

AN ORDINANCE 2008-09-18-0860

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 2906 square feet out of NCB 11637 from "R-5" Residential Single-Family District to "HE R-5" 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 18th day of September 2008.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney



Request for
**COUNCIL
ACTION**

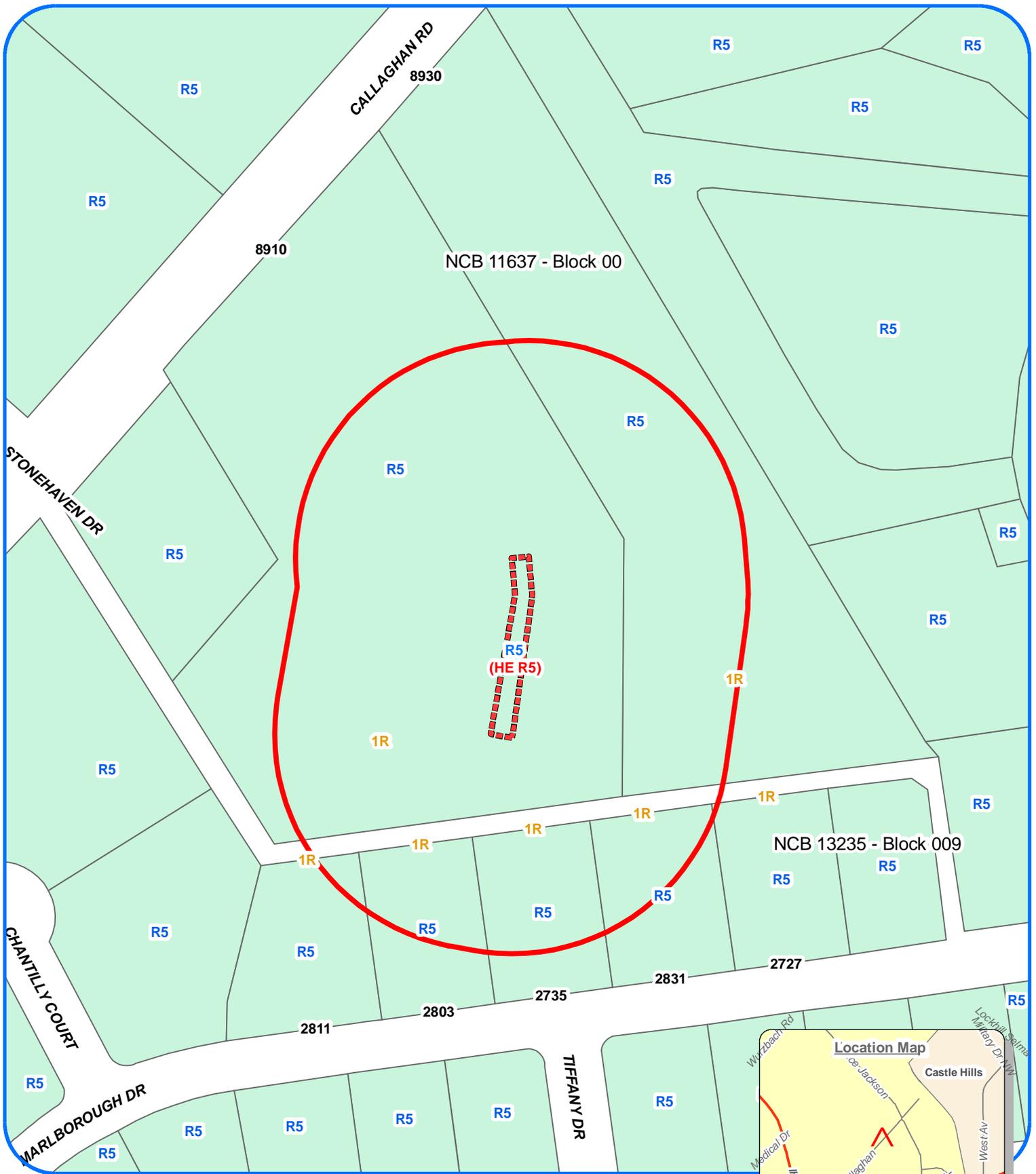
City of San Antonio



Agenda Voting Results - Z-23

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 # Z2008241 (District 8): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional, Residential Single-Family District on 2906 square feet out of NCB 11637 located at 8910 Callaghan Road. Staff and Zoning Commission recommend 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 Z-2008-241

Council District 8

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Parcel 2906 sq ft out of NCB 11637

Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning R5
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain

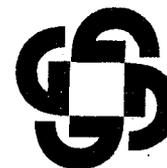


City of San Antonio - Development Services Dept
(08/06/2008)

Z2008241

Gibbons Surveying & Mapping, Inc.

Land Surveying • Platting • Construction • Development



FIELD NOTES FOR A 2906 SQUARE FOOT TRACT

OUT OF A 4.32 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11740, PAGE 737 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF NEW CITY BLOCK 11637, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING: At a found 5/8" iron rod on the southeast right of way line of Callaghan Road (public right of way) marking the north corner of the 4.32 acre tract;
- THENCE: South 31°14'22" East (bearings are based on the recorded deed) (this line held for rotation) 397.69' with the northeast line of the 4.32 acre tract to a found 1/2" iron rod;
- THENCE: South 56°19'00" West 89.09' crossing the 4.32 acre tract to the northeast corner of a historical building, the northeast corner and POINT OF BEGINNING of this tract;
- THENCE: South 05°00'03" East 35.52' with the east face of a historical building to an angle point;
- THENCE: South 08°05'13" West 134.09' to the edge of a historical stagecoach stop;
- THENCE: North 79°58'27" West 19.93' with the stagecoach stop to the southwest corner hereof;
- THENCE: North 10°01'33" East 129.27' to the edge of a historical building;
- THENCE: North 05°00'03" West 35.87' to the northwest corner hereof;
- THENCE: North 84°07'42" East 16.10' to the POINT OF BEGINNING of this 2906 square foot tract.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716

GIBBONS SURVEYING & MAPPING, INC.

Date: August 14, 2008; Job No.: 08-3997

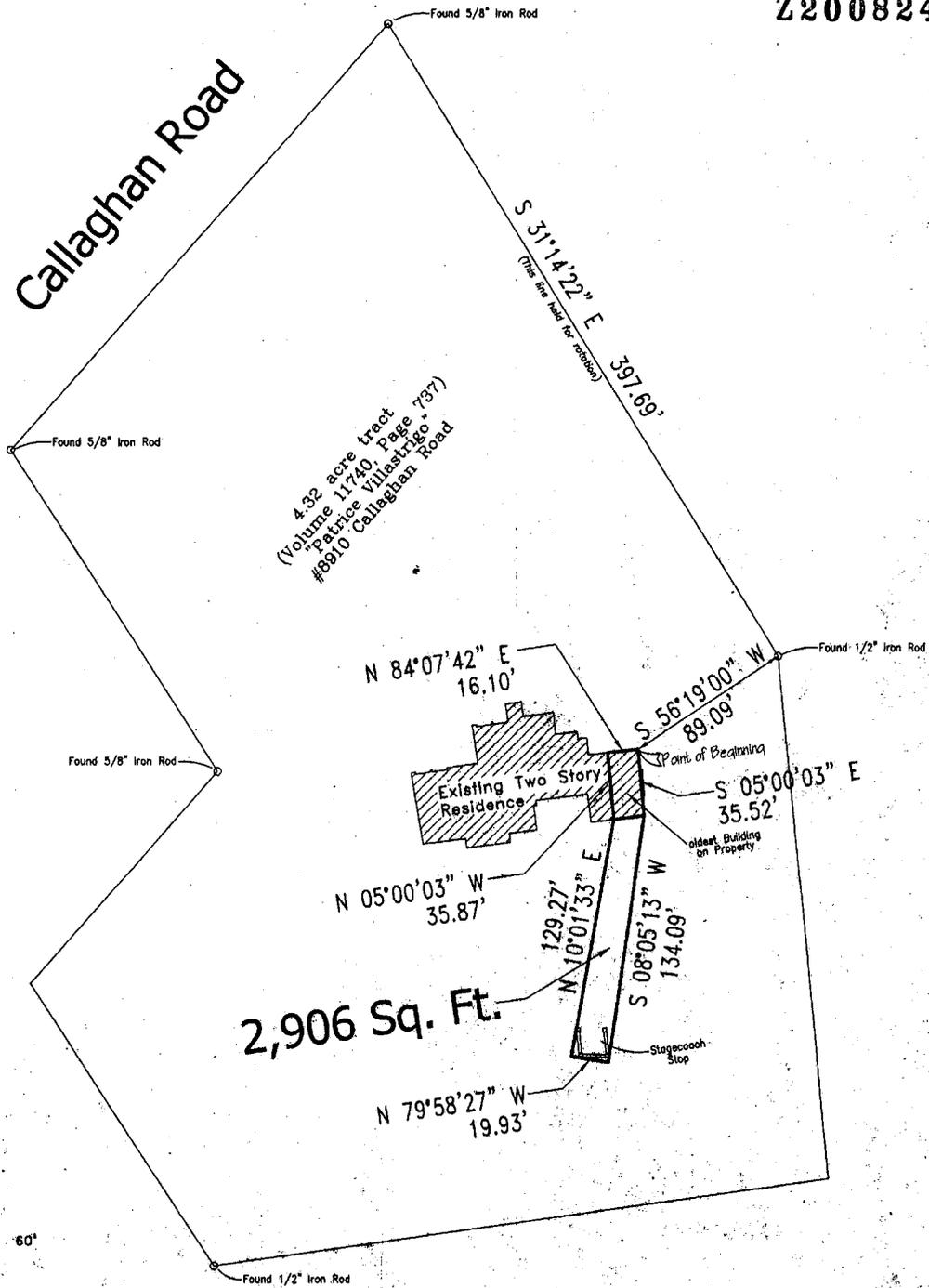
Doc I.D.: 8910 Callaghan Rd;

GAG/ps



Z2008241

Callaghan Road



Scale: 1" = 60'

A Survey of:

2906 square feet out of a 4.32 acre tract recorded in Volume 11740, Page 737 of the Real Property Records of Bexar County, Texas, being out of New City Block 11637, City of San Antonio, Bexar County, Texas.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
RECORDED IN: VOL. 11740 Pg. 737 VOL. X PG. X

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on:
THE 14th DAY OF AUGUST 2008, A.D.

Gary A. Gibbons
GARY A. GIBBONS
Registered Professional Land Surveyor Number 4718

Survey not valid unless contains original seal and signature.

NOTES:

- 1.) This survey was prepared without the benefit of a Title Commitment and may not show all matters of record affecting this property.
- 2.) Easement and restriction references are as identified by record information in this office only.
- 3.) Bearing rotation is based on deed recorded in Vol. 11740, Pg. 737.
- 4.) Found monumentation resulted in all bearings and distances falling within minimum positional tolerances.

JOB NO. 08-392-014

Gibbons Surveying & Mapping, Inc.
P.O. Box 700578
San Antonio, Texas
78270-0578
(210) 386-4000
(FAX) 386-4873

Z2008241

ZONING CASE NUMBER Z2008241 (Council District 8) – August 19, 2008

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. Staff recommends approval.

Patrice Villastrigo, owner, stated she is in full support of this historic designation. She stated she has submitted field notes to staff that indicates the portion that would be designated Historic Exceptional.

The following citizen(s) appeared to speak:

Ray Wave, stated he is concerned with the future use of this property. He further stated he would like clarification as to how much of the property would be designated historic and is there a possibility of subdividing the property. He also expressed concerns with drainage issues.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Vance Jackson Neighborhood Inc. Staff received field notes from the applicant.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Hawkins to recommend approval with field notes as presented.

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

NAY: None

THE MOTION CARRIED



73008241

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDCR 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.

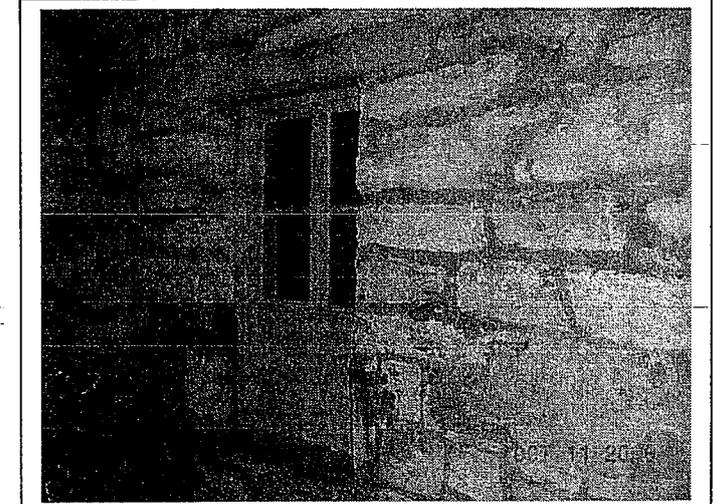
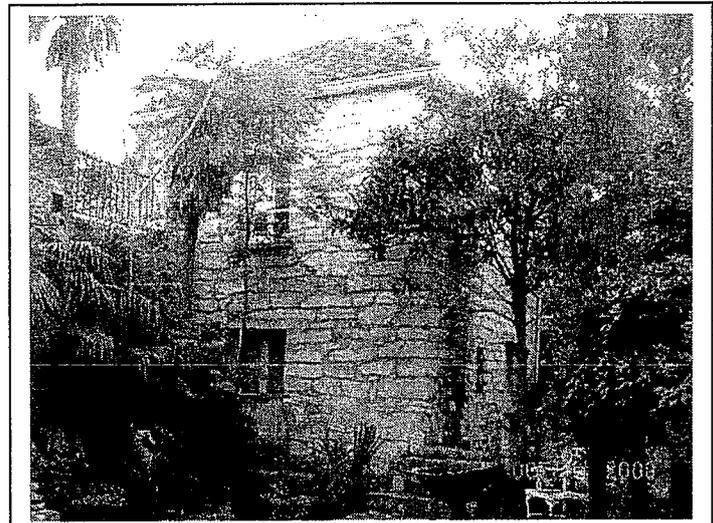
Ann Benson McGlone
Historic Preservation Officer

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 1/2 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.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-23
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3806

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008241

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

BACKGROUND INFORMATION:
Zoning Commission Meeting Date: August 19, 2008

Applicant: City of San Antonio Historic Preservation Office
Owner: Patrice Villastrigo

Property Location: 8910 Callaghan Road

2906 square feet out of NCB 11637

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

Proposal: To designate Historic Exceptional

Neighborhood Association: Vance Jackson Neighborhood, 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 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 (8-0) recommends 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.

ATTACHMENT(S):

File Description

[Zoning Commission Minutes](#)

[Certificate of Appropriateness](#)

File Name

Z2008241.pdf

Certificate of Appropriateness.pdf

[Location Map](#)

Z2008241.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200809180860.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager