

AN ORDINANCE 2008-09-18-0859

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 P-26, Block 1, NCB 17180 from "R-6" Residential Single-Family District to "HE R-6" Historic Exceptional, Residential Single-Family 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

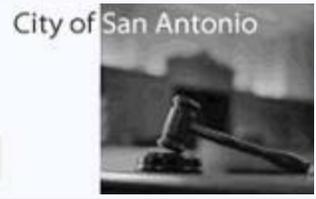
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney



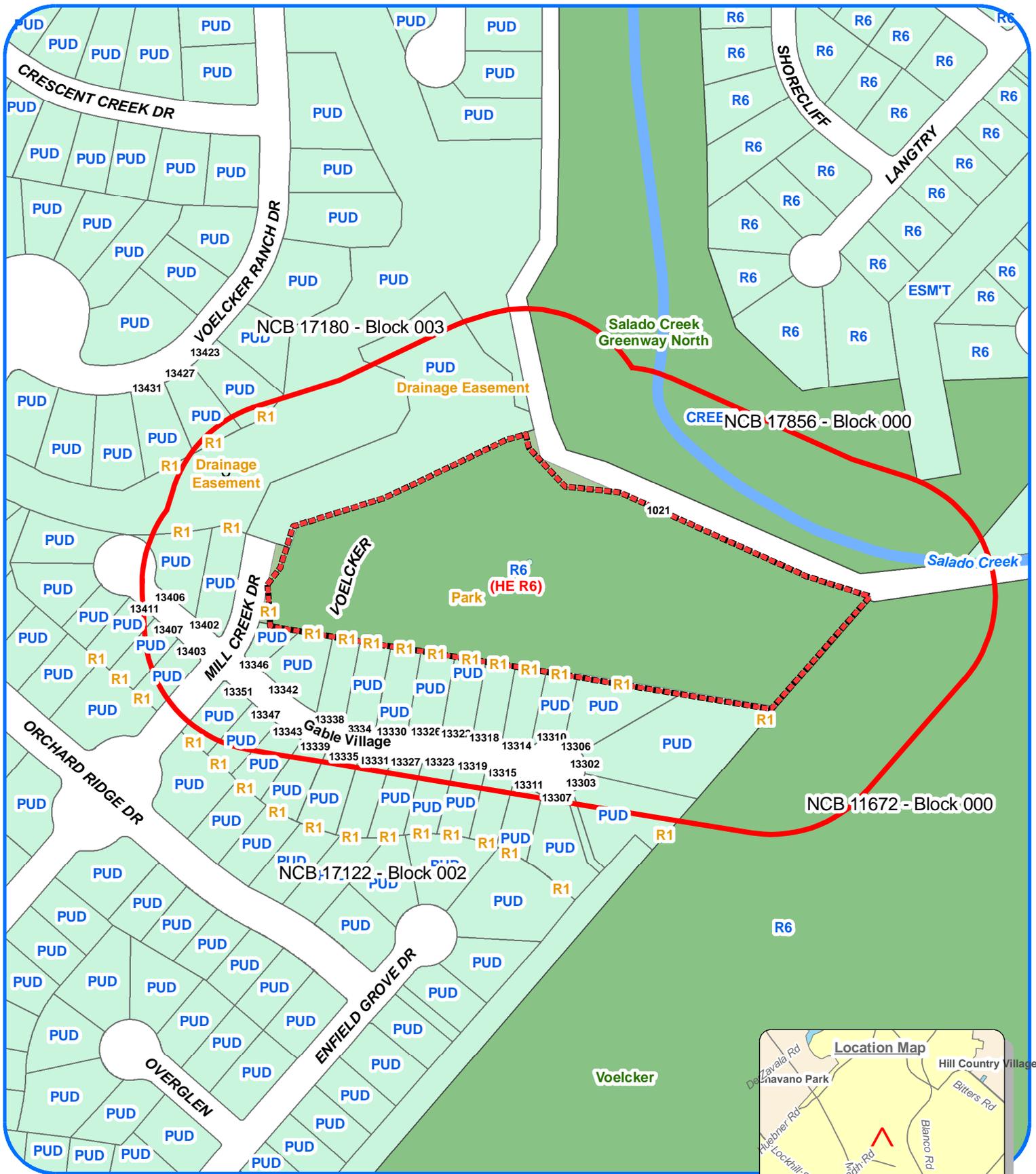
Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-22

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 # Z2008240 (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 Parcel P-26, Block 1, NCB 17180 located at 1021 Voelcker Lane . 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 Z2008240

Council District 8

Scale: 1" approx. = 200'

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

Legend

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



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

Z2008240

ZONING CASE NUMBER Z2008240 (Council District 8) – August 19, 2008

A request for a change in zoning from “R-6” Residential Single-Family District to “HE R-6” Historic Exceptional, Residential Single-Family District on Parcel P-26, Block 1, NCB 17180, 1021 Voelcker Lane. Staff recommends approval.

This case was approved by consent.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

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



072008240

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 04, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-169
ADDRESS: 1020 Voelcker Lane
LEGAL DESCRIPTION: NCB 17180 Blk 1 Lot P-26, Refer to 17180-001-
PUBLIC PROPERTY: No
HISTORIC DISTRICT:
LANDMARK DISTRICT:
APPLICANT: COSA, 1901 S Alamo
OWNER: COSA
TYPE OF WORK: Finding of Historic Significance

REQUEST:

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

RECOMMENDATION:

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

COMMISSION ACTION:

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



Ann Benson McGlorie
Historic Preservation Officer

City Landmark Designation

HDRC CASE NO.

KNOWN AS: Louis Voelcker Farm and Ranch

ADDRESS: 1020 Voelcker Lane, San Antonio, TX

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

ZONING: R6

COUNCIL DISTRICT: 8

HISTORIC DISTRICT

LANDMARK: Finding of Historical Significance

APPLICANT: City of San Antonio

OWNER: City of San Antonio

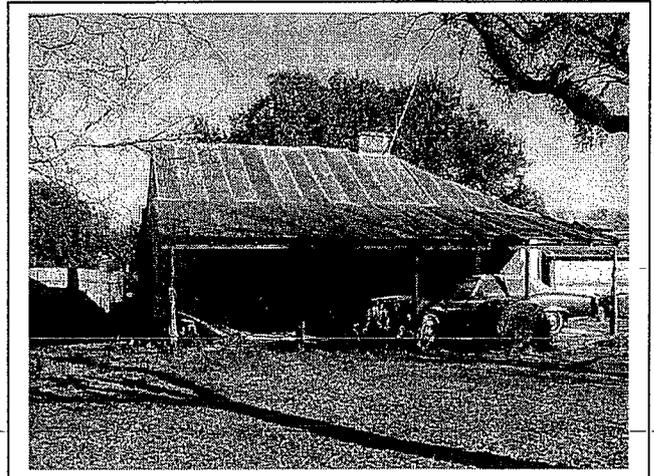
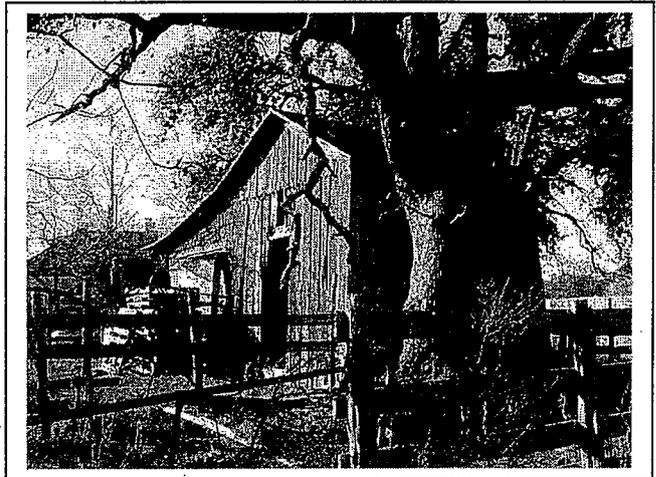
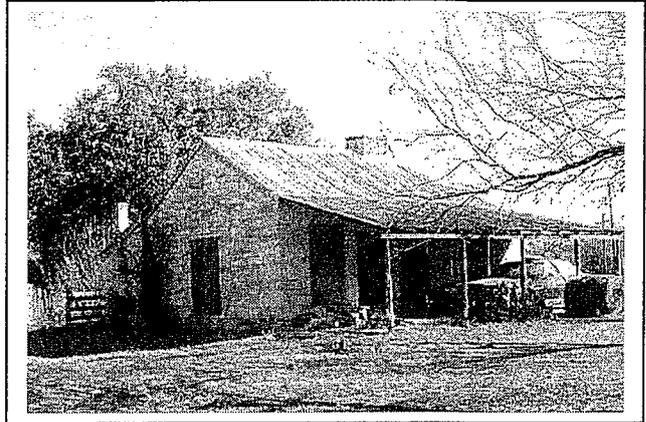
TYPE OF WORK:

HISTORY:

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

REQUEST: Finding of Historical Significance

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



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CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-22
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3805

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008240

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

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

Applicant: City of San Antonio Historic Preservation Office

Owner: City of San Antonio

Property Location: 1021 Voelcker Lane

Parcel P-26, Block 1, NCB 17180

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

Proposal: To designate Historic Exceptional

Neighborhood Association: None

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 (9-0) recommend approval.

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

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

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

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

ATTACHMENT(S):

File Description

File Name

[Location Map](#)

Z2008240.pdf

[Zoning Commission Minutes](#)

Z2008240.pdf

[Historic and Design Review Commission Report](#)

Z2008240_HDRC Review.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200809180859.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager