

**AN ORDINANCE 2008-09-18-0858**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.4634 acres out of CB 4531 from "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family District.

**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective September 28, 2008.

**PASSED AND APPROVED** this 18<sup>th</sup> day of September 2008.

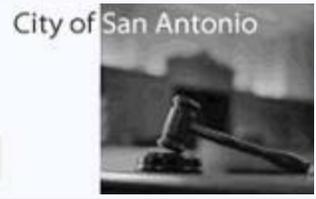
  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney  
for



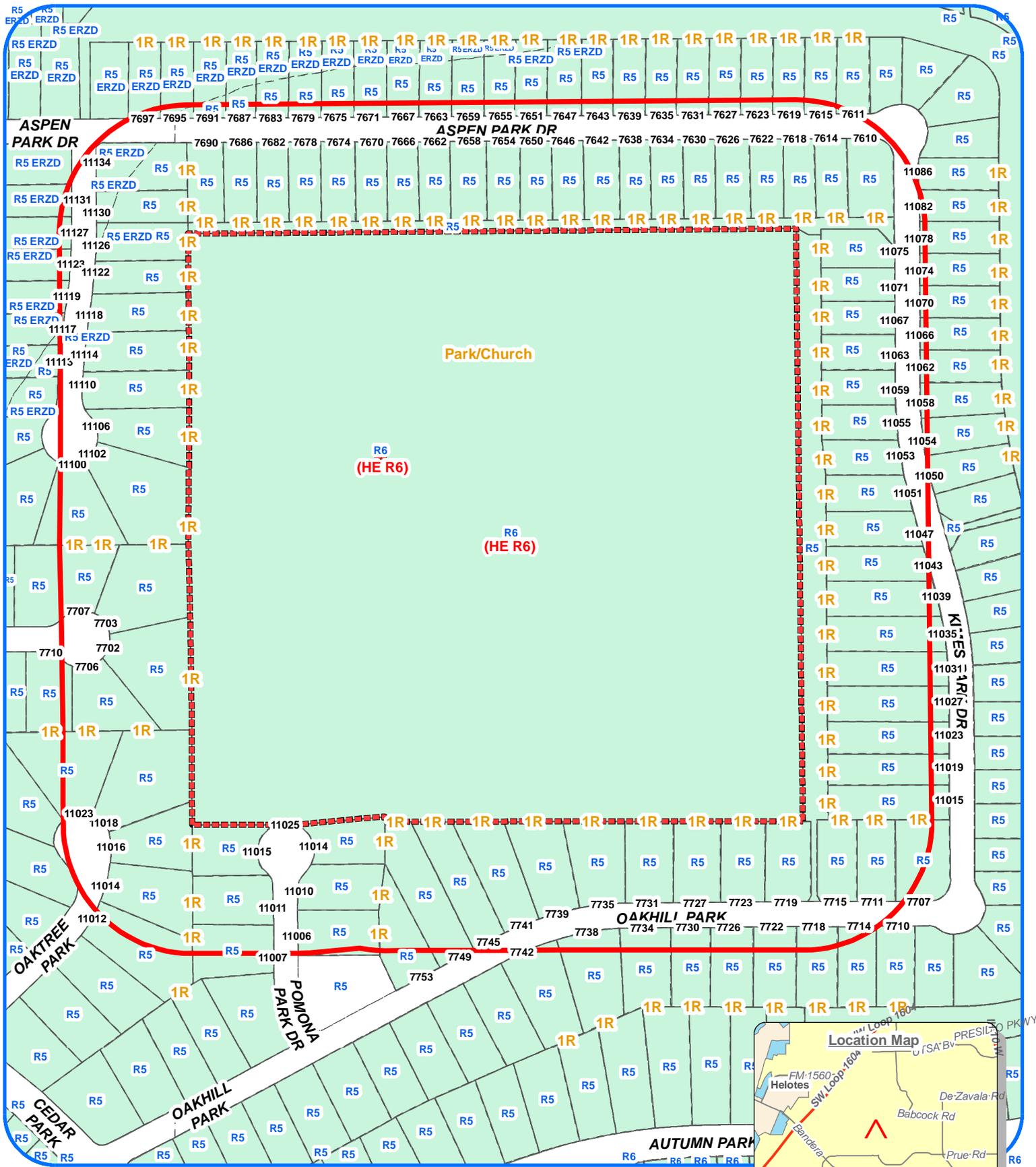
Request for  
**COUNCIL  
ACTION**



## Agenda Voting Results - Z-21


<b>Name:</b>	Z-21
<b>Date:</b>	09/18/2008
<b>Time:</b>	02:45:51 PM
<b>Vote Type:</b>	Motion to Appr w Cond
<b>Description:</b>	ZONING CASE # Z2008239 (District 8): An Ordinance amending the Zoning District Boundary 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 located at 11025 Pomona Park Drive. Staff recommends approval. Zoning Commission recommendation pending the September 16, 2008 public hearing.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



# Zoning Case Notification Plan

## Case Z2008239

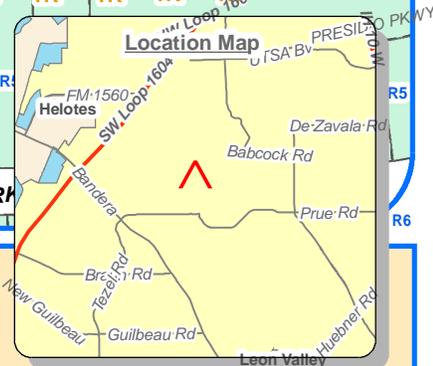
Council District 8

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)

Z2008239



**FIELD NOTES  
FOR A 0.4634 OF AN ACRE  
(20,187 SQUARE FEET)**

Being a 0.4634 of an acre or 20,187 square feet more or less, tract of land situated in the City of San Antonio, out of the Franz Badalick Survey No. 342, Abstract No. 77, County Block 4531, Bexar County, Texas and being out of a 20.000 acre tract conveyed to David Semler of record in Volume 13530 Page 2239, Official Public Records of Bexar County, Texas and being more particularly described as follows, with bearings based on the North American Datum of 1983, Texas South Central Zone:

**COMMENCING:** At a found 1/2" iron rod in the northeast right of way line of Pomona Park Drive and the north boundary line of Parkwood Subdivision Unit 6B, of record in Volume 9524 Page 53, Deed and Plat Records of Bexar County, Texas and the south boundary line of the 20.000 acre tract.

**THENCE:** N 39°26'02" E into the 20.000 acre tract, a distance of 548.68 feet to a point for the southeast corner and **POINT OF BEGINNING** of the tract described herein.

**THENCE:** N 67°38'59" W, continuing into the 20.000 acre tract with the southwest line of this tract, a distance of 210.66 feet to a point for the southwest corner of the tract described herein.

**THENCE:** N 22°21'01" E, continuing into the 20.00 acre tract with a northwest line of this tract, a distance of 60.12 feet to a point for the most westerly northwest corner of the tract described herein.

**THENCE:** S 67°38'59" E, continuing into the 20.00 acre tract with a northeast line of this tract, a distance of 125.26 feet to a point for an interior corner of the tract described herein.

**THENCE:** N 22°21'01" E, continuing into the 20.00 acre tract with a northwest line of this tract, a distance of 88.08 feet to a point for the most northerly northwest corner of the tract described herein.

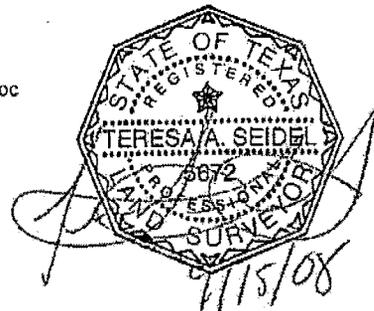
**THENCE:** S 67°38'59" E, continuing into the 20.00 acre tract with a northeast line of this tract, a distance of 85.40 feet to a point for the northeast corner of the tract described herein.

**THENCE:** S 22°21'01" W, continuing into the 20.00 acre tract with the southeast line of this tract, a distance of 148.20 feet to the **POINT OF BEGINNING** and containing 0.4634 of an acre or 20,187 square feet more or less. An exhibit was prepared by KFW Surveying, Inc as an attachment to these metes and bounds description.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

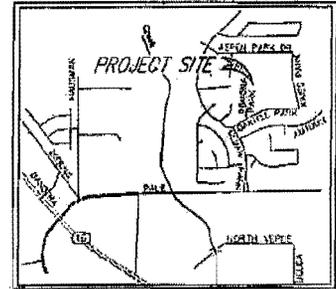
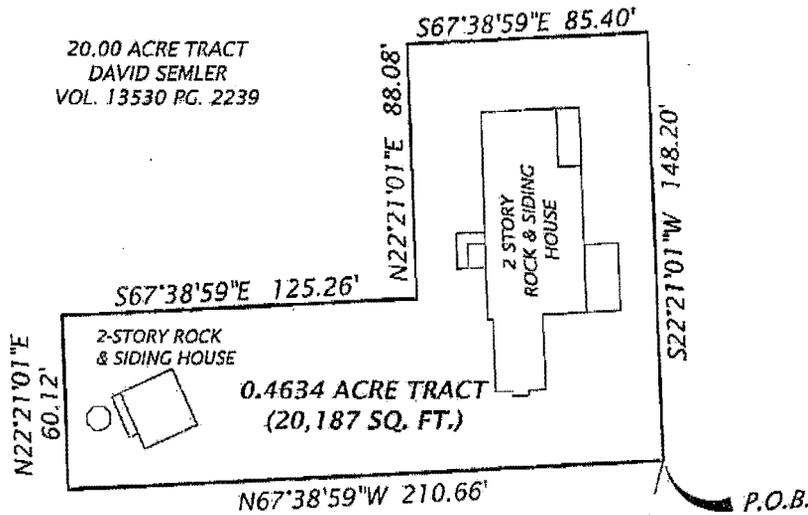
Job No.: 08-108  
Prepared by: KFW Surveying  
Date: September 15, 2008  
File: SADraw 2008\08-108 11025 Pomona Park\Zoning Metes and Bounds.doc

**EXHIBIT A**



22009239

20.00 ACRE TRACT  
DAVID SEMLER  
VOL. 13530 PG. 2239



LOCATION MAP

NOT-TO-SCALE



SCALE: 1"=60'



**LEGEND**

○ = IRON ROD FOUND AS NOTED

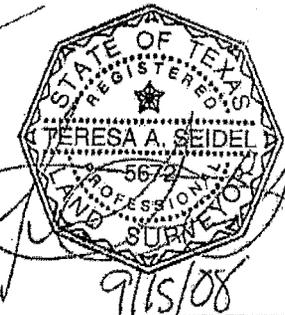
**NOTES:**

1) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

2) FIELD NOTES WERE PREPARED AS AN ATTACHMENT TO THIS EXHIBIT.

3) THIS EXHIBIT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

20.00 ACRE TRACT  
DAVID SEMLER  
VOL. 13530 PG. 2239



**ZONING EXHIBIT**

0.4634 OF AN ACRE OR 20, 20187 SQUARE FEET MORE OR LESS, TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE FRANZ BADALICK SURVEY NO. 342, ABSTRACT NO. 77, COUNTY BLOCK 4531, BEXAR COUNTY, TEXAS

PERSONS:	ISSUE DATE:
JOB NO. 69-103	
DATE: 08/11/07	DESIGNER:
DRAWN: DGL	CHECKED: TAT
SHEET: 1	



7400 BLANCO, SUITE 281,  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 879-8111  
FAX: (210) 979-0492

Date: 8/11/07, 11:20am, User: tp, Job: 69-103, Project: 20080711-20, 11023, Pomona Park, Survey: 080912.dwg

**Z2008239**

This case is scheduled for consideration by Zoning Commission on September 16, 2008 therefore no minutes are available at this time.



22008239

HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

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:**

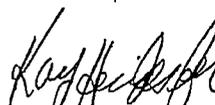
The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance.

**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

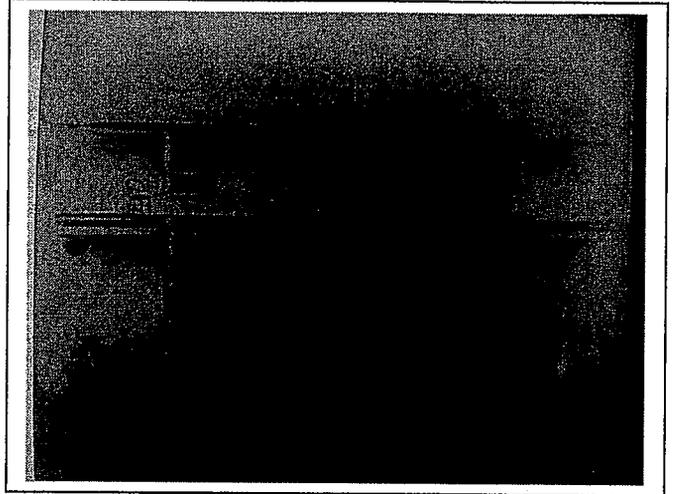
**COUNCIL DISTRICT:** 8

**HISTORIC DISTRICT**

**LANDMARK:** Finding of Historical  
Significance

**APPLICANT:** City of San Antonio

**OWNER:** Peace Community Church, P.O.  
Box 691007, San Antonio, TX 77269-1007



**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-19<sup>th</sup> 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

7/20/23

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.



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

Agenda Item # Z-21  
Council Meeting Date: 9/18/2008  
RFCA Tracking No: R-3872

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 8

**SUBJECT:**  
Zoning Case Z2008239

**SUMMARY:**

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

**BACKGROUND INFORMATION:**

**Zoning Commission Meeting Date:** September 16, 2008

**Applicant:** City of San Antonio Historic Preservation Office

**Owner:** Peace Community Church, David Semler

**Property Location:** 11025 Pomona Park Drive

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

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

**Proposal:** To designate Historic Exceptional

**Neighborhood Association:** Parkwood Maintenance Association, Inc.

**Neighborhood Plan:** None

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

**ISSUE:**

Between 2003 and 2007, the San Antonio Conservation Society (SACS) and the City Historic Preservation Division surveyed and researched 19<sup>th</sup> century vernacular properties that qualify as Historic Texas Farm and Ranch Complexes. Of the 86 total properties found, only seventeen 19<sup>th</sup> century (1800-1899) vernacular farm and ranch complexes have been identified within the current city limits of San Antonio. These

extremely rare resources represent **the last remaining visual vestiges** of the earliest settlement of the city and county. Each year more and more of these precious resources are lost to development, vandalism, and deterioration. Landmark designation will help to preserve and protect these resources for future generations.

A historic context for these properties was approved by the State Board of Review for the National Register of Historic Places, as well as three individual property applications. **The seventeen properties located within the city limits meet the criteria for landmark designation at the highest levels.** They are significant due to their age, their association with the founding families of the city and their architectural significance. Landmark designation to protect them is important.

**ALTERNATIVES:**

Should the City Council deny this request, the base zoning district would remain in place and the historic district overlay would not be applied.

**FISCAL IMPACT:**

The applicant is the City of San Antonio. No rezoning fees are required.

**RECOMMENDATION:**

Staff recommends approval. Zoning Commission recommendation pending the September 16, 2008 public hearing.

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.

**ATTACHMENT(S):**

File Description

[Location Map](#)

File Name

Z2008239.pdf

[Zoning Commission Minutes](#)

Z2008239.pdf

[Historic and Design Review Commission Report](#)

Z2008239\_HDRC Review.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200809180858.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager