

AN ORDINANCE 2008-09-18-0844

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 Parcel 2A, CB 4181 from "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District.

SECTION 2. 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 3. 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 4. This ordinance shall become effective September 28, 2008.

PASSED AND APPROVED this 18th day of September 2008.


M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney



Request for
**COUNCIL
ACTION**

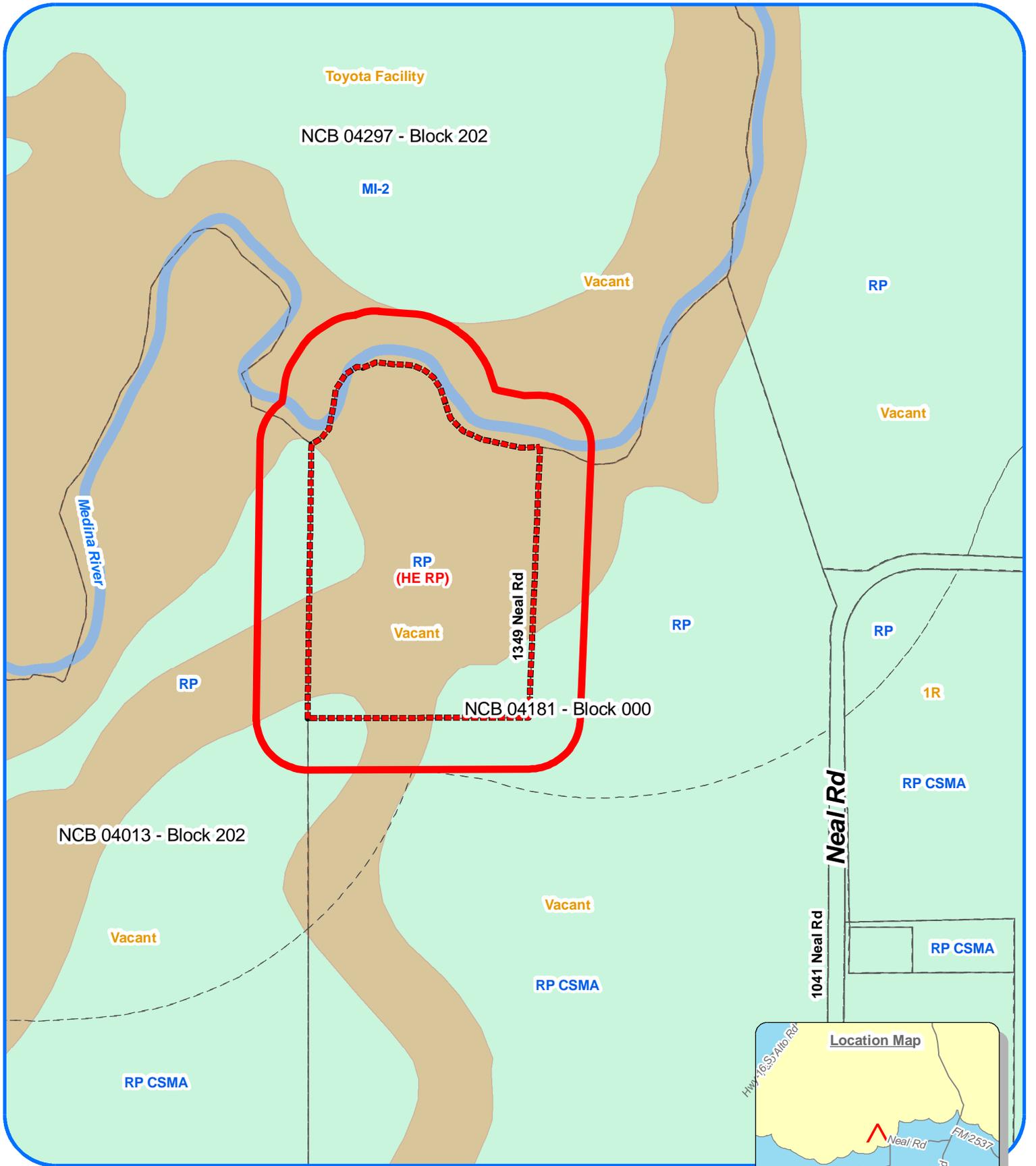
City of San Antonio



Agenda Voting Results - Z-6

Name:	Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-9, Z-10, Z-12, P-1, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-25, Z-29, Z-30, Z-33, Z-34
Date:	09/18/2008
Time:	02:35:17 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008230 (District 3): An Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "HE RP" Historic Exceptional, Resource Protection District on Parcel 2A, CB 4181 located at 1349 Neal Road . Staff and Zoning Commission recommend approval. The City South Management Authority Board recommends approval.
Result:	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			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



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)

Z2008230

ZONING CASE NUMBER Z2008230 (Council District 3) – August 19, 2008

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. Staff recommends approval.

This case was approved by consent.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 80 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

72008230



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC 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 Berison McGlone'.

Ann Berison McGlone
Historic Preservation Officer

22008230

City Landmark Designation

HDRC CASE NO.

KNOWN AS:

Presnall/Watson House,
previously known as
Applewhite/Watson Home,
41BX538

ADDRESS: 1349 Neal
Road

LEGAL DESCRIPTION:

CB 4181, P-2A, ABS 465

ZONING: FR

COUNCIL DISTRICT: 3

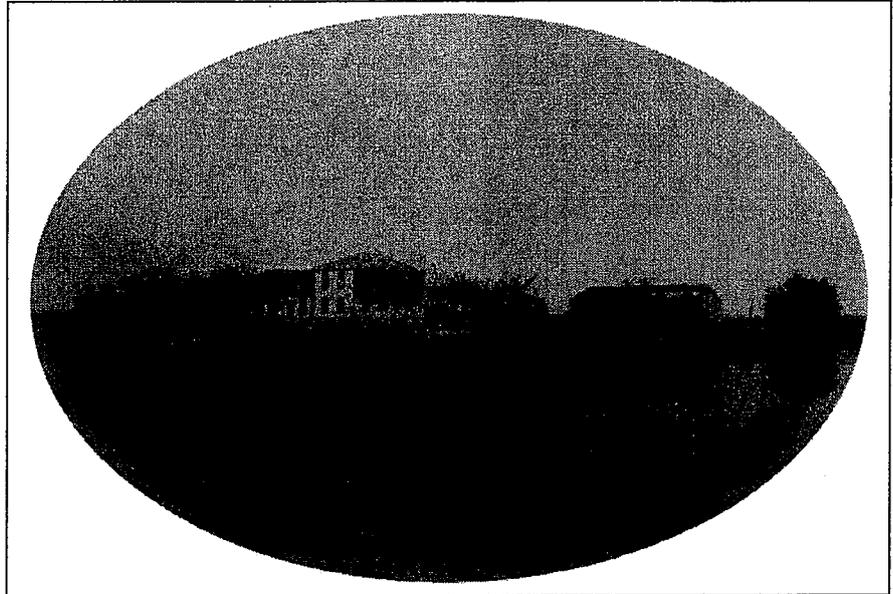
HISTORIC DISTRICT

LANDMARK:

APPLICANT: City of San
Antonio

OWNER: City of San
Antonio, SAWS

TYPE OF WORK: Finding of Historical Significance



ARCHAEOLOGICAL SITE NO. 41BX538

HISTORY:

The following information is excerpted from:
McGraw and Hindes 1987; Adavosio and Green 2003

The Presnall-Watson house is an excellent example of a well-to-do Southern Anglo-American later antebellum farmstead with considerable postbellum development and growth. It is located on part of an extensive Spanish Colonial land grant dating from 1808. It is at an elevation of 525 to 527 ft. msl on a terrace approx. 80 m east of the Medina River along its south bank and about 2 km west of its confluence with Leon Creek.

The historic component consists of a farm complex of 9 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 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 central stone and mud mortar house with full basement was constructed by Harrison Presnall probably in 1854 and possibly with some assistance from his brother-in-law, Stephen Applewhite. So far, there is little evidence that any additions beyond the stone core were constructed during Presnall's ownership. The frame additions are attributable to John Watson's ownership (post 1883) and subsequent heirs of his family. The Watson family expanded the stone house by adding the frame additions.

In 1852, Harrison Presnall, from Louisiana and Stephen Applewhite contracted to purchase this property (BCDR Vol. L2:85). Governor J.P. Bell patented the 1/3 league on February 4, 1854 (BCDR Vol. L2:231), and Presnall and Applewhite were deeded the property on the same day (BCDR Vol. L2:231).

The property was verbally partitioned between Presnall and Applewhite (BCDR Vol. 29:592). Stephen Applewhite took possession of the western 755 acres and Harrison Presnall received 665 acres on the east. To legalize and formally record the verbal division of the property, Susan Presnall, executrix of the estate of Harrison Presnall, sold the western 755 acres to Stephen Applewhite in September of 1883 for \$10.00 and other valuable considerations (BCDR Vol. 29:590). Susan was Stephen's sister indicating that Presnall and Applewhite were both friends and related through marriage.

Earlier in 1883, John Watson purchased the eastern 665 acres from Presnall's estate for the sum of \$6,000.00 (BCDR Vol. 28:166). John W. DeVilbiss surveyed the property in March of 1883 to establish the eastern boundary of Watson's property and the western boundary of William Kerr's property (on the Bernardino Ruiz grant).

~~John Watson died on February 2, 1903 and his wife, Margaret Jane, died on Feb. 20, 1930. The house and property remained in the Watson family until 1974 when it was sold to Earl S. Doderer, who owned it until it was purchased by the San Antonio City Water Board in 1990. The property is currently owned by the Land Heritage Institute.~~

REQUEST: Finding of Historical Significance

CASE COMMENTS: 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.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-6
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3804

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 3

SUBJECT:
Zoning Case Z2008230

SUMMARY:

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

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 19, 2008

Applicant: City of San Antonio Historic Preservation Office

Owner: Land Heritage Institute

Property Location: 1349 Neal Road

Parcel 2A, CB 4181

Approximately 1200 feet west of Neal Road

Proposal: To designate Historic Exceptional

Neighborhood Association: None

Neighborhood 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.

ISSUE:

Between 2003 and 2007, the San Antonio Conservation Society (SACS) and the City Historic Preservation Division surveyed and researched 19th century vernacular properties that qualify as Historic Texas Farm and Ranch Complexes. Of the 86 total properties found, only seventeen 19th 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 and Zoning Commission (9-0) recommends approval. The City South Management Authority Board (8-0) recommends approval.

Since the base zone is not changing, a finding of consistency is not required. The City South Community Plan identifies future land use for the subject property as Resource Protection/Open Space.

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.

ATTACHMENT(S):

File Description

File Name

[Location Map](#)

Z2008230.pdf

[Zoning Commission Minutes](#)

Z2008230.pdf

[Historic and Design Review Commission Report](#)

Z2008230_HDRC Review.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200809180844.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager