

## HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

**HDRC CASE NO:** 2017-132  
**ADDRESS:** 115 S ZARZAMORA  
**LEGAL DESCRIPTION:** NCB 2322 BLK 1 LOT 7&8 AND 9  
**ZONING:** C-2,HL  
**CITY COUNCIL DIST.:** 5  
**LANDMARK:** Malt House  
**APPLICANT:** Kaufman Killen  
**OWNER:** 7-Eleven Inc.  
**TYPE OF WORK:** Conceptual Review of Replacement Plans  
**REQUEST:**

The applicant is requesting conceptual review of replacement plans on the property at 115 S Zarzamora. The applicant is proposing to construct a new commercial structure on the property including attached canopies, fuel pumps, and signage.

### APPLICABLE CITATIONS:

*UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a

reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance. When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). For property located within a historic district, the historic and design review commission shall be guided in its decision by

balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 6. Mechanical Equipment and Roof Appurtenances



## A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

## B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 3. Landscape Design

### A. PLANTINGS

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

### D. TREES

ii. *New Trees*—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

### *Historic Design Guidelines, Chapter 6, Guidelines for Signage*

## 1. General

### A. GENERAL

i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. *Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

### B. HISTORIC SIGNS

i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

### C. PLACEMENT AND INSTALLATION

i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

### D. DESIGN

- i. *Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. *Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. *Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. *Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

#### E. LIGHTING

- i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

### 3. Projecting and Wall-Mounted Signs

#### A. GENERAL

- i. *Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. *Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. *Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

#### C. WALL-MOUNTED SIGNS

- i. *Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. *Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. *Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. *Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

### FINDINGS:

#### Property Background:

- a. This property was designated as a historic landmark by Ordinance 2013-03-21-0199, on March 21, 2013. The property is listed in the ordinance as 115 S Zarzamora, the Malt House Restaurant. The property was identified through the Westside Cultural Resources Survey initiative and was designated with owner support.
- b. The Malt House was designated for its cultural significance as a place and institution where community gathered, socialized and celebrated for more than 50 years. The architecture by itself is not the basis for landmark status, instead the basis is found in spatial (tangible) and social (intangible) characteristics that wholistically provide a unique and authentic sense of place. Tangible elements which reflect a sense of place and create human interaction include: canopied in-car dining within close proximity to the dining hall, street setback, corner vehicular access, a lack of boundary between parked cars and pedestrian space, and distinctive signage. Intangible elements, communicated through community comments at the time of designation, reflect affection for The Malt House business as a place where the community formed a collective cultural identity over the period of its existence and for the food itself.
- c. The structure at 115 S Zarzamora was built in 1954. It sits on the western side of Zarzamora and faces Buena Vista. It is a one-story box form, commercial post-war structure with auto-centric canopies. Its vernacular construction and auto-centric design, street presence along Zarzamora, existing signage (including the use of hand-painted signage), and pedestrian orientation are visible reminders of San Antonio's economic history and social heritage. The building exterior has been modified over time, but carefully placed signage, "carport-style" metal canopies, parapets with articulated horizontal banding, and an orientation that provides exposure to the street contribute to the overall integrity of the property.
- d. In addition to the existing building, the thin -profile canopies of the former Malt House are reflective of Americana car and social culture. Its spatial relationship, proximity, and orientation to the existing structure is tied to the purpose of indoor/outdoor social life. Canopy materials are corrugated, galvanized metal which is in keeping with the area.

## Case History:

- e. Prior to HDRC review, the initial request for conceptual approval of demolition with new construction was heard by subcommittees of the HDRC on two occasions. The proposed demolition was reviewed by the Demolition and Designation Committee on August 23, 2016. The committee met on site and discussed certain characteristics of the Malt House that should be retained, such as signage and canopies. The members present also discussed orientation of the existing and proposed structures toward the street, complementary materials to the existing building, and community engagement. Proposed replacement plans were also reviewed by the Design Review Committee on September 14, 2016. At the meeting, the committee voiced concerns regarding the fenestration pattern on the elevations facing the street. The committee stated that it would be important to reuse the Malt House signage and to create a gathering space similar to the existing canopies.
- f. The request for conceptual approval of demolition with new construction was heard by the Historic and Design Review Commission on October 5, 2016. In accordance with the requirements of UDC Section 35-618, the HDRC found through a preponderance of evidence that retaining the existing structures presented an economic hardship on the owner and approved the conceptual proposal for demolition. However, the commissioners expressed concern regarding the proposed replacement plans which must be approved before a demolition will be allowed. The motion included seven stipulations regarding the proposed new construction:
  - 1. **That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship;** this stipulation has not been met in the current proposal as the building is predominately situated on the west property line instead of the north.
  - 2. **That the applicant salvage and reuse both of the historic, roof-mounted "Malt House" signs;** this stipulation has not been met in the current proposal as only a single roof-mounted sign has been retained.
  - 3. **In accordance with the UDC, if demolition is approved, documentation and salvaging strategy must be submitted to staff prior to the issuance of a Certificate of Appropriateness;** this stipulation has not been met to date and would still be required prior to issuance of a demolition permit.
  - 4. **That the applicant explore adding further screening and buffer between the adjacent properties;** this stipulation has not been met as no additional options for screen have been provided in the current proposal.
  - 5. **That the applicant returns for review and approval and provide details of the proposed signage;** proposed signage is included in the current submittal.
  - 6. **That the applicant meets with the Design Review Committee prior to submitting the final proposal;** this stipulation has been met. A summary of those meetings is provided in the findings below.
  - 7. **That the applicant seeks the input of the public regarding the proposed replacement plans;** this stipulation has been met. A summary of a public input meeting regarding the replacement plans is provided in the findings below.
- g. Following HDRC review, the applicant presented conceptual replacement plans to the Design Review Committee on October 25, 2016. The committee expressed concerns regarding the proposed placement of the building on the southeast corner of the lot and asked the applicant to investigate possible solutions for placement in existing building footprint. The committee requested to review the proposal again after further exploration was completed.
- h. On December 13, 2016, 65 participants from the community attended a design charrette to discuss future construction at the property. Participants included artists, residents of the Westside, organizations with Westside affiliations, architects, and representatives of 7-Eleven. The event was held at the AIA Center and was hosted by the AIA, District 1 Councilman Roberto Treviño, Latinos in Architecture (a committee of the AIA), OHP, and the Department of Arts and Culture. The objective was to develop possible sensitive design solutions for the site based on participant's input. Through round-table breakout sessions, participants identified the heritage values of the Malt House that should inform the design. Several potential designs and site solutions were developed based on the charrette input, which were provided to 7-Eleven for consideration.

### Specific design input included:

- 1. A desire by some to maintain existing site plan and building / canopy configuration
- 2. A desire for the store to be more than a convenience store
- 3. A desire to include a seating and eating area
- 4. A desire for the new structure to fit in with the existing residential area which is immediately to the west

Intangible considerations must be addressed by interpretation. The top characteristics identified by the participant input included:

1. Community Gathering Space (community building, LULAC founded here)
  2. Family Traditions and Memories (Nostalgia, generations of celebrations, “hang-out” “old fashioned”)
  3. Unique Menu (create a mini-malt house menu with counters and seating area and menu)
  4. Authentic “Drive in”, historic business, crossroads of downtown
- i. February 22, 2017, the Design Review Committee met again to review the conceptual replacement plans. At the meeting, the applicant presented updated renderings that continued to place the building on the southeast corner of the lot as originally proposed. The committee members suggested changes to the proposed seating area including the need for the seating area to be an architectural feature; they discussed relocating the seating area, retaining landscaping, the relationship to the bus stop, the communication between the bus stop versus the communication with the front entrance, and the visibility of the seating area from inside. It was suggested that the seating area move to the east side to have a closer relationship to the bus stop and be more visible to the public. The applicant described site constraints to placing the structure at the location of the existing building footprint. There was support for the roof mounted sign and the seating area located adjacent to parking spots. The committee recommended that the applicant continue exploring other options.

#### Proposed Replacement Plans and Signage:

- j. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval. The HDRC may recommend stipulations at the conceptual level in order guide future iterations of the design prior to final approval.
- k. At the October 5, 2016, hearing the HDRC recommended seven stipulations, four of which were specific to the conceptual replacement plans. These stipulations have been met in the current proposal. Likewise, other recommendations made at the subcommittee meetings and public input meeting summarized above are not included in the current proposal.
- l. **ORIENTATION OF PRIMARY FACADE** - The existing building is situated on the north end of the property and faces south. This allows for exposure from the street corner. The proposed replacement building is situated on the east end of the property with the primary entrance facing west toward the interior of the lot. Consistent with the established spatial relationships of the site, the orientation and placement of the existing building should be maintained in the replacement plans. It was previously recommended at the Design Review Committee on September 14, 2016, that there be a pedestrian entrance along Zarzamora and Buena Vista and that all street elevations include windows. While windows have been added to the rear elevation that faces Zarzamora, the proposed façade orientation limits pedestrian access to the property and leaves the rear of the building to face the primary street. The proposed replacement plans are not consistent in terms of façade orientation and building placement. Even if the building placement is approved, the street facing facades should be activated.
- m. **SITE PLAN AND BUILDING PLACEMENT** - As noted in finding l, the existing building is situated on the north end of the property and faces south. The primary entrance is visible from the corner, and the canopies are the central feature of the site. This established pattern is an important characteristic of the property. The applicant has stated that site constraints restrict the placement of the commercial building and canopy in a similar pattern as the existing building and canopies. It has been discussed at previous meetings that other 7-Eleven stores feature site plans with similar building placement to the existing structure on site. A store at the corner of Babcock and Wurzbach is provided as an example in the exhibits for this request. This property measures approximately 180 ft x 180 ft. The property at 115 S Zarzamora measures approximately 155 ft x 155 ft. Given the similarity in the two sites, staff finds that the overall building placement and orientation can continue to be explored by the applicant. The applicant has shown in plan that fuel trucks would not have sufficient room if the existing pattern were to be maintained. In these explorations, only the main structure has been moved leaving the fuel tanks and pumps in the original location. These exhibits also only explore fuel truck access from one direction. Staff finds that additional exploration and creativity is warranted. Additional explorations should include potential locations and arrangements of not only the commercial structure, but also the fuel tanks and seating area. If this analysis has occurred, the applicant should submit that evidence for consideration.
- n. **BUILDING SCALE, MASS & FORM** – The applicant is proposing to construct a one-story 3,062 square foot building with a flat roof with a raised parapet facing on the west façade for signage. According to the Guidelines for New Construction 2. A. and B., new construction height and scale should be consistent with nearby historic

buildings and roof forms should be similar with those found on the block. In this case, the proposed building form is similar to that of the existing building with the exception of the raised parapet walls. The parapet on the west façade is set even higher than the other elevations to allow for signage. This is in contrast to the existing building which features low parapets with articulated horizontal banding. Staff finds that a lower parapet height in general would be more appropriate, and that the raised portion of the parapet should be eliminated.

- o. **WINDOW CONFIGURATION** – The applicant is proposing storefront windows on the west, south, and east elevations. According to the Guidelines for New Construction 2.C.ii., the primary façade of the new commercial building should be in keeping with established patterns. Staff finds the proposal consistent with the Guidelines as there are openings that face both Zarzamora and Buena Vista. Staff further finds that window art could be another opportunity to install and display interpretive elements such as historic photos of the Malt House and Zarzamora corridor.
- p. **MATERIALS** – The existing structure is stucco, with wood board and batten, and a brick veneer base. In the replacement plans, the applicant is proposing to use two types of stucco with a brick base. A simple metal awning is also proposed along the full perimeter of the building. According to the Guidelines for New Construction 3.A., materials that complement the type, color and texture of material found in the district. Staff finds the proposed materials appropriate. The metal awning reflects the design of a similar element on the existing building.
- q. **FUEL PUMP CANOPY DETAILS** – An existing attached canopy is situated to the south of the existing building which originally allowed for covered car-hop service. This is an important “Malt House” spatial characteristic that contributes to the sense of space. In the proposed replacement plans, a fuel canopy is located to the west of the proposed new commercial building. Staff finds that a fuel canopy can potentially provide an element that is similar to the original Malt House. However, the location, orientation, and design of the canopy should continue to reflect the existing spatial relationships on the property. The canopies should be a simplified design with a thinner profile instead of the proposed sloped roof at its edges.
- r. **SEATING AREA CANOPY** - The applicant is also proposing a covered seating and gathering area on the north of the new structure under an attached canopy. Staff supports the concept of canopy use to denote gathering spaces as it reflects a signature design element that contributes to the shared experience and cultural significance of the site. The canopies should be a simplified design with a thinner profile instead of the proposed sloped roof at its edges.
- s. **SITE ELEMENTS** – The existing site is paved with asphalt except for two planting strips with grass. The applicant is proposing a paved site with landscaping consisting of Bermuda grass, and various trees and shrubs along the west property line, north property line, and street frontages. According to the Guidelines for Site Elements 3, a varied plant palette with varied heights and native plant materials should be used; impervious surfaces should not be introduced where not historically located. Staff finds the proposed paving and landscaping consistent with the Guidelines. Other site elements would include paving, curb cuts, landscaping and lighting. The applicant will need to submit additional information regarding these elements when requesting final approval.
- t. **SCREENING** - The applicant is proposing to construct a dumpster enclosure located on the northwest corner of the lot. According to the Guidelines for New Construction 6.A. and B., service areas should be screened from the public right of way. Staff finds the proposed screening consistent with the Guidelines. However, if any other mechanical equipment is needed, the applicant is responsible for complying with the Guidelines and receiving approval for their placement and screening. Additional screening and landscape buffers from the adjacent properties have not been provided.
- u. **SIGNAGE** - There are two existing roof-mounted “Malt House” signs that have been identified as significant and previously recommended for reuse as interpretive elements. The applicant is proposing to salvage only one of the signs and mount it on the parapet at the north elevation. Incorporating the second sign into the proposal would be more appropriate and consistent with previous feedback. This could be incorporated into the seating area, or installed elsewhere. Also, the plans submitted indicate that there will be new signs in addition to the historic signs, but there is not enough information (dimensions, materials, and lighting methods) for staff to review for appropriateness. The applicant should return at a later date with a complete sign request and packet that satisfies the previous recommendations.

## **RECOMMENDATION:**

Staff does not recommend conceptual approval of the proposed replacement plans at this time based on the findings. There are a number of outstanding items related to previous stipulations. The applicant has indicated that additional evidence will be provided related to building placement but to date staff has not received sufficient evidence to show that this stipulation cannot be met. Previous stipulations should be incorporated into the proposal including:

1. That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship
2. That the applicant salvage and reuse both of the historic, roof-mounted "Malt House" signs
3. That a documentation and salvaging strategy be submitted
4. That the applicant explore adding further screening and buffer between the adjacent properties
5. That the applicant provide details of the proposed new signage

Staff further recommends changes to the architectural design of the proposed commercial building including:

6. That the overall parapet height be lowered and that the raised portion of the parapet for signage be eliminated
7. That the canopy design be simplified and that the sloped roof edge be eliminated
8. That any window film used feature interpretive elements such as historic photographs of the Malt House or Zarzamora corridor.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

A timeline of meetings regarding this request is provided below:

8/23/2016 – DDC

9/14/2016 – DRC

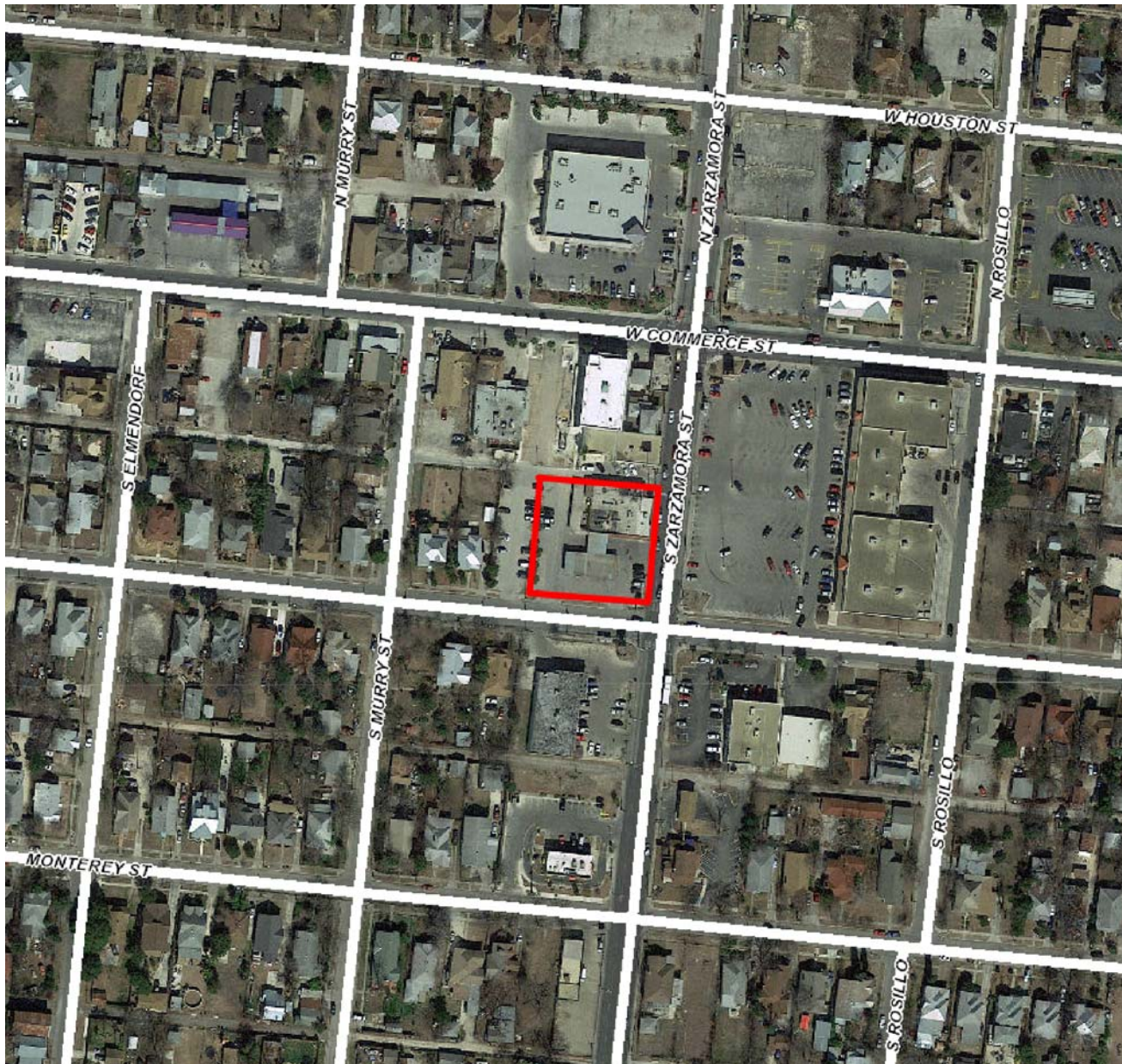
10/5/2016 – HDRC

10/25/2016 – DRC

12/13/2016 – Charrette

2/22/2017 – DRC





## Flex Viewer

Powered by ArcGIS Server

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**BILL'S  
PAWN  
SHOP**  
432-7961

**Malt House**

Malt House  
Since 1979

Brewing  
Specials





LIGHTS ON FOR SERVICE





LIGHTS ON FOR SERVICE



Malt House

BILL'S  
PAWN  
SHOP  
432-79



DULLS

Champion SPURS 2014

**DELICIOUS DEAL**  
TACO BELL MEXICAN RESTAURANT  
\$3.99  
LARGE SOFT BEVER  
TACO BELL



WILL ALL  
RESERVATIONS  
RIGHT  
TO RESERVE  
SERVICE  
TO ANYONE

RESTROOM  
FOR  
CUSTOMERS  
ONLY

NO OUTSIDE  
BEVERAGES!

3101  
240022233  
82104

CLOSED

FIESTA



CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 455 JANTZEN BLVD  
REQUEST: HISTORIC & DESIGN REVIEW  
HEARING DATE: 04/24/2014  
TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
CITY PLANNING  
ALL HEARING HEAVENLY TAKE PLACE AT 400 E. MARKET

Malt House



SINCE  
1949

FREE  
CANDIDS



ON FOR SERVICE.





**BILL'S  
PAWN  
SHOP**  
432-7961

LIGHTS ON







Ma-i  
LINCH SERVICE













MON-THUR  
3 toll  
2 pc. White  
W/FF  
MED. DRINK  
\$3.99 + TAX  
TO GO ONLY





\$  
Breakfast  
Specials



Malt House  
SINCE 1949

solo  
autos





Malt House

Red sign with white text, likely a health department notice.

Malt House  
SINCE 1999

\$  
Breakfast  
Specials

solo  
autos

## **Overview of Proposed Work for 115 S. Zarzamora**

---

7-ELEVEN, INC. is requesting design approval for a convenience store with gas pumps to replace the existing structure, the former Malt House restaurant, at 115 S. Zarzamora Street.

7-ELEVEN previously received conceptual demolition approval during a Historic & Design Review Commission hearing on October 5, 2016. Following that hearing, 7-ELEVEN participated in multiple community feedback sessions – or design charrettes – meant to provide guidance on creating a new structure that is economically and culturally appropriate.

The replacement plans display a structure that incorporates original Malt House features: signage, canopies, and community gathering areas.

7-ELEVEN is now in the stage of requesting conceptual approval of the replacement plans included in this application.

## **EXTERIOR MATERIALS SCHEDULE**

**(NOT ALL MATERIALS IN SCHEDULE ARE USED)**

<b>NO.</b>	<b>MATERIAL</b>	<b>MANUFACTURER</b>	<b>COLOR</b>
M-1	STANDING SEAM ROOFING	BERRIDGE	TERRA COTTA
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
ST-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE
S-1	STUCCO	EL REY	LA MORENA
S-2	STUCCO	EL REY	IVORY
B-1	WALL PANEL	NICHIHA	ALEXANDRIA BUFF















T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"



2 SOUTH ELEVATION  
EE.1 SC: 1/4"=1'-0"

1 DUMPSTER ENCL. FRONT ELEVATION  
EE.1 SC: 1/4"=1'-0"

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDING SEAM ROOFING	BERRIDGE	TERRA COTTA
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
ST-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE
S-1	STUCCO	EL REY	LA MORENA
S-2	STUCCO	EL REY	IVORY
B-1	WALL PANEL	NICHIHA	ALEXANDRIA BUFF



T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"

3 WEST ELEVATION  
EE.1 SC: 1/4"=1'-0"

1 DUMPSTER ENCL. SIDE ELEVATION  
EE.2 SC: 1/4"=1'-0"

7-ELEVEN, INC.  
3200 HACKBERRY RD. IRVING, TX 75063  
7-11 #1037932  
115 S. ZARZAMORA ST.  
SAN ANTONIO, TX 78207

EXTERIOR ELEVATIONS



ARCHITECTURE  
CIVIL ENGINEERING  
MEP ENGINEERING  
PLANNING

10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
O: 214-343-9400 | F: 214-341-9080  
dimensiongrp.com

Job#: 15-714  
Scale: AS NOTED  
Date: 06/10/16  
Drawn By: ED/SH  
Checked By: SW/TK

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PRELIMINARY  
DRAWINGS  
BASED ON INFORMATION  
NOT FOR CONSTRUCTION

SHEET:  
**EE.1**  
6363 SIP -EIFS



T.O. PARAPET FRAMING  
18' - 8"



3 EAST ELEVATION  
EE.2 SC: 1/4"=1'-0"

Malt House

T.O. PARAPET FRAMING  
18' - 8"



T.O. FINISH FLOOR  
0"

2 NORTH ELEVATION  
EE.2 SC: 1/4"=1'-0"

Rev. #

Date

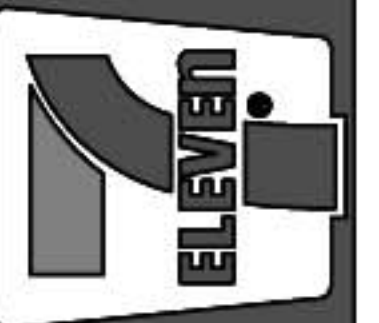
Description

Proto 4th Qtr 08-06-14

7-ELEVEN, INC.  
3200 HACKBERRY RD. IRVING, TX 75063

7-11 #1037932  
115 S. ZARZAMORA ST.  
SAN ANTONIO, TX 78207

EXTERIOR ELEVATIONS



Job#: 15-714

Scale: AS NOTED

Date: 06/10/16

Drawn By: ED/SH

Checked By: SW/TK

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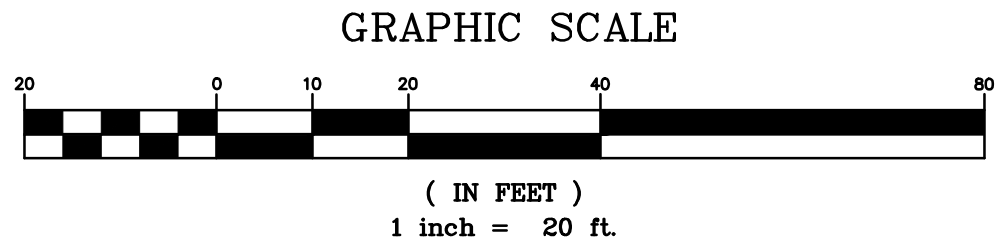


SHEET:

EE.2

6363 SIP - EIFS





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT	SHADE
	CT	2	Cercis canadensis texensis / Texas Redbud	B & B	1.5" Cal	6'-7'H	275
	IS	8	Ilex vomitoria 'Scarlet' Peak' / Scarlet Peak Yaupon Holly	B & B		7'-8'H	N/A
	QM	6	Quercus macrocarpa / Burr Oak	B & B	2" Cal	8'-9'H	1200
	QS2	1	Quercus shumardii / Shumard Red Oak	B & B	2" Cal	8'-9'H	1200
	SD	5	Sapindus drummondii / Western Soapberry	B & B	2" Cal	8'-9'H	875
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT		
	DB	37	Dietes bicolor / Fortnight Lily	Cont.	24" Min. Ht.		
	LN	12	Laurus nobilis / Sweet Bay	5 gal	8' Min Ht.		
	MP	119	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	Cont.	36" Min. Ht.		
	RO	50	Rosmarinus officinalis / Rosemary	Cont.	18" Min. Ht.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING		
	CT2	2,247 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod			



PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09-15-16	INITIAL SUBMITTAL

PROFESSIONAL IN CHARGE

KIEW KAM  
PROFESSIONAL ENGINEER  
LICENSE NO. 92808

PROJECT MANAGER

ROBERT FIESTER

QUALITY CONTROL

KIEW KAM

DRAWN BY

ORLANDO RODRIGUEZ

PROJECT NAME

7-ELEVEN  
1037932

SAN ANTONIO,  
TEXAS

BUENA VISTA &  
ZARZAMORA ST.



PROJECT NUMBER  
20150638

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1.0

NOT ISSUED FOR CONSTRUCTION

EXISTING LEGEND:

IRF	IRON ROD WITH CAP FOUND	ONE	OVERHEAD ELEC.
IRF	IRON ROD FOUND	E	U.G. ELECTRIC
XCF	"X" CUT FOUND	T	U.G. TELE. LINE
P.R.B.C.T.	PLAT RECORDS	FO	U.G. FIBER OPTIC
P.R.B.C.T.	BEXAR COUNTY, TEXAS	CATV	U.G. CABLE TV
D.R.B.C.T.	DEED RECORDS	NG	U.G. GAS
D.R.B.C.T.	BEXAR COUNTY, TEXAS	W	U.G. WATER
PP	CONTROL POINT	SS	U.G. SAN. SEWER
PP	POWER POLE	SD	U.G. STORM SEWER
GUY	GUY WIRE	D	WOOD FENCE
E	ELECTRIC METER	X	FENCE (OTHER)
FMK	FIBER OPTIC MARKER	ASPH	ASPHALT EDGE
FB	FIBER OPTIC PULL BOX	CA	CONCRETE AREA
ACU	AC COMPRESSOR UNIT	SV	SIGN
BOLL	BOLLARD POST	SV	NO PARKING SIGN
GAS	GAS METER	SV	ONE WAY SIGN
GV	GAS VALVE	SV	PAINT MARK
WM	WATER METER	X 555.55	SPOT ELEVATION
WV	WATER VALVE	GT 555.55	GUTTER ELEVATION
WH	FIRE HYDRANT	TC 555.55	TOP OF CURB ELEVATION
SM	SAN. SEWER MANHOLE	---	SUBJECT PROPERTY LINE
SC	SAN. SEWER CLEANOUT	---	ADJOINING PROPERTY LINE
SDM	STORM DRAIN MANHOLE	---	EXISTING EASEMENT LINE
IR	INLET RIM	---	FIRELINE PAINT MARKS
TL	TRAFFIC SIGNAL LIGHT	1	PHOTO LOCATION REFERENCE
TB	TRAFFIC SIGNAL BOX	CAN	CANOPY - COVERED AREA
T	TREE (AS DESCRIBED)		

GENERAL SITE NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY TTL, DATED JANUARY 29, 2016.
- ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE DATA SUMMARY

7-ELEVEN TRACT:	0.741 ACRES/32,285 SF
CONVENIENCE STORE:	3,062 SF
CANOPY WITH 4 PUMP ISLANDS:	2,022 SF
PARKING PROVIDED:	11 (1 ACCESS. PARKING SPACE)
PARKING UNDER CANOPY:	8 SPACES
TOTAL PARKING:	19 SPACES
PARKING REQUIRED: (6 PER 1,000 S.F. GFA)	19 SPACES

GRAPHIC SCALE



SITE NOTES

- SEED GREEN AREA
- 4" REFLECTIVE WHITE LANE STRIPES
- 4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45'
- TAPER CURB TO MATCH EXISTING CURB
- TAPER CURB FROM 6" TO 0" OVER 2'
- CLOSE EXISTING DRIVEWAY CURB CUT PER HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT.
- UNDERGROUND STORAGE TANKS. TANK FIELD LOCATED AWAY FROM PARKING, FILL ON RIGHT SIDE.
- AIR/VACUUM UNIT.
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- MATCH EXISTING PAVEMENT ELEVATION.
- DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- FUEL CANOPY
- U-PIPE BOLLARD (SEE NOTE FOR NUMBER)
- CANOPY COLUMN
- VENT RISERS NEAR TANKS NOT VISIBLE, IF POSSIBLE
- BIKE RACK
- STEPS
- EXISTING FIRE HYDRANT
- FUTURE PRIMO TRANSIT LOCATION
- POWER POLE POINT OF RELOCATION
- "STOP" SIGN
- WHEELCHAIR RAMP IN SIDEWALK. PER LOCAL STANDARDS. (TYPICAL @ EACH DRIVEWAY CURB RETURN)
- CONCRETE SIDEWALK PER CITY DETAIL
- OUTDOOR SEATING/GATHERING AREA

SITE DETAILS - SEE DETAIL SHEETS

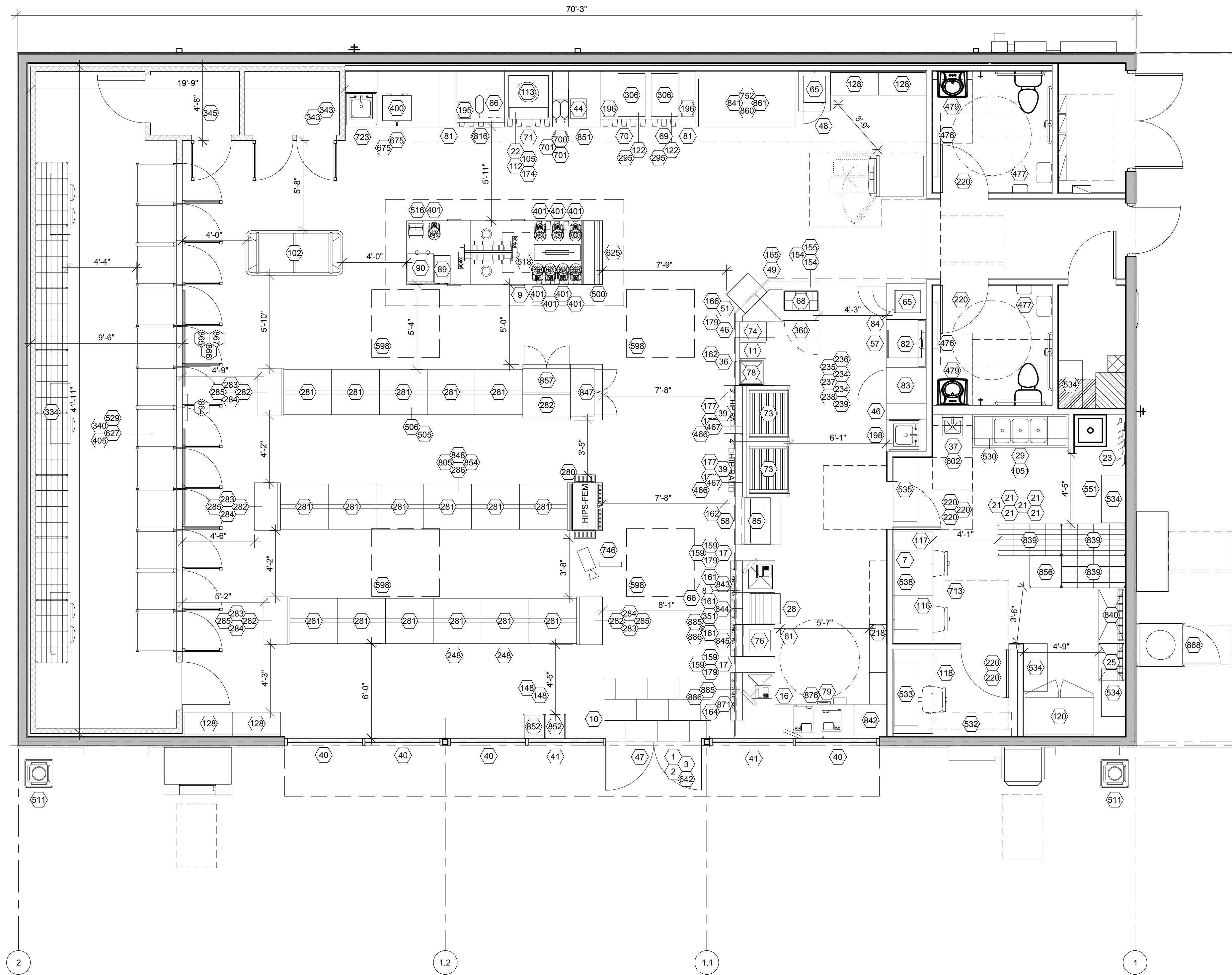
- CONCRETE CURB
- ACCESSIBLE CURB RAMP
- CONCRETE SIDEWALK
- GUARD POST (SINGLE)
- HANDRAIL DETAIL
- ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN (TYP.)
- ACCESSIBLE PARKING SYMBOL
- FIRE LANE STRIPING
- "LEFT TURN ONLY" SIGN

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED FIRELANE
- PROPOSED PARKING SPACES



Know what's below.  
Call before you dig.



#### LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	1
VAULT DOORS	12
LOW TEMP DOORS	2
REF. MERCH. DOORS	1
NOVELTY CASE	1
BAKER CASE	2
SLURPEE BARRELS	6

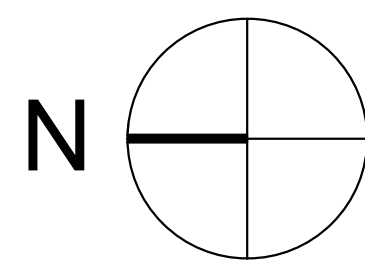
GONDOLA UNITS (60"H)	35
END CAPS (60"H)	05
HIGH WALLS (72"H)	04
TOTAL	44

TOTAL S.F.	3,062 SF
SALES FLOOR AREA	1,951 SF

GAS: YES	LICENSOR: NO
BEER: YES	WINE: YES

OVERHEAD SHELVES	36 FT
FLOOR SHELVES	14 FT

OVERHEAD SHELVES	36 FT
FLOOR SHELVES	14 FT



## 37725 - SAN ANTONIO, TX - LAYOUT 2

115 S ZARZAMORA  
SAN ANTONIO, TX

SCALE: 1/4"=1'-0"

TDG #15-749

APPROVED: YES ☒ NO ☐  
07/28/16

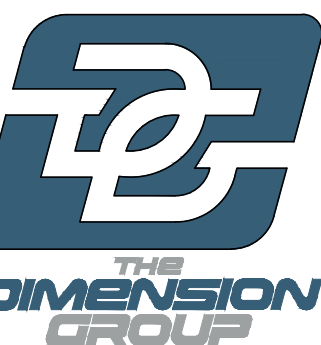
07/25/16



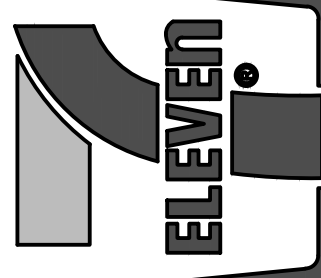
SHEET:

15-749  
Scale: AS NOTED  
Date: 07/25/16  
Drawn By:  
Recorded By:

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ARCHITECTURE  
CIVIL ENGINEERING  
MEP ENGINEERING  
PLANNING  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
O: 214-343-9400 F: 214-341-9060  
dimensiongroup.com



7-ELEVEN, INC.  
3200 Hackberry Rd., Irvin, TX 75063  
7-11 #37725  
115 S ZARZAMORA ST.  
SAN ANTONIO, TX

Proto 4tr 08-06-14

Revisions  
Date  
Description





CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 8.23.16 HDRC Case# \_\_\_\_\_

ADDRESS: Malt House Meeting Location: 115 S Zarzamora

APPLICANT: Malt House owner / 7-Eleven (K-K)

DRC Members present: Tim Cone, Anne-Marie Grube

Staff present: Claudia Guerra, Jenny Hay

Others present: Bill Kaufman, Ashley Farimond, Kevin Sancibrian, Christopher Ben David Wiven, + Marley Phillips

REQUEST: Demolition w/new construction

COMMENTS/CONCERNS: Discussion of significance, cultural, association with indoor and outdoor gathering spaces.

Sign could also be donated, potentially to community org like Guadalupe DPA, etc.

Business has been closed, hand painted signage on windows still present. 3 or 4 expansions over the years, evident in elevation changes. Spatial configurations of relationship structure, canopy are significant. Could these elements be brought into new building? Sign could also be used to invoke memory of Malt House. Brick is proposed, But not

Architecture could be flexible to fit w/like neighborhood, look structure, canopy are significant. Could these elements be brought into new building? Sign could also be used to invoke memory of Malt House. Brick is proposed, But not

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]

APPROVE WITH COMMENTS/STIPULATIONS:

Further discussion, design details on new construction needs to be reviewed more closely. Many speaks more clearly to history. Feature on parapet, cornice could be removed.

Committee Chair Signature (or representative) [Signature] Date 8.23.16

Very important b/c of cultural significance, to have good design + cultural resources report.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 9-14-16 HDRC Case# 2016-363

ADDRESS: 115 S Zarzamora Meeting Location: Southtown Pk

APPLICANT: Ashley Fairmond, of Kaufman Killen

DRC Members present: Guarino, Garza, TONE

Staff present: Lauren Sage

Others present: Ashley Fairmond, Marley Phillips, Kevin Sancibrian, Andres Pena

REQUEST: Demolition with new construction

**COMMENTS/CONCERNS:** TC: Reviewed last DRC mtg w others.

① Orientation toward street ② Provided gathering areas/canop

③ Iconic sign TC: Ref. Malt House on <sup>proposed</sup> bus

stop. Asked if HDRC reviews that bus stop.

concerns about front elevation. Spandrel glass

on Zarzamora does not look like a front.

MG: Questions about <sup>existing Malt</sup> south elevation and if ~~proposed~~

corresponds or nods to existing. Questions about  
existing window signs.

**COMMITTEE RECOMMENDATION:** **APPROVE [ ] DISAPPROVE [ ]**

**APPROVE WITH COMMENTS/STIPULATIONS:**

[Signature]  
Committee Chair Signature (or representative)

9/14/2016  
Date



TC: Questions on if can switch elevation as Zanzamora elevation acts as front to pedestrian.

There is not a rear. Hiding the service panels?

MG: Questions about proposed landscaping + possible screening.

TC: Concerns about no glass/window on Buena Vista  
concerns about where people are going to  
interact more with north or south side.

Suggested flat canopy on north side. to accomodate  
gathering area.

Questions about floor plan.

There needs to be a canopy somewhere, and.

Applicant suggested SW corner.

OK with location on site.

Spandrel back on Buena Vista side.

EG: Questions about comments at site visit re: canopy

MG: Questions about sign.

TC: Dimensions of <sup>existing</sup> sign?

MG: Suggested putting sign as monument on North  
side. concerns about vandalism.

Applicant suggests wall mount w/ smaller  
version of sign on North; remove neon tubing.  
increase height on wall to 8'.

EG: Agrees with canopy on corner. Definitely  
reuse one sign if not two.

MG: Blank elevation is logical place for sign.

EG: Don't try too hard with canopy and  
sign on canopy.

Notes of appreciation. offer interiors to donate  
to those interested.



CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 10-25-16 HDRC Case# 2016-363

ADDRESS: 115 S Zarzamora Meeting Location: Pecan Room

APPLICANT: Kaufman-Killen for 7-11, Inc.

DRC Members present: Brittain, Guarino

Staff present: Lauren Sage, Kathy Rodriguez, Claudia Guerra

Others present: Ashley Farrmond, Marley Phillips, Kevin Sanchez

REQUEST: Demo w/new construction

**COMMENTS/CONCERNS:** Discussed site plan if replaced new building at existing building location. MG: How KR: Questions regarding seen setbacks. MG: Asked about existing setbacks. Asked about truck clearance. KR: Asked about location of canopy in order to allow different location of structure. MG: Concerns about matching existing setback from Zarzamora. KR: Asked about retaining portion of existing walls, to avoid needing a variance. MG: The footprint is what's important. CG: Addition along alleyway could increase alleyway width. Suggested remaining using parking space of Bill's Pawn Shop. Questions about schedule of fuel delivery. Questions of easement. MG: Questions about existing drive. Questions about using ally. Reverse the maneuver of refueling? Questions about rear addition. More testing for the idea of using existing footprint. KR: There are examples of using the skins in San Antonio. MG: more exploration is needed. Suggested examples of propping exterior & build on the inside. → continued to back.

**COMMITTEE RECOMMENDATION:** ☐ APPROVE ☐ DISAPPROVE ☐

**APPROVE WITH COMMENTS/STIPULATIONS:**

NO ACTION - ONE MORE SITE PLAN

STUDY REQUESTED

[Signature]  
Committee Chair Signature (or representative)

Oct. 25, 2016  
Date

[...]

MG: Appreciates the second sign. Materials and canopy look like they are going in the right direction.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 2/22/17 HDRC Case# n/a

ADDRESS: 115 Zaragoza Meeting Location: Southtown Room

APPLICANT: 7-11, Ashley Fairmond

DRC Members present: Kamal, Connor, Laffoon

Staff present: Lauren Sage, Claudia Guerra, Kathy Rodriguez

Others present: Marley Phillips, Kevin

REQUEST: Demolition w/new construction

**COMMENTS/CONCERNS:** MC: Finds roof mounted sign appropriate. Applicant: suggest a call for artwork. Kamal: question about previous submissions, charrette, & process. JL: asked if they're coordinating with VIA. Kamal: mentioned another 7-11 in town to suggest alternate site plan and had questions about fuel truck turning. MC: concerns about circulation & connectivity of seating area. It's out-of-sight. commented that it's near the street. <sup>seating area</sup> Looks like an afterthought. make it intricate and an C-1.

**COMMITTEE RECOMMENDATION:** ☒ **APPROVE** ☐ **DISAPPROVE**

**APPROVE WITH COMMENTS/STIPULATIONS:**

Explore other options.

  
Committee Chair Signature (or representative)

22 Feb 2017  
Date

[...] architectural feature. There should be communication b/w seating area and the building. CG: commented that original comments were based on the bldg being in the original footprint.

MC: communication w/ bus stop vs. w/ front entrance

Dining amongst the cars + have car culture.

Okay w/ it on the north side. Understands that those who want it in the original site + the needs of a gas station. Kamal: Likes idea of dining amongst the cars. Suggested eating area on the east side. If homeless<sup>ness</sup> is a concern, the seating area should be more visible and seen by the public. If it's more hidden, then more homeless. JL: Disagrees with the east-side seating and has concerns w/ displacing landscaped area. Me: under canopy is lit and had ~~con~~ questions about public comments on location of seating area.



## WURZBACH AND BABCOCK RD

7-Eleven

Exxon

Wurzbach Rd

↑ North

Bank ATM

## 115 S ZARZAMORA

115 South  
Zarzamora Street

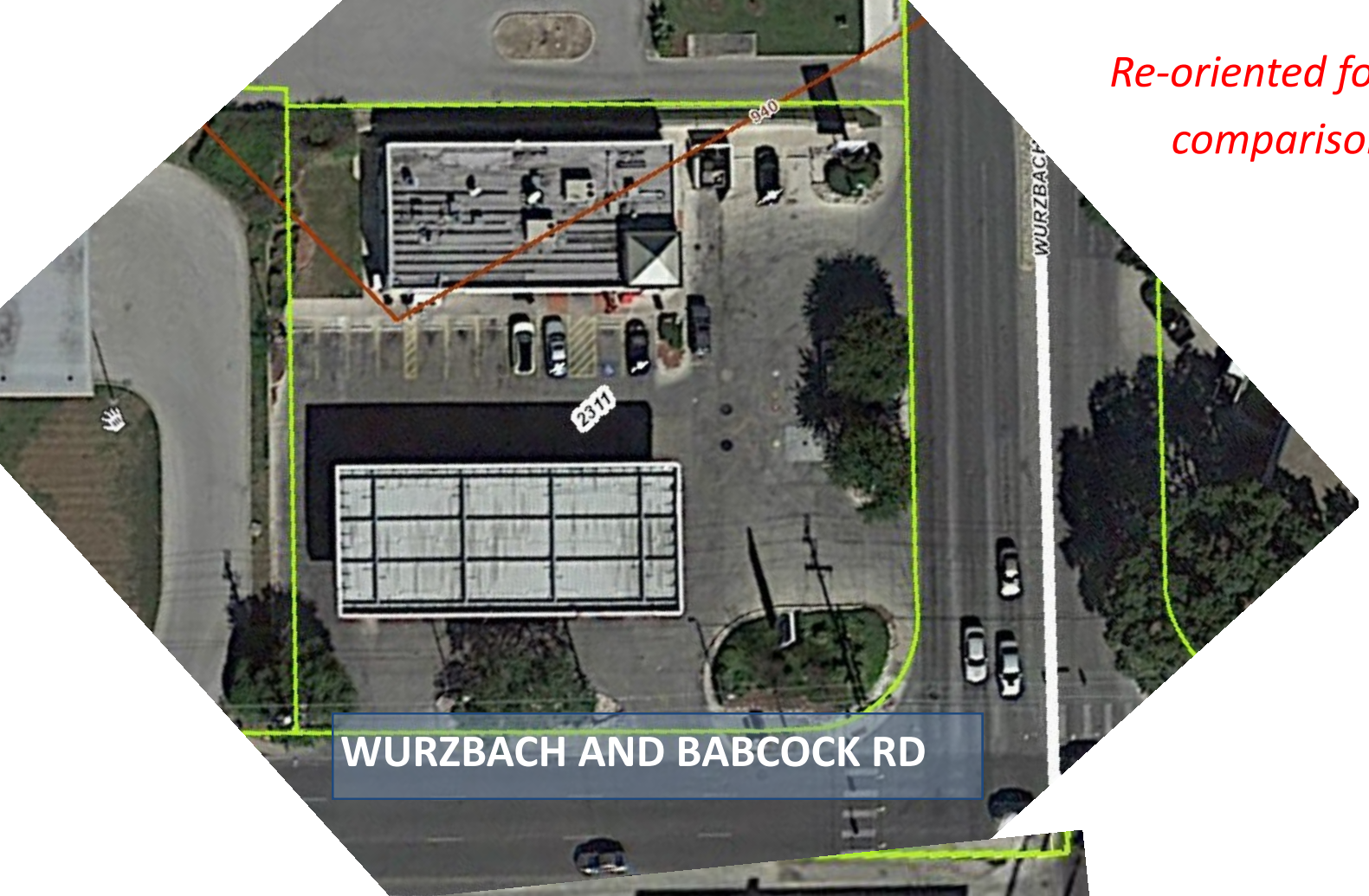
S Zarzamora St

a St

Buena Vista St

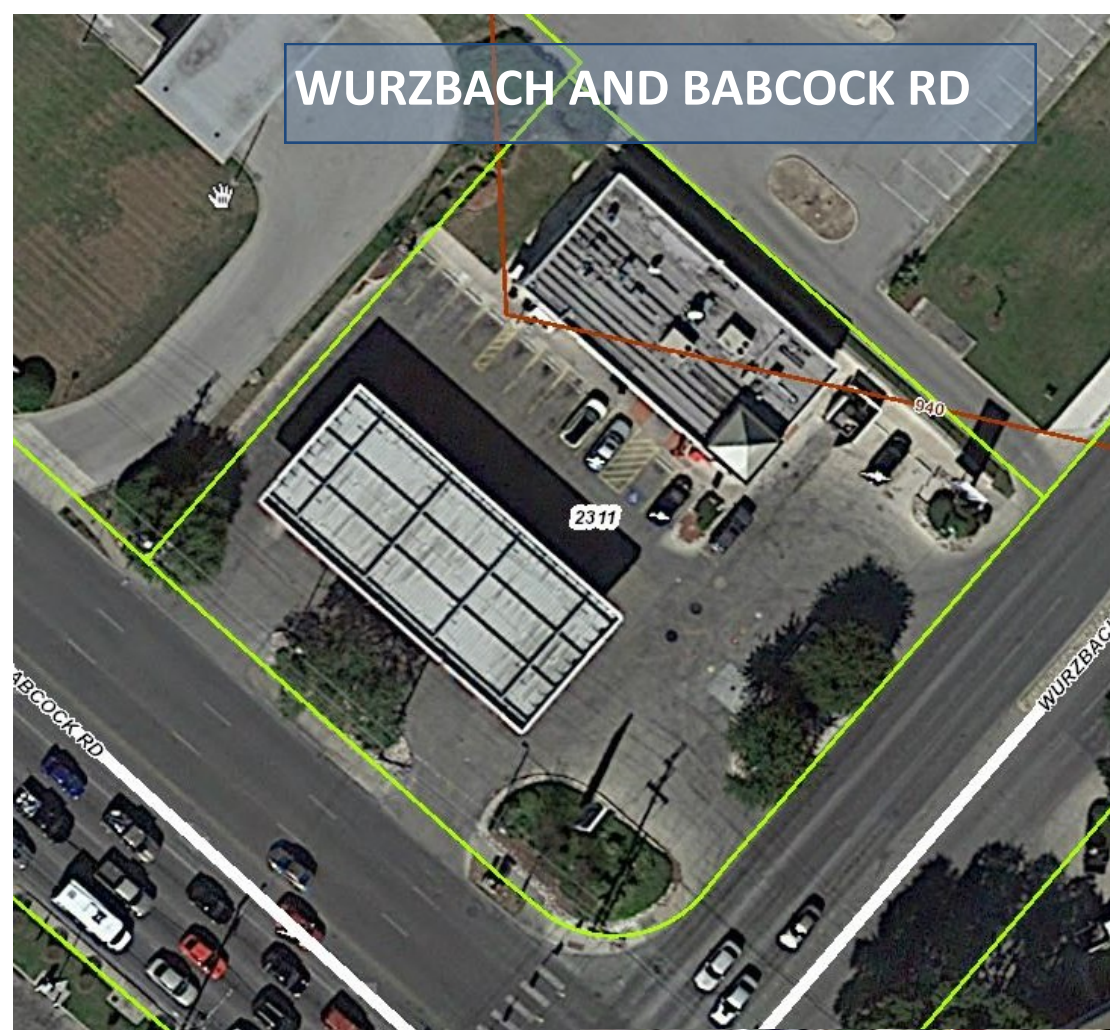


*Re-oriented for  
comparison*





WURZBACH AND BABCOCK RD



115 S ZARZAMORA