of memorial designation may not be altered for a period of five (5) years.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11; Ord. No. 2017-05-04-0296, § 1, 5-4-17)

Sec. 6-675. – Administrative review.

- (a) The development services department shall distribute copies of the application for review and comment to:
- (1) Every city department.
 - (2) The United States Postal Service.

- (3) Bexar County
 - (4) Bexar Metro 9-1-1 Network
 - (5) Applicable School District(s)
 - (6) City Public Service Energy
 - (7) San Antonio Water System
 - (8) BexarMet Water System
 - (9) Texas Department of Transportation
 - (10) Any other department or entity the director may determine is appropriate
- (b) The agencies listed in subsection (a) shall have a review and comment period consisting of no more than ten (10) days. The ten-day review and comment period shall begin the next business day following the completion of the application completeness review. All agency comments shall be addressed by the applicant before placement on any commission agenda. If no comment is received by a reviewing agency by the tenth (10th) day, the application shall be presumed acceptable by that agency.
- (c) During the administrative review of the application, the office of historic preservation shall make a determination whether the current street name affected by the application meets any of the following criteria:
- (1) Names a street within a historic district, whether that be local or the National Register;
 - (2) Names a street wholly within, or a street with a portion within, the original thirty-six (36) square mile boundary of San Antonio;
 - (3) Is the name of a primary arterial as shown on the Major Thoroughfare Plan of the city. Should any of these criteria be found, consideration by the historic and design review commission shall be required before the case can be scheduled for consideration by the planning commission, and any recommendation from those considering bodies shall be forwarded to the city council for their review.
- (d) Staff shall schedule the item for consideration on the next available agenda of the planning commission or historic and design review commission, if applicable, following the completion of the administrative review period.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

Sec. 6-676. - Public hearing process for renaming.

- (a) The renaming of streets, including the designation of a memorial name, requires a recommendation from city staff, the planning commission at a public hearing, the historic and design review commission if determined under subsection 6- 675(c), and final consideration by city council at a public hearing.
- (b) Not less than ten (10) days before the first public hearing, the development services department shall:
 - (1) Mail notice of the public hearing(s) to all owners of real property along the subject street segment as listed in the Bexar County Appraisal District, and registered neighborhood associations within which the subject street segment is located. Notices of public hearing(s) for renaming streets shall contain the following:
 - a. An explanation of the request; and,
 - b. The submitted street name(s); and,
 - c. The general location of the street to be renamed; and,
 - d. The justification for the renaming submittal; and,
 - e. The date, time, and place of the public hearing(s) to consider the new street name(s); and,
 - f. A statement that the meeting(s) shall be open to the public in accordance with the Texas Open Meetings Act and shall provide time for public comment; and,
 - g. Information directing that any written response in favor of or against a submitted name change may be sent to the development services department.
 - (2) Post notice on the development services department's internet website and leave posted throughout the entire public process.
- (c) At the public hearings, the planning commission shall consider the request and make a recommendation on the suggested name(s).
- (d) The planning commission's recommendations and rationales for the recommendations shall be forwarded to the city council for final consideration in accordance with the city council agenda item scheduling procedures.

(e) Notification of the city council public hearing shall be as prescribed in section 6-676. Should the city council approve the new name(s), the written rationale of the planning commission shall be kept by the city clerk for historical reference.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

FINDINGS:

- a. The applicant has proposed to add the designation of a Memorial Way for Bishop Donny Banks to a portion of Montana Street bounded to the west by South New Braunfels Ave and South Walters Street to the east. It is in the City's original thirty-six square mile boundary, but not in a historic district.
- b. **HISTORY OF BISHOP DONNY BANKS AND MONTANA STREET** – Montana Street first appears on Augustus Koch's 1886 Bird's Eye View map of San Antonio, and on the 1904 Sanborn map.

The proposed Memorial Way would honor Donny Banks, Pastor of Victory Gospel Chapel and the Spiritual Growth Center on the corner of Montana and Gevers Streets (1603 Montana Street). He began this organization to help individuals and families battling with drug addiction and alcoholism, and in doing so he found a way to help fight crime in the community. He helped find solutions to these issues by housing, feeding and clothing individuals for nearly three decades.

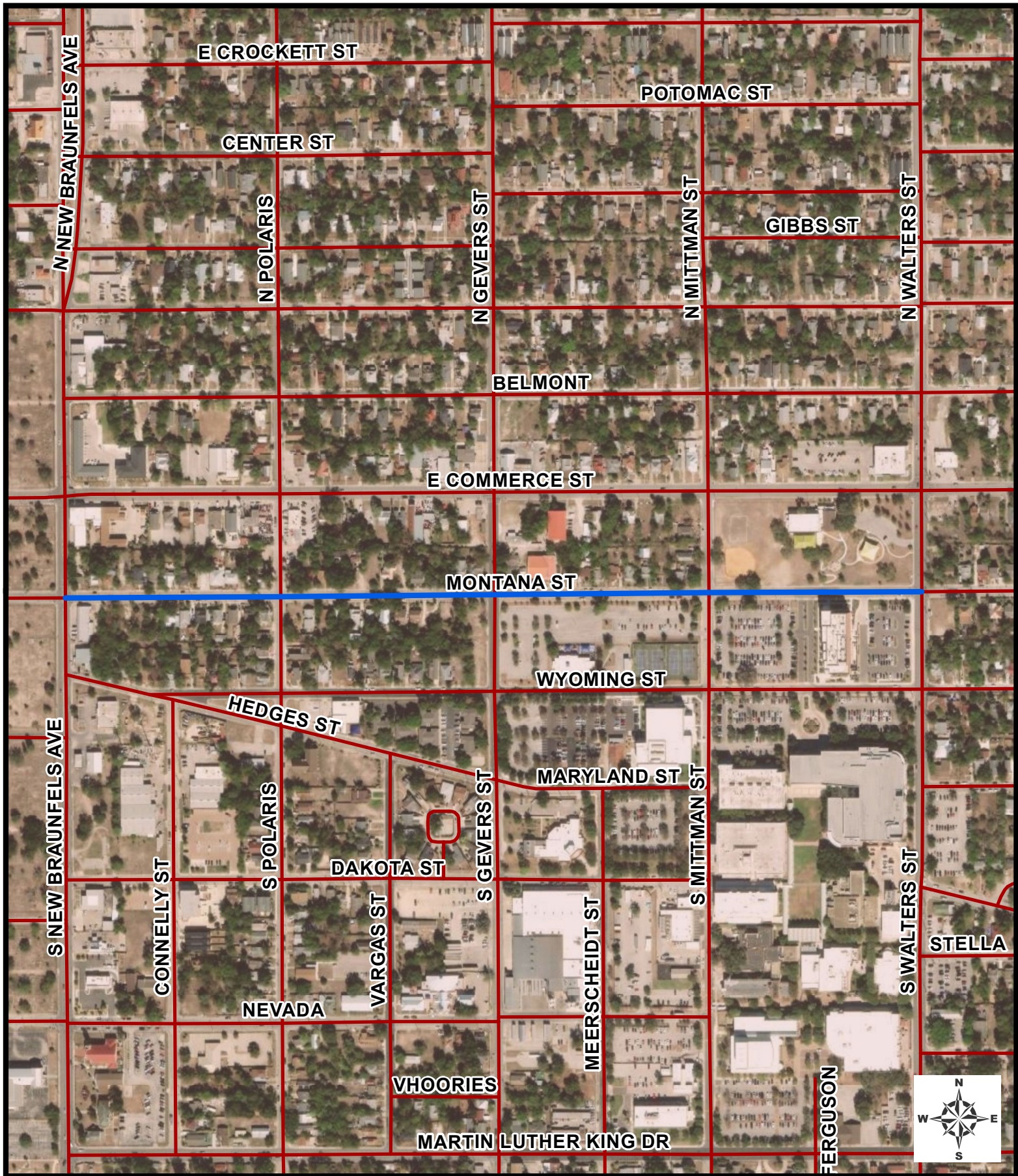
When Victory Gospel was founded in 1992, the sanctuary was the living room of the home of Donny and Jackie Banks on the corner of Montana and Gevers Streets. As their ministry grew, eventually the living room was no longer large enough to accommodate the congregation, so Bishop Banks secured a big tent. For several years, church services were held under the tent until a new sanctuary was erected in that location in 1999. The sanctuary was expanded to its current size in 2005.

Many people can provide powerful testimonies of being healed, delivered, and set free from gangs, drugs and criminal activities. As a result of Bishop Donny Banks' vision and efforts to reach out and help the less fortunate, many lives have been changed, transformed, and renewed.

- c. **STREET NAME CHANGE** – The applicant has met street name change requirements as outlined in UDC Sections 6-674, 6-675, and 6-676.

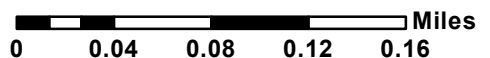
RECOMMENDATION:

Staff recommends approval of the Memorial Way name designation based on findings a through c.



Montana Street Segment

— Montana Street Segment



City of San Antonio
Development Services Department
Land Entitlement Section
 1901 S. Alamo, San Antonio, Texas 78204
 P.O. Box 839966, San Antonio, Texas 78283
<http://www.sanantonio.gov/dsd>

City Council District 2

Proposed Memorial Designation of
 Montana Street to
 Bishop Banks Memorial Way

**DEVELOPMENT
 SERVICES**



City of San Antonio Development Services Department



Street Name Change ADDR-SNC-24-12700005 Montana - Bishop Donny Banks Memorial Way June 24, 2024

Parcel
9771

Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y		1603		MONTANA						City of San Antonio	TX	78203	

Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
		Victory Gospel Chapel		

Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1, City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
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Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Applicant		Victory Gospel Chapel		dreloc210@gmail.com	2108186707	1603 Montana		San Antonio	TX	78203

Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
APPLICANT_COPY	Property Owner	CHECKED
CONTACT INFORMATION	Contact Flag	0
STREET NAME CHANGE APPLICATION	Number of Lots for Public Notice	55
TEMP_EXPR_VALIDATOR	Is expression to be triggered?	N

Custom Tables

GIS JURISDICTIONS

0	Parcel	9771
	Type	San Antonio City Limits
	Value	City of San Antonio
1	Parcel	9771
	Type	Council District
	Value	2

GIS LAND DEVELOPMENT

0	Parcel	9771
	Type	Neighborhood Association(s)
	Value	Jefferson Heights - 64
1	Parcel	9771
	Type	School District
	Value	San Antonio ISD
2	Parcel	9771
	Type	USGS Grid

2	Value	29098-D4
3	Parcel	9771
	Type	Counties
	Value	Bexar
4	Parcel	9771
	Type	Workzone
	Value	3533
5	Parcel	9771
	Type	Land Sq Ft
	Value	26520

GIS WATER AREAS

0	Parcel	9771
	Type	Mandatory Detention Area
	Value	MLK Area and Coca Cola Drive
1	Parcel	9771
	Type	Watershed
	Value	Salado Creek

GIS ZONING BASE

0	Base Zone	RM-4
	Case Number	20020139
	Ordinance Number	96337
	Parcel	9771
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	9771
	Type	Airport Hazard Overlay District (AHOD)
	Value	AHOD
1	Parcel	9771
	Type	Facility Parking/Traffic Control Districts (EP)
	Value	EP-1
2	Parcel	9771
	Type	Future Land Use
	Value	Medium Density Residential - Arena District
3	Parcel	9771
	Type	Military Lighting Overlay District (MLOD)
	Value	MLOD-3 - Martindale Army Air Field - MLOD-3 MLR-2
4	Parcel	9771
	Type	Neighborhood Community Perimeter Plan
	Value	Arena District

PARCEL SELECTED

0	City Parcel Number	9771
	County Property ID	115499
	Initial Parcel	N
	Land Value	
	Legal Description	NCB 1441 BLK 15 LOTS 14 TO 17
	Parcel Area	0.6088

PARCEL SELECTED DISP

0	City Parcel Number	9771
	County Property ID	115499
	Initial Parcel	N
	Land Value	
	Legal Description	NCB 1441 BLK 15 LOTS 14 TO 17
	Parcel Area	0.6088

Documents

Category	Name	Entity Type
Original Application	App.pdf	CAP
Location Map	Applicant Map.pdf	CAP
Notification Mailing List	Applicant Mailing List.pdf	CAP
Proof of Ownership	Deed.pdf	CAP
USPS Approval Letter	dsd-icon.jpg	CAP
COSA Street Sign Manufacturing and Installation Appraisal	dsd-icon - Copy.jpg	CAP

Fees

Fee Item	Fee Amount	Invoice Number	Assessed Date	Balance
Total TCI Sign Installation (Replacement Cost)	5,000.00	1098280	06/24/2024	0.00
Land Development Convenience Fee	10.00	1098182	06/24/2024	0.00
Street Name Change Notification Fee	247.50	1098182	06/24/2024	0.00
Street Name Change Processing Application Fee	1,000.00	1098182	06/24/2024	0.00

OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca.sanantonio.gov/CitizenAccess>

From: [Dre" L.O.C](#)
To: [Clayton Wallace \(DSD\)](#)
Subject: Re: [EXTERNAL] Re: Bishop Banks Memorial Way Updated Cost
Date: Monday, January 20, 2025 2:21:11 PM
Attachments: [image001.png](#)

Bishop Donny Banks greatly impacted the neighborhood, community & the City of San Antonio from July 1992 until his passing on January 24, 2021. He was the Bishop/Pastor of VICTORY GOSPEL CHAPEL and THE SPIRITUAL GROWTH CENTER; EASTSIDE, on the Corner of Montana & Gevers Street. He began this organization to help individuals and families who battle with drug addiction and alcoholism, and in doing so he found a way to help fight crime. He did that by housing, feeding and clothing individuals for 28 years of His life. The neighborhood, community and Our City has been enormously impacted by this successful effort! Before his passing, he left us with an 85 percent SUCCESS RATE!

Many lives have been changed, transformed and renewed by his vision and efforts to reach out and help the less fortunate. Many men & women have powerful testimonies of being healed, delivered and set free from gangs, drugs & crime. Because of the SPIRITUAL GROWTH CENTER, lives from all over were changed by such a dynamite work that God has done through Bishop Donny Banks, as he welcomed those from other cities as well. Many of these individuals are now law abiding citizens and still faithfully serve in the community and the city today. He presented JESUS CHRIST as an alternative and housed, clothed & fed them until they were able to receive gainful employment and build onto their NEW LIVES.

Blessings,

Pastor Andre' L.O.C. Bowie
210-818-6707

VictoryGospelChapel.org
KingdomLegacyRecords.com
DreLocMusic.com

On Thu, Jan 16, 2025 at 10:30 AM Clayton Wallace (DSD)
<Clayton.Wallace@sanantonio.gov> wrote:

Pastor Andre,

I am working with the office of Historic Preservation to get this request on a Historic Design Review Commission agenda and they need a brief summary of why you are submitting the request. Could you send me 1-3 paragraphs talking about Bishop Banks and his significance?



ACTIVE PALLBEARERS

DOMINIQUE BANKS

SAIVON BANKS

DEACON RICHARD DIBRELL

PASTOR CRAIG ELLIOTT

PASTOR COREY MAYWEATHER

DEACON KENNETH PAYNE

HONORARY PALLBEARERS

PASTOR CANYON GREGORY

DEACON JAMES HARRIS

DEACON LEONARD HARRIS

PASTOR RUBEN PEREZ

INTERMENT

MEADOWLAWN MEMORIAL PARK

SAN ANTONIO, TEXAS

FAMILY ACKNOWLEDGEMENT

THE FAMILY OF BISHOP DONNY RAY BANKS
THANK YOU ALL FOR THE CARDS,
FLOWERS, CALLS, VISITS, WORDS
OF COMFORT AND PRAYERS.

SPECIAL WORDS

DO NOT WEEP, I AM GONE TO BE WITH THE **FATHER**.
IF I FAIL TO SAY I LOVE YOU, KNOW THAT **I DO**.

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"NEVER PLACE A QUESTION MARK WHERE GOD HAS PLACED A PERIOD."

FLORAL ARRANGEMENTS BY: A DREAM WEAVER FLORIST

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PRINTING BY: CARTER-TAYLOR-WILLIAMS MORTUARY

IN HONOR AND MEMORY OF

BISHOP
Donny
RAY BANKS

SUNRISE: MAY 24, 1954 - SUNSET: JANUARY 24, 2021

SATURDAY, JANUARY 30, 2021 • 10:00AM
VICTORY GOSPEL CHAPEL CHURCH
1603 MONTANA • SAN ANTONIO, TEXAS
PROPHETESS JACKIE BANKS, PASTOR
PRESBYTER BRIAN BURLESON, OFFICIATING

THE LIFE'S JOURNEY OF BISHOP *Donny* RAY BANKS



Bishop Donny Ray Banks, was born May 24, 1954 to James Lee Banks and Mattie Daniels Banks in Waco, Texas. “Bishop”, as he was affectionately called by many of his friends and congregation because of the life example He lived, He gave his life to Christ in 1986.

Bishop received a Doctor of Apostolic Ministry from the Institute for Teaching God’s Word Theological Seminary in Rockdale, Texas in 1996. In 1998, Bishop received his Bishopric under the leadership of the late Apostle Nathaniel Holcomb. He continued to move forward preaching the word of God and in 2012, he received a Doctor of Divinity. Under the leadership of Pastor Valerie Holcomb, he served as Adjunct Bishop of the Covenant Connection International (CCI).

Bishop Donny Banks was full of many talents BUT when he found the Lord he declared that he would spend his life mending broken people and HE DID JUST THAT! He spent his life being a living testimony and doing GOD’S WORK.

On October 3, 1992, Bishop married the love of his life, Jackie King. They enjoyed twenty-eight wonderful years of marriage. The two of them accomplished so much together both naturally and spiritually. On July 4, 1992, together they started the Victory Gospel Chapel Church and Victory Gospel Spiritual Growth Center. Bishop and Prophetess Jackie Banks have remained as one moving forward in Jesus Name and as Prophetess Jackie has stated, “He Was A Good Man.”

Bishop was preceded in death by his parents, James Lee and Mattie Banks and his grandson, Dominion Clay. He leaves to cherish his memory his loving wife, Jackie Banks; two sons, Donte Rayshaun Banks (Tabitha) and Ondre Rashaud Banks (Tamekca); one daughter, Lizea Henry; three sisters, Delores Hice (James), Rosalyn Martin (Charles Wayne) and Rose Banks; two brothers, Leslie Joe Banks and Dwayne Daniels; three grandchildren, Dominique Banks (Marilynn), Saivon Banks and Joseph Harris, Jr.; great grandson, Dominique (Duece) Banks, II and a host of other relatives and his church family.



Jesus said unto her, “I am the resurrection, and the life: he that believeth in me, though he were dead, yet shall he live: And whosoever liveth on believeth in me shall never die...”
John 11:25-26



THE CELEBRATION SERVICE

PROCESSIONAL	CLERGY, PALLBEARERS AND FAMILY
THE HOLY SCRIPTURE OLD TESTAMENT	BISHOP GEORGE (RICK) EISON VGC, PORTSMOUTH, VIRGINIA
NEW TESTAMENT	PRESBYTER RAMSEY HATTER
PRAYER OF COMFORT	PRESBYTER BRIAN BURLESON
MUSICAL SELECTION	“WELL DONE” BY: DIETRICK HADDEN
WORDS OF ENCOURAGEMENT	BISHOP RODERICK MITCHELL NEW LIFE CHURCH, CLEVELAND, MISSISSIPPI
WORDS OF EXHORTATION	PASTOR DONTÉ BANKS GOD CHASERS COMMUNITY CHURCH
OUR BISHOP	PASTOR CANYON GREGORY VGC, LUBBOCK, TEXAS
WORDS FROM THE VICTORY GOSPEL SPIRITUAL GROWTH CENTER HOME DIRECTOR	PASTOR RUBEN PEREZ
READING OF THE RESOLUTION(S)	PRESBYTER BRIAN BURLESON
FAMILY TRIBUTE	DEACON DWAYNE DANIELS AND ELDER LESLIE JOE BANKS
VIDEO TRIBUTE	
THE REMARKS (LIMIT TWO MINUTES PLEASE)	FAMILY AND FRIENDS
WORDS FROM BISHOP BANKS SPIRITUAL MOTHER	PASTOR VALERIE HOLCOMB CHRISTIAN HOUSE OF PRAYER, KILLEEN, TEXAS
A SPECIAL WORD FROM HIS WIFE	PROPHETESS JACKIE BANKS
MUSICAL SELECTION	“YOU KNOW MY NAME” BY: TASHA COBB LEONARD “MY GOD” BY: NASHVILLE LIFE MUSIC
EULOGY	PRESBYTER JERRY DAVIS
RECESSIONAL:	PRESBYTER JERRY DAVIS, PRESBYTER BRIAN BURLESON, BISHOP GEORGE RICK EISON, PRESBYTER MICHAEL THOMAS