

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

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

**September 2, 2008**  
**Tuesday, 12:15 PM**

**ZONING COMMISSIONERS**

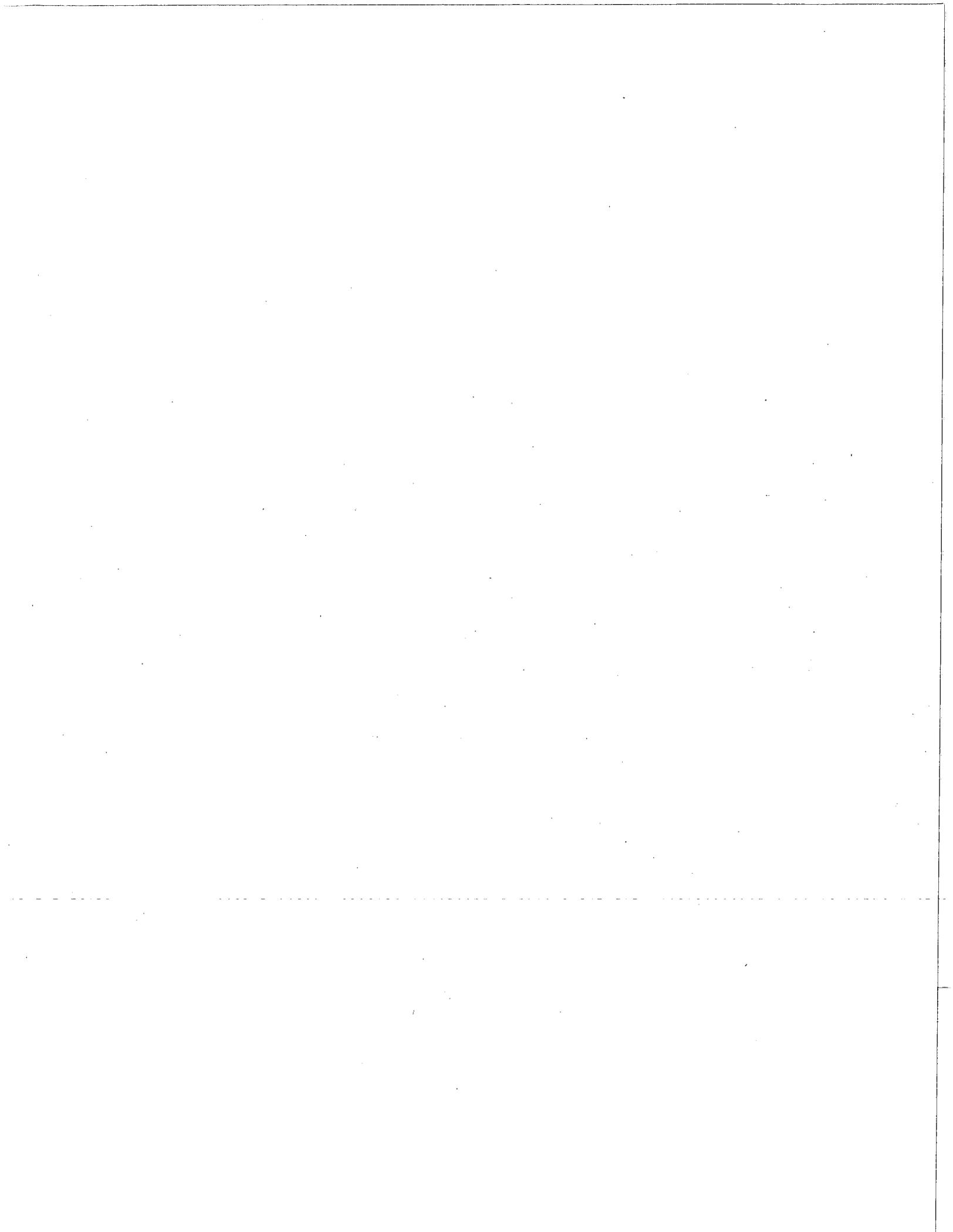
Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill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

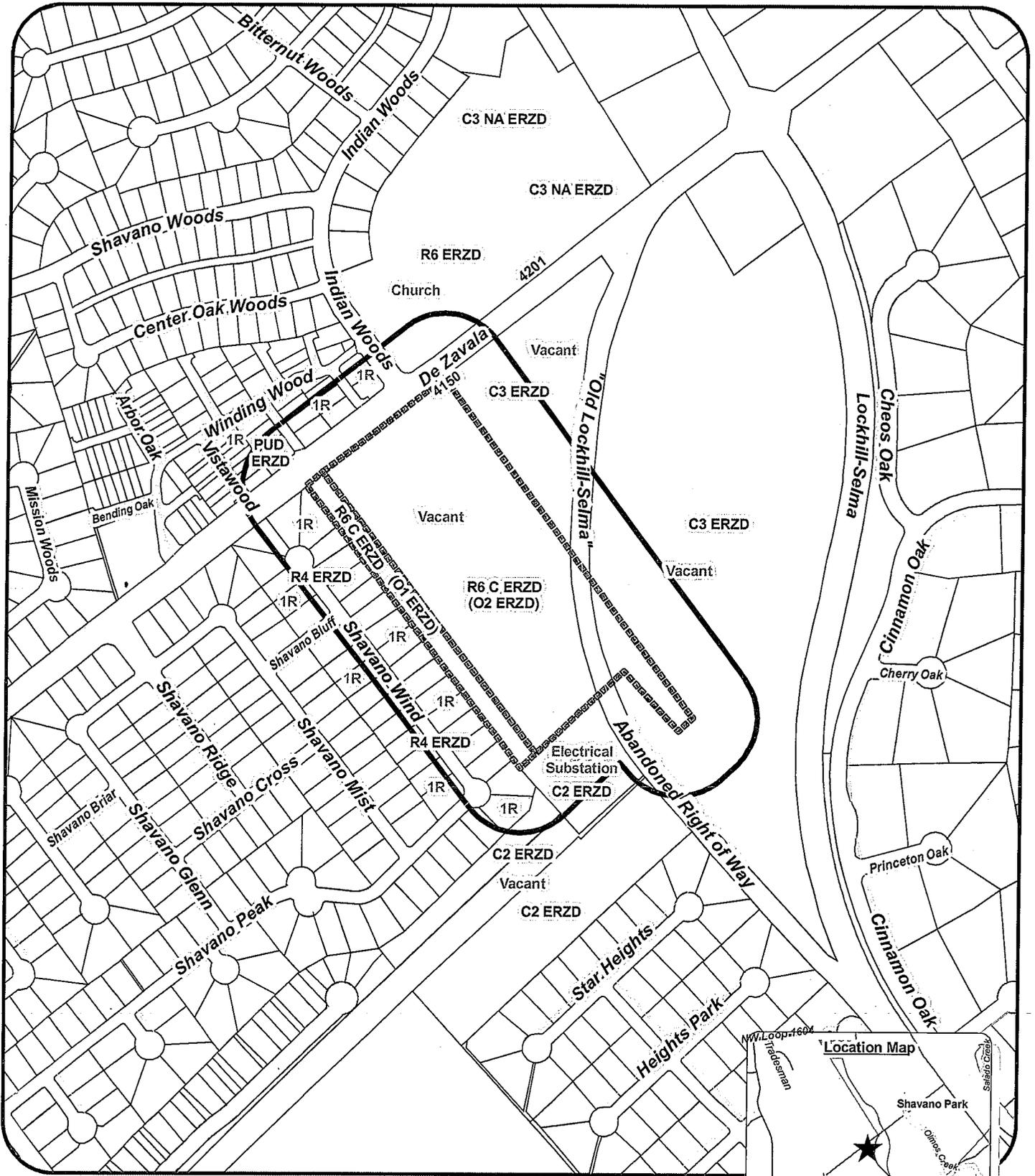
1. **12:15 PM - Work Session discussion of the Government Hill Phase I rezoning case, discussion of UDC amendments, policies and procedures, plus briefing by Staff regarding zoning case recommendations and all other items for consideration on the agenda for September 2, 2008, in the Tobin Room, 1901 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 19, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008192 – WITHDRAWN:** A request for a change in zoning from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District on Lot 1, Block 21, NCB 14731, 12111 Pebble Lane. (Council District 8)
8. **ZONING CASE NUMBER Z2008216 – WITHDRAWN:** A request for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on Lot 1, Block 4, NCB 3062, 3314, 3316 and 3326 South Presa Street. (Council District 3)
9. **ZONING CASE NUMBER Z2008225 – WITHDRAWN:** A request for a change in zoning from "O-2" Office District and "R-6" Residential Single-Family District to "C-1" Light Commercial District and "C-2"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)

10. **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)
11. **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)
12. **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)
13. **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)
14. 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.
15. **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**

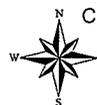
Council District 8

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

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**Date:** September 02, 2008

Zoning Commission continuance from August 19, 2008

**Council District:** 8

**Ferguson Map:** 515 B7

**Applicant Name:**

**Owner Name:**

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

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

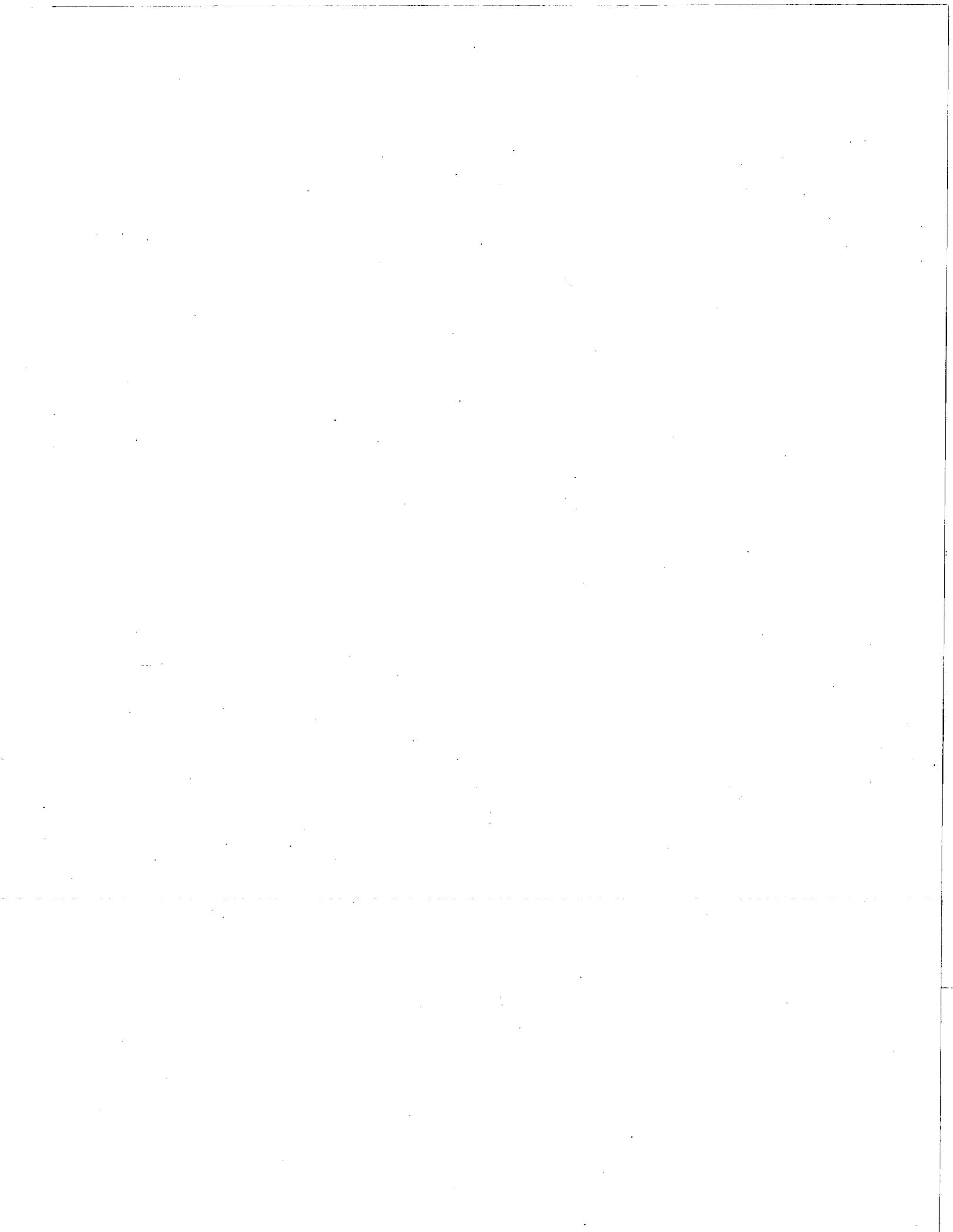
**TIA Statement:** A Level 1 Traffic Impact Analysis will be required at platting or permitting.

**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

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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.

Zoning Commission Members  
Zoning Case Z2008147 (De Zavala Commercial Development)  
Page 3

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)  
Page 5

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.

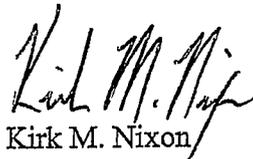
#### General Recommendations

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.

Zoning Commission Members  
Zoning Case Z2008147 (De Zavala Commercial Development)  
Page 6

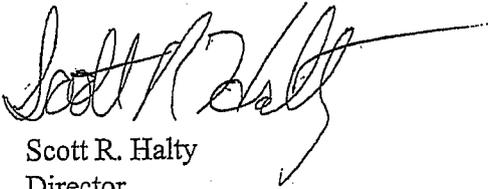
4. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
5. The Resource Protection Division staff shall have the authority to inspect the site 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

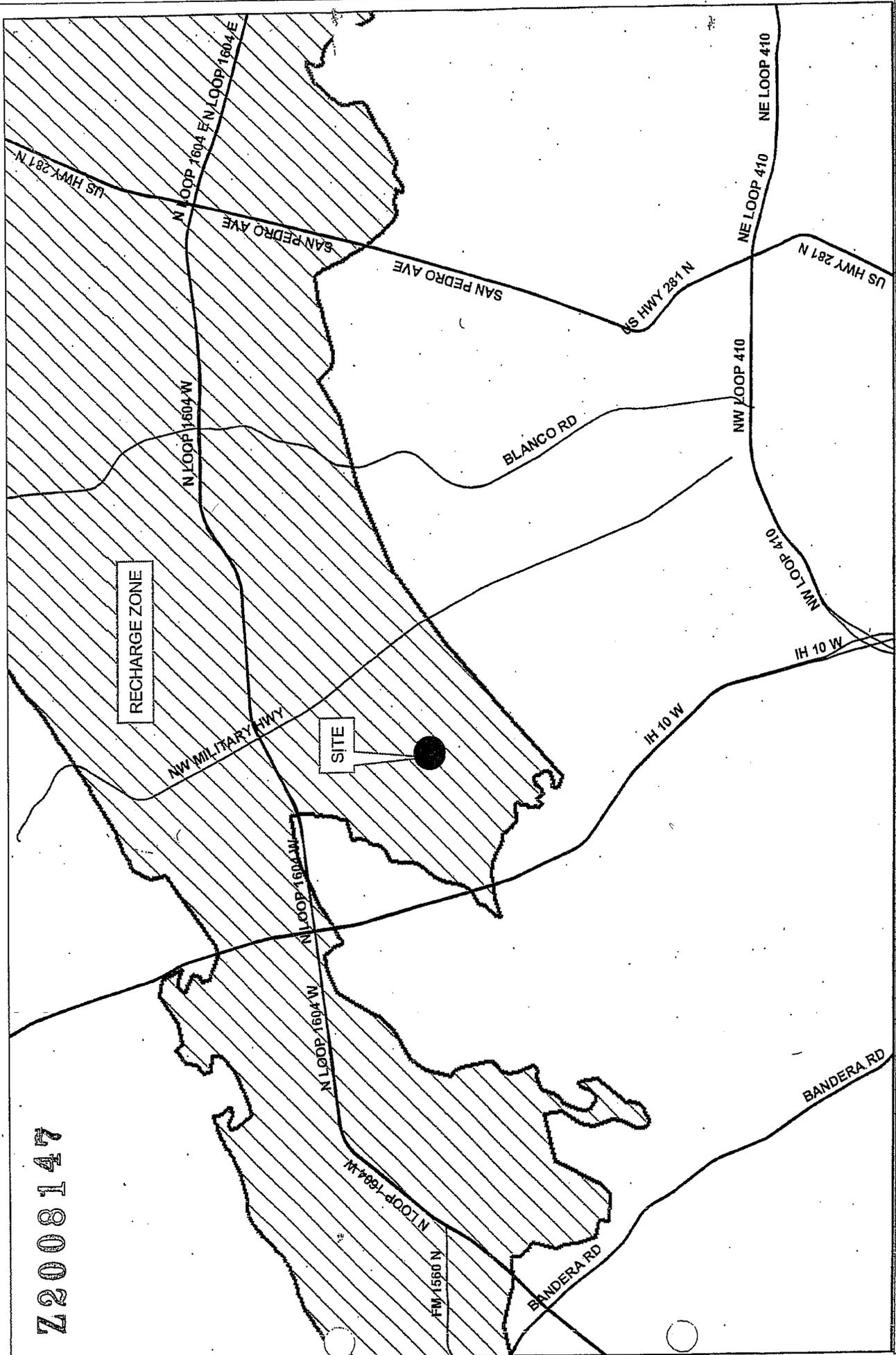
APPROVED:



Scott R. Halty  
Director  
Resource Protection & Compliance Department

KMN:MAE

Z2008147



ZONING FILE: DE ZAVALA COMMERCIAL DEVELOPMENT (FIGURE 1)

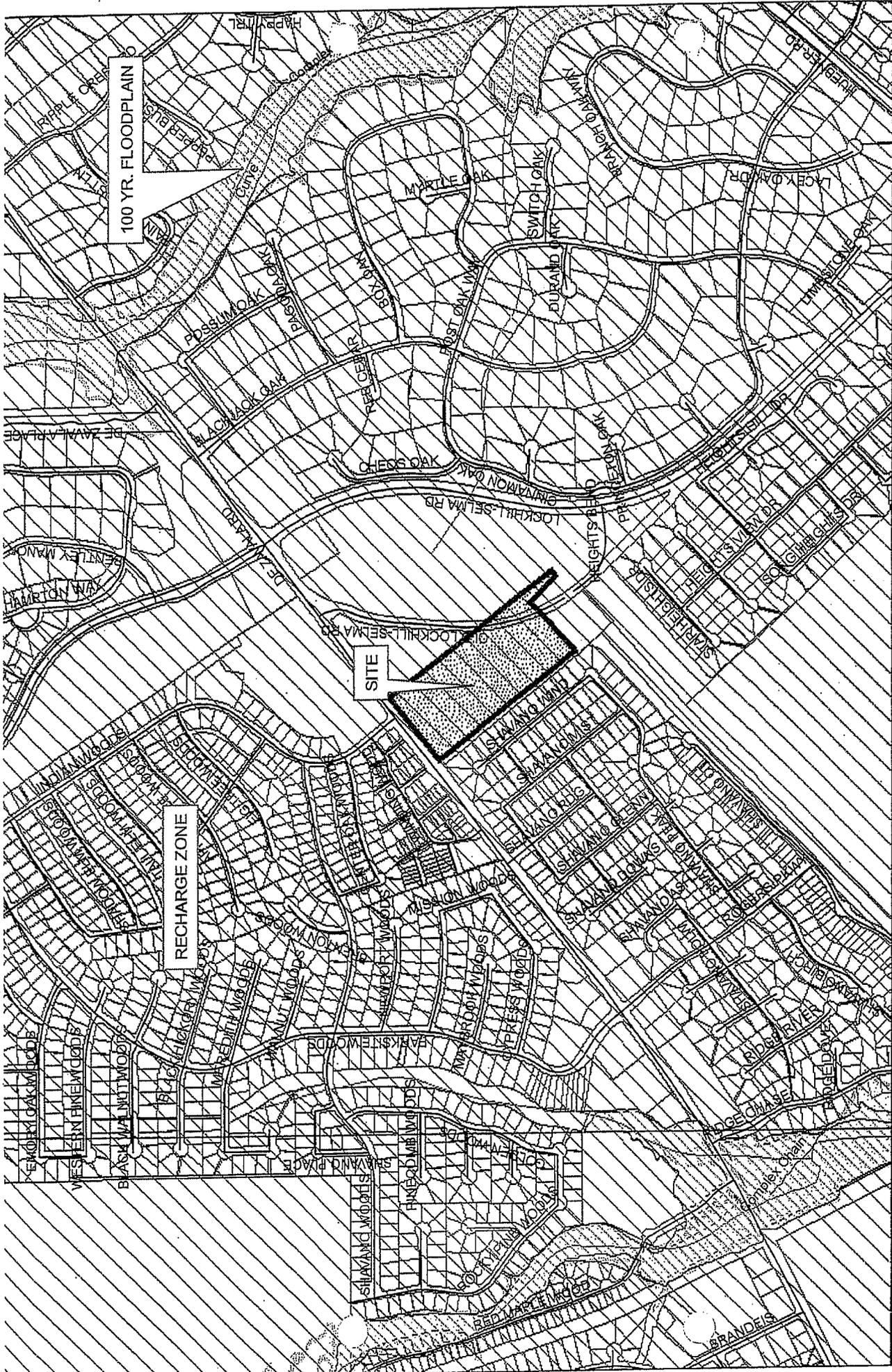
ZONING ID: Z2008147

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

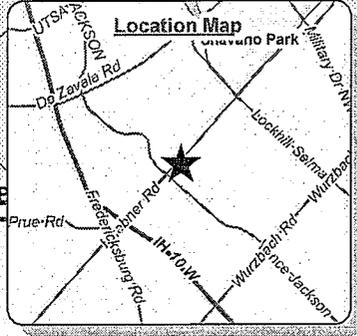
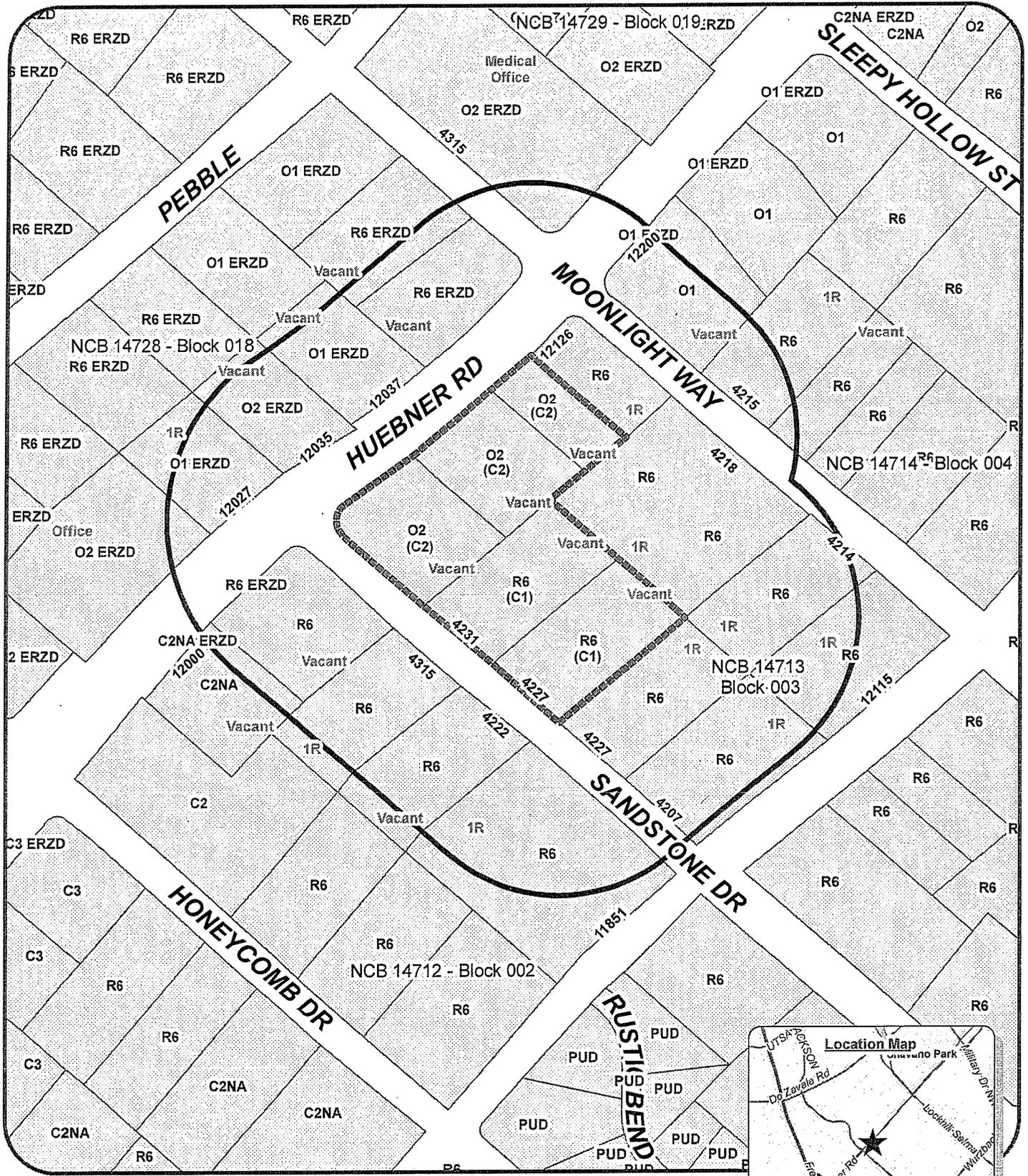
MAP PAGE: 515, B7 X= 2106045 Y= 13756179

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



1 inch equals 769.367249 feet

**Z2008147**



**Zoning Case Notification Plan**

**Case Z-2008-225**

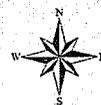
Council District 8

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**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



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

# CASE NO: Z2008225

## Final Staff Recommendation - Zoning Commission

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**Date:** September 02, 2008                      Zoning Commission continuance (Applicant Request) from August 19, 2008.

**Council District:** 8

**Ferguson Map:** 549 B2

**Applicant Name:**                                      **Owner Name:**  
Mike Maring    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**

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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

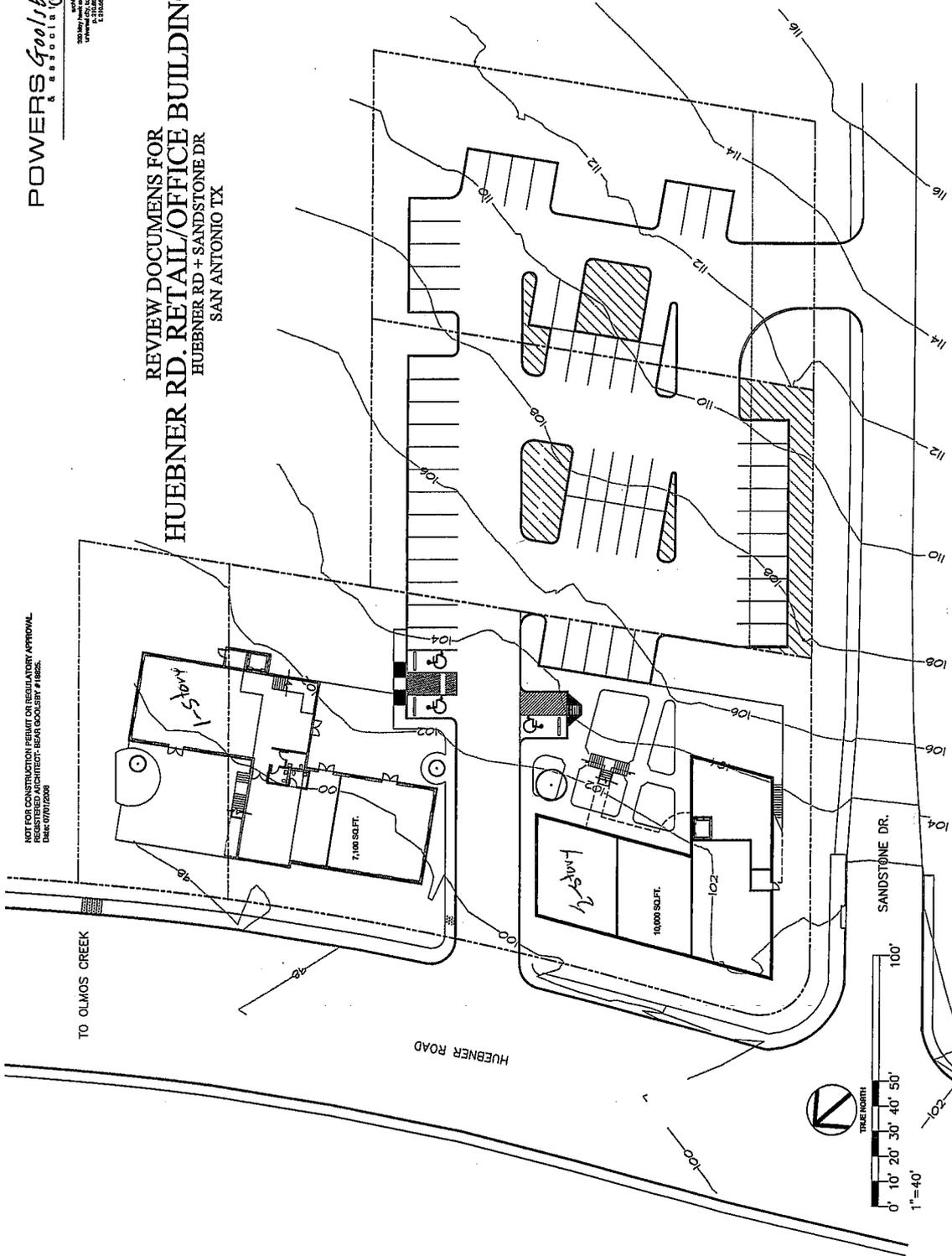
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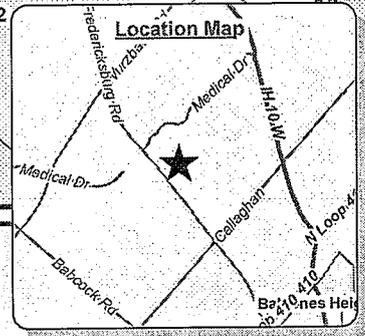
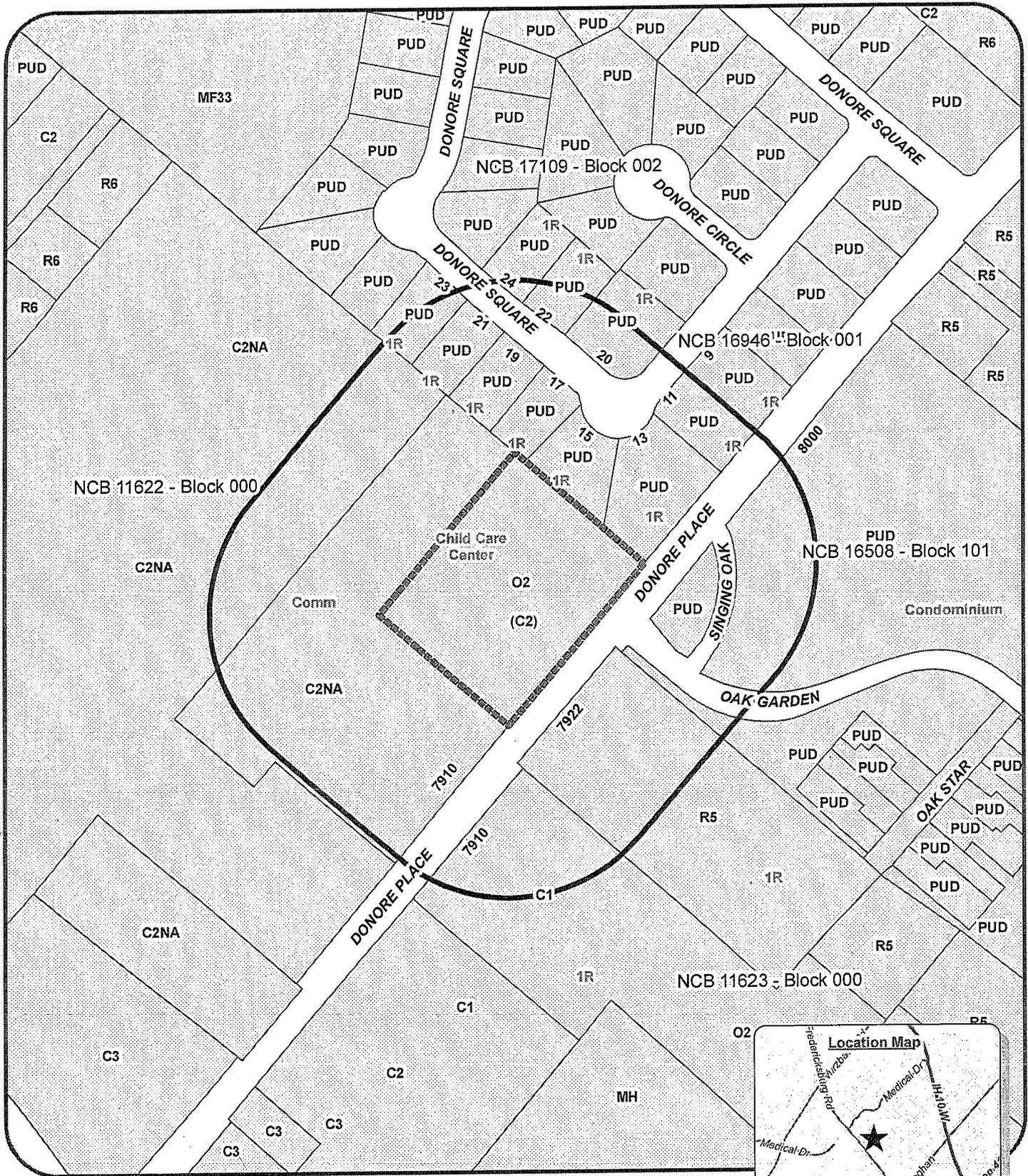
POWERS & ASSOCIATES

ARCHITECTS  
10000 SANDSTONE DR.  
SAN ANTONIO, TX 78203  
TEL: 512-349-1100

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

NOT FOR CONSTRUCTION PERMIT OR REGULATORY APPROVAL.  
DATE: 07/01/2008





**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

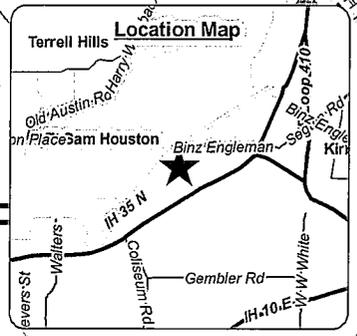
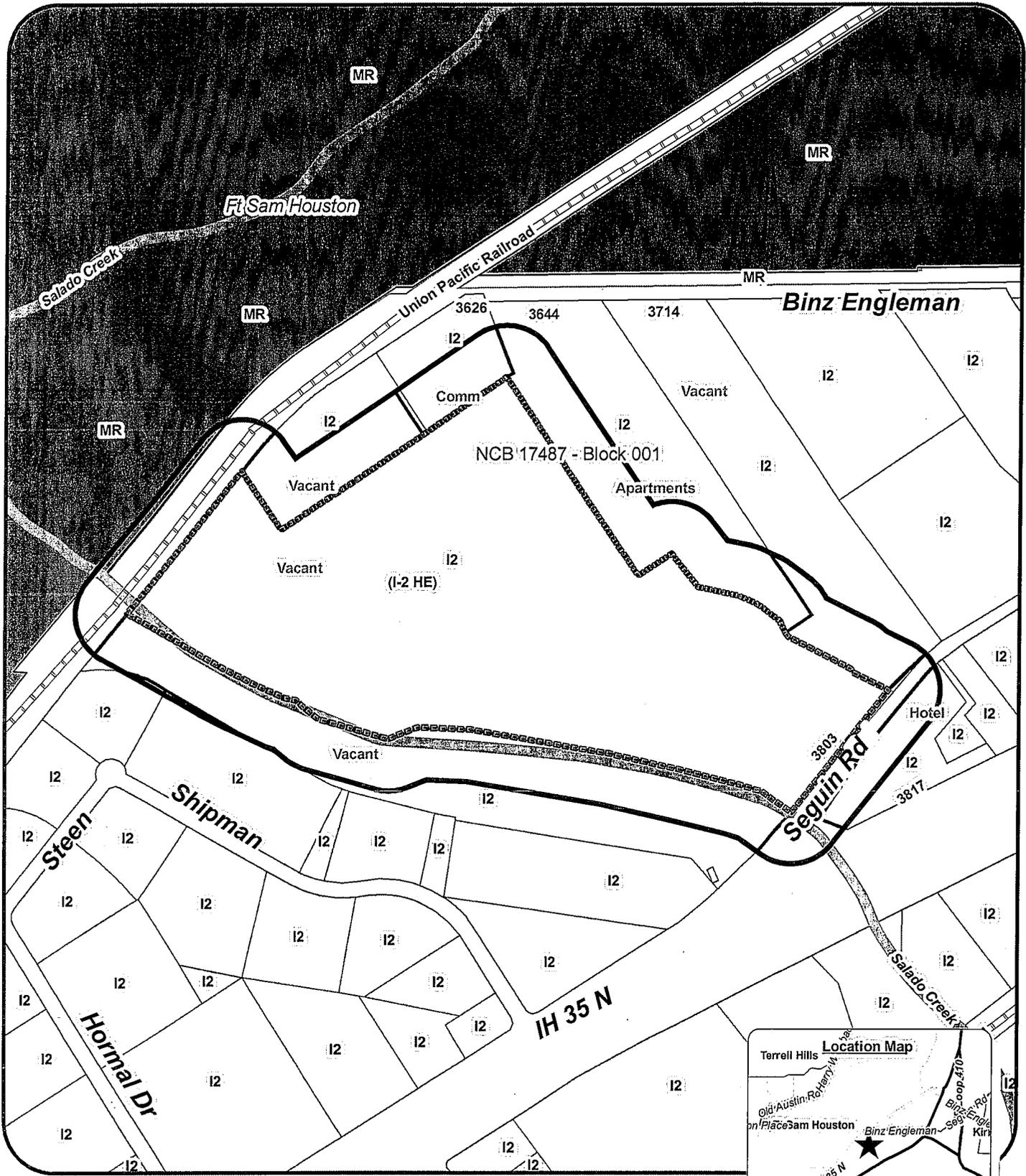
**Legend**

- 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)





**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	<b>R6</b>
Requested Zoning Change	<b>(R6)</b>
100-Year FEMA Floodplain	▬▬▬▬▬▬▬▬



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

# CASE NO: Z2008235

## Final Staff Recommendation - Zoning Commission

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**Date:** September 02, 2008

Zoning Commission Continuance from August 19, 2008  
(Commissioner Request)

**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 McGlorie  
Historic Preservation Officer

22008235

## 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

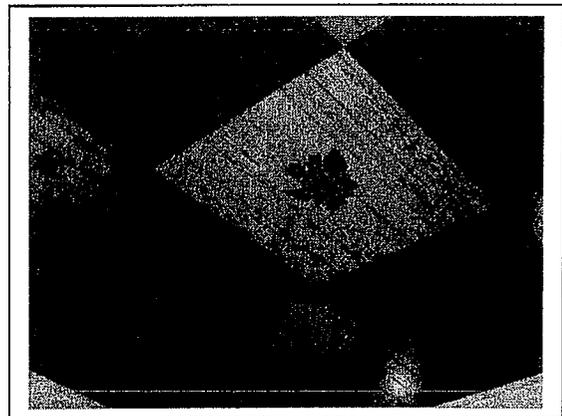
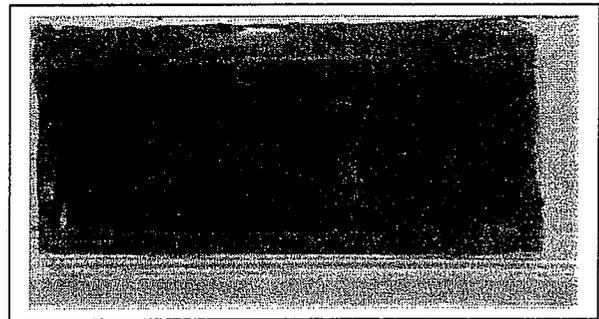
P.O. Box 839966  
San Antonio, TX 78282-3974

**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.

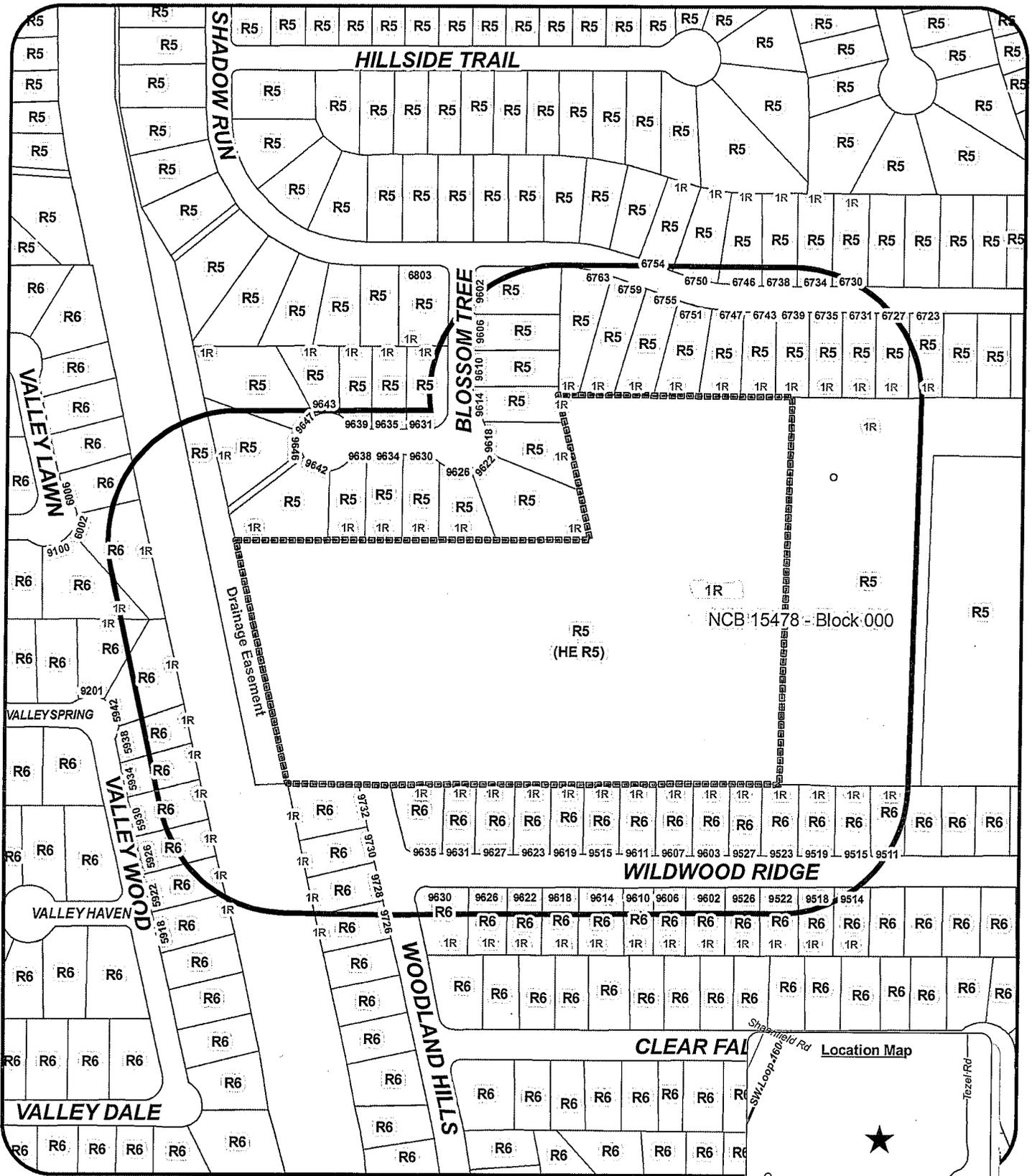
Jack White died in August 1961 at the age of 70 years. In July 1961, shortly before his death, Jack White sold the property to his former wife, Ruth Barrett White. As of 2007, 59.60 acres of the 90.97 acre tract is owned by the City of San Antonio and managed by the City Park Service as a park police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

Z200225

(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.



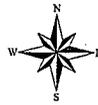
**Zoning Case Notification Plan**

**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 **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



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

# CASE NO: Z2008236

## Final Staff Recommendation - Zoning Commission

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**Date:** September 02, 2008

Zoning Commission Continuance from August 19, 2008  
(Commissioner Request)

**Council District:** 6

**Ferguson Map:** 578 F3

**Applicant Name:**

**Owner Name:**

COSA Historic Preservation Office

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



2008333

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" ANNATN  
**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 Hindes  
Interim Historic Preservation Officer

22008236

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

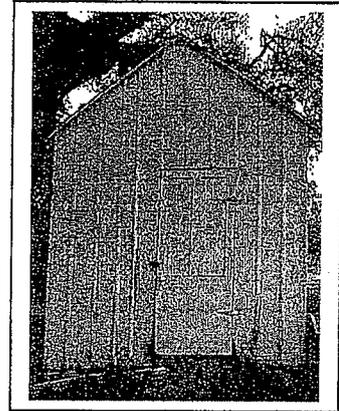
**APPLICANT:** City of San Antonio

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

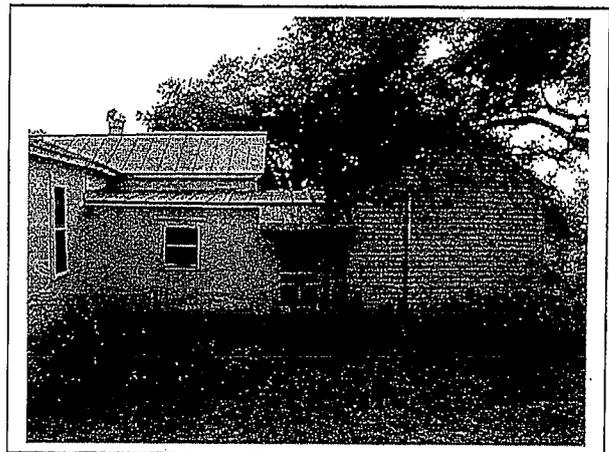


**TYPE OF WORK:**

**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).



72008236

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 residential .....and 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