

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

August 19, 2008
Tuesday, 11:30 AM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7 Chairman	

1. **11:30 AM - Work Session discussion of the San Antonio River Commission Mission/Vision Statement, briefing on the proposed area-wide rezoning of properties in the Downtown West area and the Government Hill Phase I rezoning case, discussion of UDC amendments, policies and procedures, plus briefing by Staff regarding zoning case recommendations and all other items for consideration on the agenda for August 19, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of August 5, 2008 Minutes.
7. Consideration of a resolution to be recommended to City Council of the Mission/Vision statement as a shared vision and tool to be utilized for any River corridor related policy decisions by the Zoning Commission. (San Antonio River Commission Representative)
8. **ZONING CASE NUMBER Z2008233 CD S – Postponed:** A request for a change in zoning from "I-2" Heavy Industrial District, "I-1" General Industrial District, "HS I-1" Historic Significant, General Industrial District, "C-2" Commercial District and "MF-33" Multi-Family District to "C-2 P" Commercial Pedestrian District, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for a Bar or Tavern, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Outside Storage, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Warehousing, "C-2 P HS" Historic Significant, Commercial Pedestrian District, "C-2 P S" Commercial Pedestrian District with a Specific Use Authorization for a Hotel/ Motel, "IDZ R-4 CD, C-2 P" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District with a Conditional Use for a Duplex and Commercial Pedestrian District, "IDZ R-6, C-2 P" Infill Development Zone with uses

permitted in "R-6" Residential Single-Family District and Commercial Pedestrian District, "IDZ R-6, C-2 P S" Infill Development Zone with uses permitted in "R-6" Residential Single-Family District and Commercial Pedestrian District with a Specific Use Authorization for a Bus Maintenance Facility, "IDZ R-6, C-2 P S" Infill Development Zone with uses permitted in "R-6" Residential Single-Family District and Commercial Pedestrian District with a Specific Use Authorization for a Wireless Communication Tower, "O-2" Office District, "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for a Fourplex, "R-5 CD" Residential Single-Family District with a Conditional Use for a Multi-Family Dwelling, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for a Duplex, "R-6 CD" Residential Single-Family District with a Conditional Use for an Office, "R-6 CD" Residential Single-Family District with a Conditional Use for a Triplex, "R-6 CD" Residential Single-Family District with a Conditional Use for a Commercial Parking Lot, and "R-6 CD" Residential Single-Family District with a Conditional Use for a Multi-Family Dwelling on multiple properties bounded by Ft. Sam Houston to the north and east, IH 35 to the south and New Braunfels to the west. (Council District 2)

9. **ZONING CASE NUMBER Z2008147 ERZD:** A request for a change in zoning from "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres) on 13.5873 acres out of NCB 17627 and NCB 18598, 4150 DeZavala Road. (Council District 8)
10. **ZONING CASE NUMBER Z2008197 S:** A request for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility on Lot 36 and Lot 37, Block 4, NCB 7926, 1457 Chalmers Avenue. (Council District 5)
11. **ZONING CASE NUMBER Z2008222:** A request for a change in zoning from "C-2NA NCD-2" Commercial, Nonalcoholic Sales Alta Vista Neighborhood Conservation District to "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District on Lot 9 and the west 1 foot of the south 80.31 feet of Lot 10, Block 8, NCB 1891, 741 West Ashby Place. (Council District 1)
12. **ZONING CASE NUMBER Z2008229:** A request for a change in zoning from "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District on Parcel 2, CB 4297, at the northeast corner of the State Highway 16 South and Lone Star Pass intersection. (Council District 4)
13. **ZONING CASE NUMBER Z2008230:** A request for a change in zoning from "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District on Parcel 2A, CB 4181, 1349 Neal Road. (Council District 3)
14. **ZONING CASE NUMBER Z2008182 S:** A request for a change in zoning from "R-6" Residential Single-Family District to "I-1 S" General Industrial District with a Specific Use Authorization for Metal Products Fabrication on Lots 23 and 24, Block 5, NCB 11370, 2634 Southwest 34th Street. (Council District 5)

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

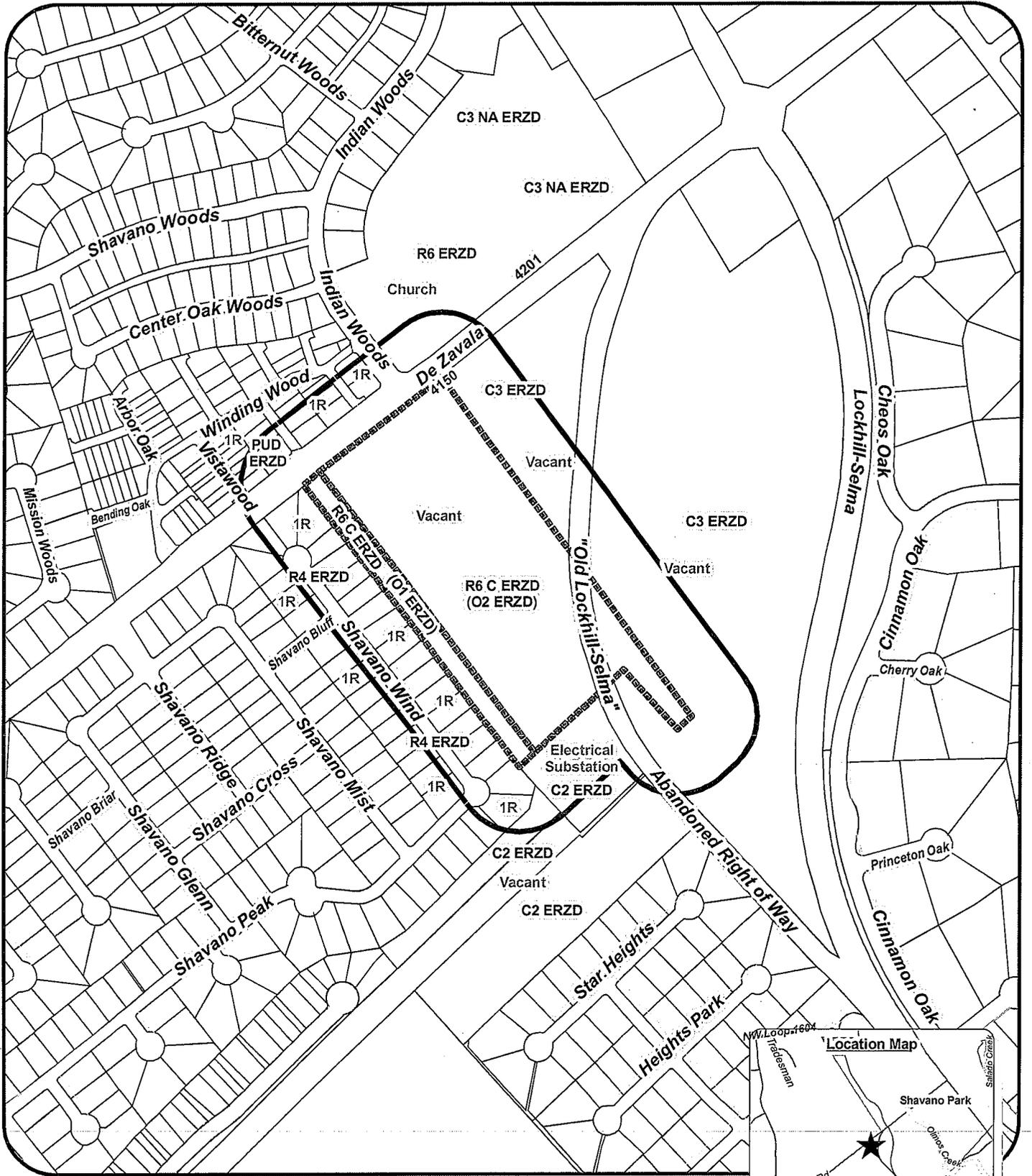
15. **ZONING CASE NUMBER Z2008205:** A request for a change in zoning from "R-6" Residential Single-Family District (approximately 37.24 acres) and "I-1" General Industrial District (approximately 3.75 acres) to "C-2NA" Commercial Nonalcoholic Sales District on 41 acres out of NCB 16115, 2800 Block of Cinema Ridge. (Council District 6)
16. **ZONING CASE NUMBER Z2008211:** A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2 on 0.203 acres out of NCB 441, 630 Broadway. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2008212:** A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2 on Lot 8 and the northeast 44.61 feet of Lot 7, Block 3, NCB 446, 702 Broadway. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
18. **ZONING CASE NUMBER Z2008225:** A request for a change in zoning from "O-2" Office District and "R-6" Residential Single-Family District to "C-1" Light Commercial District and "C-2" Commercial District on a 1.795 acre tract of land out of Block 3, NCB 14713, 121001, 121002 and 121003 Huebner Road and 4231 and 4227 Sandstone Drive. (Council District 8)
19. **ZONING CASE NUMBER Z2008226:** A request for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lot 40, NCB 11622, 7923 Donore Place. (Council District 8)
20. **ZONING CASE NUMBER Z2008234:** A request for a change in zoning from "C-3" General Commercial District to "HE C-3" Historic Exceptional General Commercial District on a 0.0647 of an acre parcel out of Lot 5, Block 8, NCB 18169, 9760 Braun Road. (Council District 7)
21. **ZONING CASE NUMBER Z2008235:** A request for a change in zoning from "I-2" Heavy Industrial District to "HE I-2" Historic Exceptional Heavy Industrial District on 53.887 acres out of NCB 10568, 3803 Old Seguin Road. (Council District 2)
22. **ZONING CASE NUMBER Z2008236:** A request for a change in zoning from "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional Residential Single-Family District on Parcel 7, NCB 15478, 6709 Forest Village. (Council District 6)
23. **ZONING CASE NUMBER Z2008237:** A request for a change in zoning from "NP-10" Neighborhood Preservation District to "HE NP-10" Historic Exceptional Neighborhood Preservation District on Tract F, NCB 13975, 4640 Southwest Military Drive. (Council District 4)
24. **ZONING CASE NUMBER Z2008238:** A request for a change in zoning from "D" Downtown District to "HS D" Historic Significant, Downtown District on the south 93.1 feet of Lot 10, Block 40, NCB 557, 209 Dawson Street. (Council District 2)
25. **ZONING CASE NUMBER Z2008239:** A request for a change in zoning from "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family District on 20.0 acres out of CB 4531, also known as Parcel P-2, NCB 18157, 11025 Pomona Park Drive. (Council District 8)

26. **ZONING CASE NUMBER Z2008240:** A request for a change in zoning from "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family District on Parcel P-26, Block 1, NCB 17180, 1021 Voelcker Lane. (Council District 8)
27. **ZONING CASE NUMBER Z2008241:** A request for a change in zoning from "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional, Residential Single-Family District on Parcel P-107, NCB 11637, 8910 Callaghan Road. (Council District 8)
28. **ZONING CASE NUMBER Z2008244:** A request for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on 9.650 acres out of NCB 17978. 6075 IH-10 East. (Council District 2)
29. **ZONING CASE NUMBER Z2008245:** A request for a change in zoning from "C-3" General Commercial District to "MF-25" Multi-Family District on 25.459 acres out of CB 4443, 10422 Huebner Road. (Council District 8)
30. **ZONING CASE NUMBER Z2008246:** A request for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lots 10 and 11, Block 2, NCB 16353, 4020 Medical Drive and 4480 Horizon Hill Boulevard. (Council District 8)
31. **ZONING CASE NUMBER Z2008248:** A request for a change in zoning from "R-5" Residential Single-Family District to "I-1" General Industrial District on 0.878 acre tract of land out of NCB 12857, 5010 Stout Drive. (Council District 2)
32. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
33. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight[48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.





Zoning Case Notification Plan

Case Z2008147 ERZD

Council District 8
 Scale: 1" approx. = 400'
 Subject Property Legal Description(s): 13.5873 Acres out of NCB 18598

Legend	
Subject Property	(13.5873 Acres)
200' Notification Buffer	
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	



City of San Antonio - Development Services Dept
 (5/20/2008)

CASE NO: Z2008147 ERZD

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 515 B7

Applicant Name:

Brown & Ortiz, P. C., Attorneys at Law

Owner Name:

Rogers Shavano Ranch, Ltd.

Zoning Request: From "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres).

Property Location: 13.5873 acres out of NCB 17627 and NCB 18598

4150 DeZavala Road

On the south side of De Zavala Road, approximately 1,250 feet east of Lockhill-Selma Road

Proposal: To allow office development

Neigh. Assoc.: None

Neigh. Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Approval.

The subject property, located on the south side of De Zavala Road, east of Lockhill-Selma Road, consists of approximately 13.59 acres of undeveloped land. The property was annexed into the city in December 1987 per ordinance 66021. Upon annexation, portions of the subject property were zoned "B-2 ERZD" and "B-3 ERZD" Business Edwards Recharge Zone Districts. In 1994, part of the property was rezoned to "P-1 R-1 ERZD", Planned Unit Development Single Family Residence Edwards Recharge Zone District, per ordinance 80947; which converted to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District following the adoption of the 2001 Unified Development Code. The current zoning, "R-6 ERZD" (CD-Private High School) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School, was created in a 2003 zoning case, per ordinance 98081. Properties to the east are zoned "C-3" General Commercial District, and are currently undeveloped. Directly to the south of the subject property is an electrical substation which is zoned "C-2" Commercial District; with more commercially zoned undeveloped property farther south. Single-family residential developments exist on the other two sides of the subject property: "R-4" Residential Single-Family District to the west, with "R-6" Residential Single-Family District and "PUD R-6" Planned Unit Development to the north. There is also a church to the north of the subject property, across De Zavala Road. All of the surrounding properties are within the Edwards Recharge Zone Overlay District. The City's Major Thoroughfare Plan identifies both De Zavala and Lockhill-Selma Roads as Secondary Arterial "Type A" streets.

The applicant requests "O-2" Office District on 11.95 acres; with a 1.63-acre, 65-foot wide buffer of "O-1" Office District where the subject property abuts residential zoning to the west (as is required by the UDC). Staff finds the request to be an appropriate transition between the intense commercial zoning to the west and the low-density residential zoning to the east. "O-2" zoning districts are most appropriately located along arterial thoroughfares within regional commercial nodes, such as the intersection of De Zavala and Lockhill-Selma Roads. Staff finds the region to be suitable for increased office and retail development because of the numerous established residential developments in the area.

CASE NO: Z2008147 ERZD

Final Staff Recommendation - Zoning Commission

Staff is concerned with the unlimited height allowed in "O-2" districts. Although "C-2" Commercial District would allow similar office development with limited building height, "C-2" allows a wider range of uses without the stringent buffer requirements provided by "O-2". Staff prefers the limited range of uses with unlimited height in "O-2", over the more strict building standards and broader array of uses allowed in "C-2".

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50% on the site.

CASE MANAGER: Micah Diaz 207-5876

Z2008147

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

2008 JUL 30 AM 10:36

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory D. James, Supervisor, Aquifer Protection & Evaluation, Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008147 (De Zavala Commercial Development)

Date: July 30, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 13.58-acre tract located on the city's northwest side. A change in zoning from **R-6 C ERZD to O-1 ERZD (1.63 acres) and O-2 ERZD (11.95 acres)** is being requested by the applicant, Brown & Ortiz, P.C. Attorneys at Law, by Ken W. Brown. The change in zoning has been requested to allow for the development of an office complex. The property is classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at 4150 De Zavala Rd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 C ERZD to O-1 ERZD (1.63 acres) and O-2 ERZD (11.95 acres) and will allow for the development of an office complex. Currently the site is undeveloped.

2. Surrounding Land Uses:

A residential neighborhood, Shavano Ridge Unit 1, is immediately west of the subject site. The Woods of Shavano neighborhood exists to the north. The property immediately to the east of the site is currently undeveloped. A City Public Service Energy substation exists to the south of the property.

3. Water Pollution Abatement Plan:

The property is contained within the West Shavano Development WPAP. The Texas Commission approved the WPAP on November 18, 1992.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on April 15, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, heavily vegetated with native trees, approximately 13.30 acres in area. No structures were observed on the site, other than a City Public Service high tension power line easement along a generally north-south alignment.

Moderate exposure of bedrock was observed throughout the property. The exposed limestone observed on the subject property included medium to dark gray moderately weathered bedrock and float rock limestone with sparse vugs visible in some areas. An apparent ephemeral drainage feature was observed running generally northeast-southwest through the northern portion of the subject site.

The site appeared to slope to the northeast. Stormwater occurring on the subject site would drain to the northeast towards Shavano Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer throughout the northern half of the property, and by the Undivided Upper Confining Unit Member throughout the southern half of the property. The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. The exposed bedrock observed on the subject site was found to be consistent with the characteristics of the Marine and Cyclic Member.

The Undivided Upper Confining Unit is characterized by the presence of massively bedded gray to light tan limestone with relatively low porosity and permeability. This unit is considered to be the upper confining member of the Edwards Aquifer and tends to prevent subsurface migration of fluids.

Based on a review of a geologic assessment of an adjacent property, the subject site vicinity is generally underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer, and the Undivided Upper Confining Unit Member. Visual evidence indicates that observed rock exposure on the subject site is consistent with characteristics of the Cyclic and Marine Member.

- C. An ephemeral drainage was observed to cross the site. A mapped fault is known to exist to the north of the property, but does not intersect the site at any point. A previous Geologic Assessment identified two faults on the parent parcel, possibly sympathetic to the mapped fault to the north. These faults do not intersect the subject property.

A sinkhole, approximately 3 feet wide and 2 feet deep, was sealed in September 1996 with a 4 foot by 8 foot concrete cap, and then covered by native soil. The plugging of the feature was in accordance to a TCEQ approval letter dated September 29, 1994. However, this feature was observed to have slightly collapsed at one edge, allowing surface water to drain along the edge of the concrete cap.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.
- C. There will be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. The subject property was originally zoned for commercial use and is currently a category 1 property. However, the property maintained an R-6 rezoning in 2003, prior to the impervious cover limit recommendations. Based on these conditions staff is recommending 50% impervious cover.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

Zoning Commission Members
Zoning Case Z2008147 (De Zavala Commercial Development)
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7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

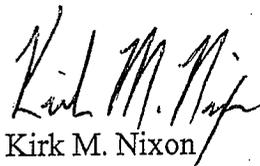
General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
3. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.

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Zoning Case Z2008147 (De Zavala Commercial Development)
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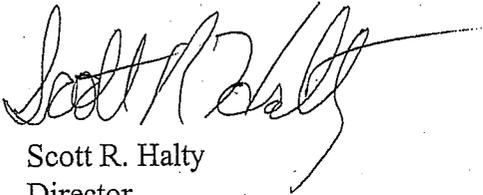
4. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



Kirk M. Nixon
Manager
Resource Protection Division

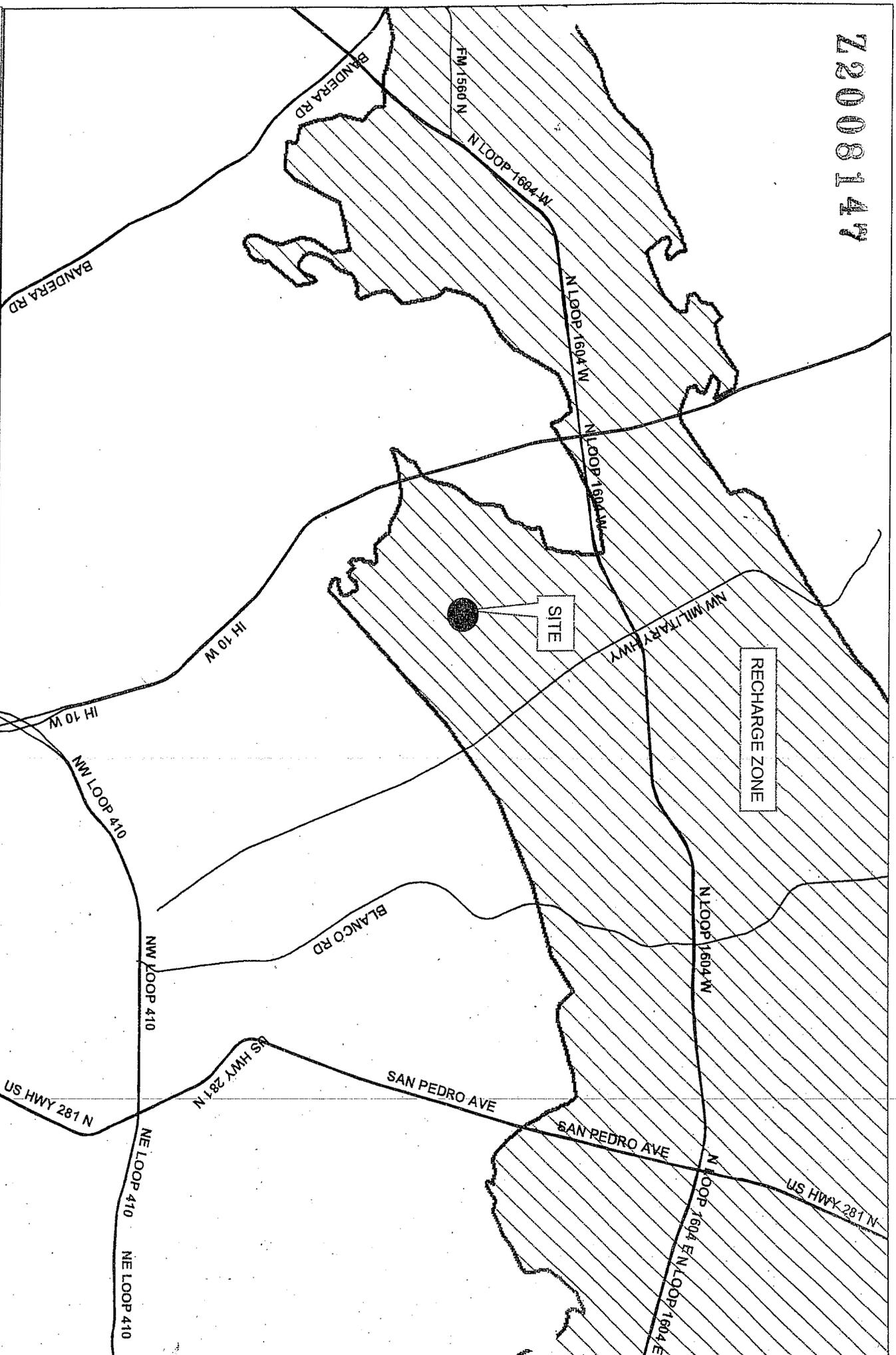
APPROVED:



Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

72008147

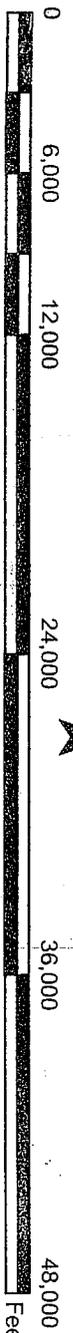


ZONING FILE: DE ZAVALA COMMERCIAL DEVELOPMENT (FIGURE 1)

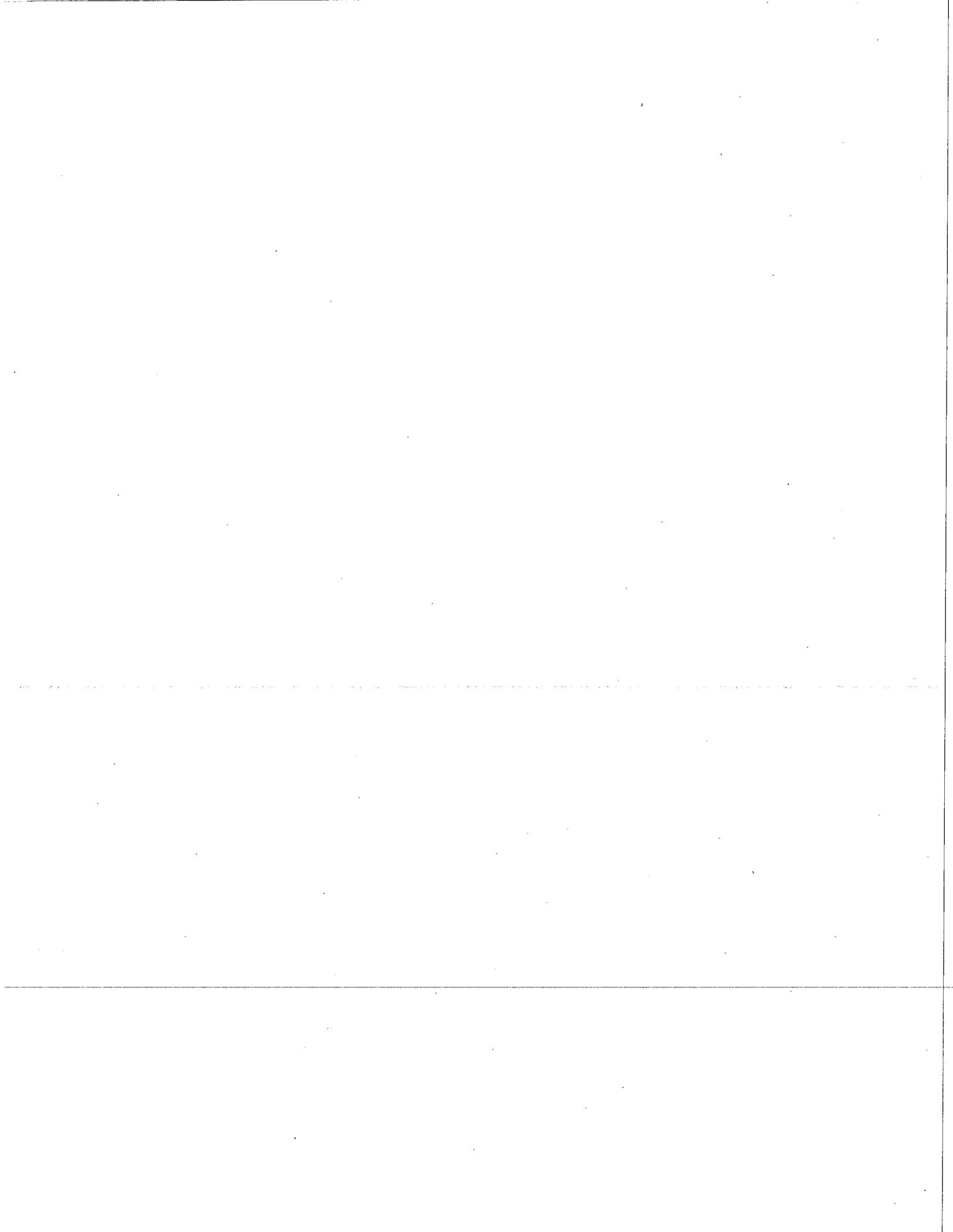
ZONING ID: Z2008147

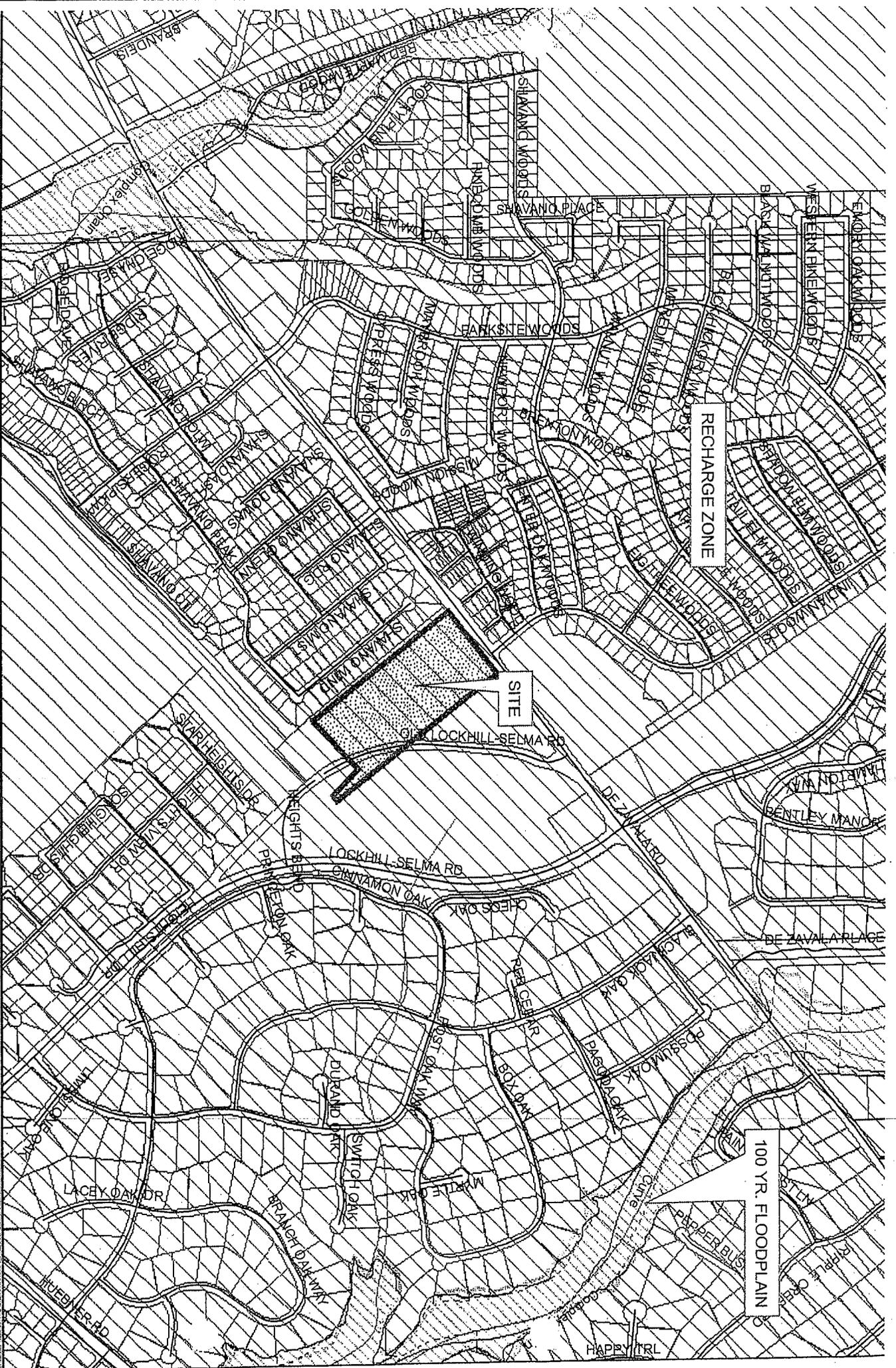
MAP PAGE: 515, B7 X=2106045 Y=13756179

Map Prepared by Aquifer Protection & Evaluation MAE 4/14/2008



1 inch equals 6,985.586243 feet



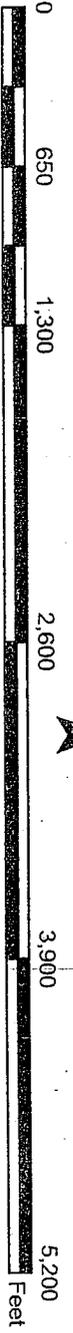


ZONING FILE: DE ZAVALA COMMERCIAL DEVELOPMENT (FIGURE 2)

ZONING ID: Z2008147

MAP PAGE: S15, B7 X= 2106045 Y= 13756179

Map Prepared by Aquifer Protection & Evaluation MAE 4/14/2008



1 inch equals 769.367249 feet

70000147

CASE NO: Z2008197 S

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Zoning Commission continuance (Applicant Request) from July 15, 2008 and August 5, 2008.

Council District: 5

Ferguson Map: 649 F4

Applicant Name:

Laura and Enrique C. Monsivais

Owner Name:

Laura and Enrique C. Monsivais

Zoning Request: From "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility.

Property Location: Lot 36 and Lot 37, Block 4, NCB 7926

1457 Chalmers Avenue

On the north side of Chalmers Avenue, east of Nogalitos Street

Proposal: To allow for a Contractor's Facility

Neighborhood Association: None

Neighborhood Plan: Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

The requested zoning change to allow for a Specific Use Authorization for a Contractor's Facility is not inconsistent with the Nogalitos/South Zarzamora Community Plan since the base zoning is not changing. The Planning Staff recommends approval with conditions.

Approval, with conditions

The subject property was annexed in November of 1944 and totals 0.132 acres with an existing mobile home that serves as an office. In 2002 upon adoption of the Unified Development Code, the existing "C-3R" General Commercial District, Restrictive Alcohol Sales converted from the previous "B-3R" Restrictive Business District. "C-3R" General Commercial District, Restrictive Alcohol Sales currently exists to the north and west of the subject property with "R-4" Residential Single-Family District to the east. Properties to the south across Chalmers Avenue are zoned "R-4" Residential Single-Family District and "C-3R" General Commercial District, Restrictive Alcohol Sales. In December of 2006, the property owner at 1451 Chalmers Avenue requested a zoning change from "C-3R" General Commercial District, Restrictive Alcohol Sales to "R-4" Residential Single-Family District (Z2007038) and was approved by the Zoning Commission and City Council.

The existing use of the property is for a Contractor's Facility. The existing "C-3R" zoning does not permit a Contractor's Facility by right; it requires a Specific Use Authorization. The owner has requested that a Contractor's Facility be permitted on the site so that an existing office and carport space for storage of machinery/equipment can be constructed. The Specific Use Authorization for a Contractor's Facility represents a minor change from the current zoning. The application of a Specific Use Authorization provides an opportunity to limit the impact of the proposed use on the surrounding properties; specifically the residential property located to the east. Staff finds the zoning request to be appropriate for the subject property location. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow repair shops, wholesale businesses, warehousing and limited retail

CASE NO: Z2008197 S

Final Staff Recommendation - Zoning Commission

sales.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the City Council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the City Council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and pointed away from any residential zoning or uses using 90 degree or less cut-off fixtures.
2. Business hours of operation shall not be permitted before 6:00 a.m. or after 7:00 p.m.
3. An eight-foot tall solid screen fence shall be erected and maintained along the eastern property line, in the side yard.
4. No outside storage of materials shall be permitted.
5. Storage of machinery and equipment shall be located along the back portion of the property.
6. Limit the number of vehicles to be stored on the property.(Number to be discussed at Zoning Commission Meeting)

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z20008197S

Address: 1457 Chalmers

Existing Zoning: C-3R, General Commercial District, Restrictive Alcoholic Sales

Requested Zoning: C-3R S, General Commercial District, Restrictive Alcoholic Sales with a Specific Use Authorization for a Contractor's Facility

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Nogalitos/ S. Zarzamora Community Plan

Future Land Use for the site:

Low-Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Low density residential areas are located throughout the Nogalitos/S. Zarzamora Community Plan.

Other Comments:

The applicant is seeking a C-3R S (Contractor Facility) zoning designation to store business equipment on the property. C-3R General commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3R General commercial uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. These districts also prohibit any outdoor storage and the sales of alcoholic beverages for on-premises consumption.

The proposed site is located at 1457 Chalmers Avenue, which is a residential street. Properties to the north, south and east are low density residential.

The future land use is low-density residential as described above. The C-3R S (Contractor Facility) zoning designation would not be compatible with the adjacent residential land use to the east, the proposed neighborhood commercial land uses along the corridor, and, in addition, is not in keeping with the goals of the plan. Because C-3R General commercial prohibits any outdoor storage, the proposed use to store business equipment on the property would be a potential nuisance to adjacent residences. This type of activity may contribute to noise, light issues, extended operating hours and visual pollution.

The plan calls for neighborhood commercial land use along the corridor to the north and mixed use land use (residential, commercial, office) to the west. Mixed use is preferred along arterials in a nodal pattern, where density would decrease towards the edge of the node (p40). Whereas, neighborhood commercial locations include arterials and the intersection of two collectors (p39). The plan goals include enhancing the Nogalitos Corridor to be a pedestrian and transit friendly corridor: "Promote landscaping, tree-lined streets and flowers throughout the neighborhood" (p26) and "Create a unique place to walk for shopping, working, and relaxing" (p32). The C-3R S (Contractor Facility) designation is not compatible with the type of mixed use and commercial environment envisioned in the plan.

Staff recommends approval of this proposal subject to conditions that address noise, lighting, operating hours, and visual pollution. Although the plan does not promote this type of use along the corridor, the site is currently zoned C-3R and abuts a C-3 use to the west. Conditions can be applied to mitigate potential nuisances. However, it is highly recommended that there should be no further encroachment into the residential neighborhood. Recommended conditions include: limiting equipment storage to the back portion of the lot to address visual impacts; provide an 8 foot fence where property abuts residential uses to address potential noise and light issues; and limiting the number of vehicles to be stored on the property.

Neighborhood and Urban Design Division Zoning Case Review

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

Alternate Recommendation – Approval with the following conditions:

1. Limit equipment storage to the back portion of the lot
2. Provide an 8 foot fence where property abuts residential uses
3. Limit the number of vehicles to be stored on the property

Reviewer: Loretta N. Olison

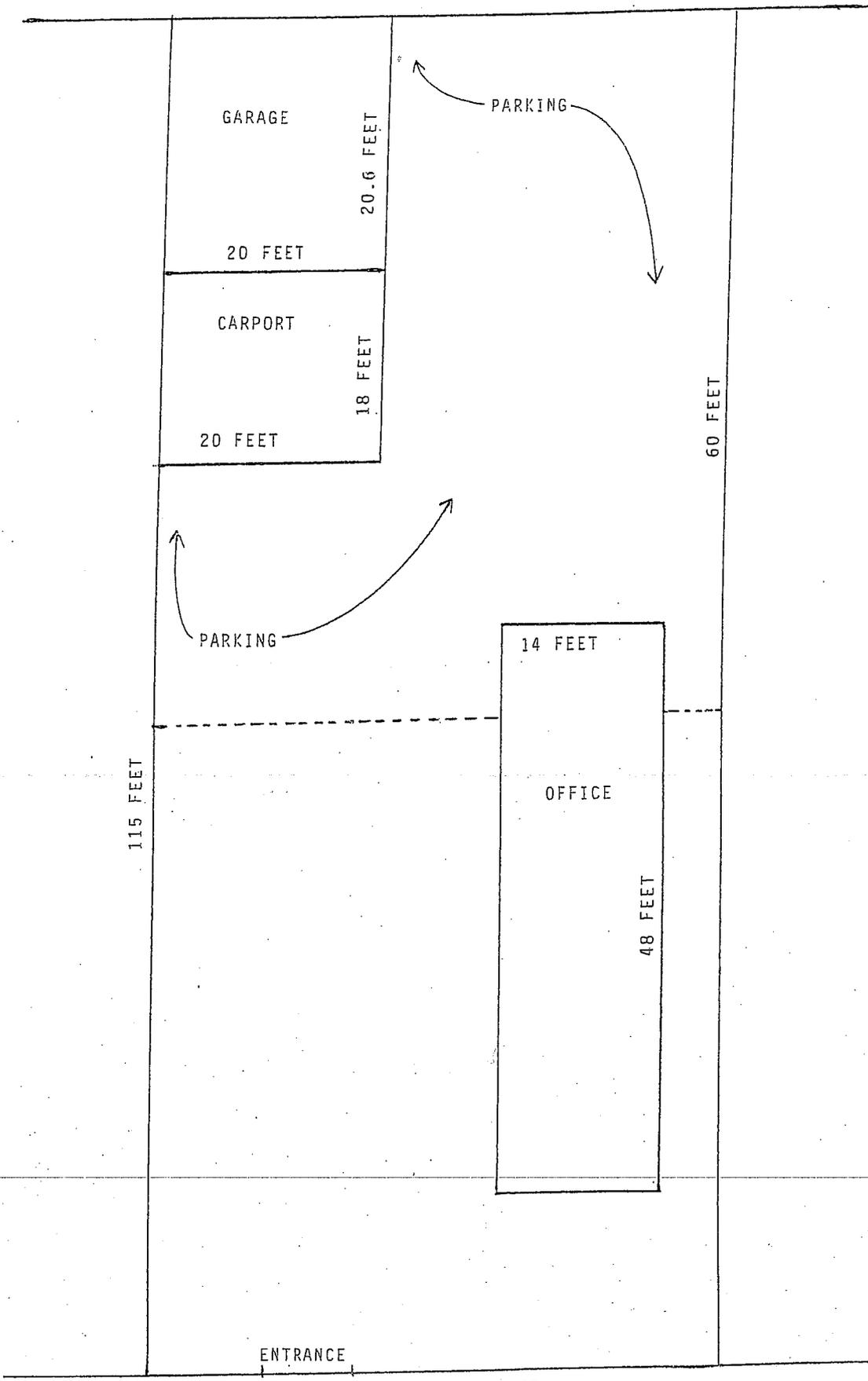
Title: Senior Planner

Date: 07/08/2008

Manager Review: Nina Nixon-Mendez

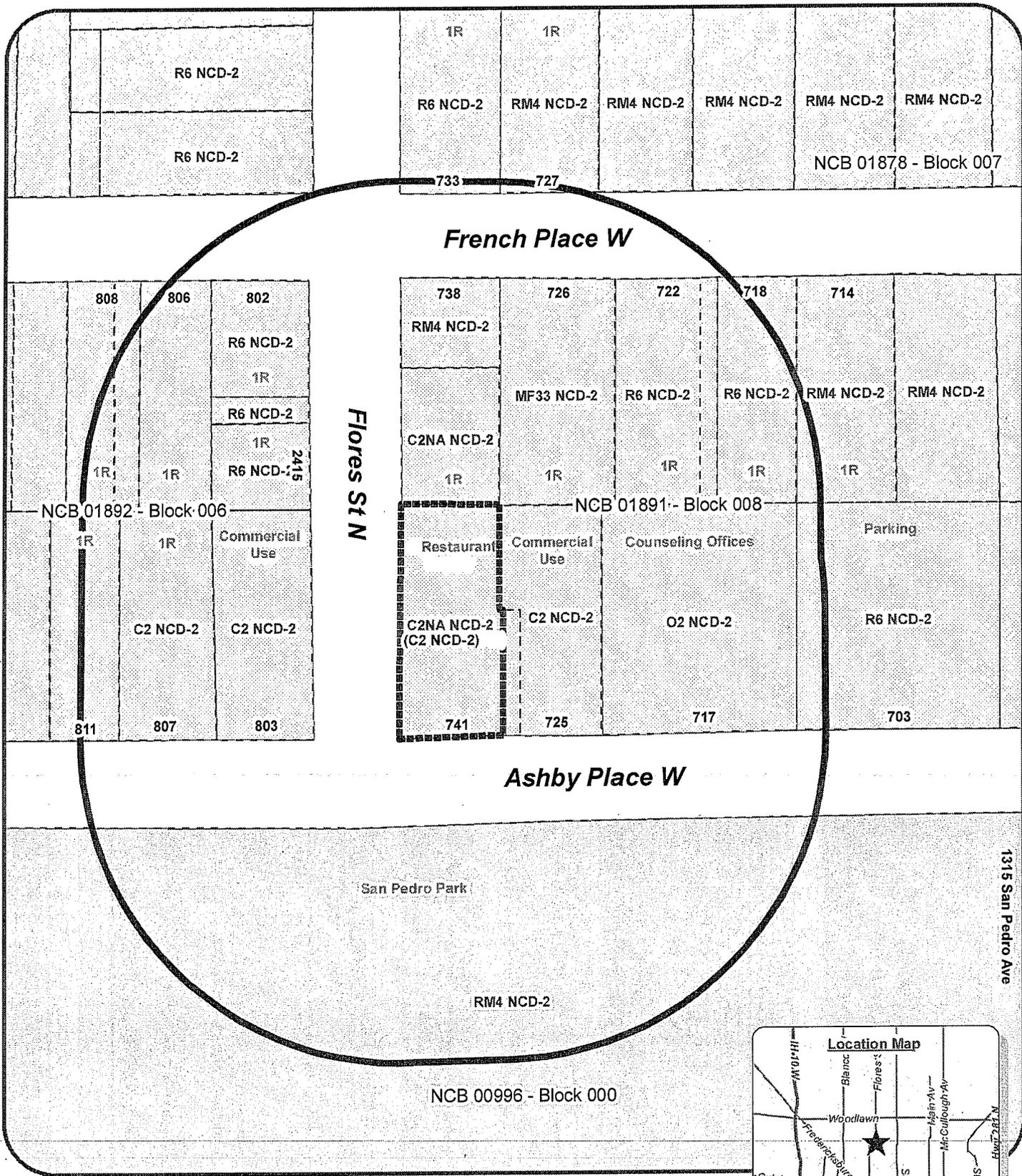
Date: 07/08/2008

ALLEY



1457 CHALMERS AVENUE

SCALE 1"=10'



Zoning Case Notification Plan

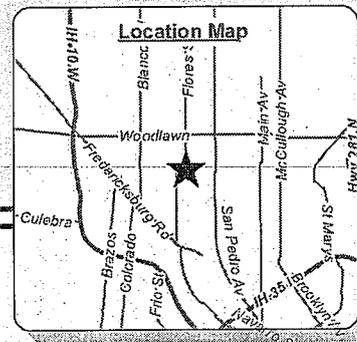
Case Z-2008-222 CD

Council District 1
 Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 9 & W 1 ft of S 80.31 ft of Lot 10 - NCB 01891 - Block 008

Legend

- Subject Property (0.199 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (07/24/2008)

CASE NO: Z2008222

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Zoning Commission Continuance From August 05

Council District: 1

Ferguson Map: 616 D1

Applicant Name:

Owner Name:

Anh T. Mai & Thinh T. Mai

Anh T. Mai & Thinh T. Mai

Zoning Request: From "C-2NA NCD-2" Commercial, Nonalcoholic Sales Alta Vista Neighborhood Conservation District to "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District.

Property Location: Lot 9 and the west 1 foot of the south 80.31 feet of Lot 10, Block 8, NCB 1891

741 West Ashby Place

At the northeast corner of the North Flores Street and West Ashby Place intersection

Proposal: To allow for alcohol in the existing restaurant

Neigh. Assoc. Alta Vista Neighborhood Association

Neigh. Plan Midtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistency is not required because the base zoning is not changing. The Midtown Neighborhood Plan designates the future land use as Neighborhood Commercial; the community plan defines Neighborhood Commercial as including low-impact convenience retail or service uses generally serving the neighborhood area as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops and live/work units.

Approval

The subject property is located on the north side of downtown San Antonio. This property is located at the northeast corner of the West Ashby Place and North Flores Street intersection, right across from San Pedro Park. This 0.1992-acre parcel is developed with a restaurant and is zoned "C-2NA NCD-2". The current zoning on this property converted from "B-2NA" to "C-2NA" with the adoption of the UDC in 2001. The "NCD-2" overlay district was adopted on May 08, 2003 (Ordinance number 97590). Subject property is within Alta Vista Neighborhood Association and Conservation District (NCD-2). This area was annexed into the City in 1938.

Property to the north is zoned "C-2NA NCD-2" and occupied by a single structure with two dwelling units (duplex) facing North Flores Street. There is also a single family residential structure on property zoned "RM-4 NCD-2" fronting West French Place. Property to the south is zoned "RM-4 NCD-2" and occupied by San Pedro Springs Park and community theater. Property to the west, across from North Flores Street, is zoned "C-2 NCD-2" and is occupied by a flower shop. Property to the east is currently developed with an empty building and is zoned "C-2 NCD-2". This property is subject to a current zoning change request for an office, zoning case number Z2008219.

The applicant is requesting this zoning change to be able to serve alcohol in conjunction with food in the

CASE NO: Z2008222

Final Staff Recommendation - Zoning Commission

existing restaurant. "C-2" districts accommodate commercial and retail uses that are more intensive than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining. Staff recommends approval.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008222

Address: 741 W. Ashby Pl.

Existing Zoning: C2-NA NCD-2

Requested Zoning: C2-CD (Bar) NCD-2

Registered Neighborhood Association(s): Alta Vista Neighborhood Association

Neighborhood/Community/Perimeter Plan: Midtown Neighborhoods Plan

Future Land Use for the site: Neighborhood Commercial

Analysis:

The subject property is approximately 0.1992 acres; there is an existing structure on the property that is used for a restaurant. The subject property sits on the corner of W. Ashby Pl. and N. Flores. The applicant is seeking a zoning change from C2-NA to C2-CD in order to allow wine and beer to be served in their restaurant and to operate a bar in separate area within the restaurant.

The subject property is located in the Midtown Neighborhoods Plan. The Midtown Neighborhoods Plan designates the future land use as Neighborhood Commercial; the community plan defines Neighborhood Commercial as "including low-impact convenience retail or service uses generally serving the neighborhood area as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops and live/work units." The Midtown Neighborhoods Plan Objective 1.3 states that they want to "Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers." This property is a locally owned neighborhood friendly restaurant that is currently located in a C-2 zone and in a Neighborhood Commercial strip. Adjacent uses are C2 to the North, East, West and a San Pedro Springs Park to the South.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to C2-CD NCD-2. All future improvements must comply with NCD-2 standards.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

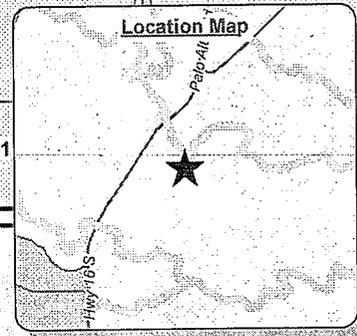
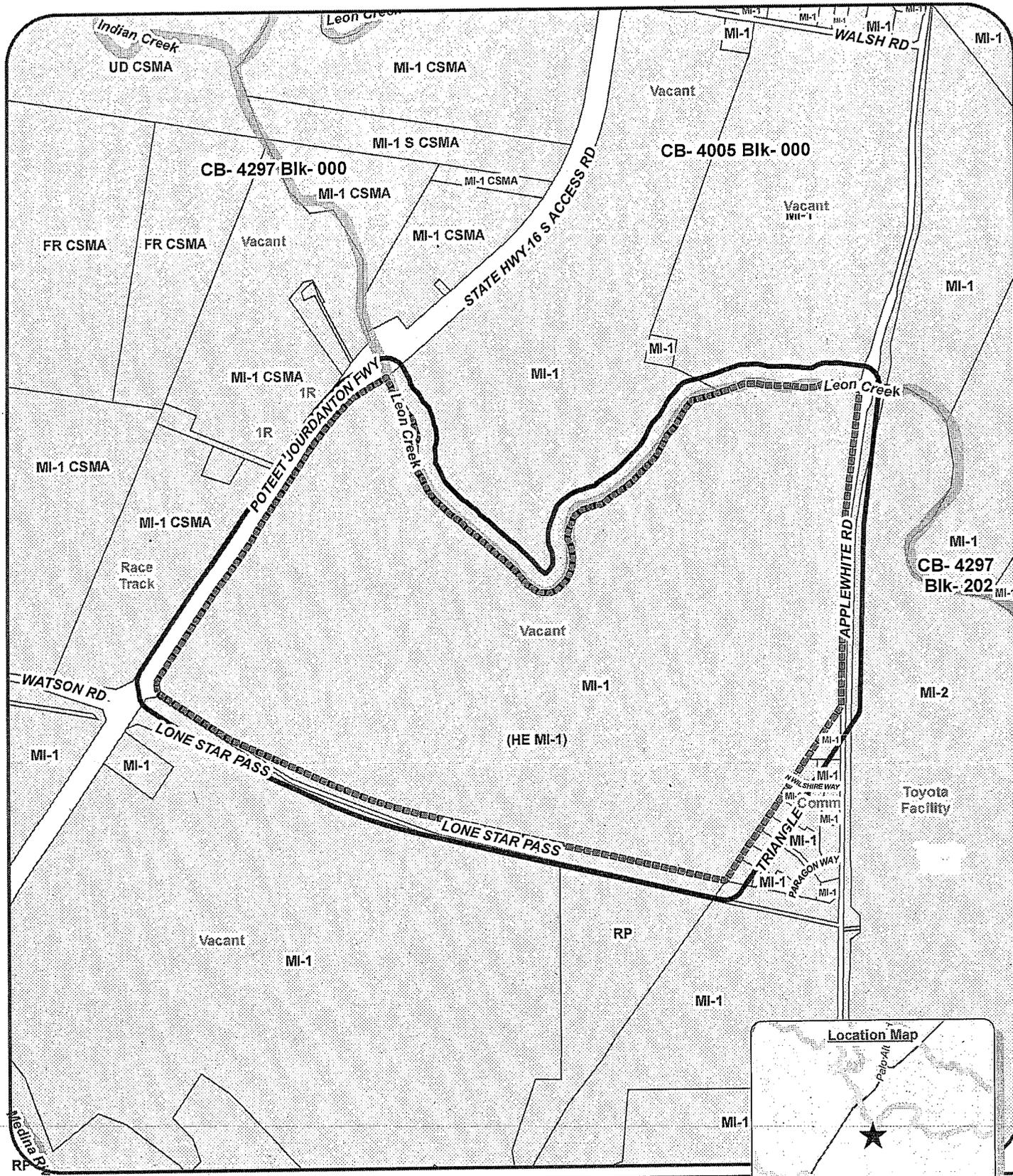
Reviewer: Sidra Maldonado

Title: Planner

Date: 07/11/2008

Manager Review: Nina Nixon-Mendez

Date: 07/11/2008



Zoning Case Notification Plan
Case Z2008229

Council District 4

Scale: 1" approx. = 1/4 mile

Subject Property Legal Description(s): CB: 4297 P-2 ABS 13

Legend

- Subject Property (551.16 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (7/24/2008)

CASE NO: Z2008229

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Postponed from the August 5, 2008 ZC hearing.

Council District: 4

Ferguson Map: 715 B3

Applicant Name:
COSA Historic Preservation Office

Owner Name:
Bret D. and Billy T. Mitchell

Zoning Request: From "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District.

Property Location: Parcel 2, CB 4297

At the northeast corner of the State Highway 16 South and Lone Star Pass intersection

On the north side of Lone Star Pass, between State Hwy 16 South and Applewhite Road

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Agriculture and Light Industry land use for the subject property.

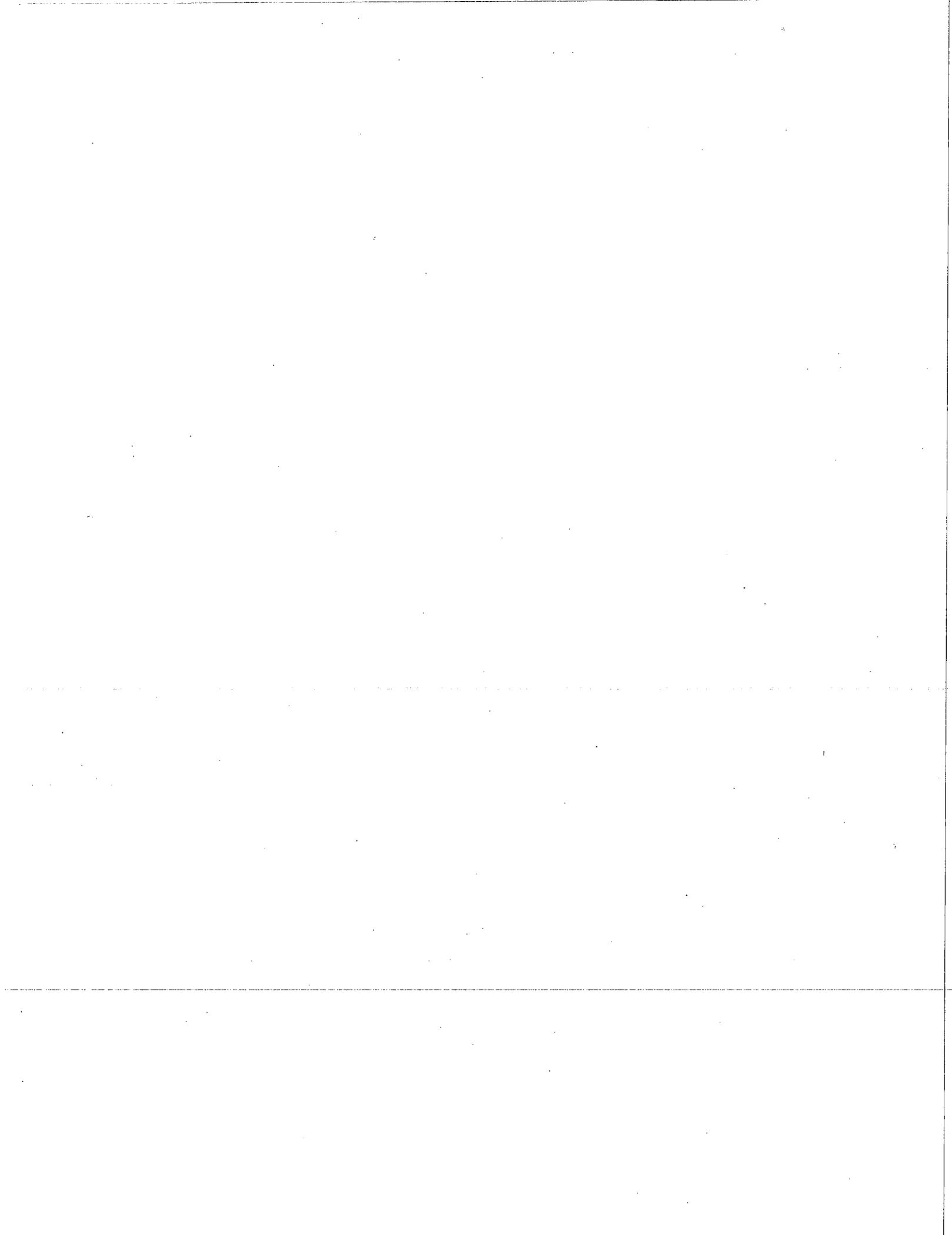
Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 551.16 acres. The subject property is largely undeveloped, with the exception of a vacant residential structure and chapel. The subject property was zoned "MI-1" by City Council on September 25, 2003 (Ordinance #98228.)

Property to the north of the subject property is zoned "MI-1" Mixed Light Industrial District. Property to the south across Lone Star Pass is zoned "RP" Resource Protection District and "MI-1" Mixed Light Industrial District. Property to the east across Applewhite Road is zoned "MI-2" Mixed Heavy Industrial District. Property to the west across State Hwy 16 South is outside the city limits and is zoned "MI-1 CSMA" Mixed Light Industrial District, City South Management Authority. Land uses immediately adjacent to the subject property consist of undeveloped land to the north of the subject property and to the south across Lone Star Pass. Leon Creek runs along the north property line of the subject property. The San Antonio Speedway facility is located to the west of the subject property across State Hwy 16 South. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is located immediately to the east across Applewhite Road.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark



CASE NO: Z2008229

Final Staff Recommendation - Zoning Commission

designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Leslie Zavala 207-0215

22008229



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDCR CASE NO: 2008-175
ADDRESS: South Highway 16
LEGAL DESCRIPTION: CB4297 P-2 ABS 13
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: Bret D. and Billy T. Mitchell
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Perez-Linn property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for Perez-Linn Ranch Home. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for the Perez-Linn Ranch Home located on South Highway 16.

A handwritten signature in black ink, appearing to read "Ann Benson McGlone".

Ann Benson McGlone
Historic Preservation Officer

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008229

Address: South Highway 16

Existing Zoning: MI-1

Requested Zoning: MI-1 HE

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: Southside Initiative Community Plan

Future Land Use for the site: Agriculture and Light Industry

Analysis:

The subject property is approximately 551.16 acres. It includes a stone chapel and a stucco house built in 1825.

The subject property is located in the Southside Initiative Community Plan. The Southside Initiative Community Plan designates the future land use as Agriculture and Light Industry; the community plan defines Agriculture and Light Industry as "a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses." The Southside Initiative Community Plan Guiding Principles states that they want to "Build upon the area's history, culture, and identity. Preserve historic structures and institutions and maintain balance of rural land uses." A goal of the Southside Initiative Community Plan is to "Identify and designate historic districts and historic landmarks, identify potential historic districts and historic landmarks from survey information, designate historic districts and historic landmarks, promote heritage tourism, link all historic sites through open space, and organize publicity events (i.e., home tours), for historic properties." This property is a significant part of San Antonio and South Texas history and should be preserved. Designating this site historic will preserve the unique character of the southside and preserve open space in this plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to MI-1 HE.

Request conforms to Land Use Plan Request does not conform to Land Use Plan

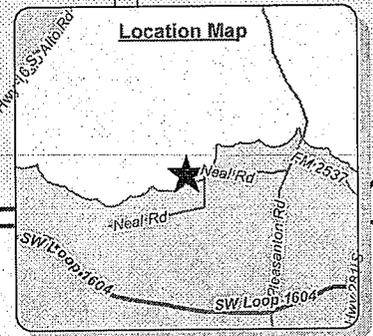
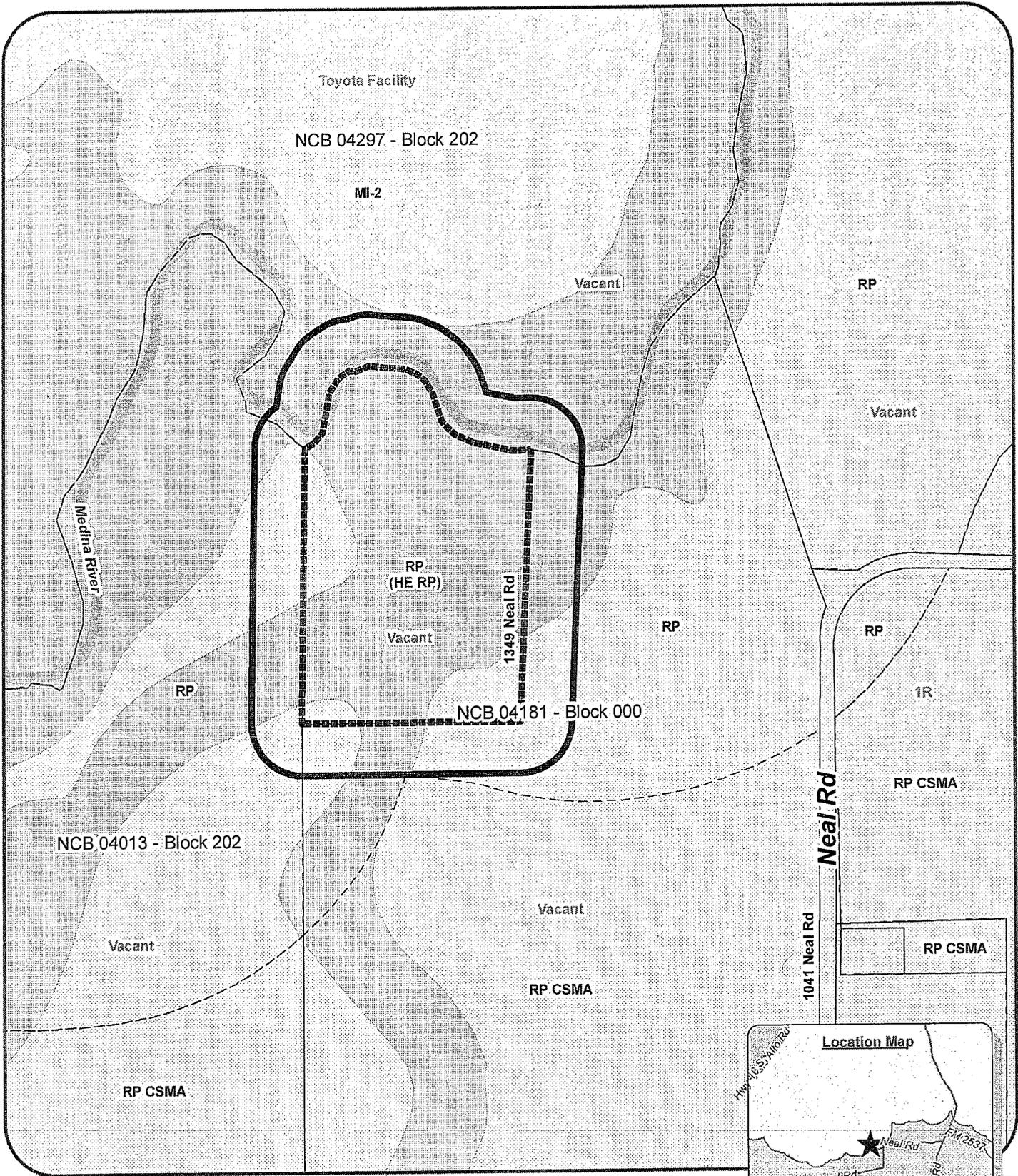
Consistency not required because base zoning not changing

Staff Recommendation:

Approval Denial

Reviewer: Lauren Edlund **Title:** Planner **Date:** 07/18/2008

Manager Review: Nina Nixon-Mendez **Date:** 07/25/2008



Zoning Case Notification Plan

Case Z2008230

Council District 3

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Parcel P-2A - CB 04181 - ABS 465

Legend

- Subject Property (19.4 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (07/24/2008)

CASE NO: Z2008230

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Postponed from the August 5, 2008 ZC hearing.

Council District: 3

Ferguson Map: 715 E8

Applicant Name:

COSA Historic Preservation Office

Owner Name:

Land Heritage Institute

Zoning Request: From "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District.

Property Location: Parcel 2A, CB 4181

1349 Neal Road

Approximately 1200 feet west of Neal Road

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Resource Protection/ Open Space land use for the subject property.

Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately 19.4 acres. The subject property is largely undeveloped, with the exception of a farm complex with multiple structures. The subject property was zoned "RP" by City Council on September 25, 2003 (Ordinance #98228.)

Property to the north of the subject property is zoned "MI-2" Mixed Heavy Industrial District. Property to the east and west of the subject property is zoned "RP" Resource Protection District. Property to the south is outside the city limits and is zoned "RP CSMA" Resource Protection District, City South Management Authority. Land uses immediately adjacent to the subject property consist of undeveloped land to the south, east and west of the subject property. This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is abutting the subject property to the north, along the Medina River boundary.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

22008230



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDCR CASE NO: 2008-174
ADDRESS: 1349 Neal Road
LEGAL DESCRIPTION: CB 4181, P-2A, ABS 465
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: COSA/SAWS
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Watson House and outbuilding meet the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; 35-607 (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 1349 Neal Road. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 1349 Neal Road.

A handwritten signature in black ink, appearing to read "Ann Benson McGloire".

Ann Benson McGloire
Historic Preservation Officer

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008230

Address: 1349 Neal Rd.

Existing Zoning: RP-CSMA

Requested Zoning: HE RP CSMA

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: Southside Initiative Community Plan

Future Land Use for the site: Resource Protection/Open Space

Analysis:

The subject property is approximately 19.4 acres, "there are nine structures and two collapsed structures. The earliest two structures are a detached one room stone building with a fireplace and the center stone core of the main dwelling. Both structures were constructed between 1853 and 1860 based on current data and interpretations. Frame additions to the main dwelling have greatly enlarged it resulting in its present form by the 1950's. Other structures date after 1883 and many represent twentieth century improvements and farm outbuildings." The subject property is in a rural area of Bexar County and is owned by the Land Heritage Institute.

The subject property is located in the Southside Initiative Community Plan. The Southside Initiative Community Plan designates the future land use as Resource Protection/Open Space; the community plan defines Resource Protection/Open Space as "Recreational lands and open spaces should offer maximum use to surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way, using forest areas." The Southside Initiative Community Plan Guiding Principles states that they want to "Build upon the area's history, culture, and identity. Preserve historic structures and institutions and maintain balance of rural land uses." One of the Goals and Objectives of the Southside Initiative Community Plan is to Preserve and protect the historic resources of the Southside Initiative planning area is to "Identify and designate historic districts and historic landmarks, identify potential historic districts and historic landmarks from survey information, designate historic districts and historic landmarks, promote heritage tourism, link all historic sites through open space, and organize publicity events (i.e., home tours), for historic properties." This property is a significant part of San Antonio and South Texas history and should be preserved. Designating this site historic will preserve the unique character of the southside and preserve open space in this plan. Adjacent uses are RP and MI-2 to the North, and RP to the East, South, and West.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to RPHE-CSMA.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

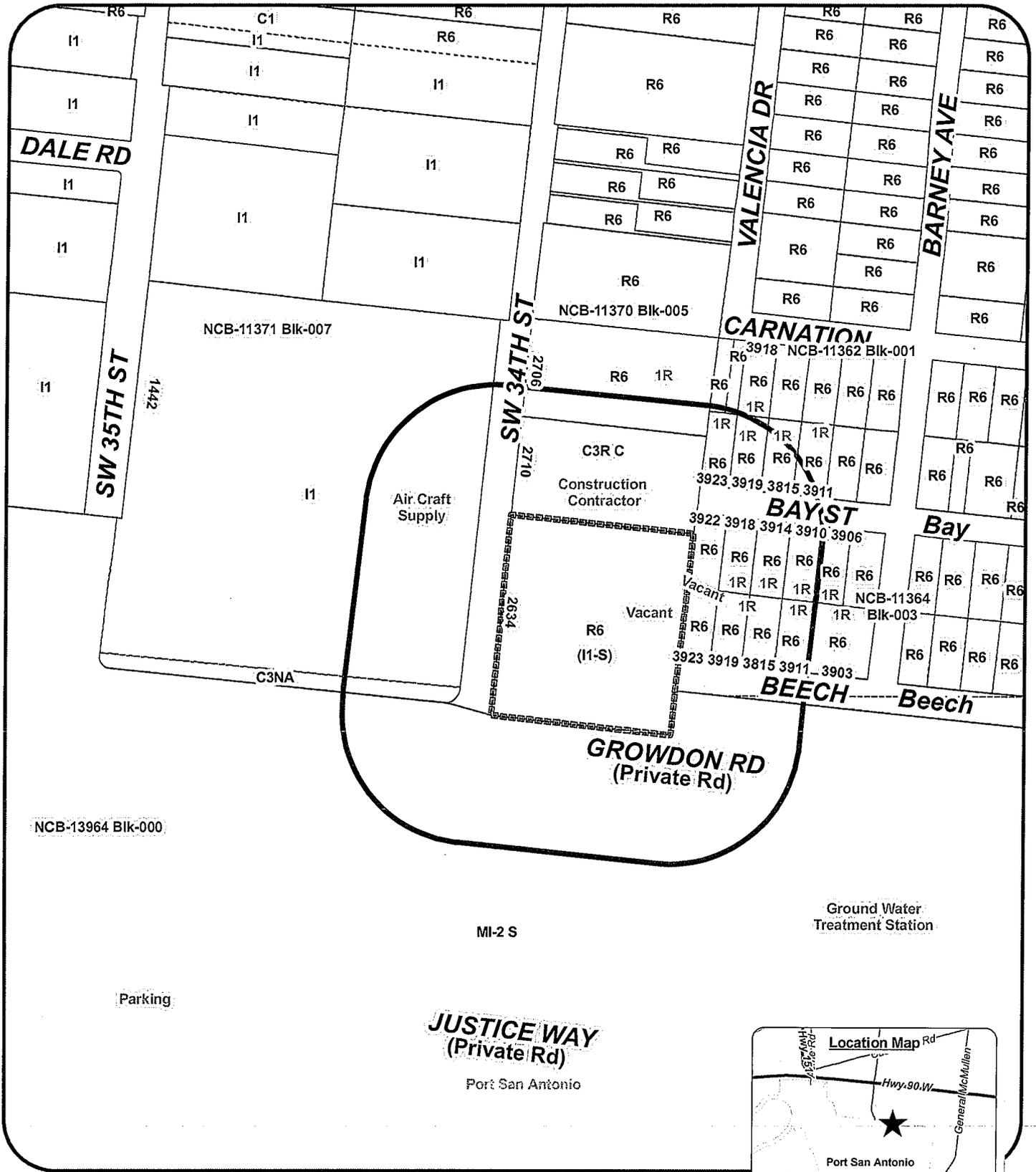
Reviewer: Sidra Maldonado

Title: Planner

Date: 07/17/2008

Manager Review: Nina Nixon-Mendez

Date: 07/25/2008



Zoning Case Notification Plan

Case Z2008182 S

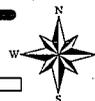
Council Districts: 4 and 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots: 23 and 24 Blk: 005 NCB: 11370

Legend

- Subject Property (2.0 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/29/2008)

CASE NO: Z2008182 S

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 5

Ferguson Map: 649 A1

Applicant Name:

Armando A. Aranda, Jr.

Owner Name:

Highway 90 Holdings, LLC

Zoning Request: From "R-6" Residential Single-Family District to "I-1 S" General Industrial District with a Specific Use Authorization for Metal Products Fabrication.

Property Location: Lots 23 and 24, Block 5, NCB 11370

2634 Southwest 34th Street

The east side of Southwest 34th Street, north of Growdon Road (private road)

Proposal: To allow a steel fabrication facility

Neigh. Assoc.: Thompson Community Association

Neigh. Plan: Kelly/South San PUEBLO Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

The requested zoning would not conform to the Land Use Plan. The Kelly/South San PUEBLO Community Plan currently classifies the property as Low Density Residential. The applicant has applied for a Plan Amendment and is tentatively scheduled to be heard by the Planning Commission on September 10, 2008.

Denial.

The subject property, located on the east side of SW 34th Street north of Growdon Road, is approximately 2 acres in size and is currently undeveloped. The property was annexed in 1952, per ordinance 18115. The subject property was previously zoned "R-1" Single Family Residence District, which converted to "R-6" Residential Single-Family District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "R-6" to the north and east; "C-3R C" Restrictive Commercial District with a Conditional Use for a Concrete Batching Plant directly to the north; "I-1" General Industrial District to the west; and "MI-2 S" Mixed Heavy Industrial District with a Specific Use Authorization for a Nongovernmental Airport to the south. Properties to the north and east are used as single-family residential. The abutting property to the north was previously used as a concrete contractor facility; while the adjacent property to the west is an aircraft supply facility. Properties to the south are part of Port San Antonio, which was formerly Kelly AFB. These properties consist largely of heavy industrial uses such as steel supply, groundwater treatment, and a utility drilling company. The City's Major Thoroughfare Plan identifies SW 34th Street as a local road. Although Growdon Road is generally used as a public roadway which provides access to the residential neighborhood adjacent to the subject property, this section of Growdon Road is privately owned by Port San Antonio.

Staff finds the applicant's request to be inappropriate for the location. The property is currently accessible only from SW 34th Street. Although the applicant has proposed access from Growdon Road, this would require an access agreement with Port San Antonio. The applicant has provided no documentation of such an agreement. Additionally, industrial uses are generally not encouraged along local roads, as these roadways are not meant to withstand large-truck traffic. Although industrial zoning and uses exist in the area, such uses are primarily located within the Port San Antonio boundaries and to the west of SW 34th Street. The region has been developed as an industrial corridor, but the Kelly/South San PUEBLO Community Plan encourages increased residential, office, and retail development for the area encompassing the subject property. In addition, the Land Use Plan specifies

CASE NO: Z2008182 S

Final Staff Recommendation - Zoning Commission

increased park space as a buffer between existing industrial and residential developments, including along Growdon Road adjacent to the subject property. "I-1 S" zoning of the subject property would facilitate industrial encroachment into a residential neighborhood unnecessarily, as there is an abundance of existing industrial zoning in the area.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. A Type E (30-foot) landscape buffer shall be maintained where the subject property abuts residential uses or zoning.
2. An 8-foot tall, solid screen fence shall be maintained where the subject property abuts residential uses or zoning.
3. All on-site lighting shall be directed onto the site and point away from any residential uses or zoning using 90 degree or less cut-off fixtures.
4. Business hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m., Monday through Friday; before 8:00 a.m. or after 5:00 p.m. on Saturday; and the business shall be closed on Sunday.
5. No delivery vehicles shall be left idling during loading or unloading of materials/products.

CASE MANAGER: Micah Diaz 207-5876



MAPCO, INC.
 GENERAL CONTRACTORS
 427 W. Cavazos
 San Antonio, Texas
 78204

AMCO, LLC
 2634 34th Street
 San Antonio, Texas

Building No: N/A
 Date: 08/01/08
 PROPOSED SITE PLAN

Sheet No: **1.00**

BUILDINGS AND STRUCTURES
 BUILDING 1: 9,57.5 SQ.FT.
 BUILDING 2: 5940.0 SQ.FT.
 TOTAL: 15,297.5 SQ.FT.

IMPERVIOUS COVER: BASE MATERIAL
 33,149 SQ.FT.
CONCRETE DRIVE
 850 SQ.FT. EACH

ON-SITE PARKING: 11-9'X20' STALLS
 1-9'X20' ADA STALL
 WITH 5' CLEAR AREA

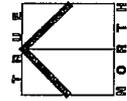
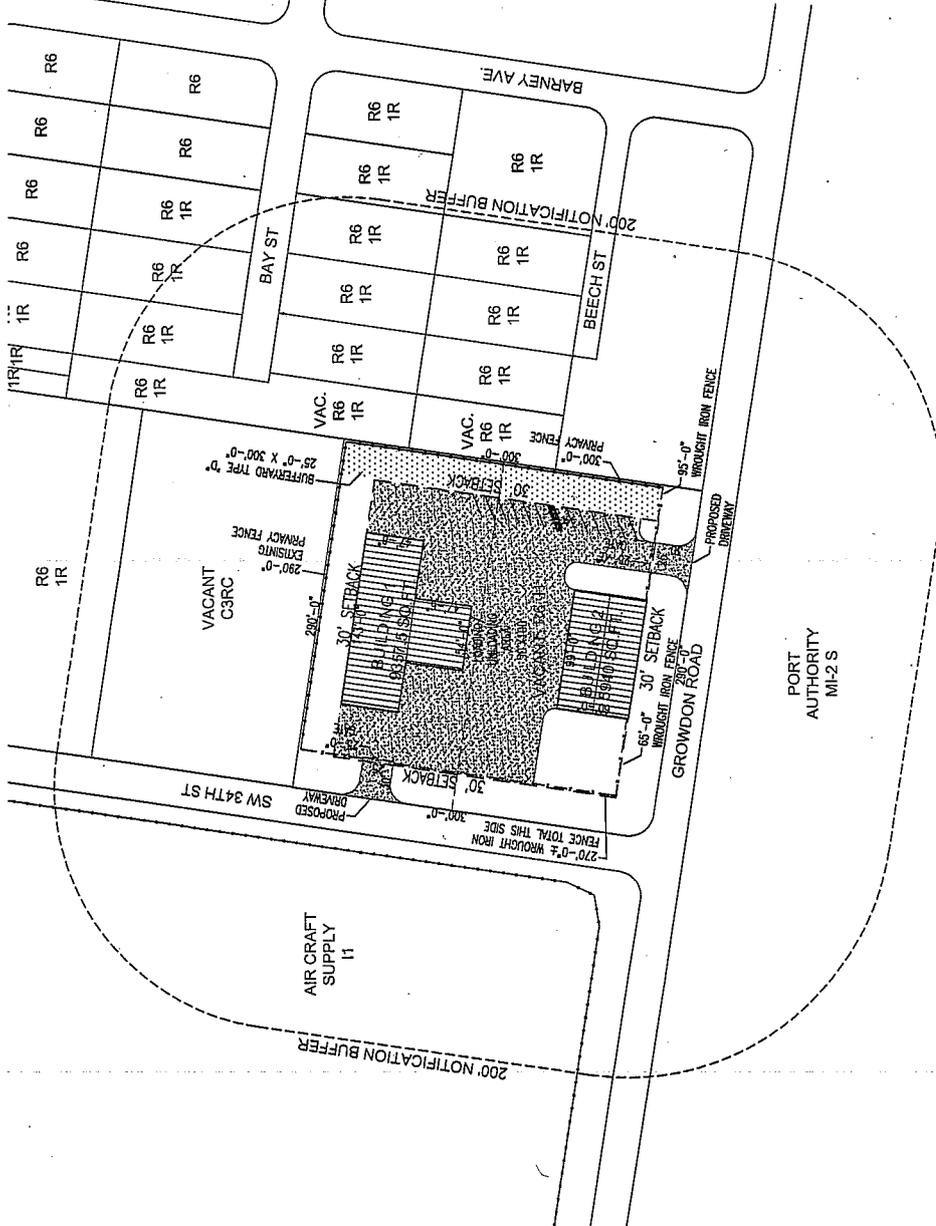
OFF-SITE PARKING: NONE

5' WROUGHT IRON FENCE: 4,301± LFT. STREET SIDE
 6' PRIVACY FENCE: 270 LFT. BACK SIDE

INTENDED USE OF PROPERTY:
 AMCO, LLC STEEL FABRICATION
 OFFICE AND FABRICATION FACILITIES

SYMBOLS LEGEND

- WROUGHT IRON FENCE
- PRIVACY FENCE
- [Pattern] CONCRETE DRIVE
- [Pattern] BASE MATERIAL
- [Pattern] BUFFER YARD TYPE "D"



1 2634 34th STREET - SITE PLAN

SCALE: 1" = 100'-0"

PORT
 AUTHORITY
 MI-2 S

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008182

Address: 2634 SW 34th Street

Existing Zoning: R-6

Requested Zoning: I-1S with a specific use for for metal products fabrication

Registered Neighborhood Association(s): Thompson Community

Neighborhood/Community/Perimeter Plan: Kelly/South San PUEBLO Community Plan

Future Land Use for the site: Low Density Residential

Other Comments:

The subject property is located at the northeast corner of the intersection of SW 34th Street and Growdon Road and is currently vacant. The parcel immediately north of the subject property is zoned commercial and is currently being used as an industrial storage area as is the adjacent property on the west side of SW 34th Street. To the east of the subject property is an existing residential neighborhood. Based on aerial photography the two parcels immediately adjacent to the subject property are vacant. The remaining nine lots in the block adjacent to the subject property have structures on them. The applicant is proposing a relocation of an existing metal fabrication business to this location.

Analysis:

The Kelly/South San PUEBLO Land Use Plan currently classifies the property as Low Density Residential. This land use classification includes single-family residences on individual lots with one accessory dwelling permitted per lot. The applicant is proposing amendment of the land use plan to Industrial classification. The Industrial classification includes a mix of manufacturing uses and limited ancillary office, retail, and supplier uses to service industrial uses on the property. Examples included in the Industrial classification include machine shops, auto paint and body shops, building contractor's suppliers, lumber yards, and warehousing.

The area which the subject property is located in contains a large number of industrial properties located along SW 34th, SW 35th, and SW 36th Streets, as well as Growdon Road and a number of properties south of Mateo Road. The location of the industrial uses has created an industrial corridor in which the proposed use would not be incompatible. However, locating a metal fabrication business in such close proximity to single-family residential properties would pose additional negative impacts on the adjacent residential uses. A more appropriate land use classification for the subject property would be Neighborhood Commercial. The Neighborhood Commercial land use classification provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail serving a market equivalent to a neighborhood. Examples of this category include small restaurants, legal offices, coffee shops, book stores, dry cleaning, or convenience stores without gasoline. Another land use classification that would be appropriate is the Business/Office Park land use classification. The classification includes medium to large-sized buildings in a low-rise format that house professional, administrative, light manufacturing, and warehousing functions for private corporations. Development in this category should take the form of a cohesive campus like environment where buildings are interspersed with open space areas and pedestrian walkways.

Goal 3 Economic Development states the aim of the community to improve the commercial corridors and the variety of goods, services, and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences, and a variety of retail shops that will meet the residents daily needs and bring vitality to the area. More specifically, Objective 3.2 states the community's desire to attract and support a variety of businesses in a walkable, mixed-use environment. The proposal, as an industrial use, is incompatible with both the overall intent of Goal 3 and the specific recommendation of Objective 3.2 of the Kelly/South San PUEBLO Community Plan. Staff recommends denial

12/30/04

Neighborhood and Urban Design Division Zoning Case Review

Request conforms to Land Use Plan Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

The proposal conflicts with the intent of Goal 3, as well as the specific recommendation contained in Objective 3.2 of the Kelly/South San PUEBLO Community Plan. Staff recommends denial

Approval

Denial

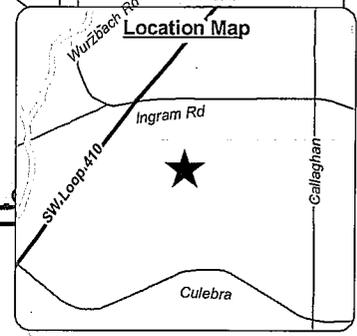
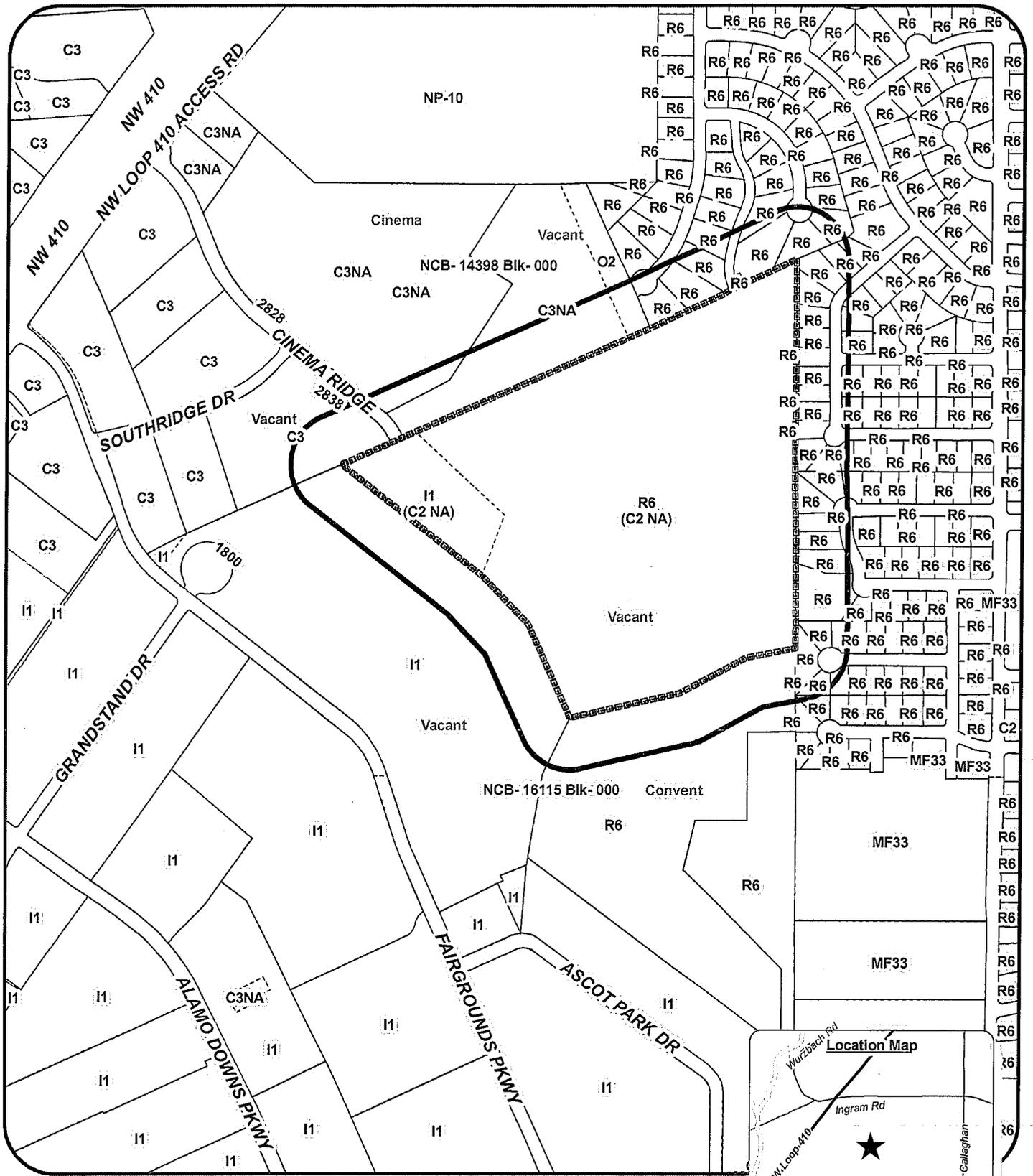
Reviewer: Tyler Sorrells

Title: Planner

Date: 08/06/2008

Manager Review: Nina Nixon-Mendez

Date: 08/07/2008

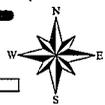


Zoning Case Notification Plan
Case Z2008205

Council District 6
 Scale: 1" approx. = 500'

Subject Property Legal Description(s): 41 Acres out of NCB 16115

Legend	
Subject Property	▬ (41 Acres)
200' Notification Buffer	▬
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬



City of San Antonio - Development Services Dept
 (6/24/2008)

CASE NO: Z2008205

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 6

Ferguson Map: 580 A8

Applicant Name:

Owner Name:

Drenner & Golden Stuart Wolff, LLP

EastGroup TRS, Inc.

Zoning Request: From "R-6" Residential Single-Family District (approximately 37.24 acres) and "I-1" General Industrial District (approximately 3.75 acres) to "C-2NA" Commercial Nonalcoholic Sales District.

Property Location: 41 acres out of NCB 16115

2800 Block of Cinema Ridge

At the south end of Cinema Ridge, southeast of the intersection of Fairgrounds Parkway and Northwest Loop 410

Proposal: To allow office development

Neigh. Assoc.: Thunderbird Hills Neighborhood Association

Neigh. Plan: None

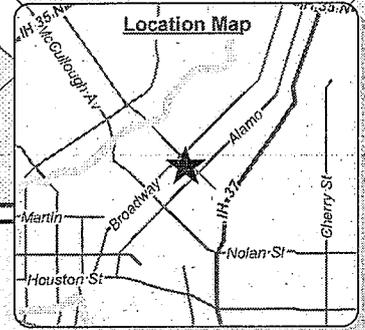
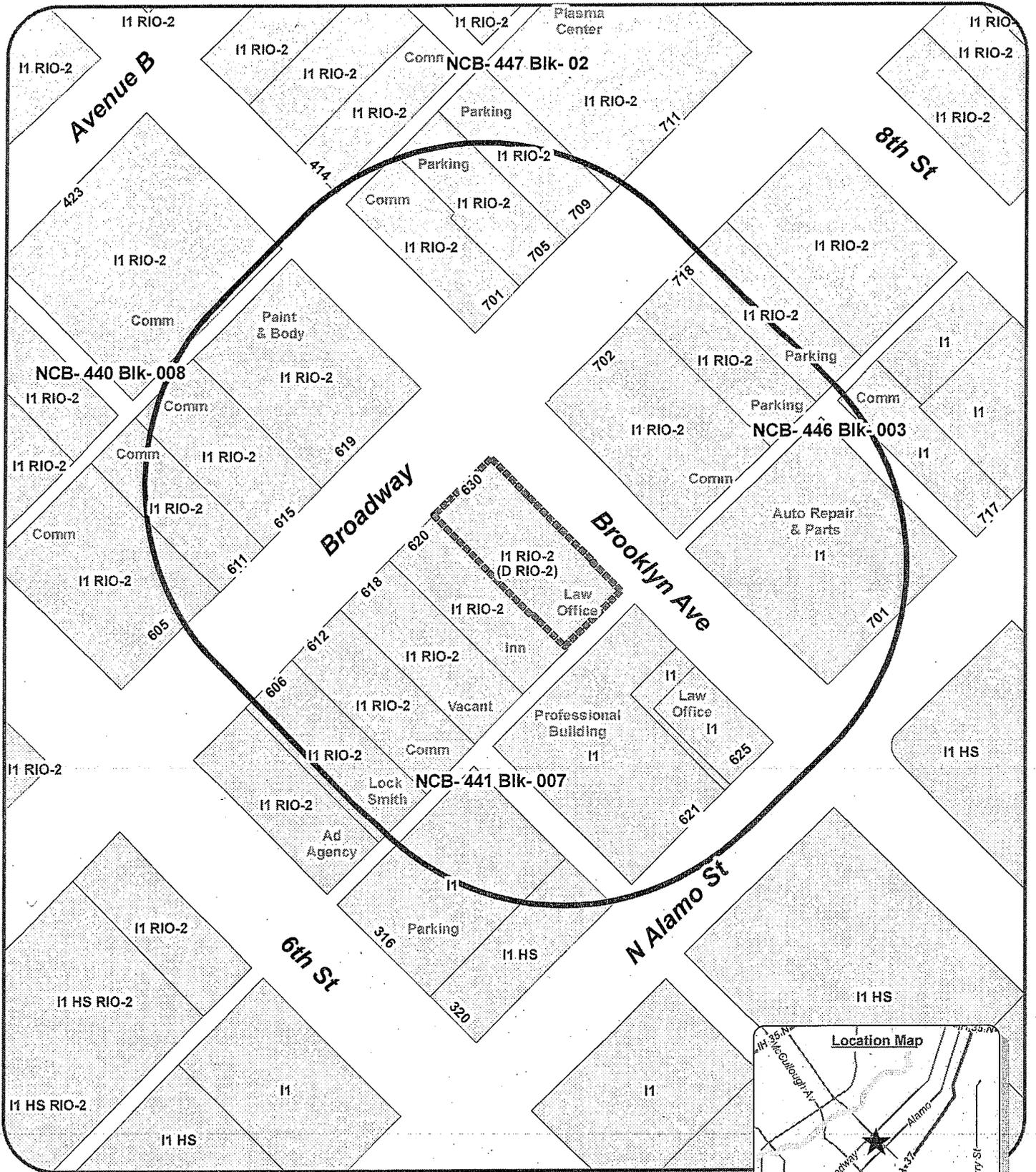
TIA Statement: A Level 1 Traffic Impact Analysis will be required; the applicant has submitted a Level 2 Traffic Impact Analysis

Staff Recommendation:

The subject property is located at the south end of Cinema Ridge, south of Northwest Loop 410 and east of Fairgrounds Parkway. The property is currently undeveloped, and consists of approximately 41 acres of land within the Alamo Downs Business Park (MDP 149 B). A portion of the subject property was annexed in 1971, per ordinance 39443; and the remainder of the property was annexed in 1972, per ordinance 41424. The property was originally zoned "Temp R-1" Temporary Single-Family Residence District. In 1979, 3.75 acres were rezoned to "I-1" Light Industry District, per ordinance 50880. Upon the adoption of the 2001 Unified Development Code, "Temp R-1" converted to "R-6" Residential Single-Family District, and the previous "I-1" converted to the current "I-1" General Industrial District. "R-6" zoning currently exists to the northeast, east, and south of the subject property. Other surrounding zoning includes "C-3" Commercial and "C-3NA" Commercial Nonalcoholic Sales Districts to the north and northwest, with "I-1" General Industrial District to the west and southwest. Surrounding land use includes a convent to the south and single-family homes to the northeast and east; motels, restaurants, a movie theater, and undeveloped land to the north and northwest along Loop 410; with offices, office/warehouses, and undeveloped land to the west and southwest.

The applicant requests "C-2NA" Commercial Nonalcoholic Sales District, in order to allow office development. Staff finds the request to be appropriate given the surrounding zoning and land uses. Specifically, the request is compatible with both the commercial nature of development along Loop 410, and the business park and office/warehouse uses to the south along Fairgrounds Parkway. Additionally, "C-2" zoning would provide an adequate transition between the residential uses to the east and the industrial zoning to the west. Due to the topography of the area and the height maximums imposed by the UDC, development on the subject property would likely be at a much lower elevation than the surrounding residential developments; thus minimizing the impact of any commercial, retail, or office development. If the requested zoning change is approved, a "Type B" 15-foot landscape buffer will be required where the subject property abuts residential zoning.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2008-211

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 6 and a portion of lot 5 Bik: 007 NCB: 441

Legend

- Subject Property (0.203 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (6/24/2008)

CASE NO: Z2008211

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 1

Ferguson Map: 616 F4

Applicant Name:

Gerardo Menchaca

Owner Name:

James Shaw and Kirsten Carabin

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2.

Property Location: 0.203 acres out of NCB 441

630 Broadway

On the southeast corner of Broadway and Brooklyn Avenue

Proposal: To allow mixed use development

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

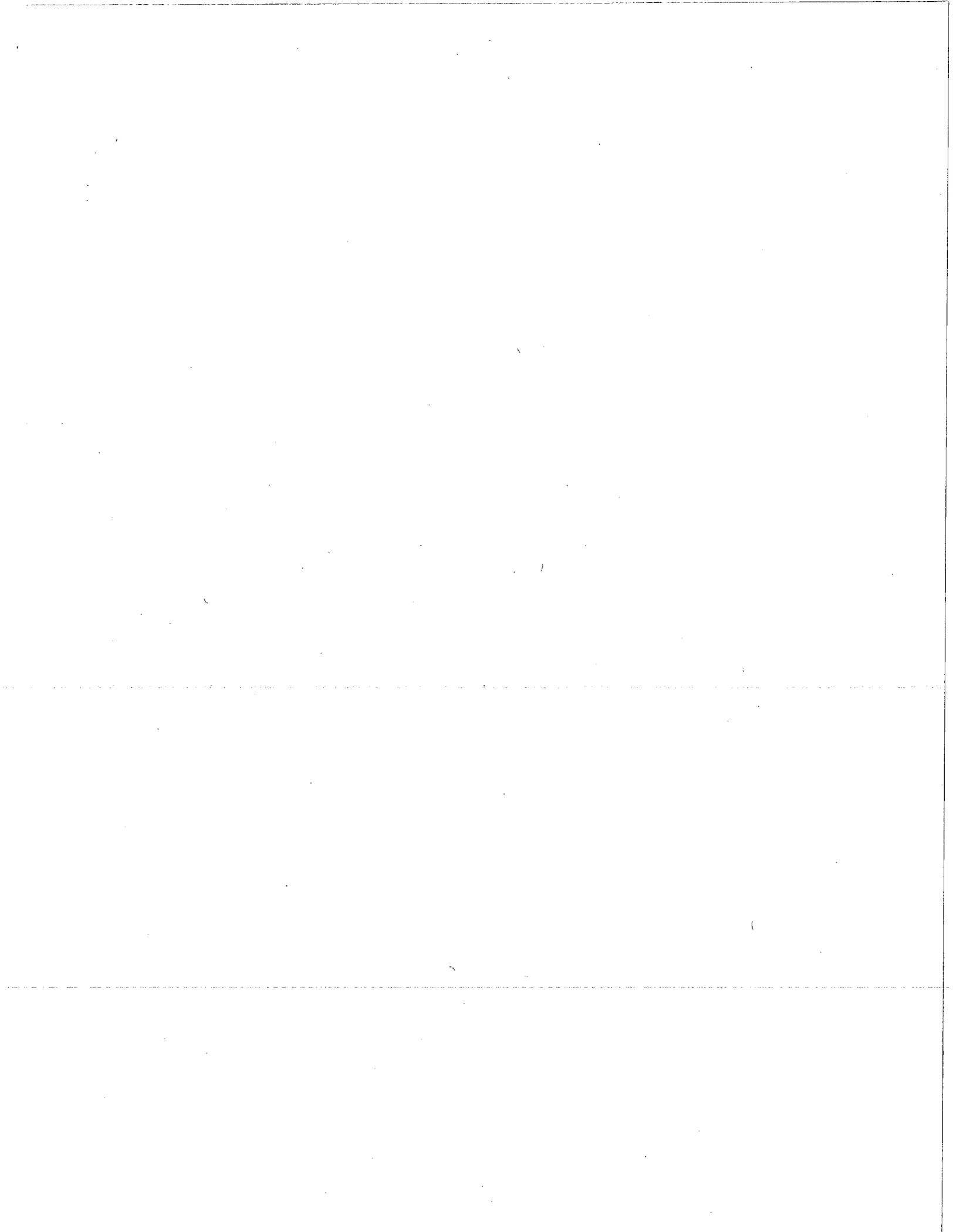
The request is consistent with the existing Downtown Neighborhood Plan, which was adopted in 1999.

Staff Recommendation:

Denial

The subject property is located on the north side of Downtown along the east side of Broadway, on the southeast corner of Broadway and Brooklyn. A law office currently occupies the subject property. The property is adjacent to I-1 zoning to the east and I-1 RIO-2 zoning to the north, south, and west. The surrounding land uses consist of commercial uses to the south; parking lots and a car dealership to the north; commercial, office, and automotive repair uses to the east; and office, automotive paint and body, parking, and vacant uses to the west. The property directly north, located at 702 Broadway, is the subject of a current rezoning case (Z2008212). The base zoning of the subject property converted from the 1938 era "K" district to the current "I-1" district upon adoption of the 2001 UDC. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908. The subject property also lies within the proposed River North Master Plan area where comprehensive efforts are currently underway to embrace this area with pedestrian friendly and mixed use features.

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts; of particular note is the unlimited height provision. The maximum height allowed within the "RIO-2" Overlay is 120 feet or 10



CASE NO: Z2008211

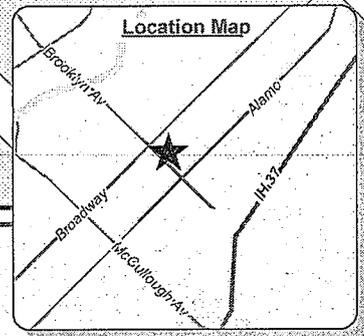
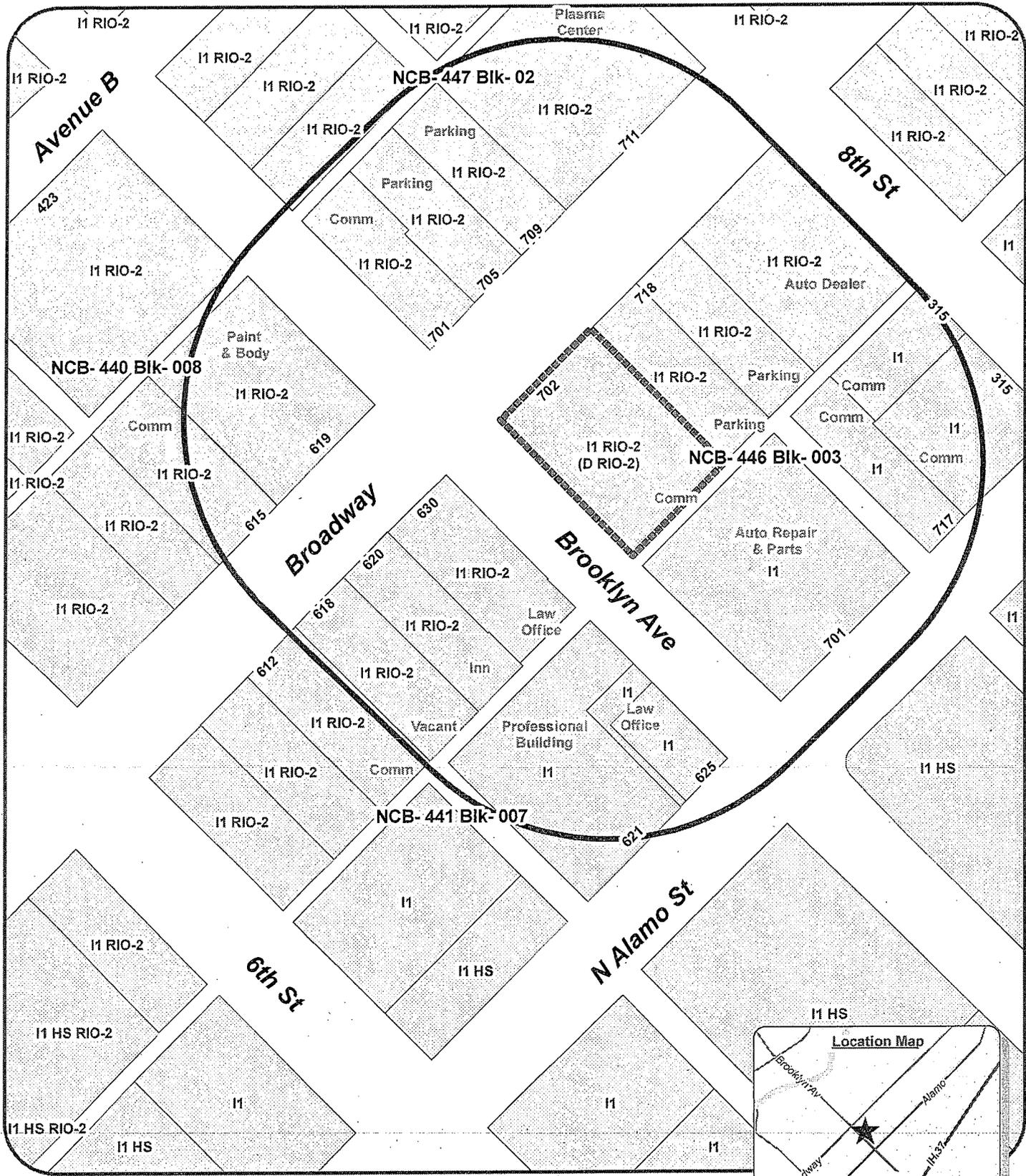
Final Staff Recommendation - Zoning Commission

stories. Buildings surrounding the subject property are generally between 1 and 3 stories in height.

Staff believes that the requested zoning district is not appropriate for this location because:

- A. the development standards of the "D" District would allow for development of a size and scale that would be inconsistent with the existing development in the surrounding neighborhood;
- B. the requested "D" District would not be consistent with the zoning of the surrounding area considering that some uses permitted in each district may not be compatible; and
- C. the City is making significant investments in the River North area. The pending River North Plan is intended to support those investments. Consideration should be given to the current planning efforts when considering rezoning the subject property; the final plan may or may not suggest that "D" is appropriate for the subject property.

CASE MANAGER : Jacob Floyd 207-8318



Zoning Case Notification Plan

Case Z-2008-212

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 8 and a portion of lot 7 Blk: 003 NCB: 446

Legend

- Subject Property (0.3382 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(6/24/2008)

CASE NO: Z2008212

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 1

Ferguson Map: 616 F4

Applicant Name:

Owner Name:

Gerardo Menchaca

James Shaw

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2.

Property Location: Lot 8 and the northeast 44.61 feet of Lot 7, Block 3, NCB 446

702 Broadway

On the northeast corner of Broadway and Brooklyn Avenue

Proposal: To allow mixed use development

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

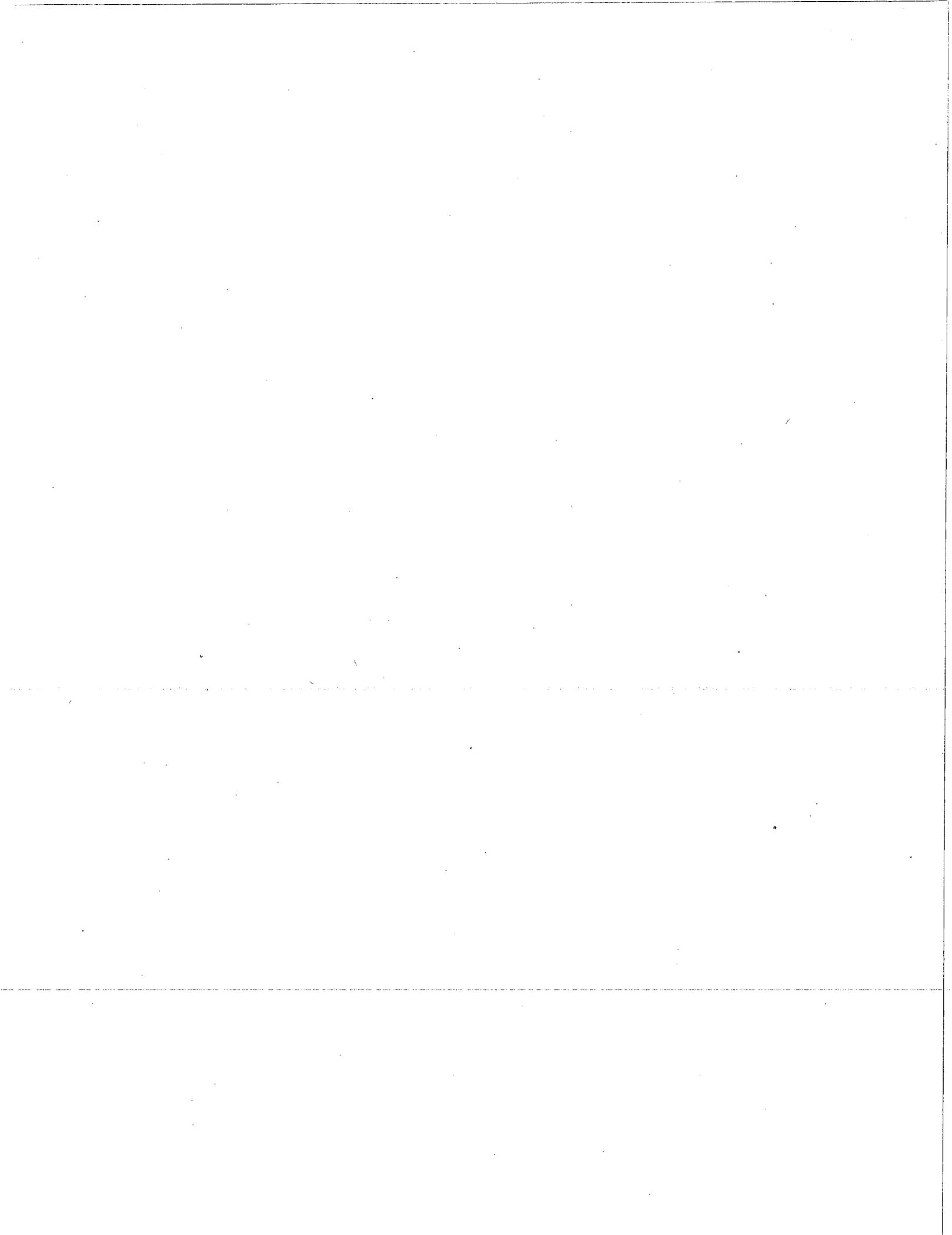
The request is consistent with the existing Downtown Neighborhood Plan, which was adopted in 1999.

Staff Recommendation:

Denial

The subject property is located on the north side of Downtown along the east side of Broadway, on the northeast corner of Broadway and Brooklyn. A law office currently occupies the subject property. The property is adjacent to I-1 zoning to the east and I-1 RIO-2 zoning to the north, south, and west. The surrounding land uses consist of commercial uses to the south; parking lots and a car dealership to the north; commercial, office, and automotive repair uses to the east; and office, automotive paint and body, parking, and vacant uses to the west. The property directly south, located at 630 Broadway, is the subject of a current rezoning case (Z2008211). The base zoning of the subject property converted from the 1938 era "K" district to the current "I-1" district upon adoption of the 2001 UDC. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908. The subject property also lies within the proposed River North Master Plan area where comprehensive efforts are currently underway to embrace this area with pedestrian friendly and mixed use features.

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts; of particular note is the unlimited height provision. The maximum height allowed within the "RIO-2" Overlay is 120 feet or 10



CASE NO: Z2008212

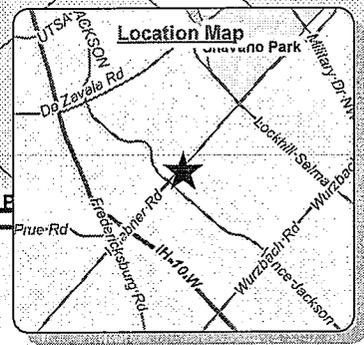
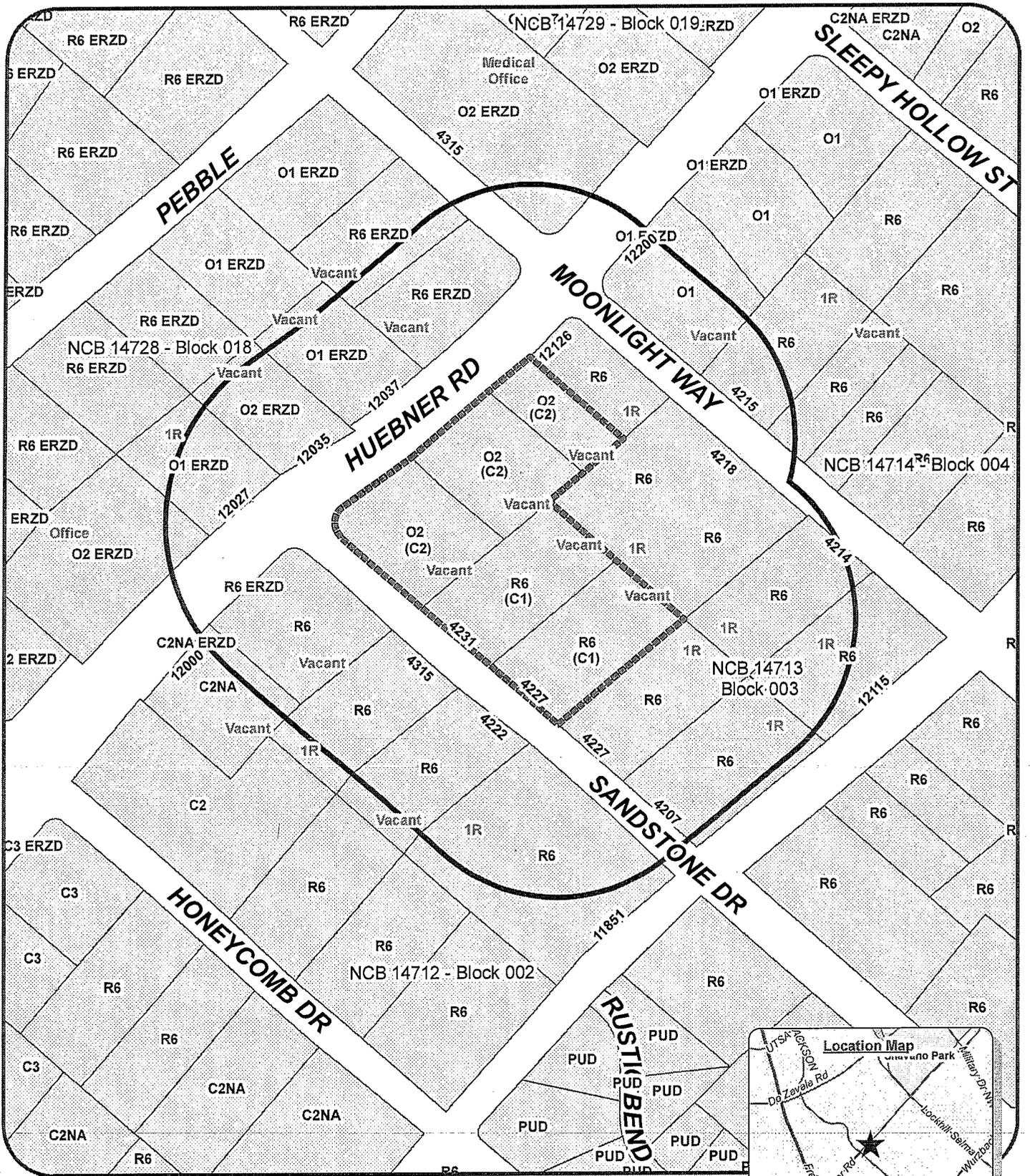
Final Staff Recommendation - Zoning Commission

stories. Buildings surrounding the subject property are generally between 1 and 3 stories in height.

Staff believes that the requested zoning district is not appropriate for this location because:

- A. the development standards of the "D" District would allow for development of a size and scale that would be inconsistent with the existing development in the surrounding neighborhood;
- B. the requested "D" District would not be consistent with the zoning of the surrounding area considering that some uses permitted in each district may not be compatible; and
- C. the City is making significant investments in the River North area. The pending River North Plan is intended to support those investments. Consideration should be given to the current planning efforts when considering rezoning the subject property; the final plan may or may not suggest that "D" is appropriate for the subject property.

CASE MANAGER : Jacob Floyd 207-8318



Zoning Case Notification Plan

Case Z-2008-225

Council District 8
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.795 Acres out of NCB 14713

Legend

- Subject Property (1.795 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (08/01/2008)

CASE NO: Z2008225

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 549 B2

Applicant Name:

Mike Maring

Owner Name:

San Antonio Islamic Community Center

Zoning Request: From "O-2" Office District and "R-6" Residential Single-Family District to "C-1" Light Commercial District and "C-2" Commercial District.

Property Location: A 1.795 acre tract of land out of Block 3, NCB 14713
121001, 121002 and 121003 Huebner Road and 4231 and 4227 Sandstone Drive
On the east corner of Huebner Road and Sandstone Drive

Proposal: To allow for a commercial project

Neighborhood Association: Vance Jackson Neighborhood Association Inc.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial

The subject property was annexed in 1972 and was zoned Temporary "R-1" Single-Family Residence District. The project site totals approximately 1.795 acre and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing "O-2" Office District and "R-6" Residential Single-Family District converted from the previous "O-1" Office District and Temporary "R-1" Single-Family Residence District. The former "O-1" Office District was adopted on November 25, 1985 (Ordinance number 61900).

"R-6" Residential Single-Family District zoning currently exists to the southeast and northeast of the subject property and to the southwest across Sandstone Drive. Properties to the northwest across Huebner Road are zoned "O-2 ERZD" Office, Edwards Recharge Zone District, "O-1 ERZD" Office, Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family, Edwards Recharge Zone District. Land uses immediately adjacent to the proposed development consist of single-family dwellings to the southeast and to the northeast of the subject property with vacant land and single-family dwellings across Sandstone Drive. Land use to the northwest across Huebner Road includes vacant land, as well as professional offices.

The applicant has applied for "C-1" and "C-2" and has indicated it is in order to allow for a small, high end garden style retail/office center. Lot 1, Lot 2 and part of Lot 3 fronting Huebner Road will comprise a 7,100 square foot one story retail building and a separate 10,000 square foot two story retail/office building. Lot 4 and Lot 5 fronting Sandstone Drive will be used for parking. Staff believes that the proposed zoning request is out of character with the surrounding residential area and would result in commercial encroachment on a residential neighborhood. This neighborhood has maintained its rural character, although the city has grown up around it. Staff believes the existing zoning is appropriate and that most of the properties that have frontage on this stretch of Huebner Road are characterized by office zoning and uses.

"C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular

CASE NO: Z2008225

Final Staff Recommendation - Zoning Commission

traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

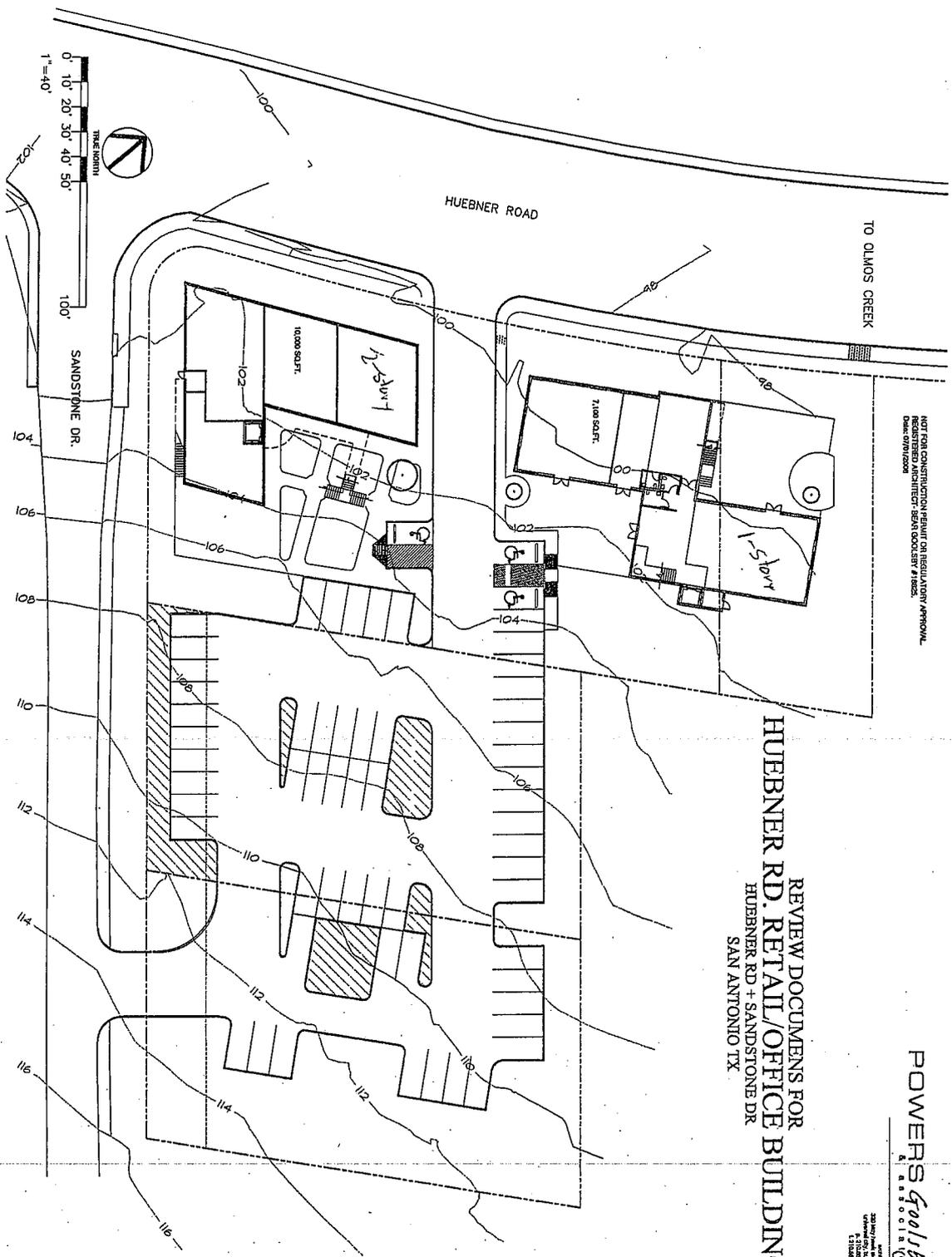
CASE MANAGER : Pedro Vega 207-7980

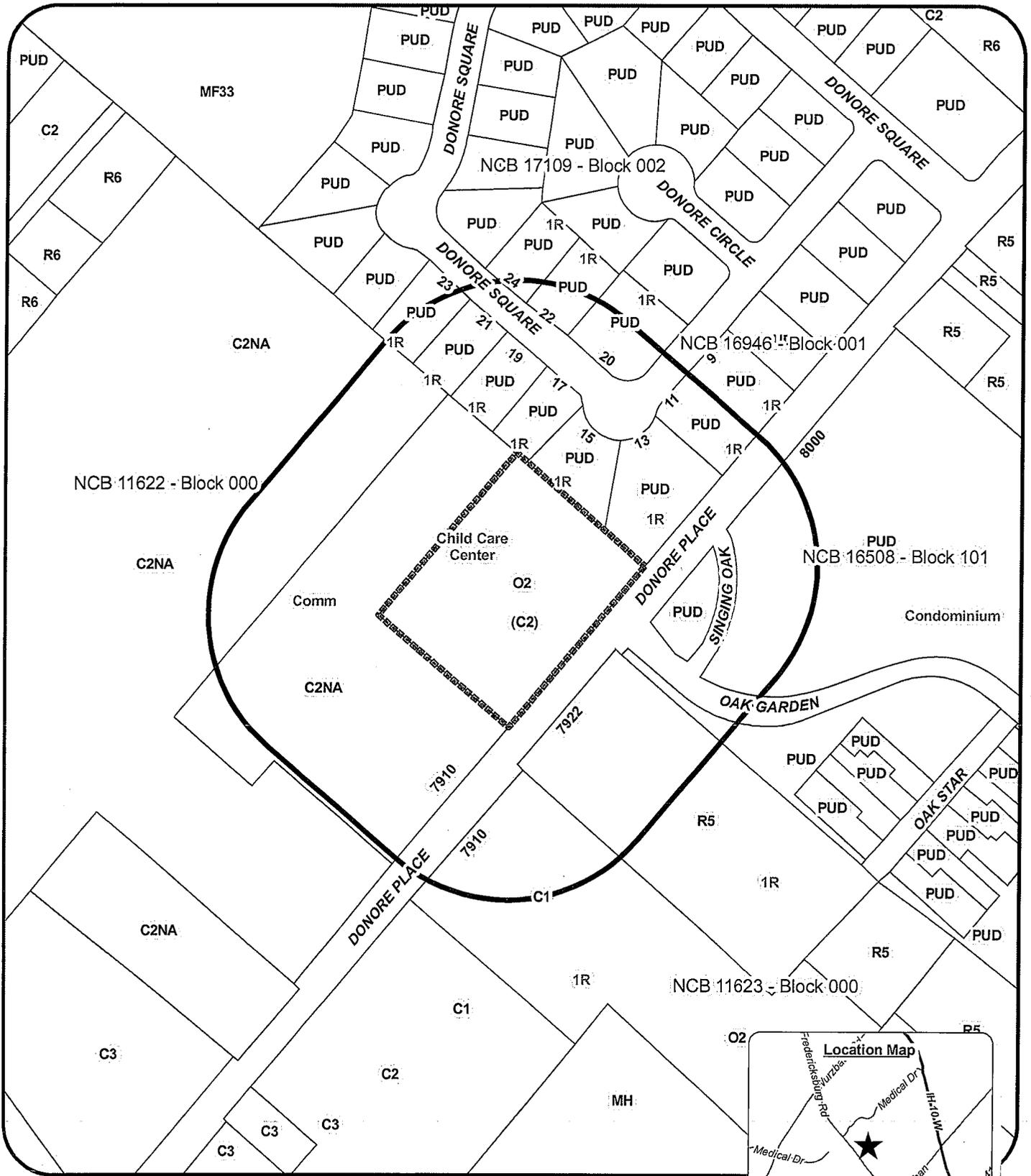
22008225

NOT FOR CONSTRUCTION. REQUIR OR REGULATORY APPROVAL.
REGISTERED ARCHITECT. SEAN COOLEY #1922
DATE: 07/11/2008

POWERS *Goodby*
ARCHITECTS
A PROFESSIONAL CORPORATION
13130 N. LOOP WEST, SUITE 100
DALLAS, TEXAS 75244
TEL: 972.382.0000
WWW.POWERSGOODBY.COM

REVIEW DOCUMENTS FOR
HUEBNER RD. RETAIL/OFFICE BUILDINGS
HUEBNER RD + SANDSTONE DR
SAN ANTONIO TX





Zoning Case Notification Plan

Case Z-2008-226

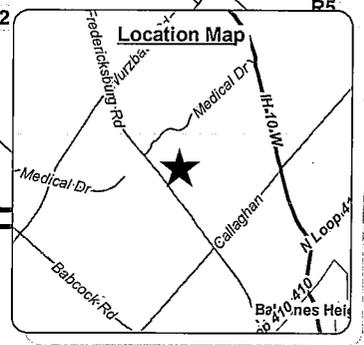
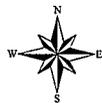
Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 40 Blk 000 NCB 11622

Legend

- Subject Property (1.018 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(08/01/2008)

CASE NO: Z2008226

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 581 B1

Applicant Name:

Owner Name:

Eric Peterson - Destiny Child Care Learning
Center, Inc.

John Carson

Zoning Request: From "O-2" Office District to "C-2" Commercial District.

Property Location: Lot 40, NCB 11622

7923 Donore Place

On the west side of Donore Place at the intersection with Oak Garden Street

Proposal: To bring existing day care center to conformity with zoning

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

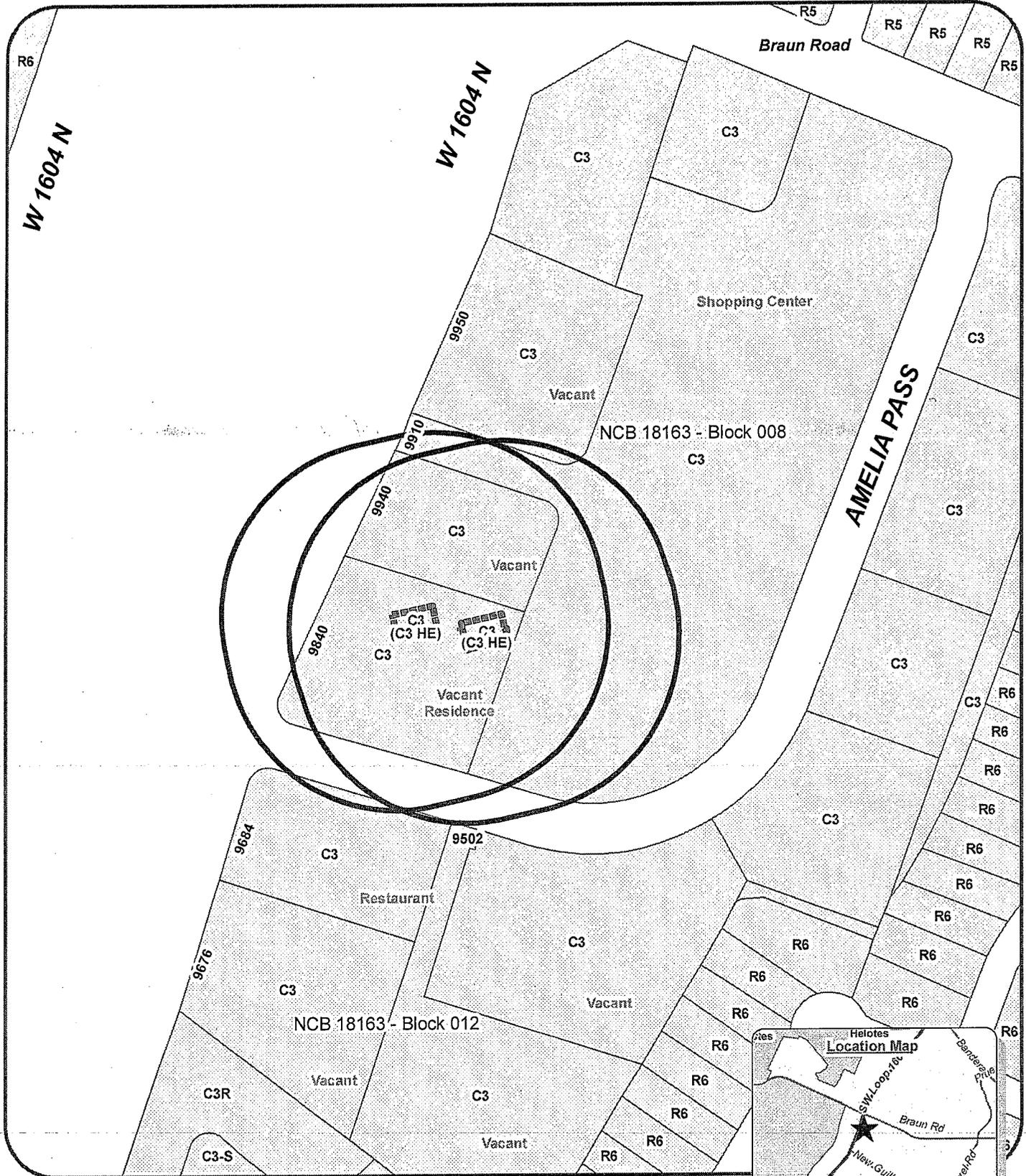
Staff Recommendation:

Denial of "C-2", recommending "C-1"

The subject property is a developed 1.018-acre parcel located on the City's northwest side. This property is located on the west side of Donore Place at the intersection with Oak Garden Street. This area was annexed by the City on May 31, 1995. The subject property is currently occupied by a child care center and is zoned "O-2" Office District. This property is surrounded by "C-2NA" Commercial Non Alcoholic Sales zoning district which is occupied by low-density apartments to the northwest and southwest. Property to the southeast, across from Donore Place, is zoned "R-5" single-family residence. Properties to the northeast are zoned "PUD R-6" and occupied by single-family residences. There are commercial establishments at the Donore Place and Fredericksburg Road intersection. Donore Place is a local street with residential characteristics. There is no neighborhood plan or neighborhood association in this area.

The applicant is requesting this zoning change so that the subject property's zoning designation would conform to the current use of the property. Day care facilities are permitted by right in all commercial zoning districts and permitted with a Specific Use Authorization in "O-2" Office and "L" Light Industrial districts. It would be appropriate for the applicant to continue to operate his current use at this location under a low intensity commercial zoning district rather than a high intensity office zoning district. The subject property's location within an area of low-density residential uses makes "C-1" zoning for a day care facility an appropriate zoning district, rather than a "C-2". "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. The uses generally allowed under this zoning district are neighborhood oriented retail and service uses. The individual building size will be limited to 5,000 (five thousand) square feet individual and 15,000 (fifteen thousand) square feet aggregate. Parking is required to be located in the rear in "C-1".

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-234

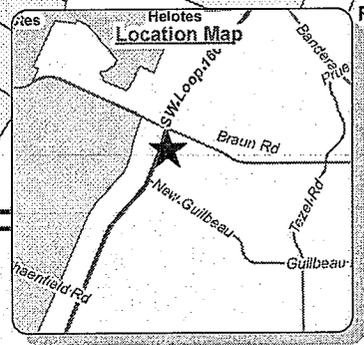
Council District 7

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A portion of Lot 5 Blk 008 NCB 18163

Legend

- Subject Property (0.0647 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (8/6/2008)

CASE NO: Z2008234

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 7

Ferguson Map: 546 D4

Applicant Name:

COSA Historic Preservation Office

Owner Name:

Jastco, Ltd.

Zoning Request: From "C-3" General Commercial District to "HE C-3" General Commercial Historic Exceptional District.

Property Location: A 0.0647 of an acre parcel out of Lot 5, Block 8, NCB 18169

9760 Braun Road

On the northeast corner of Braun Road and Loop 1604 North

Proposal: To apply Historic Exceptional designation

Neighborhood Association: Saddlebrook Farms Neighborhood Association is within 200 feet.

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval

The 0.0647 of an acre parcel was annexed in 1993 and currently two vacant buildings exist on the site. In 2002 following the adoption of the Unified Development Code, the existing "C-3" General Commercial District converted from the previous "B-3" Business District. The "B-3" Business District was adopted on September 22, 1994 (Ordinance number 80810). Property to the north, east and south of the site is zoned "C-3" General Commercial District. Land uses immediately adjacent to site consist of a shopping center to the east with undeveloped pad sites to the north and a drive-in restaurant to the south.

The City Council on June 19, 2008 passed and approved a resolution directing the city to initiate a change in the zoning district boundaries of fourteen (14) nineteenth century farm and ranch complexes identified within the San Antonio City Limits for Historic Designation. The Philip Ruempel House meets the criteria for Landmark status (35-607). The two remaining buildings are excellent examples of ethnic vernacular German farmsteads using indigenous materials.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 18, 2008, the Historic and Design Review Commission concurred with Historic-Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Pedro Vega 207-7980



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 18, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-171
ADDRESS: 9760 Braun Road
LEGAL DESCRIPTION: NCB 18163, Lot 17, Blk Lot P-17, Formerly P-15
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: JASTCO, LTD
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 property. The accompanying exhibits provide additional information.

RECOMMENDATION:

The Philip Ruempel property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of Historic Significance. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to City Council for designation of Historic Landmark for 9760 Braun Road.


Kay Hinder
Interim Historic Preservation Officer

72008234

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Phillip Ruempel House,
41BX1618

ADDRESS: 9840 Braun Road
San Antonio, TX

LEGAL DESCRIPTION: NCB 18163
BCK 8 LOT 5

ZONING: C3

COUNCIL DISTRICT: 7

HISTORIC DISTRICT

LANDMARK: Finding of Historical
Significance

APPLICANT: City of San Antonio

OWNER: JASTCO, LTD

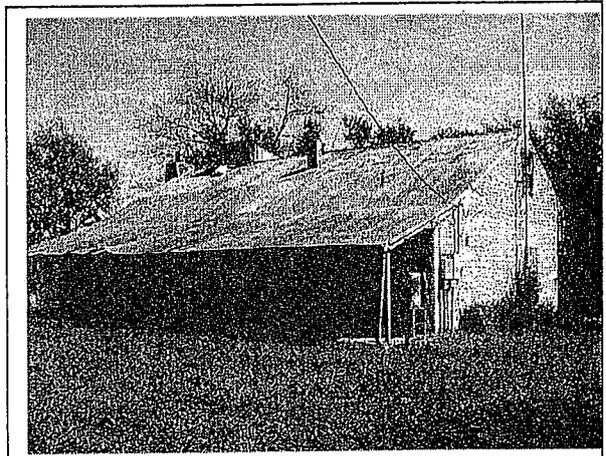
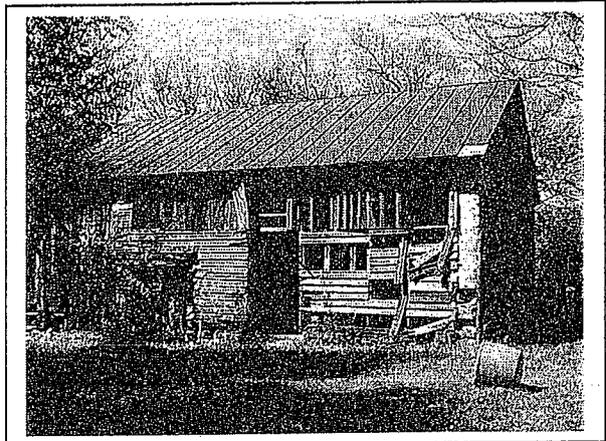
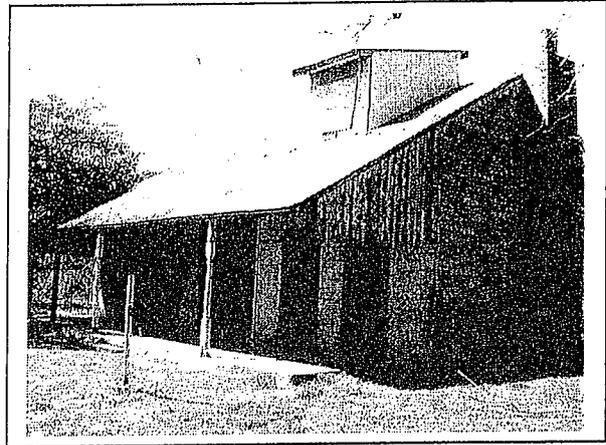
9100 IH10 West, Suite 230
San Antonio, TX 78230

TYPE OF WORK:

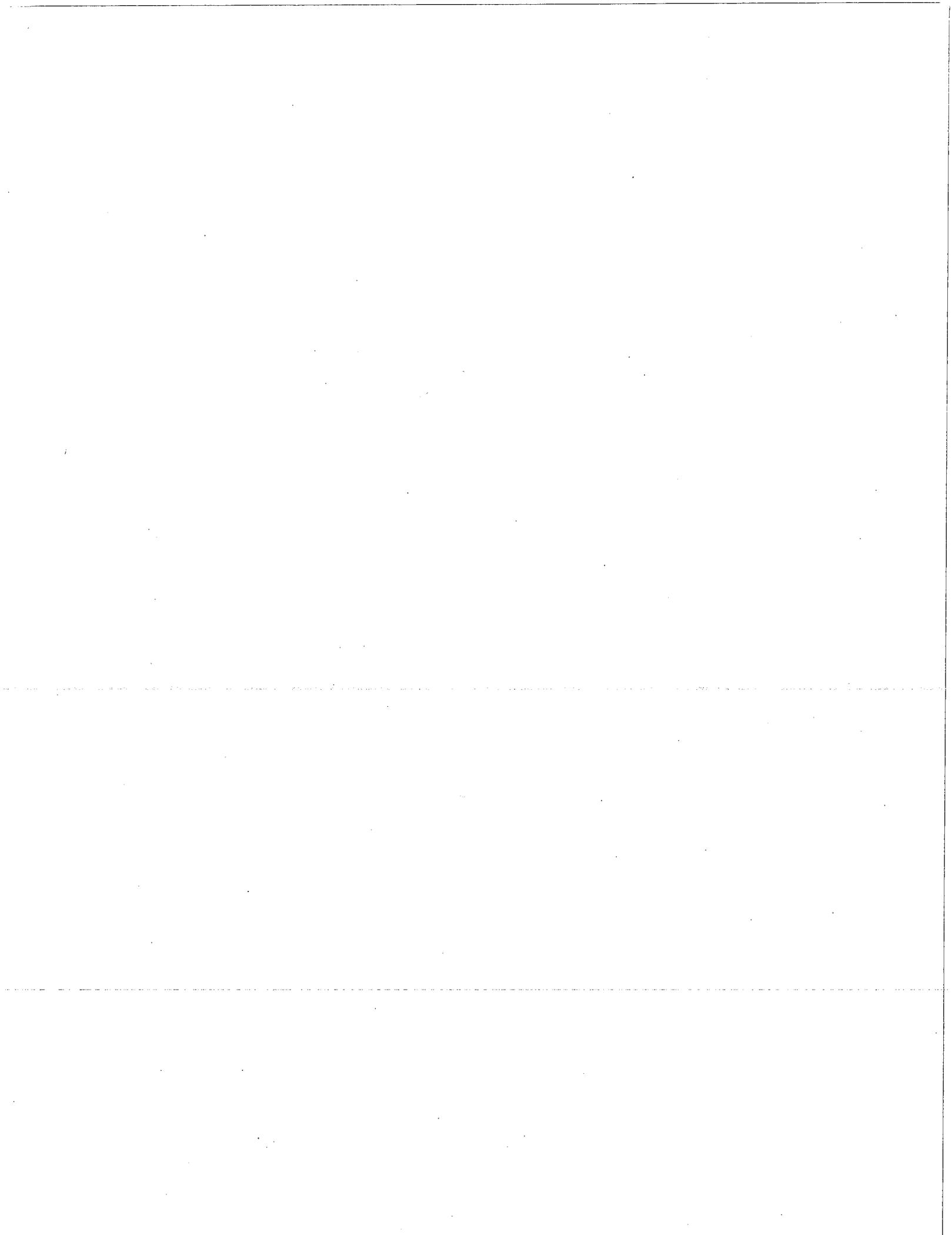
ARCHAEOLOGICAL SITE NO. 41BX

HISTORY:

Phillip Ruempel, (1837-1909) was born in Offenbeck, Germany to Johannes Ruempel (1801- 1887) and Christina Sinnborn Lex (1802-1864). At the age of 18, he immigrated with his parents to Texas in 1855, along with other families from Offenberg and Bicken, Germany. They arrived in Galveston and initially established their home in New Braunfels, living in the household of Joseph and Katharine Mann. On April 23, 1869, Phillip Ruempel, who was then 32 years of age, married Carolina Braun, daughter of Phillip Braun (1810-1887) and Maria Susanna Braun (1812-1903), who had also immigrated to Texas from Germany.



Phillip and Carolina Ruempel established their home in the area of present day Braun Road and Loop 1604. The tract of land was purchased on Jan. 8, 1867 for \$440.00 by Phillip Ruempel from Gustav Wuest, acting as agent for Peter Odet. Odet had patented the land in January 1854 for Francois Giraud. (BCDR Vol. U1, p.195). Philipp Ruempel was both a mason and a farmer and most likely built the home with the help of his friends.

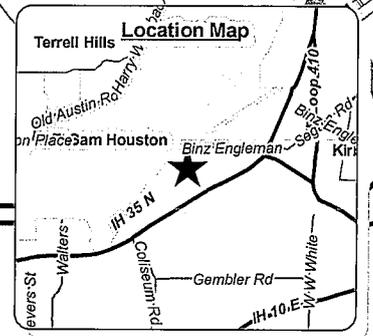
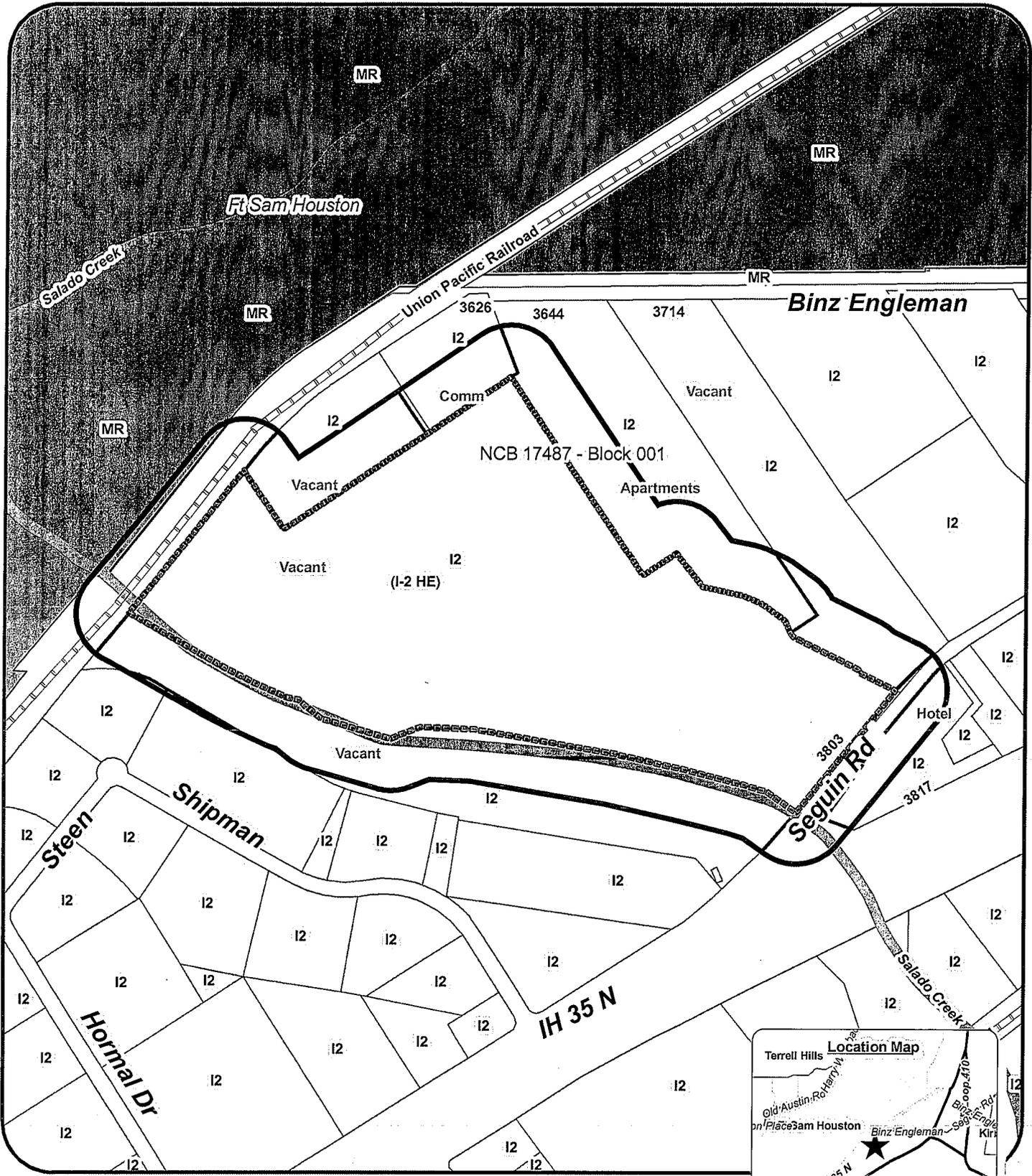


and neighbors. The Ruempels and the Brauns were members of Zion Lutheran Church and are buried in Cemetery #1 of Zion Lutheran, just across Loop 1604 from the Ruempel home. Philipp Ruempel and his son, Karl Joseph Ruempel were Charter members of the church. On April 29, 1916, after the death of Phillip Ruempel, all of the surviving Ruempel children quitclaimed their interest in the property to their mother, Carolina Braun Ruempel. The Ruempels were among the first European American inhabitants in the area that now comprises Leon Valley, Helotes and other nearby communities

Currently two buildings on the site. The large barn, which was likely the structure in which the family first lived is made of roughly quarried limestone. The barn is located to the north of the second larger structure, the family home. The home is made of neatly cut limestone blocks about 18 inches thick. It has porches on the east and west sides. There is a chimney on the east, one in the center and a newer chimney on the west. The roof is tin and the windows are 6/6 and 4/4. A third building, probably a root cellar stood on the property. The two remaining buildings are excellent examples of ethnic vernacular German farmsteads using indigenous materials.

REQUEST: Finding of Historical Significance

CASE COMMENTS: : The Philip Ruempel property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

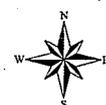


Zoning Case Notification Plan
Case Z-2008-235

Council District 2
 Scale: 1" approx. = 300'
 Subject Property Legal Description(s): 53.887 Acre out of NCB 10568

Legend

Subject Property	▬▬▬▬▬▬▬▬ (53.887 Acres)
200' Notification Buffer	▬▬▬▬▬▬▬▬
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬▬▬▬▬▬▬▬



City of San Antonio - Development Services Dept
 (08/06/2008)

CASE NO: Z2008235

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 2

Ferguson Map: 618 B1

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

City of San Antonio

Zoning Request: From "I-2" Heavy Industrial District to " HE I-2" Historic Exceptional Heavy Industrial District.

Property Location: 53.887 acres out of NCB 10568

3803 Old Seguin Road

On the west side of Seguin Road, between Binz-Engleman to the north and Shipman to the southwest

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is occupied by a 3,320 square foot structure, which is currently being used as a Park Police substation. The property is surrounded by I-2 zoning. The surrounding land uses consist of undeveloped land and a hotel to the east; apartments and undeveloped land to the north; Fort Sam Houston to the west and undeveloped land and industrial uses to the south.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Brenda Valadez 207-7945



22008235

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-168
ADDRESS: 3803 Old Seguin Road
LEGAL DESCRIPTION: NCB10568, Lot W IRR, 589.35 ft. of TR-4 Parcel 991358
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: COSA
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Mayor Jack White property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 3803 Old Seguin Road. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 3803 Old Seguin Road.

Ann Benson McGlone
Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Fred and Rosina Ackerman/Jack White House, 41BX

ADDRESS: 3803 Old Seguin Road, San Antonio, TX

LEGAL DESCRIPTION: NCB10568, Lot W IRR, 589.35 ft. of TR-4 Parcel 991358 Property ID 991358

ZONING: Industrial

3 acres – R1 Family not Farm; 50.8870 acres - Industrial

COUNCIL DISTRICT: 2

HISTORIC DISTRICT

LANDMARK: Finding of Historical Significance

APPLICANT: City of San Antonio

OWNER: City of San Antonio

P.O. Box 839966

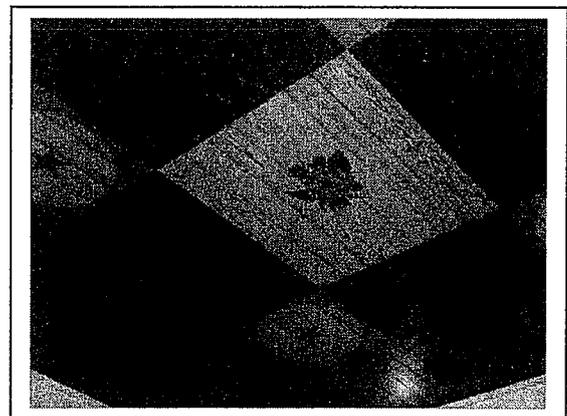
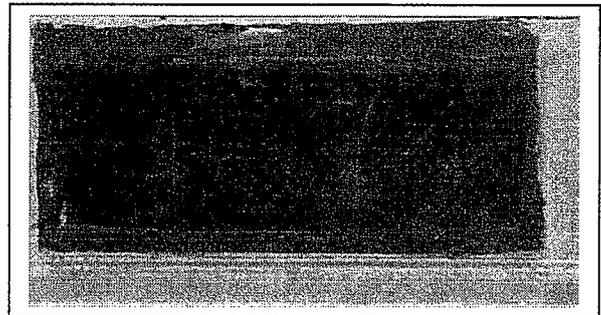
San Antonio, TX 78282-3974

ARCHAEOLOGICAL SITE NO.

TYPE OF WORK:

HISTORY:

The land on which the house sits was out of the south ½ of the Charles F. King Headright #15 that began at the intersection of Salado Creek and the north line of the Old Seguin Road. In 1845, 360 acres were auctioned off by Sheriff George Thomas Howard and sold to David G. Hill for \$110.00. Fred and Rosina Ackerman purchased the acreage on Salado Creek in May 1873 from Sarah Ann Hill, wife of David G. Hill, for \$5,500 in gold, (BCDR Vol. 1, p.112, 1873 and BCDR Vol. C2, p.118, 1845). The amount of the sale seems to imply that the house may have been on the property by this date; however, the date painted on the interior wooden lintel (if original) places the construction as 1874, thus suggesting that it was probably built by the Ackerman's.



In 1897, Fred and Rosina Ackerman both gifted and sold portions of this property as well as other property to their children. Stipulations of the gifted property were that a portion of the land was to include a cemetery, acreage for a school and a church. An additional stipulation required that all the children continue in the Lutheran religion or they would lose their rights and benefits to the property. (BCDR Vol. 164 p224+ 1897) Ben

Ackerman's siblings subsequently sold their shares in the land to him. In 1945, White purchased 90.97 acres of the land from Ben and Emma Ackerman (BCDR Vol. 2121, p.267).

As noted above, the complex was later the residence of former S.A. Mayor Arthur C. "Jack" White. Mayor White served as Mayor of the City of San Antonio from 1949-1952 and again in 1953-54. Jack White was born on a cotton farm near Weatherford, Texas and orphaned at age 6. He worked his way from a bellboy in a 35 room hotel in Mineral Wells to a manager at the age of 17. When the old Westbrook hotel opened in Ft. Worth, he moved there as a room clerk. He moved to San Antonio in 1913 and clerked at night at the Gunter Hotel and studied music during the days. Later he became assistant manager and after serving in World War I as a captain, he opened the Robert E. Lee hotel as manager. He eventually became the owner of a string of Texas hotels, including the White Plaza Hotel in San Antonio as well as other associated enterprises. With Conrad Hilton, he built and operated the Hilton Hotel in Dallas. Later he became associated with the Smith brothers in the building of the Tower Life Building. He was an early crusader for the beautification of the downtown section of the San Antonio River and became chairman of the river improvement district that finally accomplished the project. He organized the San Antonio Beautification Committee who hired Hugman and Arneson to prepare drawings for WPA funding.

During his years as mayor, White divided his time between his penthouse in the White Plaza Hotel and his 90-acre farm on Seguin Road. He retained his interest in music, even singing in his tenor voice during his political heyday. He cut a record of "Irish Heart" for the Cardinals in 1951.

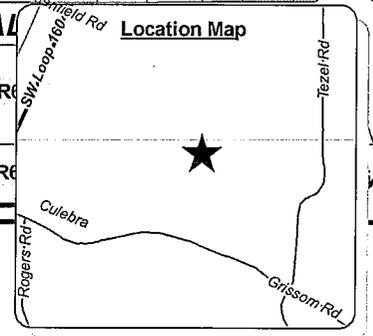
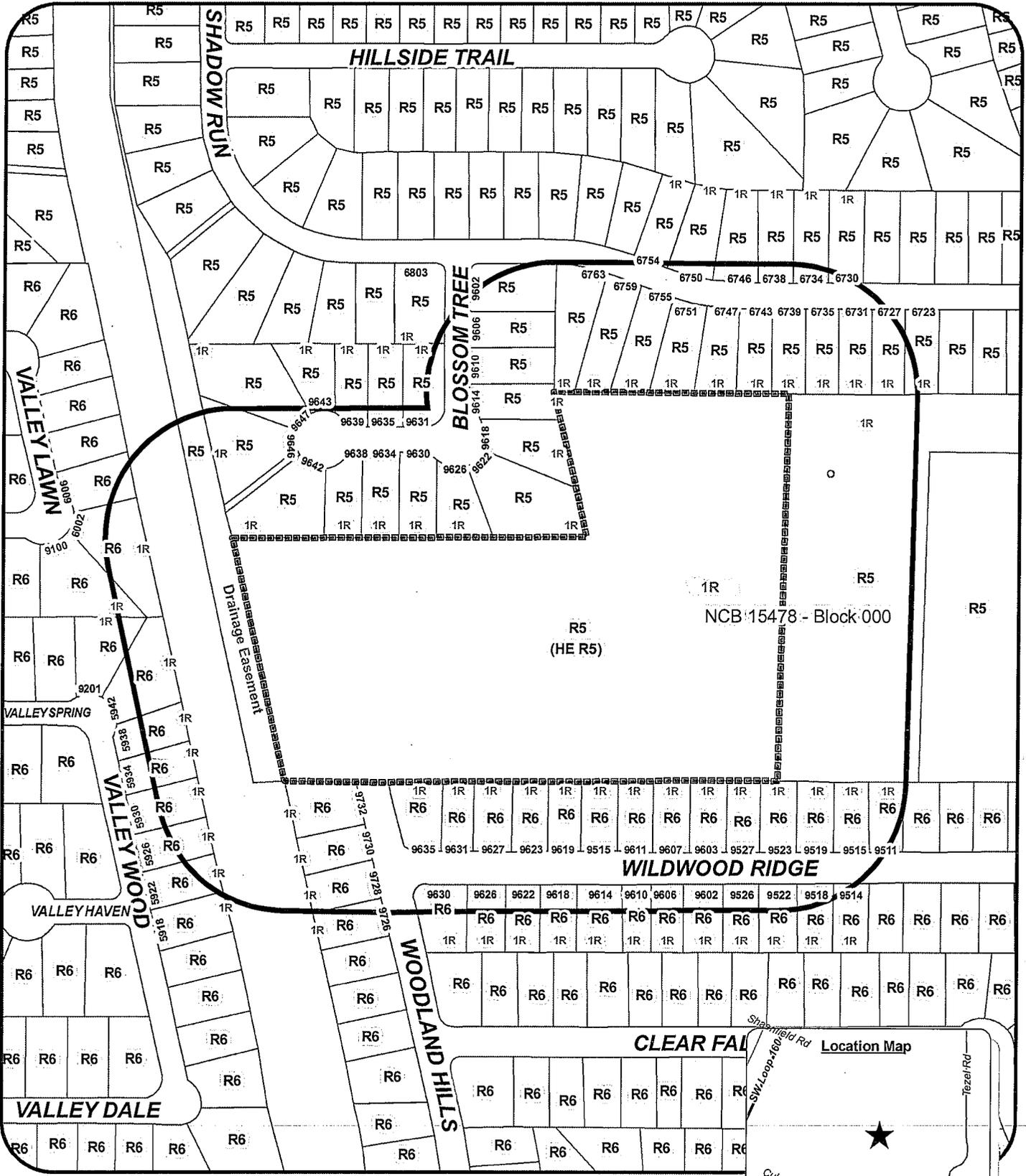
Jack White died in August 1961 at the age of 70 years. In July 1961, shortly before his death, Jack White sold the property to his former wife, Ruth Barrett White. As of 2007, 59.60 acres of the 90.97 acre tract is owned by the City of San Antonio and managed by the City Park Service as a park police substation.

REQUEST: Finding of Historical Significance

CASE COMMENTS: The Mayor Jack White property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c)

Z2008235

(2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.



Zoning Case Notification Plan

Case Z2008236

Council District 6
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): Parcel 7 - NCB 15478

Legend

- Subject Property (6.99 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (08/06/2008)

CASE NO: Z2008236

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 6

Ferguson Map: 578 F3

Applicant Name:

COSA Historic Preservation Office

Owner Name:

Paul and Barbara Tezel

Zoning Request: From "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional Residential Single-Family District.

Property Location: Parcel 7, NCB 15478

6709 Forest Village

At the north end of Forest Village

Proposal: To designate as Historic Exceptional

Neigh. Assoc.: Northwest Crossing and Great Northwest Neighborhood Associations are within 200 feet.

Neigh. Plan: Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zoning district. The Northwest Community Plan calls for Public Institutional land use for the subject property.

Approval.

The subject property, located at the north end of Forest Village, is approximately 6.99 acres in size and was annexed in December 1993, per ordinance 79037. There is an existing single-family home and other accessory buildings on the subject property. These structures are the main subject of the request for Historic Exceptional designation. The home is not currently lived-in, but is maintained and used by the property owners for large family gatherings. Upon adoption of the 2001 Unified Development Code, the existing "R-5" Residential Single-Family District converted from the previous "R-5" Single Family Residence District which was applied to the property after annexation. The subject property is surrounded by residential single-family uses and zoning. The western side of the property is bounded by a drainage easement and creek bed.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 18, 2008, the Historic and Design Review Commission agreed with Historic Division Staff and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Historic Division requests a zoning change to "HE R-5" Historic Exceptional Residential Single-Family District. The property owner has been contacted, and has not voiced opposition to the historic designation. As there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Micah Diaz 207-5876



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 18, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-170
ADDRESS: 6709 Forest Village
LEGAL DESCRIPTION: NCB 15478 BLK LOT P-7 REFER TO: 15478-000-0073 "GUILBEAU/FM 1604" ANNXATN
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: Paul J. and Barbara Tezel
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 property. The accompanying exhibits provide additional information.

RECOMMENDATION:

The Tezel property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio

COMMISSION ACTION:

Approval of a finding of Historic Significance. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to City Council for designation of Historic Landmark for 6709 Forest Village.

Kay Hinder
Interim Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Tezel Farm and Ranch

ADDRESS: 6709 Forest Village, San Antonio, TX

LEGAL DESCRIPTION: NCB 15478 BLK

LOT P-7 REFER TO: 15478-000-0073

"GUILBEAU/FM 1604" ANNXATN

ZONING: R5

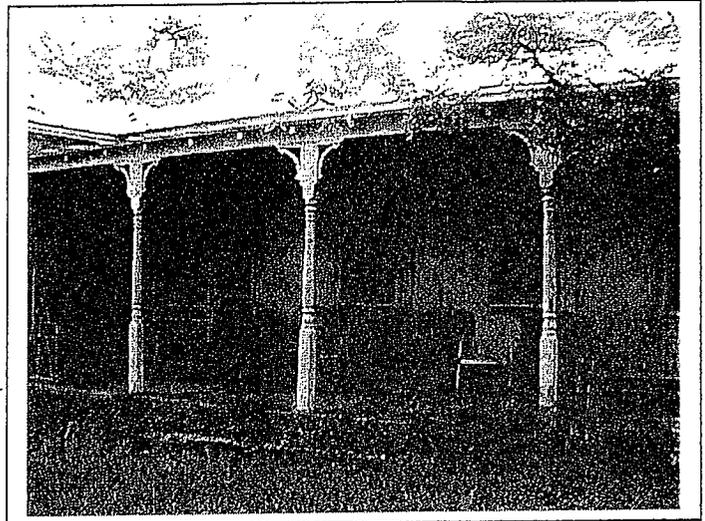
COUNCIL DISTRICT: 6

HISTORIC DISTRICT

LANDMARK: Finding of Historical Significance

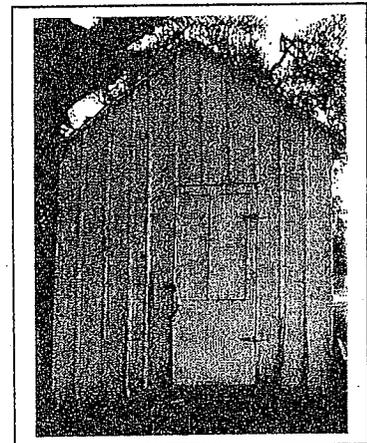
APPLICANT: City of San Antonio

OWNER: Paul J. and Barbara Tezel, Trustee
6709 Tezel Road
San Antonio, TX 78250-4105

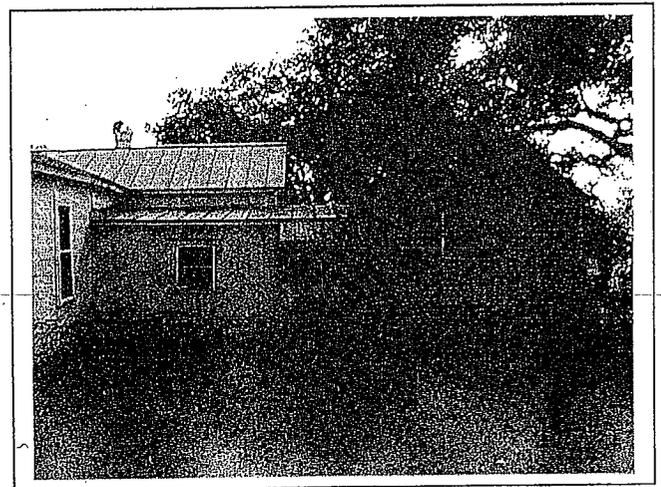


TYPE OF WORK:

HISTORY: Ernestine Tezel, widow of George Heinrich Tezel who died in Germany, arrived in the 1850s with her three sons: August, Herman and William. On Oct. 17, 1873, Ernestine Tezel purchased 300 acres of land from Mary A. Maverick out of Survey #190. Purchase price was \$1750 gold dollars. Land was part of a 1602 acre land grant given to Domingo Perez, patented by Samuel Maverick on April 24, 1872, Patent #815, Vol. 18. (BCDR V4, p.9-10). The Tezels were farmers who raised cattle, hay and corn. The son, William Tezel farmed on the land for the majority of his life until his death in 1955. During WWII, he leased land to Kelly Field for an auxiliary air strip.



Portions of the original farm and ranch have subsequently been sold for private development; however, the Tezel family has preserved a large tract with the old farm house and out buildings conserved within this ca. 20 acre tract. Tezel family members live in homes in the new development but have openings from their back lots into the original family lands. The family donated land to Bexar County for the opening of Tezel Road. In 1885, Herman Tezel donated 1/2 acre of land out of the original Survey #190 for the benefit of a public free school (BCDR Vol. 33:484).



The property contains the original stone house with later additions, a board and batten barn, and other outbuildings.

REQUEST: Finding of Historical Significance

CASE COMMENTS: : The Tezel property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location , design, materials, and workmanship; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years.

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008236

Address: 6709 Forest Village Road, San Antonio, Texas, 78250

Existing Zoning: R5- Residential Single Family District

Requested Zoning: HE R5- Residential Single Family District & Historic Exceptional District

Registered Neighborhood Association: None

Neighborhood/Community/Perimeter Plan:

San Antonio Master Plan Policies, 1997

Northwest Community Plan, 1998

Future Land Use for the site:

Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. The location for these services include where they currently reside, as well as where they meet the future needs of the community.

Other Comments:

The applicant is seeking a R5-HE Residential Single Family District, Historic Exceptional District designation to preserve the property's history and significance. The proposed site is located at 6709 Forest Village Road and surrounded by single family residential development. Conserved within a twenty acre tract of land, the site includes an old farm house and out buildings. As described above, the future land use is Public Institutional. The R5-HE Residential Single Family District & Historic Exceptional District designation is compatible with existing adjacent land uses and zoning.

Staff recommends approval of this proposal. Granting the request, would satisfy goals and objectives established in the San Antonio Master Plan Policies and Northwest Community Plan. As stated in the Northwest Community Plan, the zoning designation would help "develop a distinct community identity" (p11) and advance established urban design goals. Furthermore, the San Antonio Master Plan Policies stipulates it will "preserve and enhance the City's historic resources" (p44). Additionally it maintains that, urban design goals should reflect "...enhancement of the City's important historic and cultural characteristics,.....as well as existing residentialand neighborhood centers". (p42)

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

Alternate Recommendation

Reviewer: Loretta N. Olson

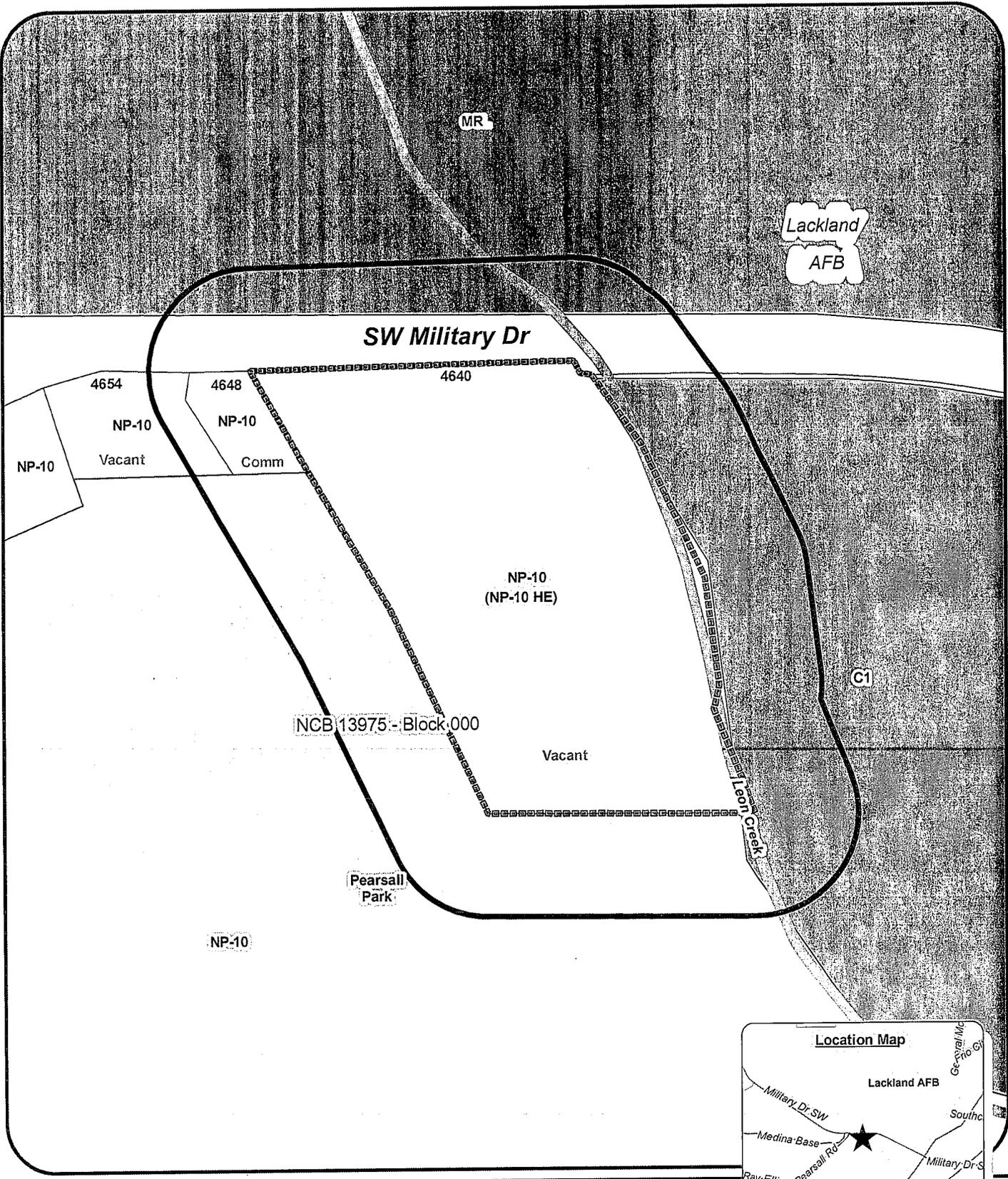
Title: Senior Planner

Date: 07/29/2008

Manager Review: Nina Nixon-Mendez

Date: 08/06/2008

07/29/08



Zoning Case Notification Plan

Case Z-2008-237

Council District 4
 Scale: 1" approx. = 250'

Subject Property Legal Description(s): 11.27 Acres out of NCB 13975

Legend	
Subject Property	▬ (11.27 Acres)
200' Notification Buffer	▬
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬



City of San Antonio - Development Services Dept
 (07/25/2008)

CASE NO: Z2008237

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 4

Ferguson Map: 648 E6

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Myron L. Maples

Zoning Request: From "NP-10" Neighborhood Preservation District to "HE NP-10" Historic Exceptional Neighborhood Preservation District.

Property Location: Tract F, NCB 13975

4640 Southwest Military Drive

East of the southeast corner of the Southwest Military Drive and Old Pearsall Road intersection

Proposal: To allow for Historic Exceptional

Neigh. Assoc. Southwest Neighborhood Association

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time.

Staff Recommendation:

Finding of consistency is not required because there is no change to the base zone. The United Southwest Communities Plan calls for a Park for the subject property.

Approval

Subject property is a vacant 11.27-acre parcel located on the City's southwest side. This property is situated east of the southeast corner of the Southwest Military Drive and Old Pearsall Road intersection. This area was annexed by the City of San Antonio on January 20, 1966. The zoning on this parcel converted from "RA" to "NP-10" following the adoption of the current zoning districts in 2001. Properties to the south and west are zoned "NP-10" and property to the east is zoned "C-1". The subject property is fronting Southwest Military Drive and Lackland Air Force Base to the north. Southwest Military Drive is a Primary Arterial "Type A". This property is within the Southwest Neighborhood Association and the United Southwest Community Plan. Leon Creek runs through the subject property and the majority of this property is within the 100 year flood plain.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE NO: Z2008237

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-172
ADDRESS: 4640 Southwest Military Drive
LEGAL DESCRIPTION: NCB 13975 TR F
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: Myron L. Maples
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Rodriguez/Leal/Dwyer outbuilding meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 4640 S.W. Military Drive. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 4640 S.W. Military Drive.

Ann Benson McGlone
Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Rodriguez/Leal/Dwyer complex

ADDRESS: 4640 Southwest Military Drive

LEGAL DESCRIPTION: NCB 13975 TR F

Parcel Key: 256977

Property ID: 539989

ZONING: NP-10

COUNCIL DISTRICT: 4

HISTORIC DISTRICT

LANDMARK: Finding of Historical Significance

APPLICANT: City of San Antonio

OWNER: Myron L. Maples

4640 SW Military Drive

San Antonio, TX 78242

ARCHAEOLOGICAL SITE NO.

TYPE OF WORK:

HISTORY:

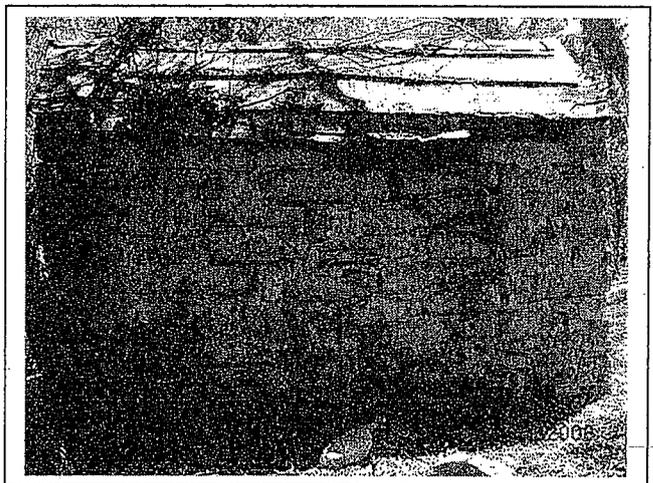
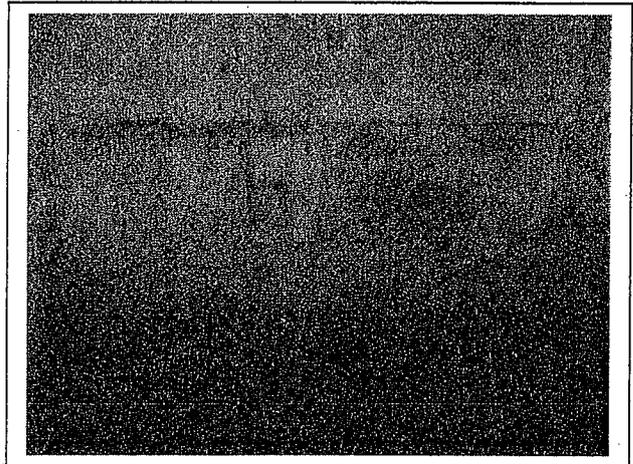
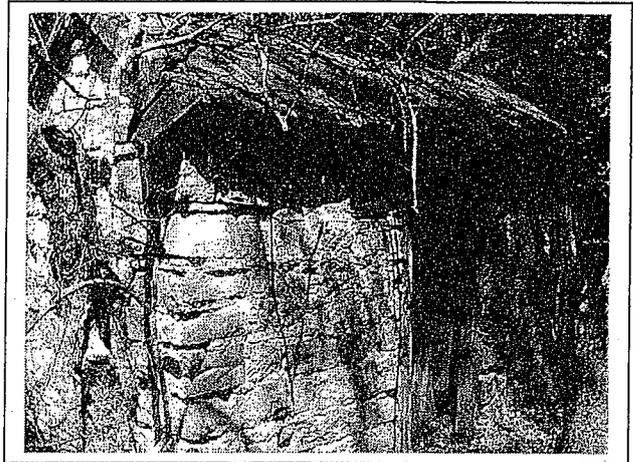
Early ownership of this property has been traced to two Canary Island families, Rodriguez and Leal. In later years, it was owned by Edward Dwyer, who was Mayor of San Antonio in 1845. There are two structures, one of which is stone and adobe and the other which was a much larger stone house, now in ruins.

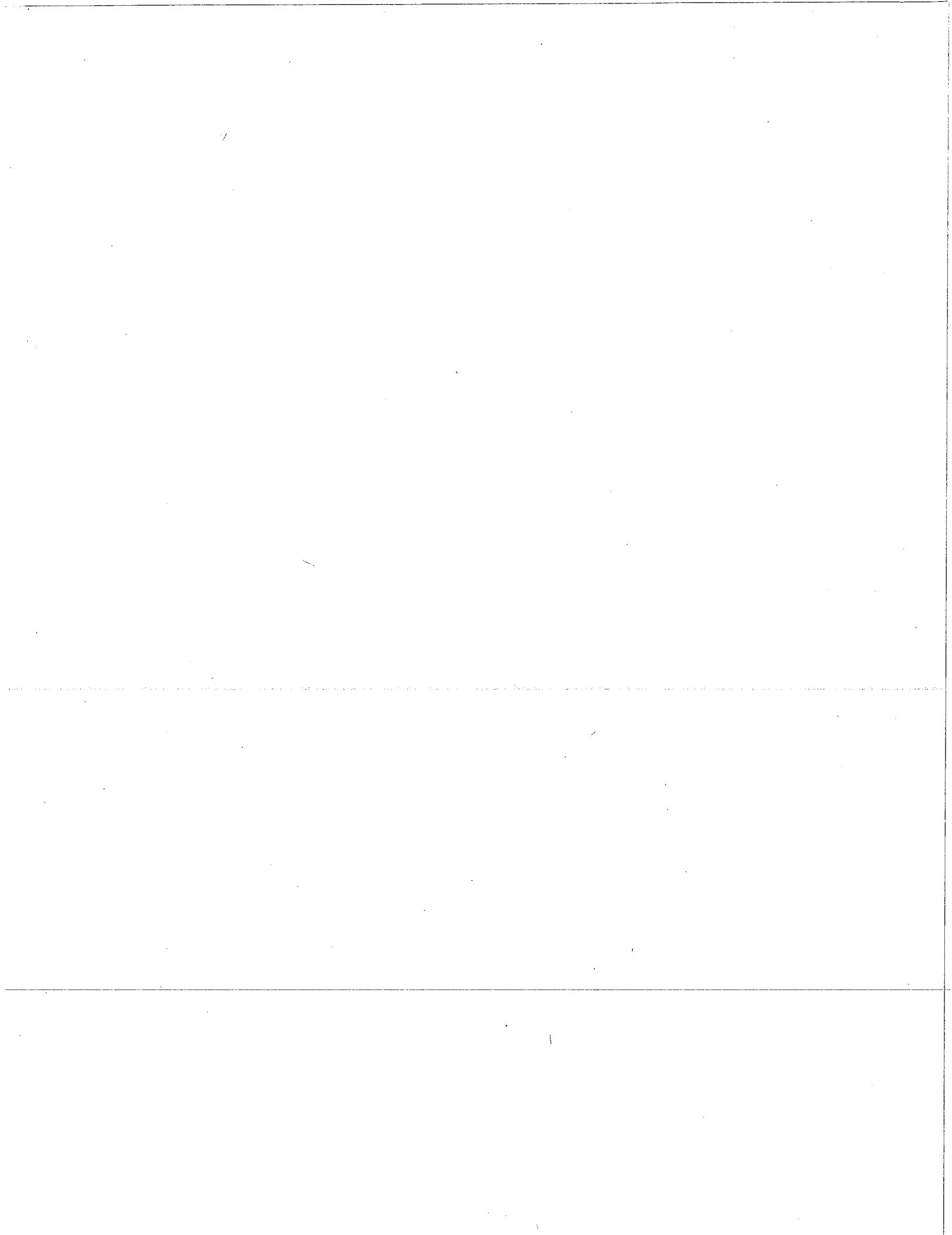
Additional outbuildings are located on the property.

The land on which this small building is located was granted to Maria Francisca Antonio Rodriguez and her husband Jose Remigio Leal (great grandson of Juan Goraz Leal, first Mayor of San Antonio) who settled and cultivated this land from the time of the Spanish Government. The property was referred to as "La Encantada" and was located on the west side of Leon Creek.

Leal was killed in the Battle of Alazan in 1813 when General Joaquin Arredondo entered and occupied the plaza of San Antonio.

Maria Francisca Rodriguez, a widow, petitioned the State of Coahuila Texas in order to secure the property in her own name. She stated she had "acquired by force of her own efforts" some stock after having suffered a general disaster to those which her husband had acquired when the property was recaptured by the troops of General Arredondo. She desired to have the cattle on land of





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her own in order to increase the number of behalf of the large family she supported. Maria Francisca Rodriguez and Remigio Leal had had six children. Her petition was approved for one league and she was required to pay for one labor of land for a total of 4605.05 acres (BCDR: 927:610-616; General Land Office, Spanish Collection, Translation 3361).

On June 6, 1851, Maria Francisca Rodriguez sold the league and labor on Leon Creek to her daughter, Maria Leal de Ramon and son-in-law, Edward Dwyer. The selling price was \$1,000. (BCDR 12:542-543). Edward Dwyer, Mayor of San Antonio in 1845, had married Mariana Leal de Ramon (her 2nd marriage) in 1843. He was a partner of William Elliott in San Antonio about 1839. In 1840, along with George W. Blow and Jose Antonio Navarro, he was appointed to investigate fraudulent land claims in the Bexar District. Edward Dwyer and Mariana Leal had 4 children. Dwyer also owned a row of buildings facing the site of the present courthouse, one of which was likely his city residence. Edward Dwyer died in Bexar County in April 1854.

The property was inherited by Maria and Edward's son, Joseph who had married Annette Withers. Serious financial difficulties ensued and the property was mortgaged. In March 1900, the property was auctioned off at the courthouse steps to high bidder, Hermine Fletcher. (BCDR 187:36+,1900). In 1902 she sold the property to James H. Downie. Other owners in the 20th century included George F. Stuenkel, J.A. Baker, Mary Schuh, Clyde H. and Katherine Schuh Maples, and the present owner Myron L. Maples.

REQUEST: Finding of Historical Significance

CASE COMMENTS: The Rodriguez/Leal/Dwyer outbuilding meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008237

Address: 4640 Southwest Military Drive

Existing Zoning: NP-10

Requested Zoning: HE NP-10

Registered Neighborhood Association(s): Southwest Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Parks

Parks include both public and private lands dedicated to active or passive use. Examples include playgrounds, athletic fields, trails, greenbelts, plazas, and courtyards.

Other Comments:

The subject property is located directly south of Lackland Airforce Base, west of property owned by Port San Antonio, and north of City of San Antonio's Pearsall Park.

Analysis:

Goal 6 states the community's goal to create additional parkland by completing park projects and identifying locations for additional recreational facilities. The subject property is located directly north of Pearsall Park and is within the floodplain of Leon Creek making it an ideal location for expansion of the park or other complementary park uses.

The subject property is also known as the Rodriguez/Leal/Dwyer Complex. The land was first developed by Jose Remigio Leal and Maria Franscisca Antonio Rodriguez as a homestead during the time of Spanish rule and known as "La Encantada". The site was later home to Edward Dwyer, San Antonio Mayor in 1845. City Council passed Resolution 2008-06-19-0033R directing Development Services Department to initiate the zoning change for historic designation of the subject property. The site is in compliance with UDC 35-607 criteria for finding of historical significance.

Granting the request would satisfy goals and policies established in the San Antonio Master Plan. Goal 2 in the Urban Design Section of the San Antonio Master Plan states "Preserve and enhance the City's historic resources" (p. 44). Policy 1b also includes the "Preservation and enhancement of the City's important historic and cultural characteristics, including architectural styles and historic districts" (p. 42).

Although the United Southwest Communities Plan does not specifically state a goal for designating and maintaining historic sites, historic preservation is a policy within the City's Mater Plan. Additionally, the historic designation does not prohibit the site from being developed as a park as the future land use plan proposed.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required base zoning not changing

Staff Recommendation:

Approval

Denial

Alternate Recommendation:

Reviewer: Rebecca Paskos

Title: Senior Planner

Date: 8/6/2008

Manager Review: Nina Nixon-Mendez

Title: Planning Manager

Date: 8/6/2008

03/28/2008

CASE NO: Z2008238

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 2

Ferguson Map: 617 A5

Applicant Name:
COSA Historic Preservation Office

Owner Name:
Rita Rubio

Zoning Request: From "D" Downtown District to "HS D" Historic Significant, Downtown District.

Property Location: The south 93.1 feet of Lot 10, Block 40, NCB 557

209 Dawson Street

The north side of Dawson Street, between Live Oak Street and Chestnut Street.

Proposal: To designate Historic Significant

Neigh. Assoc. Dignowity Hill Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zoning district. The Downtown Neighborhood Plan calls for Mixed Use land use for the subject property.

Approval

The subject property is within the original city limits and totals approximately .1295 acres. There is an existing vacant residential structure on the subject property that measures approximately 1252 square feet and was constructed sometime between 1896 and 1904. Upon adoption of the 2001 Unified Development Code, the existing D zoning converted from the previous B-4 zoning, which was approved by the City Council on December 14, 1989 (Ordinance #70785.)

"D" Downtown District zoning currently exists to the north, east and west of the subject property. Property to the south across Dawson Street is zoned "D" Downtown District. Land uses immediately adjacent to the subject property consist of commercial uses to the north, vacant land to the west and a vacant residential structure to the east. There is commercial/ manufacturing uses and vacant land to the south across Dawson Street.

The property owner has requested approval to demolish the residential structure at 209 Dawson Street. The Historic Preservation Office recommends denial of the demolition permit and a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 18, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending denial of the demolition request and approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Leslie Zavala 207-0215



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 18, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-157
ADDRESS: 209 Dawson
LEGAL DESCRIPTION: NCB 557 BLK 40 LOT N 3.3 FT OF S 50 OF 8 & 9 & S 97.4 FT OF 10
APPLICANT: City of San Antonio, Historic Preservation Officer, P.O. Box 839966
OWNER: Rita Rubio
TYPE OF WORK: Demolition and Finding of Historic Significance

REQUEST:

The Historic Preservation Officer is requesting a Certificate of Appropriateness for a Finding of Historic Significance and denial of the request for demolition for the structure at 209 Dawson.

RECOMMENDATION:

The staff recommends approval of the request for a Finding of Historic Significance for 209 Dawson and denial of the request for demolition. The house is a single story folk Victorian with a gable front and side wing. The front porch has intact spindle work detailing and flat, jigsaw cut trim. The 1896 and 1904 Sanborn Maps indicate that a small rear addition was done within the time period. The 1915 city directory lists Nettie Keller as a renter and the 1927 city directory lists Mary Fields as the owner.

The building on the property has not deteriorated beyond feasible repair or reuse and is one of the last remaining structures of its type on the block and represents what was once a thriving working class neighborhood. According to the city directories, occupants were engaged in service related jobs including, the early railroad industry, hotel industry and restaurants.

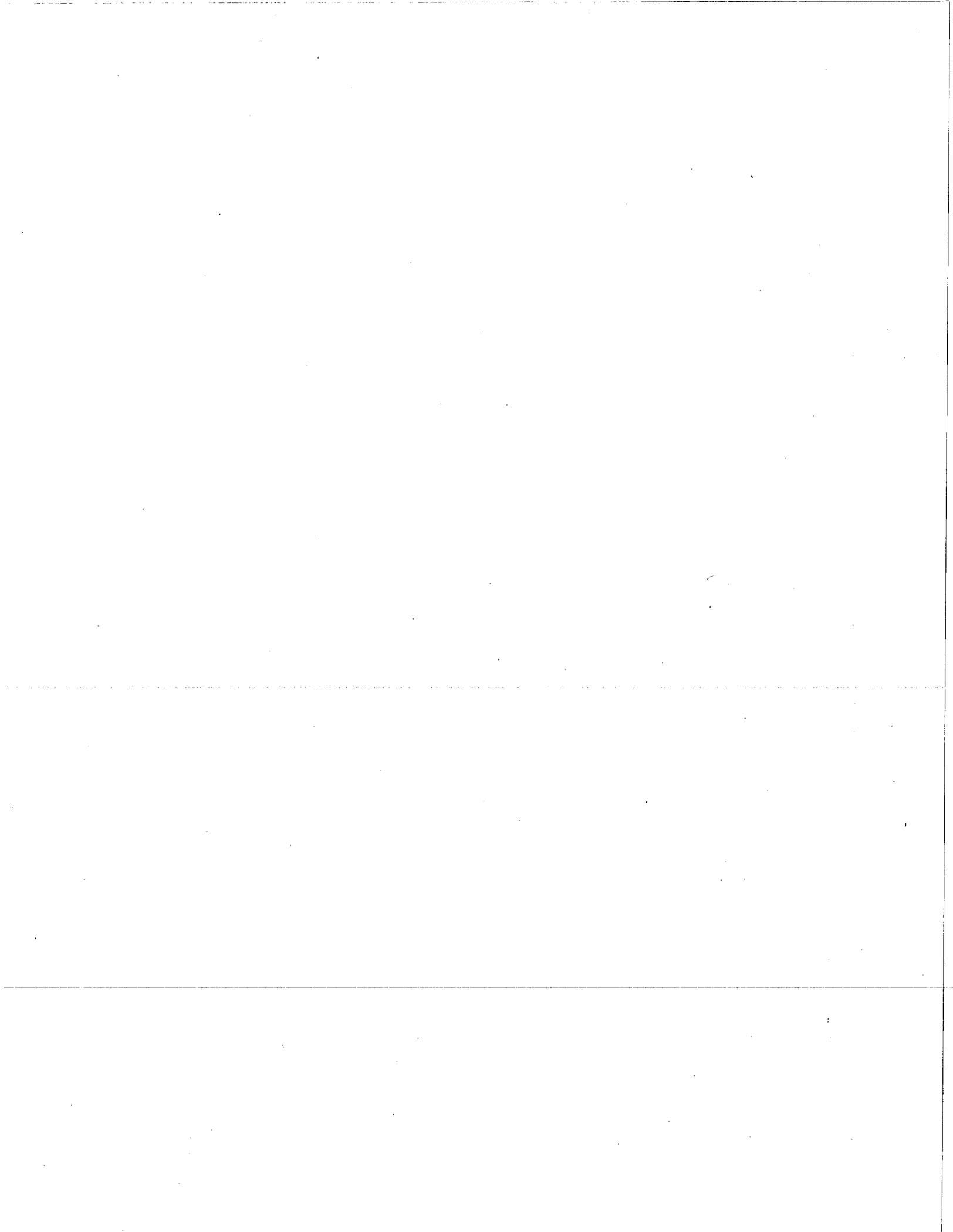
209 Dawson is eligible for a finding of historic significance based on the following criteria:

- (1) its value as a visible reminder of the cultural heritage of the community (36-607(b)(1));
- (2) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- (3) its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));

COMMISSION ACTION:

Approval of a Finding of Historic Significance and denial of demolition request for 209 Dawson.

Kay Hindes
Interim Historic Preservation Officer.



Statement of Historic Significance

The house is a single story folk Victorian with a gable front and side wing. The front porch has intact spindlework detailing and flat, jigsaw cut trim. The 1896 and 1904 Sanborn Maps indicate that a small rear addition was done within the time period. The 1915 city directory lists Nettie Keller as a renter and the 1927 city directory lists Mary Fields as the owner.

The building on the property has not deteriorated beyond feasible repair or reuse and is one of the last remaining structures of its type on the block and represents what was once a thriving working class neighborhood. According to the city directories, occupants were engaged in service related jobs including, the early railroad industry, hotel industry and restaurants.

209 Dawson is eligible for a finding of historic significance based on the following criteria:

- (1) its value as a visible reminder of the cultural heritage of the community (36-607(b)(1));
- (2) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- (3) its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008238

Address: 209 Dawson

Existing Zoning: D

Requested Zoning: HS D

Registered Neighborhood Association(s): Dignowity Hill

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Mixed Use

Analysis:

The subject property is approximately 0.11295 acres and is located just east of IH 37 and Dawson and just south of an existing historic district. The subject property is located in the Downtown Neighborhood Plan. The Land Use Plan designates the area containing the subject property as Mixed Use and the plan calls for infill and housing rehabilitation to maintain the neighborhood character.

The structure is eligible for historic designation based on the following:

1. It serves as a visible reminder of the cultural heritage of the community;
2. It embodies distinguishing characteristics of an architectural style valuable for the study of period, type, method of construction or use of indigenous materials;
3. Its historical, architectural and cultural integrity of location, design, material and workmanship.

One of the goals in the Downtown Neighborhood Plan calls for preserving and enhancing the character of the area as well as celebrating its history and culture (pg 5). The plan's long term vision is to rehabilitate housing in existing neighborhoods (pg 24); the preservation of this home is important to the goals and objectives of the Downtown Neighborhood Plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to HS D.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

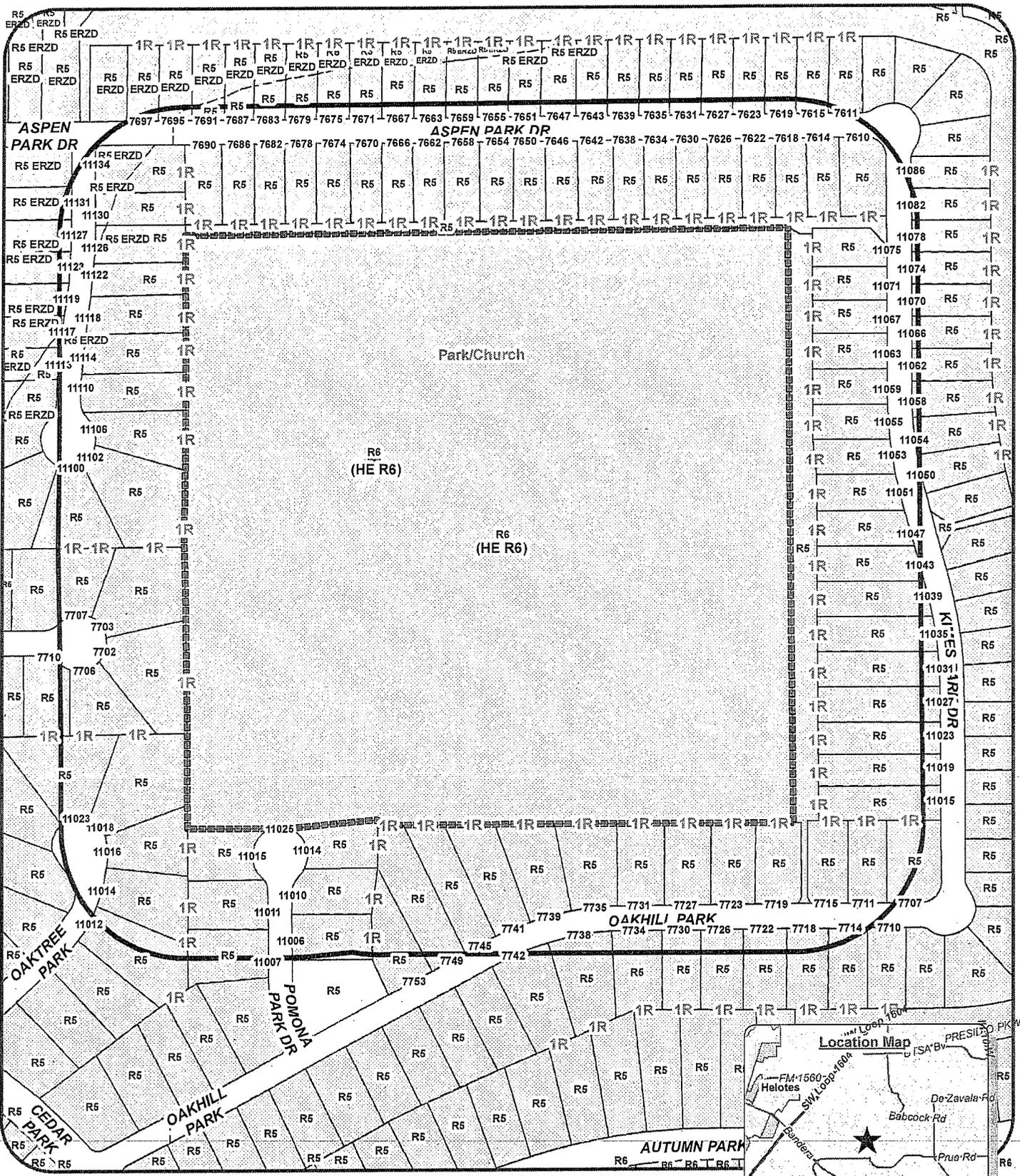
Reviewer: Lauren Edlund

Title: Planner

Date: August 7, 2008

Manager Review: Nina Nixon-Mendez

Date: August 7, 2008



Zoning Case Notification Plan

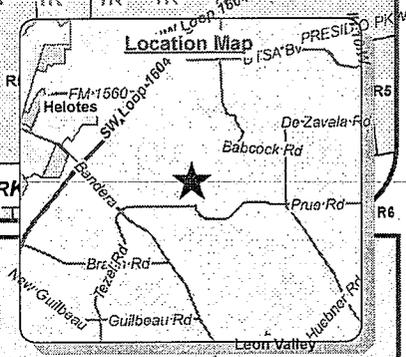
Case Z2008239

Council District 8
 Scale: 1" approx. = 200'

Subject Property Legal Description(s): 20.0 Acres out of NCB 18157 Block 000

Legend

- Subject Property (20.0 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (08/6/2008)

CASE NO: Z2008239

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 547 D3

Applicant Name:
COSA Historic Preservation Office

Owner Name:
Peace Community Church, David Semler

Zoning Request: From "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family District.

Property Location: 20.0 acres out of CB 4531, also known as Parcel P-2, NCB 18157

11025 Pomona Park Drive

Pomona Park Drive, approximately 350 feet north of the Oakhill Park intersection

Proposal: To designate Historic Exceptional

Neigh. Assoc. Parkwood Maintenance Association, Inc.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval

The subject property was annexed in 1987 and totals approximately 20 acres. There is an existing vacant residential structure on the subject property that measures approximately 3248 square feet and was constructed in 1882, as well as a second structure that measures approximately 420 square feet. Upon adoption of the 2001 Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning. "R-5" Residential Single-Family District zoning currently exists to the north, south, east and west of the subject property. Land uses immediately adjacent to the subject property consist of single-family residential homes to the north, south, east and west.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

728058239
June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-179
ADDRESS: 11025 Pomona Park Drive
LEGAL DESCRIPTION: NCB 18157 Lot P-2 (refer to 18157-000-0021)
Hausman/Prue Road Annexation
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: Peace Community Church
TYPE OF WORK: Historic Landmark Designation

REQUEST:

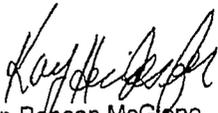
The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Francisco/Maximo Cadena property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; 35-607 (c)(2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years.

COMMISSION ACTION:

Approval of a finding of historic significance for 11025 Pomona Park Drive . The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 11025 Pomona Park Drive.


Ann Benson McGlone
Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Francisco or Maximo Cadena House

ADDRESS: 11025 Pomona Park Drive;
Bexar County Appraisal District shows
address as Aspen Park Drive, San Antonio.

LEGAL DESCRIPTION: NCB 18157 Lot
P-2 (refer to 18157-000-0021) Hausman/Prue
Road Annexation) Property ID 690345

ZONING: R6

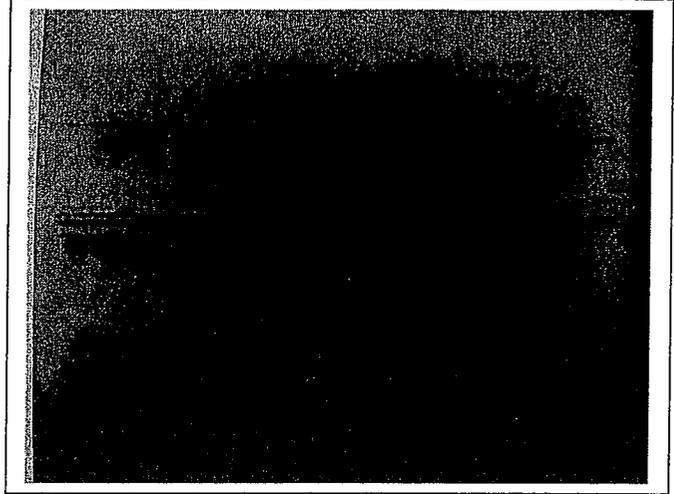
COUNCIL DISTRICT: 8

HISTORIC DISTRICT

LANDMARK: Finding of Historical
Significance

APPLICANT: City of San Antonio

OWNER: Peace Community Church, P.O.
Box 691007, San Antonio, TX 778269-1007



TYPE OF WORK:

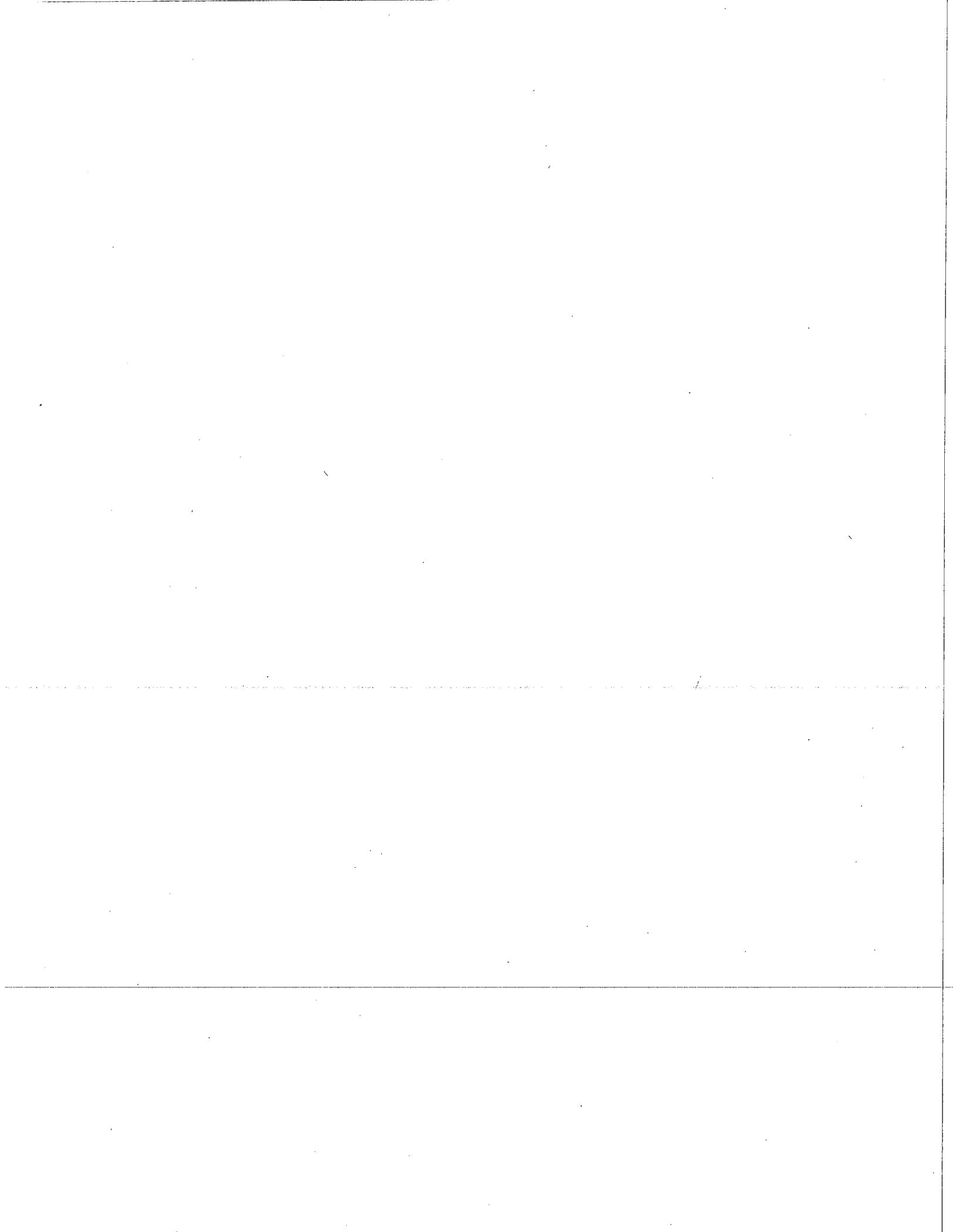
HISTORY: Francisco Cadena was an early Bexar County colonist and immigrated here on or prior to October 1, 1837. He received Headright Grant No. 385 for 1,280 acres of land on July 8, 1847 in Survey No. 267 3/4. As stated in the Headright, the land was "situated on the Waters of Leon Creek" being a part of Survey No. 267 3/4. J. Marnoch and A. Cadena were the chain carriers for the survey. Cadena was a trail driver and a trader, an occupation continued by his son, Maximo Cadena.

Descendants of Francisco Cadena revealed he was born in Zaragosa, Mexico in 1808 and died in 1858 along the Camino Real on his way back from Port Arthur, Texas. Francisco was a trader and had taken a herd of cattle down to Port Arthur. He died along the trail and was buried somewhere near that city. He is believed to have been residing in Presidio in 1830 according to family oral history.

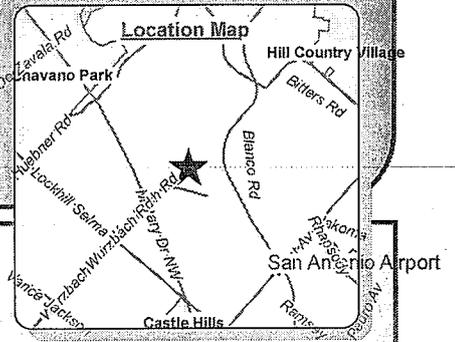
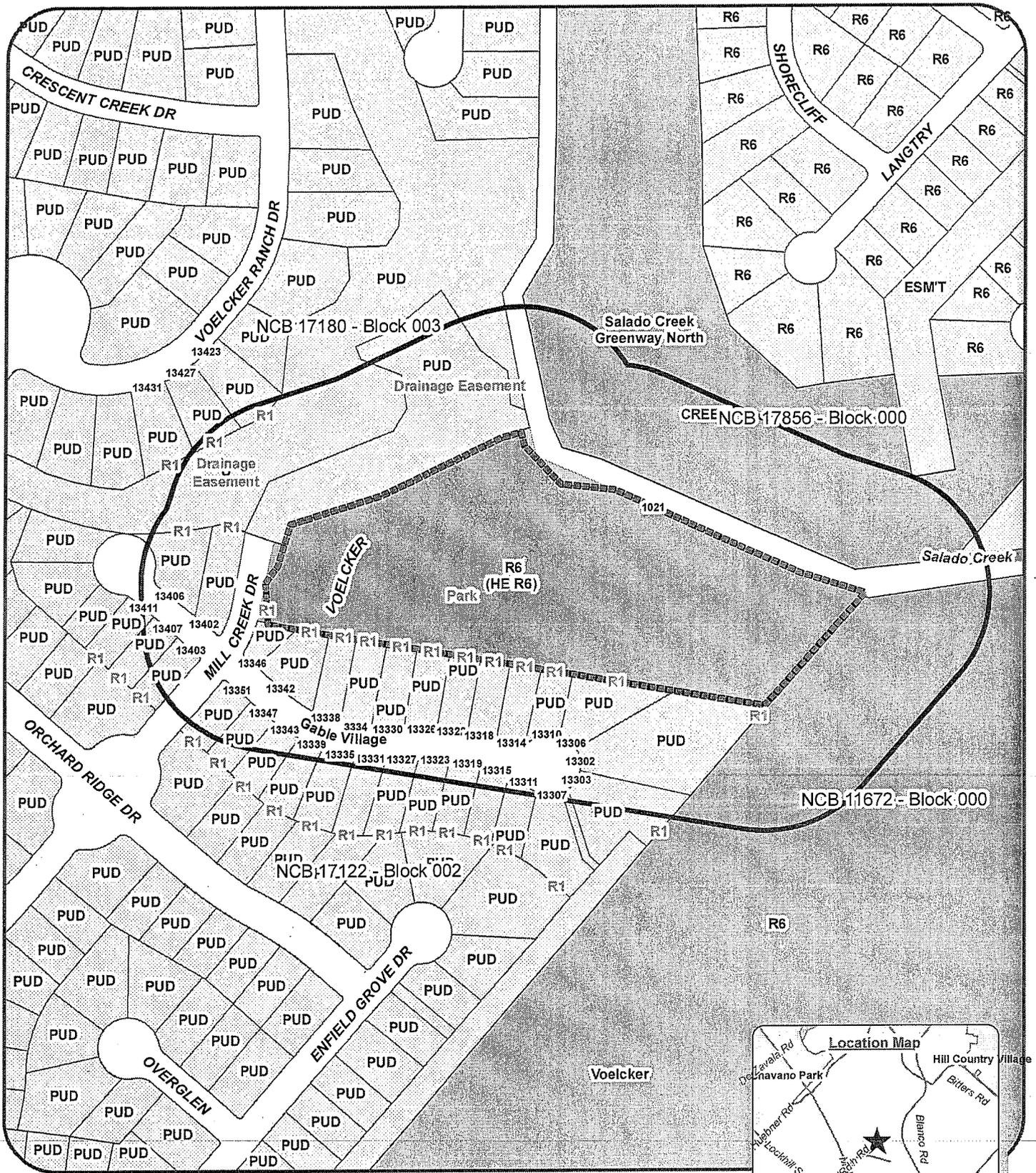
The Cadena family built a two-story limestone block house that is still in use. Based on the construction style, form and materials, the house probably dates to the mid-19th century, possibly as early as the 1840s when Cadena was granted his headright grant on the Leon Creek. The house is a three bay facade with central hall, rectangular in shape with double wooden porches running on both sides along the length of the house.

REQUEST: Finding of Historical Significance

CASE COMMENTS: The Francisco/Maximo Cadena property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (5) its embodiment of distinguishing characteristics of an



architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; and, additionally, 35-607 (c) (1) E. the property is associated with family persons important to the history of San Antonio; 35-607 (c)(2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years.



Zoning Case Notification Plan

Case Z2008240

Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Parcel P-26 Block 001 NCB 17180

Legend

- Subject Property (5.3440 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept.
(08/06/2008)

CASE NO: Z2008240

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 550 A1

Applicant Name:
COSA Historic Preservation Office

Owner Name:
City of San Antonio

Zoning Request: From "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family District.

Property Location: Parcel P-26, Block 1, NCB 17180

1021 Voelcker Lane

The south side of Voelcker Lane, approximately one quarter mile west of the Blanco Road intersection.

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval

The subject property was annexed in 1972 and totals approximately 5.344 acres. There are multiple vacant structures on the subject property that measure approximately 1440 square feet, approximately 360 square feet, approximately 621 square feet and approximately 432 square feet in size. Upon adoption of the 2001 Unified Development Code, the existing R-6 zoning converted from the previous Temp R-1 zoning.

"PUD R-5" Planned Unit Development, Residential Single-Family District zoning currently exists to the north across Voelcker Lane, and to the west and south of the subject property. Property to the east is zoned "R-6" Residential Single-Family District. Land uses immediately adjacent to the subject property consist of single-family residential homes to the west and south of the subject property. Salado Creek is located to the north of the subject property and the remainder of Voelcker Park is located to the east.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215



22002240

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-169

ADDRESS: 1020 Voelcker Lane

LEGAL DESCRIPTION: NCB 17180 Blk 1 Lot P-26, Refer to 17180-001-

PUBLIC PROPERTY: No

HISTORIC DISTRICT:

LANDMARK DISTRICT:

APPLICANT: COSA, 1901 S Alamo

OWNER: COSA

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The Louis Voelcker property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 1020 Voelcker Lane. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 1020 Voelcker Lane.

Ann Benson McGlorie
Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Louis Voelcker Farm and Ranch

ADDRESS: 1020 Voelcker Lane, San Antonio, TX

LEGAL DESCRIPTION: NCB 17180 Blk 1 Lot P-26, Refer to 17180-001-0265

ZONING: R6

COUNCIL DISTRICT: 8

HISTORIC DISTRICT

LANDMARK: Finding of Historical Significance

APPLICANT: City of San Antonio

OWNER: City of San Antonio

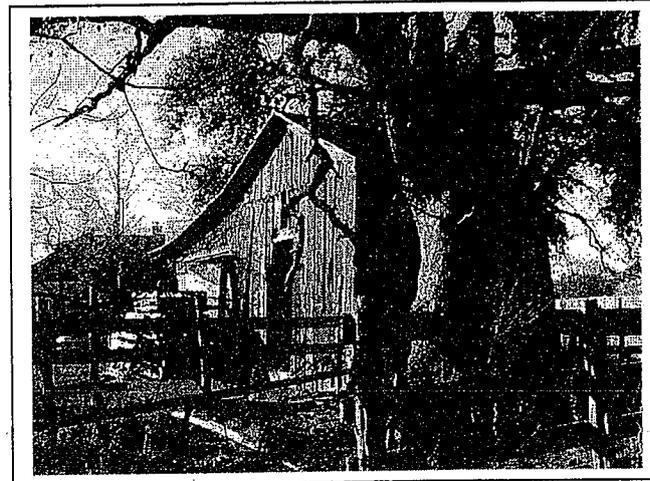
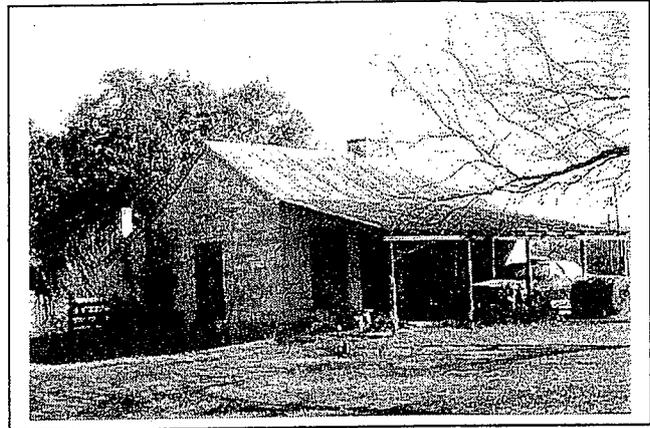
TYPE OF WORK:

HISTORY:

The history of this property is not currently well known, but efforts are underway to conduct a more complete archival history of the property. The land was owned by Louis Voelcker who farmed here in the 19th century as well as ran a dairy by 1910. A number of buildings are currently standing on the property and include the stone house, a wood frame Arts and Crafts bungalow, a dairy barn, and other farm buildings.

REQUEST: Finding of Historical Significance

CASE COMMENTS: The Louis Voelcker property meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation



of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

CITY OF SAN ANTONIO
AVIATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department

FROM: Jerry Rankin

COPIES TO: City of San Antonio Zoning Commissioners

SUBJECT: Zoning Case Z2008240

DATE: July 30, 2008

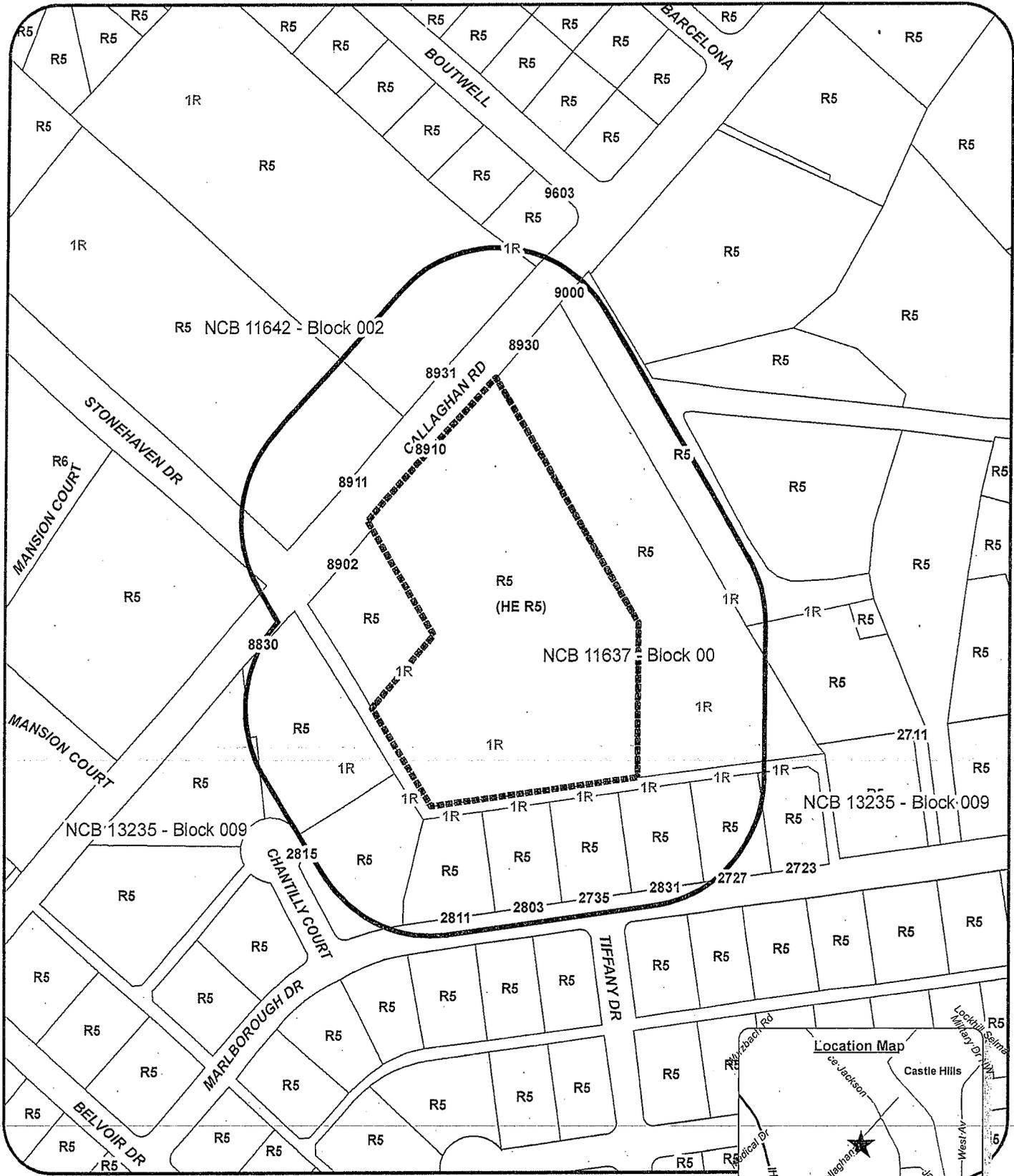
The Aviation Department is in receipt of your request to review zoning case Z2008240.

This property located at 1020 Voelcker Lane is less than 2.65 miles northwest of Runway 12R, which is a primary runway for San Antonio International Airport. The property listed as Lots P-26 Block 1 NCB 17180 is located outside the noise contours. The zoning request change to "R-6 HE" Residential Single-Family Historic Preservation meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150. Even though this property is outside the noise contours of the airport, this property will be overflown by aircraft on a regularly basis.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Noise Mitigation office at 207-3471.


Jerry Rankin
Noise Mitigation



Zoning Case Notification Plan

Case Z2008241

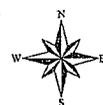
Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Parcel P-107 Block 000 NCB 11637

Legend

- Subject Property (4.322 Acres) [Thick Black Outline]
- 200' Notification Buffer [Dashed Line]
- Current Zoning R5 [Solid Line]
- Requested Zoning Change R6 (R5) [Dotted Line]
- 100-Year FEMA Floodplain [Hatched Area]



City of San Antonio - Development Services Dept
(08/06/2008)

CASE NO: Z2008241

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 549 D7

Applicant Name:
COSA Historic Preservation Office

Owner Name:
Patrice Villastrigo

Zoning Request: From "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional, Residential Single-Family District.

Property Location: Parcel P-107, NCB 11637

8910 Callaghan Road

The east side of Callaghan Road, approximately 200 feet north of the Stonehaven Drive intersection.

Proposal: To designate Historic Exceptional

Neigh. Assoc. Vance Jackson Neighborhood, Inc.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval

The subject property was annexed in 1952 and totals approximately 4.322 acres. There is an existing residential structure on the subject property that measures approximately 5540 square feet, and was constructed in 1828, as well as a second structure that measures approximately 1345 square feet in size. Upon adoption of the 2001 Unified Development Code, the existing R-5 zoning converted from the previous A zoning. "R-5" Residential Single-Family District zoning currently exists to the east, west and south of the subject property. Property to the north across Callaghan Road is zoned "R-5" Residential Single-Family District. Land uses immediately adjacent to the subject property consist of single-family residential homes to the north, south, east, and west of the subject property.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215



22068221

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-177
ADDRESS: 8910 Callaghan Rd
LEGAL DESCRIPTION: NCB 11637 Blk Lot P-107
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: Patrice Villastrigo
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

RECOMMENDATION:

The William H. Jackson house meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.

COMMISSION ACTION:

Approval of a finding of historic significance for 8910 Callaghan Road. The Historic and Design Review Commission is also recommending approval to the Zoning Commission and to the City Council for designation of Historic District for 8910 Callaghan Road.

Ann Benson McGlothlin
Historic Preservation Officer

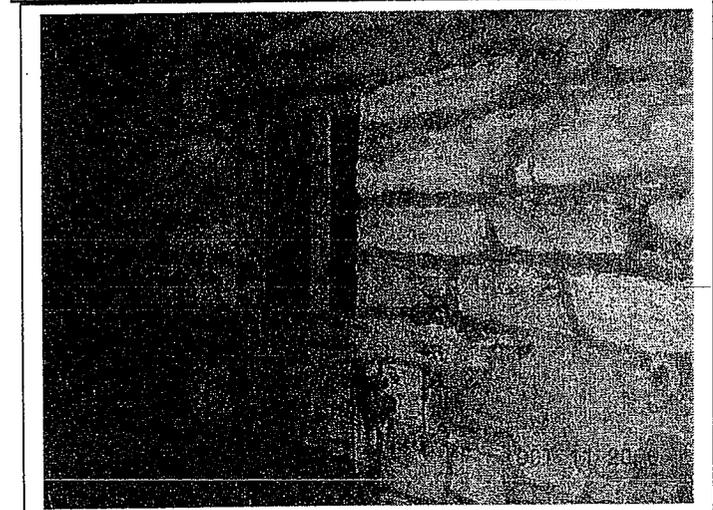
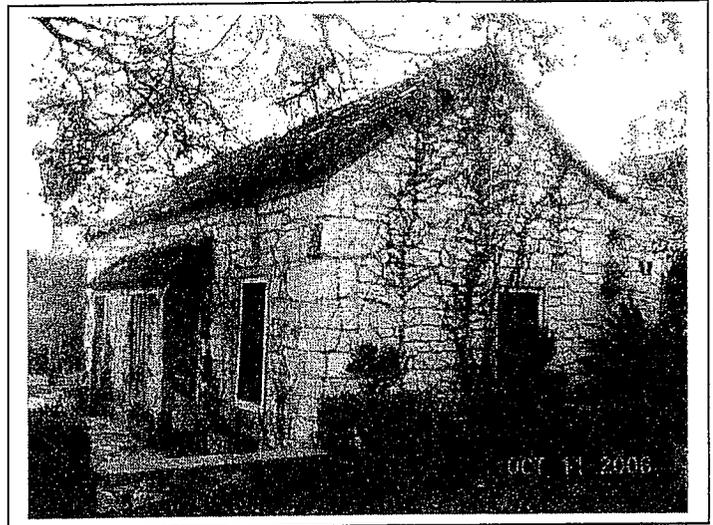
City Landmark Designation

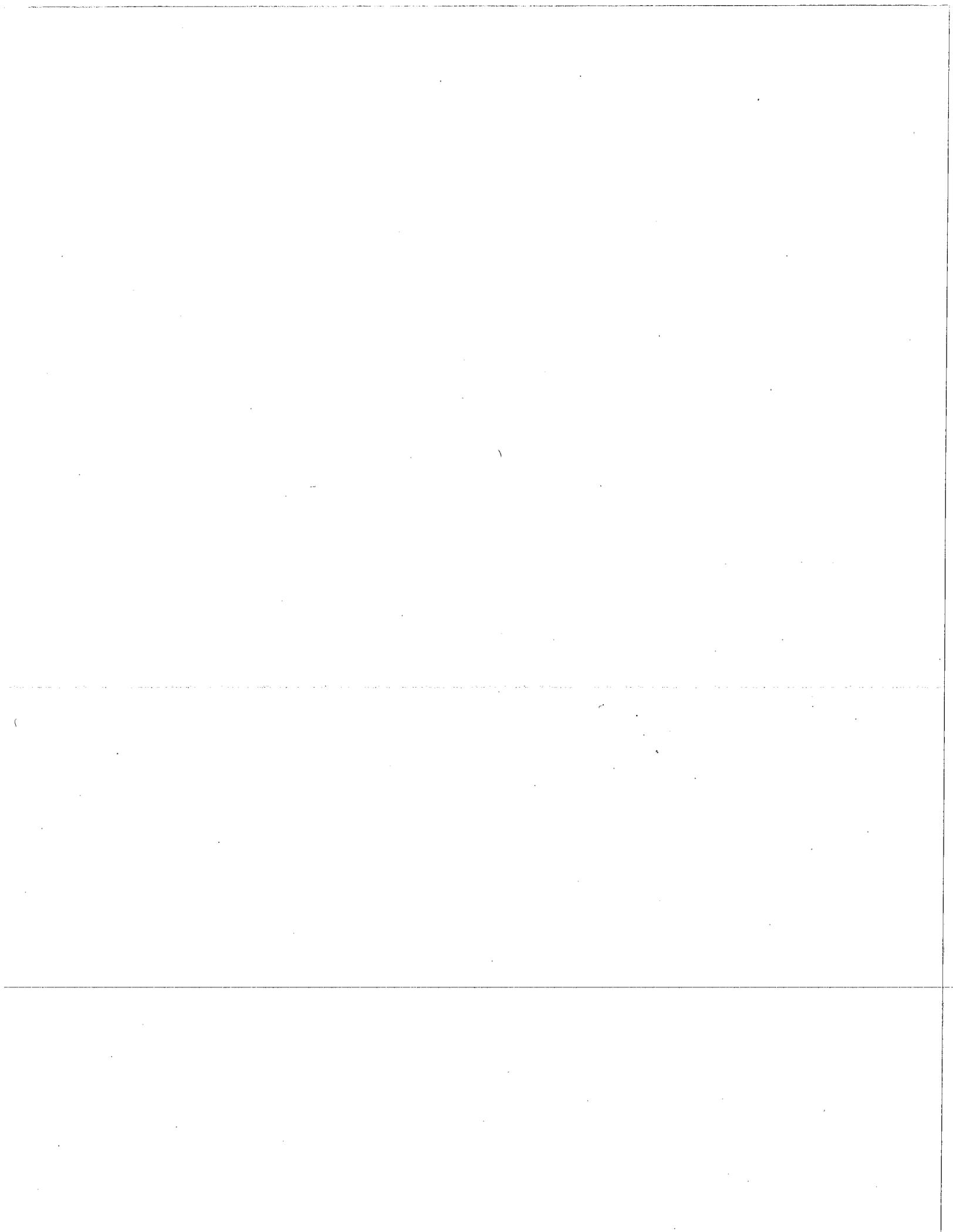
HDRC CASE NO.**KNOWN AS:** William H. Jackson House**ADDRESS:** 8910 Callaghan Rd,
San Antonio, TX 78230**LEGAL DESCRIPTION:** NCB 11637 Blk
Lot P-107 Property ID: 488585; Geographic ID:
11637-000-1070**ZONING:** R5**COUNCIL DISTRICT:** 8**HISTORIC DISTRICT****LANDMARK:** Finding of Historical
Significance**APPLICANT:** City of San Antonio**OWNER:** Patrice Villastrigo
8910 Callaghan Rd.
San Antonio, TX 78230**TYPE OF WORK:****HISTORY:**

This property, originally part of a 160 acre grant to Manuel Leal was patented by Francois Giraud on May 6, 1853 (Patent No: 229, Vol 2, Certificate #255.

In 1853, W.H. Jackson and John M. Bennett purchased the 160 acres from Giraud for the sum of \$300.00, said land on the Olmos Creek, 7 ½ miles north of the City of San Antonio. (BCDR: Bk. M2:9-10, 1853). Bennett subsequently sold out his share to Jackson who stated in 1855 that he was the sole owner of the property. The house was probably built about this time.

Jackson, born in Kentucky, emigrated to Texas in 1853. It has been reported that William H. Jackson was a Brigadier General during the Civil War and saw much action. However, this has not been confirmed. William H. Jackson was a Justice of the Peace, an office which he resigned on Oct. 24, 1871



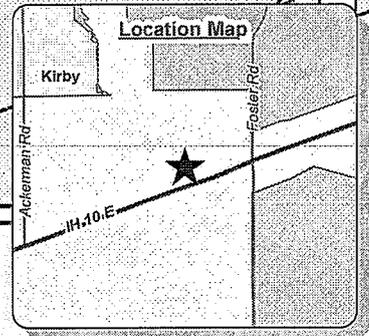
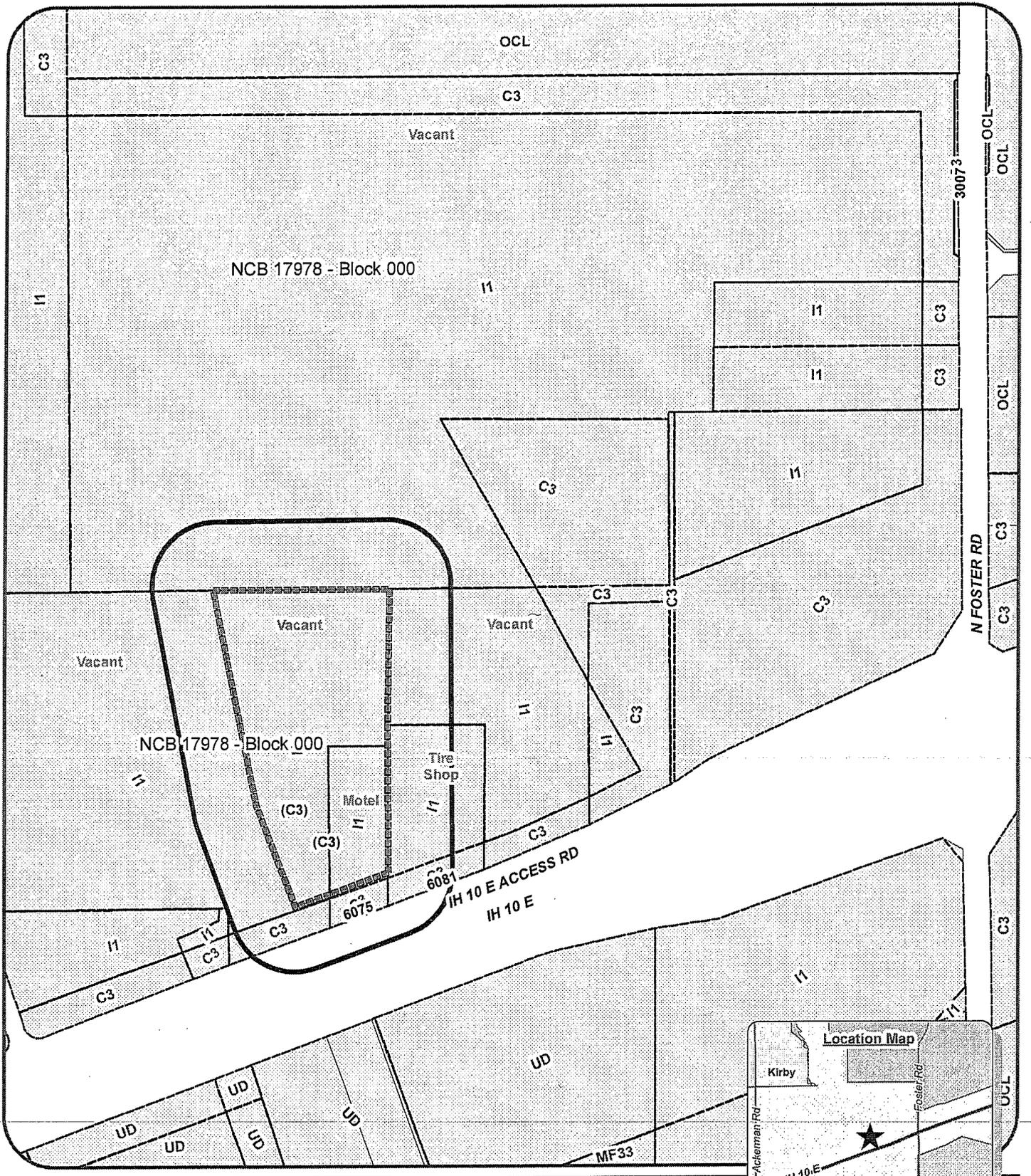


On Dec. 16, 1872, a reporter from *The Herald*, visited the Jackson ranch on the Olmos. He commented that the complex had 15 acres of farm land that were irrigated from a well 150 yards southwest of the residence. The following crops were being grown: hybrid corn, oats, sorghum and small grains and additionally included a peach orchard, a crop not normally grown in this area of Texas. This property was reported to have been a horse changing station for a stagecoach line. One stone structure on the property appears to be the remains of the stagecoach stop. Visible are the remains of a road that may have run in front of the stage stop.

W.H. Jackson died at his ranch of a heart disease. Jackson was initially buried on the property; however family members later had his remains reinterred elsewhere. Upon the death of W.H. Jackson, Sue M. Jackson acquired the land by court decree on June 4, 1890. On Sept 30, 1890, she partitioned the land between herself and her three children, S.G. Jackson, Addie G. Jackson Rawlings and Alvin G. Jackson. (BCDR: 85: p.148+)

REQUEST: Finding of Historical Significance

CASE COMMENTS: The William H. Jackson house meets the following criteria for Landmark status (35-607) (b) (1) serves as a visible reminder of the cultural heritage of the community; (3) Its identification with a person or persons who significantly contributed to the development of the community; (5) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (7) its unique location or singular physical characteristics that make it an established or familiar visual feature; (8) Its historical, architectural or cultural integrity of location, design, materials, and workmanship; and, additionally, 35-607 (c) (1) A. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event 35-607 (c) (1) B. Properties which are determined to contribute to a San Antonio historic district; (c) (1) E. the property is associated with family persons important to the history of San Antonio; (c) (2) A. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; (c)(2) E. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history.



Zoning Case Notification Plan

Case Z2008244

Council District 2

Scale: 1" approx. = 400'

Subject Property Legal Description(s): P-11, P-12 & 9 Block 001 NCB 17978

Legend

- Subject Property (9.51 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(08/09/2008)

CASE NO: Z2008244

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 2

Ferguson Map: 619 C2

Applicant Name:

Bob Patel

Owner Name:

OHM Namah Inc.

Zoning Request: From "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: 9.650 acres out of NCB 17978

6075 IH-10 East

The north side of the IH-10 East Access Road, between Bicentennial Road and North Foster Road

Proposal: To allow for a Hotel development

Neigh. Assoc. None

Neigh. Plan I-10 East Corridor Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Inconsistent

The IH-10 East Corridor Plan calls for Parks/ Open Space and Industrial land use for the subject property. "C-3" General Commercial District is considered a Regional Commercial land use.

Denial

The subject property was annexed in 1972 and totals approximately 9.51 acres. There is an existing commercial structure on the subject property that measures approximately 29753.8 square feet and was constructed in 2000. Upon adoption of the 2001 Unified Development Code, the existing I-1 zoning converted from the previous I-1 zoning. The I-1 zoning district does not allow a hotel/ motel use by right.

"I-1" General Industrial District zoning currently exists to the north of the subject property. Property to the east and west is zoned "I-1" General Industrial District and "C-3" General Commercial District. Property to the south across IH-10 East is zoned "UD" Urban Development District. Land uses immediately adjacent to the proposed development consist of vacant land to the north and west of the subject property and a tire store to the east. There is vacant land to the south across IH-10 East.

The applicant has applied for C-3 zoning in order to allow for a new hotel development and to bring a non-conforming hotel use into compliance. While the request is a down-zoning from I-1 to C-3, Staff believes the requested C-3 General Commercial District is inappropriate for the subject property location. The IH-10 East Corridor Future Land Use Plan designates a Regional Commercial node at the intersection of Loop 1604 and I-10 East located much further to the east from the subject property. The Corridor Plan permits C-3 zoning within the Regional Commercial land use category and approval of the requested C-3 zoning district at the subject location would be contingent on approval of a plan amendment to Regional Commercial land use should the Zoning Commission concur with staff and make a finding of inconsistency.

Seeing that there is an existing community commercial node for this general area located to the east of the subject property at the intersection of Foster Road and IH-10 East, Staff would consider a less intense zoning classification to allow for the existing hotel use and proposed development. Staff recommends C-2 S

CASE NO: Z2008244

Final Staff Recommendation - Zoning Commission

Commercial District with a Specific Use Authorization for a hotel, contingent on approval of a plan amendment to Community Commercial land use.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008244

Address: 6070 IH-10 East

Existing Zoning: I -1

Requested Zoning: C-3

Registered Neighborhood Association(s): N/A

Neighborhood/Community/Perimeter Plan: I-10 East Corridor

Future Land Use for the site: Parks and Open Space and Industrial

The Plan conceptually identifies the FEMA floodplain as Parks/Open Space land use to delineate sensitive areas. The exact Parks/Open Space boundary is conceptual as to allow the developer the leeway to work with a hydrology study while maintaining the integrity of the drainage system. Parks and Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Other Comments:

Industrial designation is for parcels of land that are used for heavy manufacturing, processing, and fabricating businesses. Industrial uses should be screened and buffered from adjoining uses. These uses are typically located near expressways and rail lines.

Analysis:

C-3 zoning uses are considered to fall under the Regional Commercial land use category and is too intense for the surrounding uses. Regional Commercial uses draw on a customer base of a region and are located at nodes formed by highways and major arterials that are usually 20 acres or greater in size. Regional Commercial uses include "big-box" retail, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. The Future Land Use Plan designates a Regional Commercial node at the intersection of Loop 1604 and I-10 East.

A Community commercial node is located east of the subject property at Foster Road and IH-10 East. Community Commercial includes less intense commercial uses with low impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores. C-2 uses are allowed in the Community Commercial land use category.

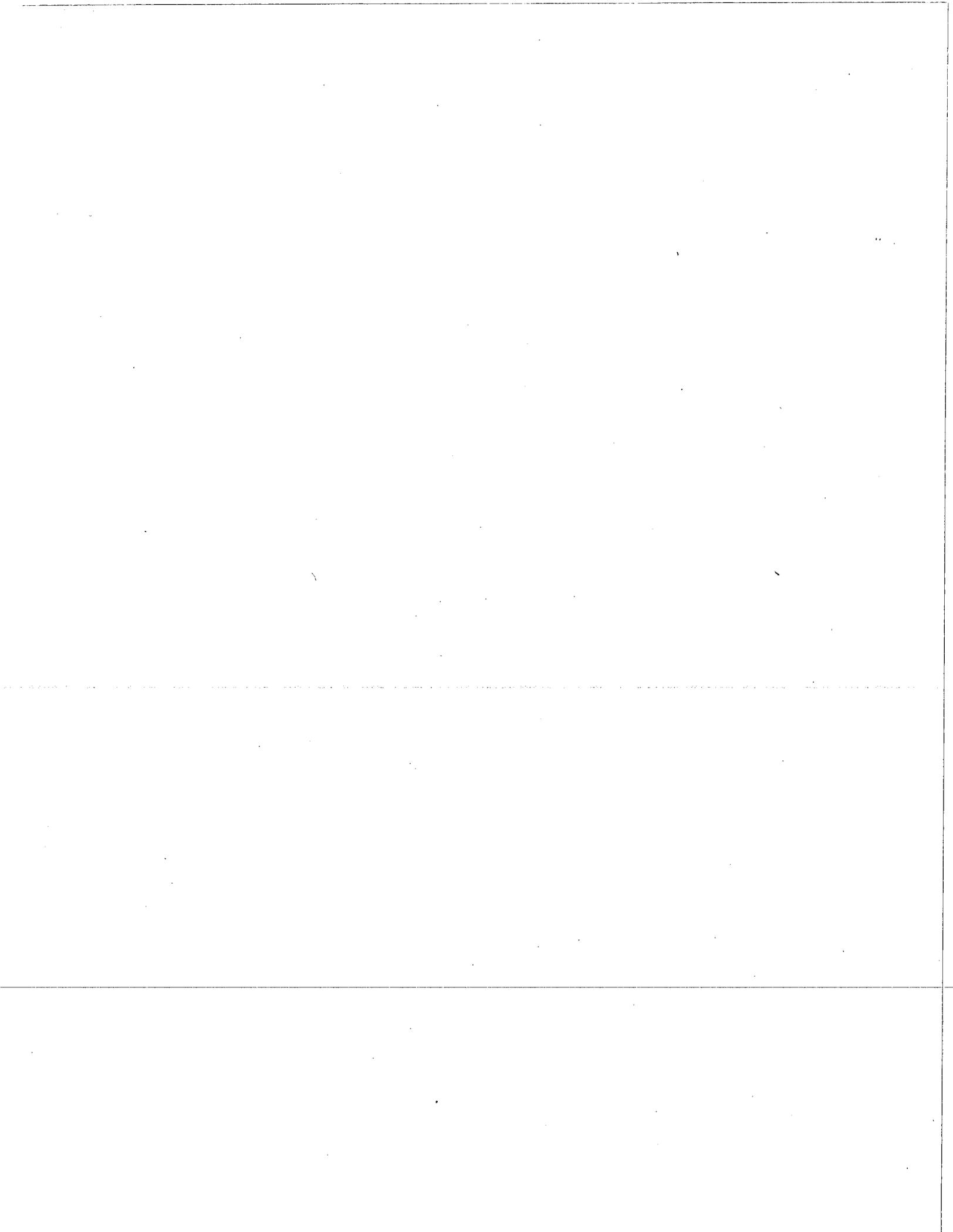
Also under consideration is that the property is approximately 4,360 ft northeast from Martindale Army Airfield. Martindale Army Air Field is a Texas Army National Guard facility. The airfield consists of two paved runways (17/35 & 13/31, each 3,000' long), taxiways, a large ramp area, and several buildings. Only Runway 17/35 is still used as an active runway. The ramp area had been extensively renovated by 2000, with multiple new helicopter pads having been built over the northern portion of the former Runway 13/31. The Texas Army National Guard flies rotary wing aircraft, training at night (with Night Vision Goggles, NVGs), weekend and weekday flying.

Request zoning change requires a plan amendment.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

07/25/08



Neighborhood and Urban Design Division Zoning Case Review

Staff Recommendation:

Approval Denial

Alternate Recommendation: Staff recommends C-2 S zoning district with a specific use permit for a hotel contingent on approval of a plan amendment to Community Commercial land use.

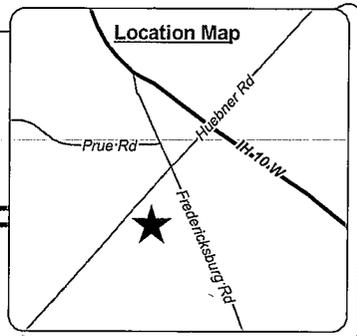
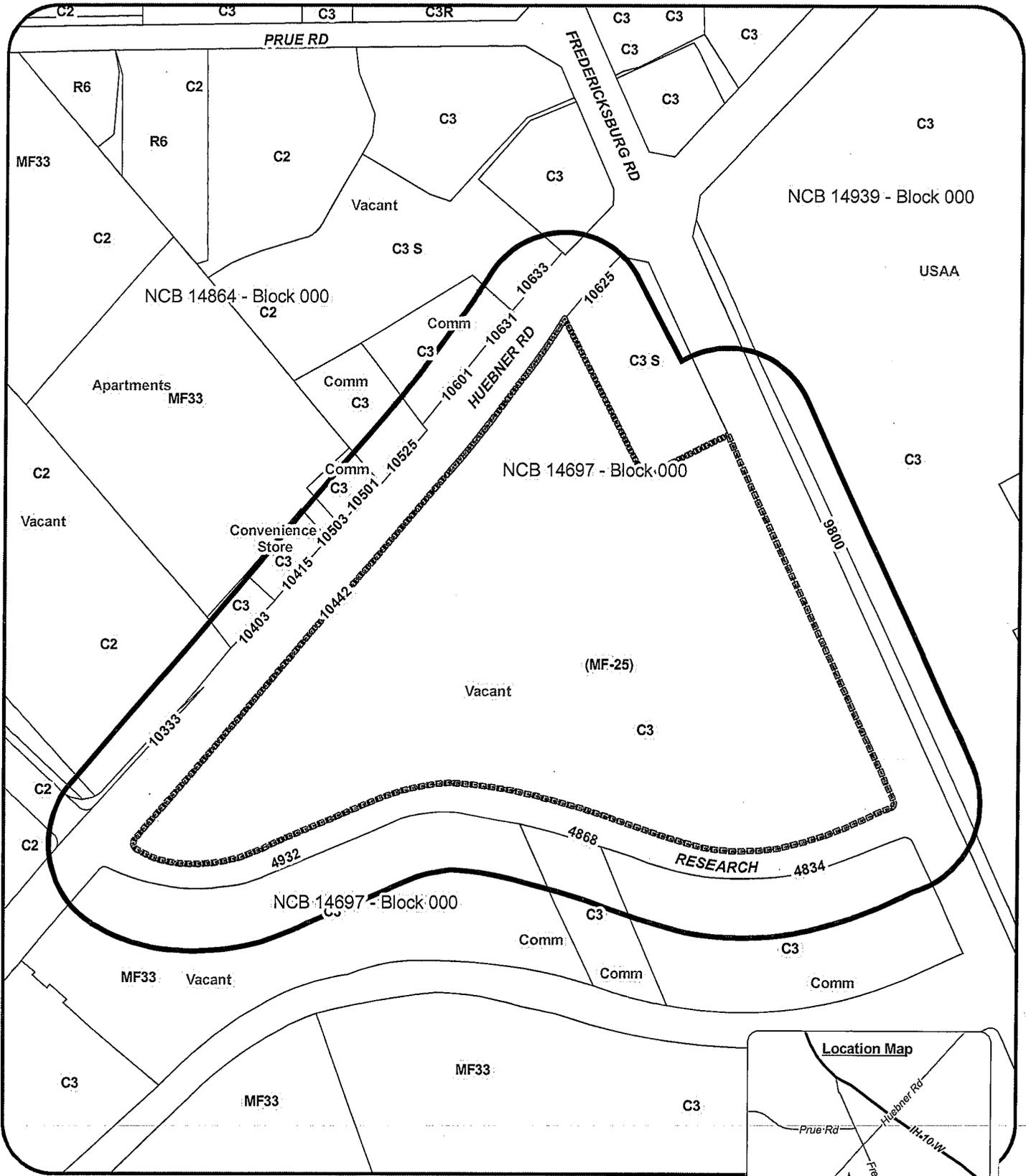
Reviewer: Brad Smilgin

Title: Planner

Date: 07/25/2008

Manager Review: Nina Nixon-Mendez

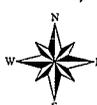
Date: 08/06/2008



Zoning Case Notification Plan
Case Z-2008-245

Council District 8
 Scale: 1" approx. = 300'
 Subject Property Legal Description(s): 25.45 Acres out of NCB 14697

Legend	
Subject Property	▬ (25.45 Acres)
200' Notification Buffer	▬
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬



City of San Antonio - Development Services Dept
 (08/06/2008)

CASE NO: Z2008245

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 548 F4

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

La Cantera Development Company

Zoning Request: From "C-3" General Commercial District to "MF-25" Multi-Family District.

Property Location: 25.459 acres out of CB 4443

10422 Huebner Rd

South of the intersection of Huebner Road and Fredericksburg Road

Proposal: To allow a multi-family development

Neigh. Assoc. Oakland Estates Neighborhood Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

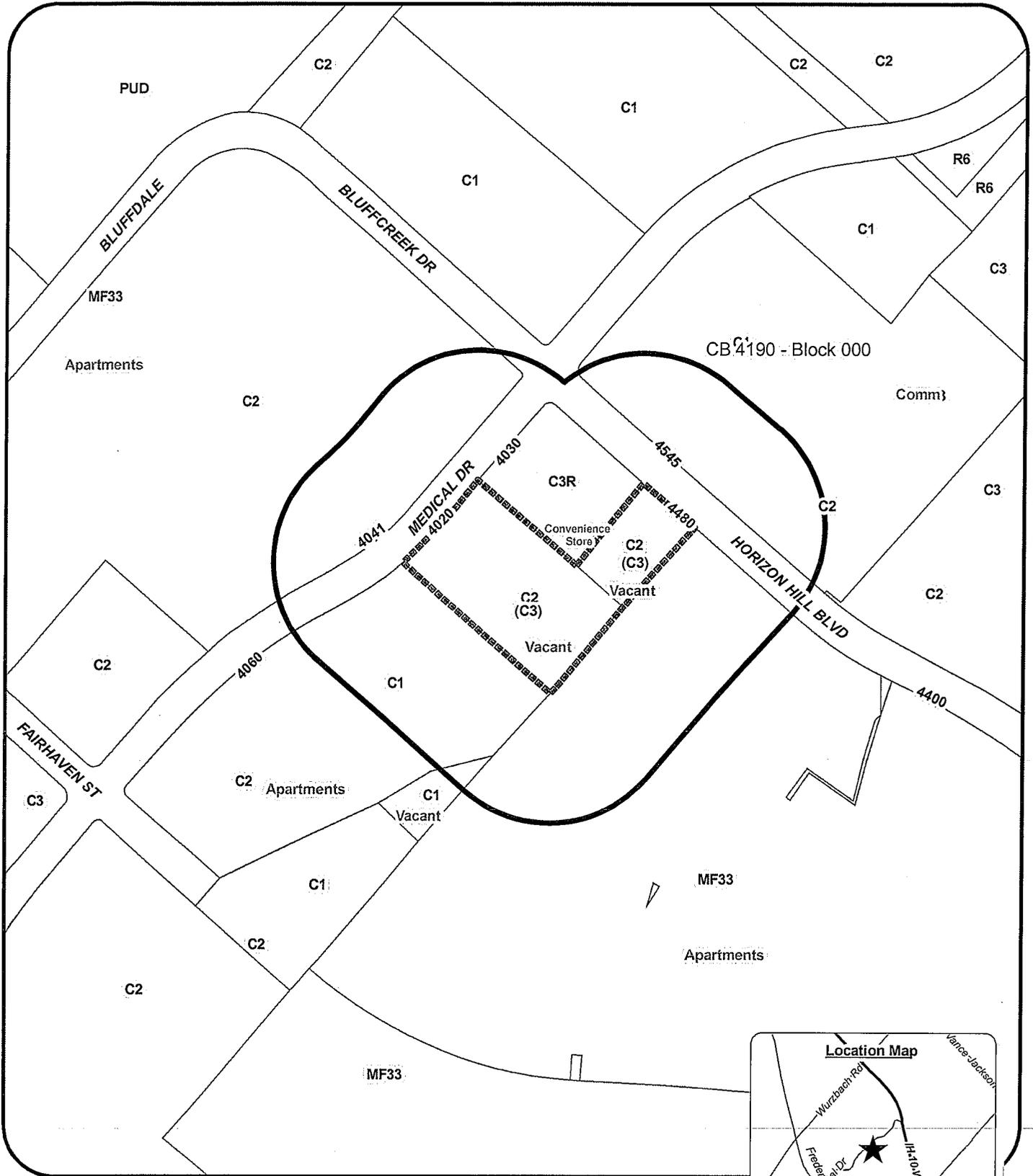
Approval

The subject property consists of undeveloped land with frontage on Huebner Road and Fredericksburg Road. The property is adjacent to C-3 zoning to the north, east and south as well as C-3, C-2 and MF-33 zoning to the west. The surrounding land uses consist of a cemetery to the north; apartments and commercial uses to the west; the USAA corporate campus to the east and commercial and office uses to the south.

The applicant has applied for MF-25 zoning in order to develop a multi-family community. The requested multi-family district is appropriate, as the subject property fronts on a heavily commercialized primary arterial street. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares. Additionally, the zoning change would downzone the subject property from the current C-3.

Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Fredericksburg Road (a Secondary Arterial "Type A" street) to the east and Huebner Road (a Primary Arterial "Type A" street) to the west. In addition, there is access to VIA bus depots along Huebner Road and Fredericksburg Road.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-246

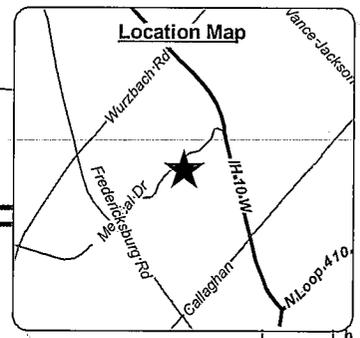
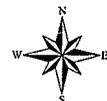
Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots 10 and 11 Block 002 NCB 16353

Legend

- Subject Property (1.449 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(08/06/2008)

CASE NO: Z2008246

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 8

Ferguson Map: 549 B7

Applicant Name:

Owner Name:

Roy Horn

Ashfaq A. Moiz

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District.

Property Location: Lots 10 and 11, Block 2, NCB 16353

4020 Medical Drive and 4480 Horizon Hill Boulevard

Southwest and southeast of the corner lot at the south corner of the Medical Drive and Horizon Hill Boulevard intersection

Proposal: To develop a hotel

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

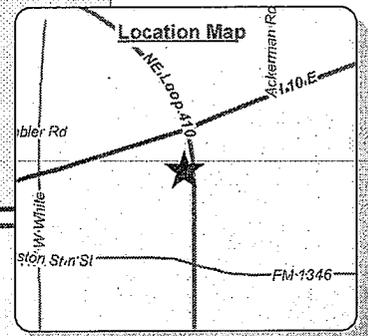
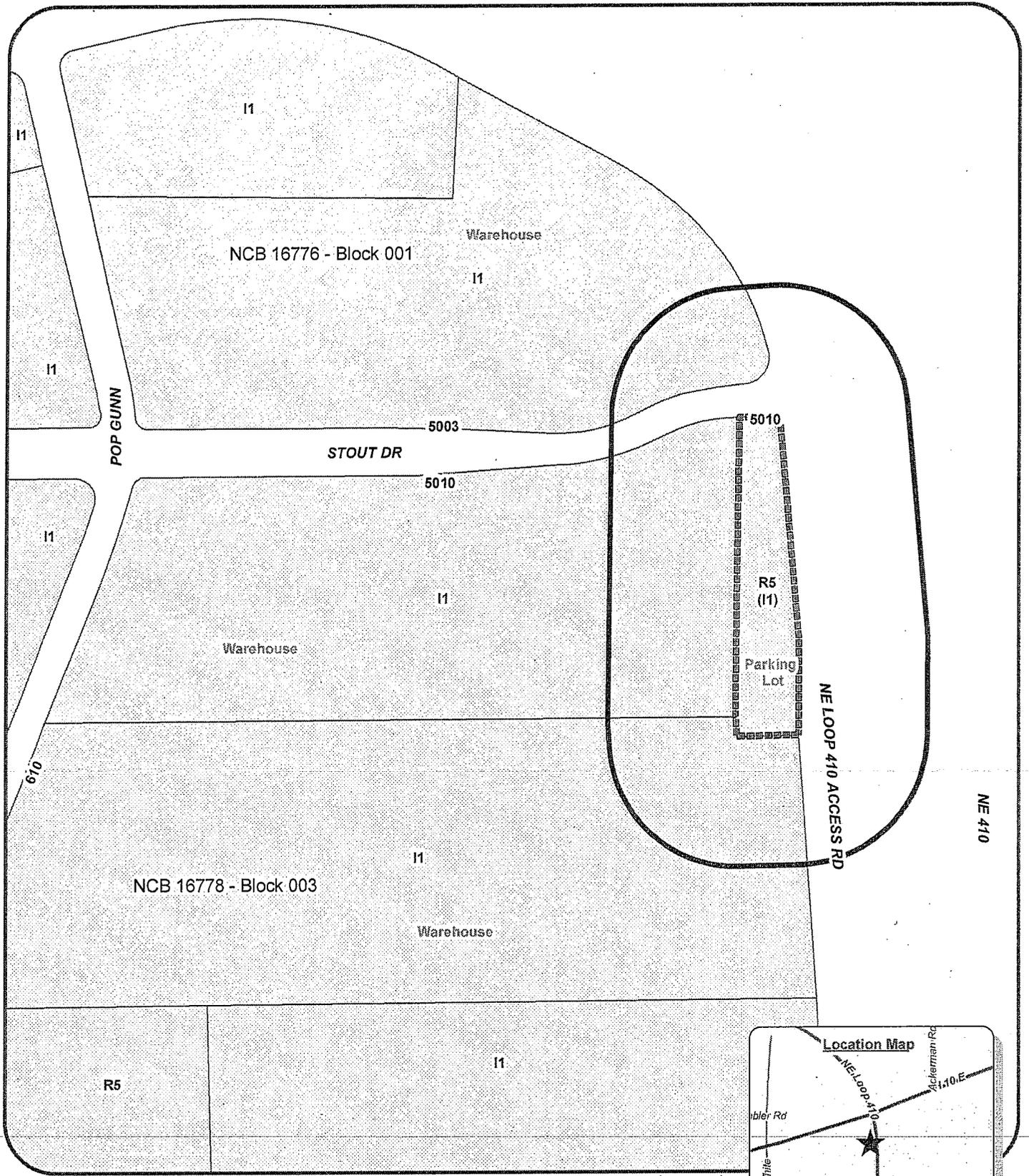
Staff Recommendation:

Denial of "C-3", recommending "C-2 S"

The subject property totals 1.449-acres over two parcels. This property is located southwest and southeast of the south corner of the Medical Drive and Horizon Hill Boulevard intersection on the City's northwest side. This area was annexed by the City of San Antonio on December 26, 1972. The zoning on this property converted from "B-2" to "C-2" following the adoption of the UDC's current zoning classifications in 2001. Property to the north is a gas station and is zoned "C-3R". Property to the southwest is zoned "C-1" and is occupied by apartments. Property to the southeast is zoned "MF-33" and is also occupied by apartments. Property to the northwest across Medical Drive is zoned "C-2" and is occupied by apartments. Property to the northeast, across from Horizon Hill Boulevard, is zoned "C-1" and occupied by a parking lot of an office complex. Medical Drive is a Secondary Arterial "Type A".

The applicant is requesting this zoning change so that the subject property may be utilized for a hotel. This section of Medical Drive is located between the Highway IH-10 Access Road, which is heavily developed with "C-3" uses including hotels, and Fredericksburg Road, a Primary Arterial "Type A" developed with many high intensity nonresidential uses. This section, where the subject property is located, has more high density residential uses and moderate intensity community commercial uses such as small offices. Expansion of "C-3" zoning into this section does not fit into the characteristics of the area. However, a low to mid rise hotel which would blend in with the existing structures would be appropriate for this location. The alternate recommendation of "C-2 S" does allow the applicant to achieve his goal and preserve the characteristics of the area without increasing the intensity of the zoning district. A Specific Use Authorization would require a site plan which will indicate the details of the project and be a part of an approved ordinance.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-248

Council District 2
 Scale: 1" approx. = 200'

Subject Property Legal Description(s): 0.878 Acres out of NCB 12857

Legend

- Subject Property (0.878)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (09/05/2008)

CASE NO: Z2008248

Final Staff Recommendation - Zoning Commission

Date: August 19, 2008

Council District: 2

Ferguson Map: 618 F4

Applicant Name:

ProLogis NA2 Texas LLC, a Delaware Limited Liability Company

Owner Name:

Tim D. Peters, Esq. Vice President and Corporate Counsel

Zoning Request: From "R-5" Residential Single-Family District to "I-1" General Industrial District.

Property Location: 0.878 acre tract of land out of NCB 12857

5010 Stout Drive

At the southwest corner of Stout Drive and the Northeast Interstate Loop 410 access road

Proposal: To bring property into compliance

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property was annexed in 1952 and totals approximately 0.878 acres. The subject property is located at the southwest corner of Stout Drive and the Northeast Interstate Loop 410 access road. The 0.878 acre tract contains a commercial parking lot which is not permitted in residential zone "R-5". The proposed zoning change would conform to surrounding area land use and bring the 0.878 acre tract into compliance with Unified Development Code of the City of San Antonio. The subject property is adjacent to "I-1" General Industrial District to the west, south and across Stout Drive to the north. The "R-5" Single-Family Residential District is out of character with the surrounding land uses. The "I-1" General Industrial District for a commercial parking lot would be appropriate at this location. This area is developed as an industrial center with "I-1" General Industrial District as the predominant existing zoning.

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

CASE MANAGER : Pedro Vega 207-7980