

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 15

HDRC CASE NO: 2016-310
ADDRESS: 1334 S FLORES ST
LEGAL DESCRIPTION: NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1
ZONING: I1 HS
CITY COUNCIL DIST.: 5
APPLICANT: Ken Brown/Brown & Ortiz, PC
OWNER: Schuepbach Properties, LLC
TYPE OF WORK: Conceptual approval of demolition with new construction
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the warehouse structure zoned Historic Significant at 1334 S Flores, an individually designated landmark.
2. Receive conceptual approval of the site plan for a new multi-family residential structure.

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.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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. Façade configuration*—The primary façade 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 façade 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.

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.

FINDINGS:

General Findings:

- a. This property was designated as a historic landmark by Ordinance 68210 on October 27, 1988. The property is listed in the ordinance as 1334 S Flores, Smith Bros. Distribution Company. At that time of designation, the parcel associated with the address was much larger and included multiple buildings which are extant. The older warehouses are to the rear of the subject property, while located on a separate parcel, are also designated and must follow the same process outlined in the UDC for demolition and new construction at a future date.
- b. The structure at 1334 S Flores which faces Flores Street reflects a mid-century industrial style, with a corrugated metal gabled front over a recessed entry. The glass paneled storefront has been modified from the original design, which would have been flush with the narrow brick accent walls underneath the flat metal canopy. Staff could not locate a survey record for the property which would identify which buildings were originally intended to be designated. Based on the age of this structure, staff believes that the older warehouse buildings located at the rear of the property were likely intended to be designated by the 1988 ordinance. However, without the survey record, staff cannot make an official determination regarding the intent of the ordinance and all buildings on the property must be assumed to be part of the original designation.
- c. The property owner previously submitted a request for removal of historic designation for 1334 S Flores. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. Staff finds that the building at 1334 S Flores is a distinctive visible reminder of the history and culture of S Flores Street. Finding no new and compelling evidence which would warrant removal of historic designation, the request was recommended for denial by the HDRC on June 15.
- d. This request was reviewed by the Design Review Committee on July 26, 2016. At that meeting, committee asked questions regarding any previous modifications to the structure and the potential reuse of the structure within the new development.

Findings related to request items #1:

- e. The loss of a historic landmark constitutes an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant 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;

[The applicant claims that without the demolition of 1334 S Flores, the owner would not be able to develop an economically viable project at this location. The applicant has noted that there would be difficulty meeting the standards for proving an economic hardship. As of March 14, 2016, the assessed value of the property was \$1,320,490 with an improvement non-homesite value of \$607,500.]

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;

[The applicant has noted that the demolition of the current structure would allow for a development that is more appropriate for downtown and on that is consistent with the goals of SA 2020. Furthermore, the applicant has noted that the current structure features neither architecturally significant features nor significance to the warehouse's founding, design, construction or history. The applicant has noted that potential historic designation may have been based off of a grouping of warehouses which the applicant notes no longer holds its integrity.]

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.

[The applicant has not actively marketed the site to potential purchases; however, the applicant has noted that many structures in the immediate vicinity are no longer used to industrial purposes. The applicant notes that the demolition of the structure at 1334 S Flores and the construction of a new structure would better contribute to the immediate vicinity.

- f. Staff finds that the applicant has failed to make a case for economic hardship, and that additional exploration, such as a structural analysis may further support demolition.
- g. According to the UDC, if a case for economic hardship is not found, then demolition may be approved through a loss of significance. While staff finds that the property continues to serve as a visible reminder of industrial development related to the advent of the railroad, physical changes to the property over time have diminished the architectural integrity of the building and contribute to a finding for loss of historic significance that is consistent with the UDC.
- h. If the HDRC finds that the claim for an economic hardship or loss of historic significance substantiated in the application and at the public hearing and that the conditions of UDC 35-614 which would warrant demolition apply, a recommendation for approval of the request for demolition will not authorize the issuance of a demolition permit. A permit will not be issued until replacement plans for the new construction are approved and all applicable fees are collected. The UDC states that permits for demolition and new construction shall be issued simultaneously if the requirements for new construction are met, and the property owner provides financial proof of his ability to complete the project.
- i. In regards to the documentation of the demolition of any historic landmark, the applicant is responsible for complying with the UDC Section 35-614 prior to the issue of a Certificate of Appropriateness.

Findings related to request item #2:

- 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.
- k. FAÇADE ORIENTATION & SETBACKS– At this time, the applicant has provided staff with a site plan for proposed new construction at 1334 S Flores which is to replace the existing warehouse. According to the Guidelines for New Construction, the front façade of new buildings should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the

front façade orientation of new buildings should be consistent with the predominant orientation of historic buildings along the street frontage.

- l. FAÇADE ORIENTATION & SETBACKS– Staff finds the applicant’s proposed setbacks and façade orientation consistent with the historic example on this block of S Flores and consistent with the Guidelines for new construction.
- m. SITE DESIGN – The applicant has proposed vehicular access along the northern portion of the property. This is consistent with the design of adjacent historic structures.
- n. ARCHAEOLOGY- Historic archival maps show that the Principal Acequia or San Pedro Acequia, a Local Historic Landmark and National Historic Civil Engineering Landmark, traverses the property. Furthermore, based on previous excavations of the acequia in this general area, the acequia may be stone-lined. Therefore, archaeological investigations shall be required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts.

RECOMMENDATION:

Staff recommends conceptual approval of demolition with stipulation that the applicant provide the following information to staff prior to returning for final approval:

- i. Documentation of all architectural façade materials.
- ii. A detailed salvaging plan that illustrates how industrial building materials which convey the history of the property may be incorporated in the proposed new construction.
- iii. Conceptual architectural documents for the proposed new construction that is to replace the existing structure.
- iv. A detailed comparison of this structure’s architectural façade elements in comparison with those of surrounding warehouses.

Staff recommends approval of the proposed site plan based on findings j through l with the following stipulation:

- i. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE COMMENTS:

This review does not include the buildings located on other parcels associated with this project. The applicant must follow all required approval processes as outlined in the UDC for the adjacent parcels.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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July 15, 2016

Ms. Shanon Shea Miller
Director, Office of Historic Preservation
1901 South Alamo Street
San Antonio, Texas 78204

VIA Hand Delivery

Re: Application for Historic and Design Review Commission ("HDRC") review for conceptual approval of a project site plan located on several parcels of land, including that certain tract located at 1334 S. Flores Street in San Antonio, Bexar County, Texas (the "Subject Property"), which is at least partially designated as Historic Significant: *Our File No. 9802.001*

Dear Ms. Miller:

The purpose of this correspondence is to submit information for consideration by the Office of Historic Preservation ("OHP") and HDRC regarding conceptual approval of the site plan for a multi-family project (the "Project;" *see Exhibit "1"*) located on a six (6) parcel assemblage of land between S. Flores St. and E. Cevallos St. (the "Development Property;" *see Exhibit "2"*). One (1) of those parcels is the Subject Property, which is partially designated as Historic Significant (*see Exhibit "3"*). There is an existing warehouse structure constructed on the Subject Property (the "Warehouse;" *see Exhibit "4"* for photos), which will require full demolition in order to develop the Project as planned. Specifically, the purpose of this correspondence is to show that the Warehouse has experienced a loss of significance, pursuant to Sec. 35-614 of the Unified Development Code ("UDC"), and that conceptual approval of the Project's site plan is warranted under such standard.

To begin, we would like to state why the Warehouse should be demolished. This statement is about more than simply a loss of significance, and accounts for the Project and its importance to the San Antonio area. The Cevallos Lofts, immediately adjacent to the Development Property, along with other multi-family and mixed-use projects in the south downtown area, have shown that this type of development is not only popular, it is needed. All of these projects are directly tied to former Mayor Castro's SA 2020 plan, the "decade of downtown," and the call for more housing to activate the city center. The need for industrial and warehouse space, on the other hand, has been shown to be appropriate for other areas of the City, not for the core of arts, humanity, and housing in the downtown area. The reason for the Warehouse demolition is to allow for a development that is more than appropriate for downtown and is consistent with SA 2020.

Beyond the need for the Project itself, the Warehouse has lost whatever significance it had when initially designated. Typically, when one applies for demolition of this kind of designated structure, one must show that there is an unreasonable economic hardship. We will concede at this point that we would be hard-pressed to prove such a standard is met, which is the reason we will show that there is a loss of significance. Specifically, the Warehouse no longer stands as part of a conglomeration of industrial structures, signifying a certain area's history. To be clear, we do not have documentation from the City that states the reason for the Warehouse's historic designation in the first place. However, an examination of the area lends credence to the supposition that designation was likely based upon the location of several warehouse structures in one grouping. The Warehouse itself is wholly unremarkable, constructed of common materials like concrete block, exhibiting no discernable or important architectural style. Nor has there been any significant activity, event, or person been linked to the Warehouse's founding, design, construction, or history. Based on the foregoing, it is likely that the Warehouse was considered as a part of a group, and that this grouping was of significance to indicate south San Antonio's history of industry. Assuming that this grouping was at least partially responsible for the historic designation, such significance has been lost.

Other warehouses and industrial complexes immediately surrounding the Subject Property, which would have also been part of any "historical grouping," have been demolished or renovated. So much, in fact, that from S. Flores St., the "industrial feel" of the area has been completely lost, and changed to a different kind of use. A quick tour heading south on S. Flores will give you the immediate impression of multi-family housing, and local commercial businesses. There is no warehouse or industrial area here; consequently, there is no purpose in preserving the Warehouse as a piece of such industrial area. In fact, the Project that is planned for the Subject Property will actually contribute more to the area, as it has been developed over the last decade, than an industrial warehouse ever could. The Warehouse has lost whatever significance it had to this general grouping and clearly qualifies under the UDC for demolition of a historic significant structure.

For the above reasons, we respectfully request that the HDRC conceptually approve the site plan for the Project (as to the portion that is Historic Significant), including demolition of the Warehouse, based on a loss of significance. The industrial area of south San Antonio has been changed to a degree that it no longer mandates that the Warehouse structure be maintained. We further request that you consider this information, and the Project as a whole in making your decision. Please do not hesitate to contact our office with the need for more information.

Sincerely,

BROWN & ORTIZ, P.C.

By: 
Ken Brown



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JULY 26, 2016

HDRC Case# 2016-310

ADDRESS: 1334 S FIDRES

Meeting Location: 1901 SALADO

APPLICANT: KEN BROWN / BROWN + ORTIZ (JAMES MCNIGHT)

DRC Members present: JOHN LAFFOON, KENT BRITAIN

Staff present: EDWARD HALL

Others present: LADOLINE BROWN

REQUEST: DEMOLITION WITH NEW CONSTRUCTION - CONCEPTUAL APPROVAL
OF BOTH.

COMMENTS/CONCERNS: JM: THE APPLICANT WOULD LIKE TO PROCEED
WITH THE PROJECT WITHOUT REMOVING THE PROPERTY'S HISTORIC DESIGNATION.

JM: WHAT ABOUT THE STRUCTURE IS SIGNIFICANT TO COMMITTEE MEMBERS?

KB: HAVE THERE BEEN ANY SIGNIFICANT MODIFICATIONS TO THE STRUCTURE?

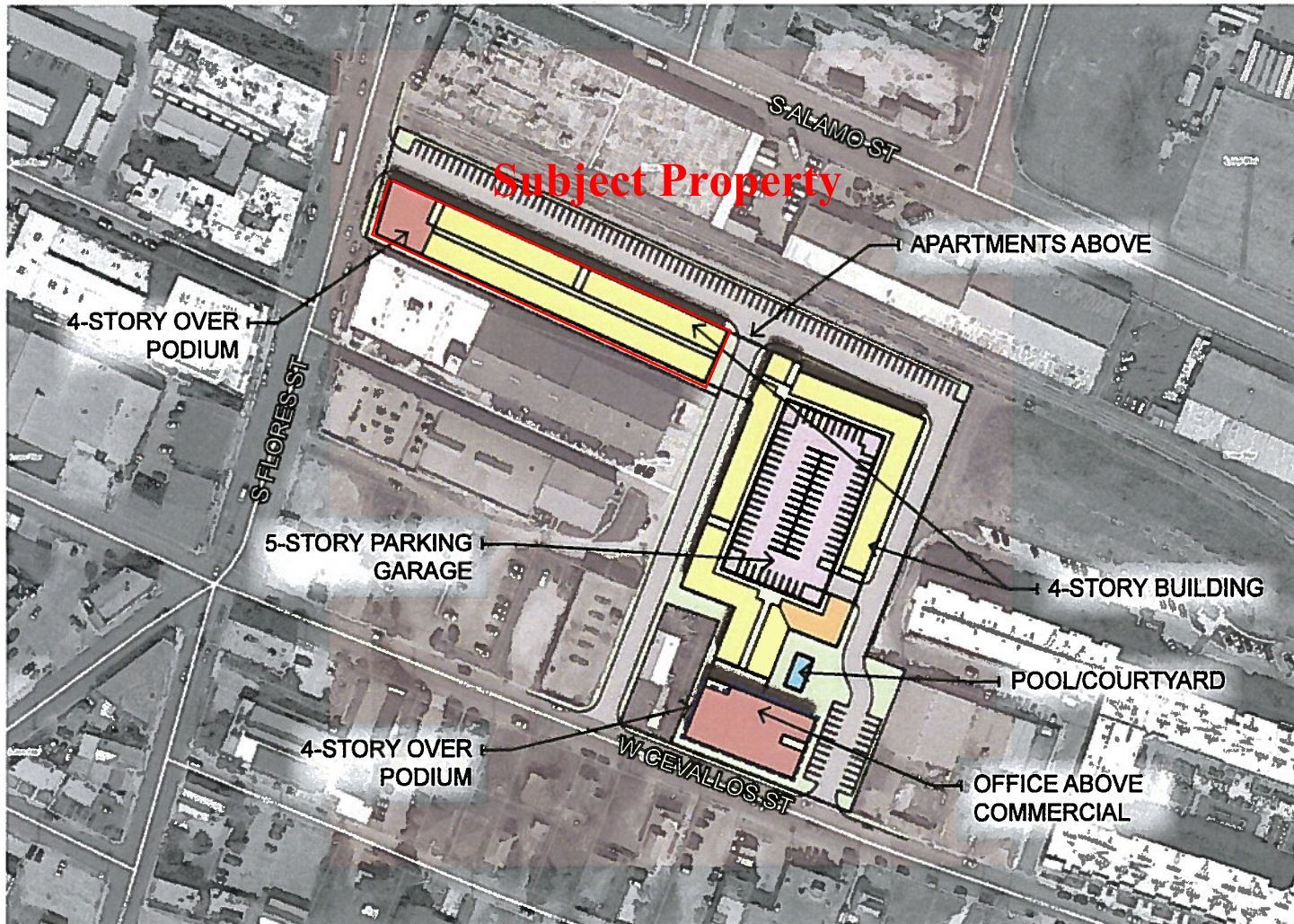
KB: A STRUCTURAL ANALYSIS IS NEEDED. RE-USE OF EXISTING STRUCTURE

IN THE NEW DEVELOPMENT? THE STRUCTURE'S FACADE IS NOT OVERLY
SIGNIFICANT - PROBABLY MORE INTEGRITY IN THE OVERALL STRUCTURE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Kent A. Brown
Committee Chair Signature (or representative)

07.26.2016
Date



PROJECT INFO

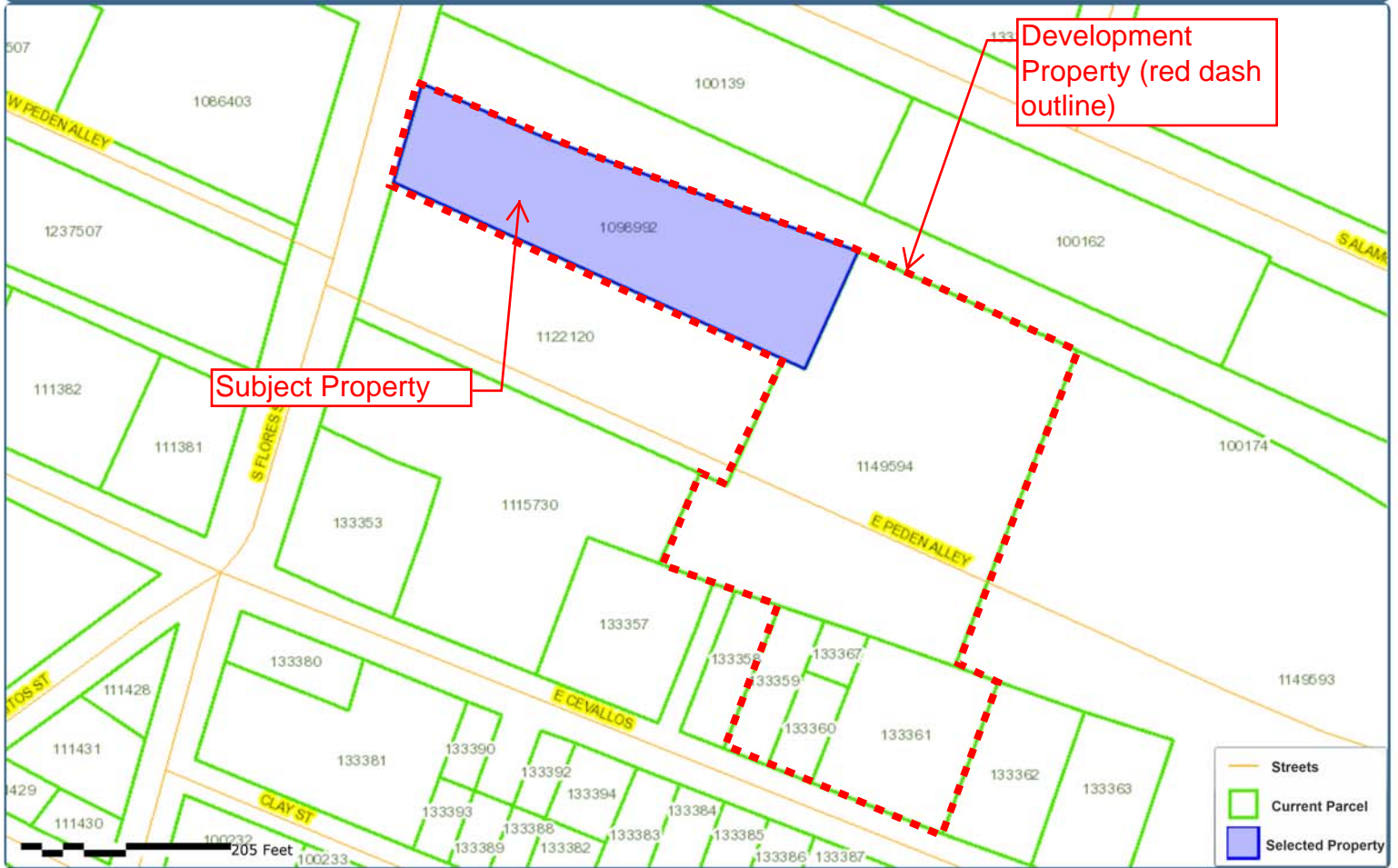
COMMERCIAL	14,208 SF
OFFICE (ABOVE)	10,149 SF
LEASING/AMENITY	3,052 SF
APARTMENT UNITS	205,800 SF (294 UNITS AT 700 SF AVERAGE)
CIRCULATION	
GARAGE	443 SPACES
ADDITIONAL ON-SITE PARKING	102 SPACES

SITE PLAN

CONCEPTUAL SITE PLAN - SAN ANTONIO, TX



Bexar CAD - Map of Property ID 1098992 for Year 2016



Property Details

Account

Property ID: 1098992
Geo ID: 02563-002-0010
Type: Real

Legal Description: NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1

Location

Situs Address: 1334 S FLORES ST SAN ANTONIO, TX 78204
Neighborhood: NBHD code10092
Mapsc0: 616D7
Jurisdictions: 08, 11, CAD, 09, 57, 06, 10, 21, SA030

Owner

Owner Name: SCHUEPBACH PROPERTIES LLC
Mailing Address: , 549 HEIMER RD STE 100, SAN ANTONIO, TX 78232-5111

Property

Appraised Value: N/A



<http://www.bcad.org/Map/View/1098992/2016>

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Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 1098992 SCHUEPBACH PROPERTIES LLC for Year 2016

Property

Account

Property ID:	1098992	Legal Description:	NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1
Geographic ID:	02563-002-0010	Agent Code:	
Type:	Real		
Property Use Code:	320		
Property Use Description:	STORAGE WAREHOUSE		

Location

Address:	1334 S FLORES ST SAN ANTONIO, TX 78204	Mapsc0:	616D7
Neighborhood:	NBHD code10092	Map ID:	
Neighborhood CD:	10092		

Owner

Name:	SCHUEPBACH PROPERTIES LLC	Owner ID:	2639969
Mailing Address:	549 HEIMER RD STE 100 SAN ANTONIO, TX 78232-5111	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$607,500	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$712,990	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,320,490	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,320,490	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,320,490	

Taxing Jurisdiction

Owner:	SCHUEPBACH PROPERTIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

All improvments valued at income

Improvement #1: Commercial State Code: F1 Living Area: 45126.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	C - F	CB	1950	31588.2
400	OFFICE	C - F	CB	1950	13537.8

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	1.5500	67518.00	0.00	0.00	\$0	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$607,500	\$712,990	0	1,320,490	\$0	\$1,320,490
2014	\$412,590	\$475,330	0	887,920	\$0	\$887,920
2013	\$410,120	\$475,330	0	885,450	\$0	\$885,450
2012	\$412,820	\$472,630	0	885,450	\$0	\$885,450
2011	\$320,640	\$472,630	0	793,270	\$0	\$793,270

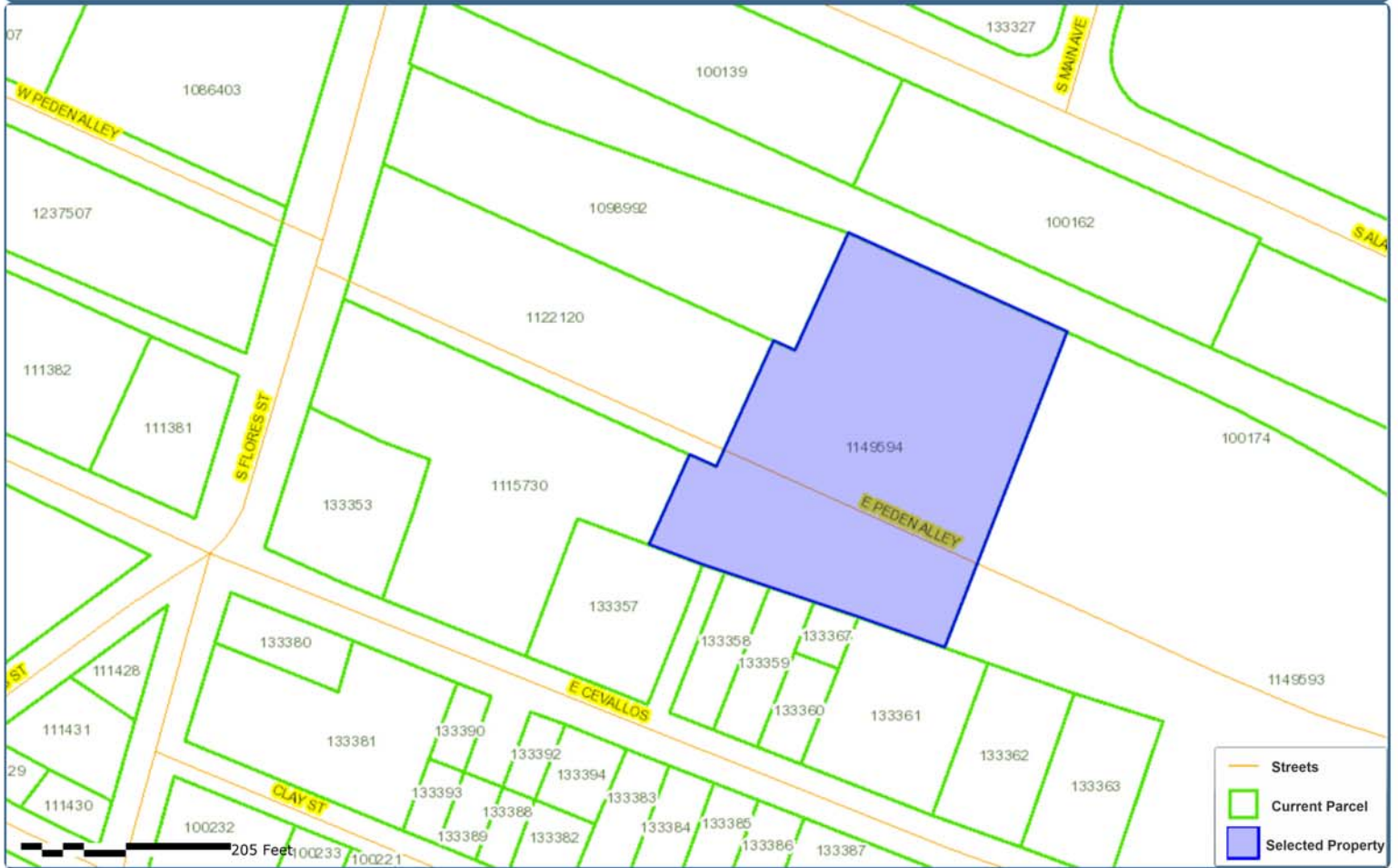
Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/9/2009	WD	Warranty Deed	RIVER CITY FELLOWSHIP	SCHUEPBACH PROPERTIES LLC	14215	1496	20090202221

2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

Bexar CAD - Map of Property ID 1149594 for Year 2016



Property Details

Account

Property ID: 1149594

Geo ID: 02563-004-0280

Type: Real

Legal Description: NCB 2563 BLK 4 LOT 28 (CEVALLOS STREET LOFTS)

Location

Situs Address: E CEVALLOS ST SAN ANTONIO, TX 78204

Neighborhood: NBHD code10092

Mapsc0: 616D7

Jurisdictions: 08, 10, 06, 21, 57, 09, 11, CAD, SA030

Owner

Owner Name: NRP PROJECT EQUITIES LLC

Mailing Address: % THE NRP GROUP LLC, 5309 TRANSPORTATION BLVD, CLEVELAND, OH 44125-5333

Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/1149594/2016>

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Bexar CAD

Property Search Results > 1149594 NRP PROJECT EQUITIES LLC for Year 2016

Property

Account

Property ID:	1149594	Legal Description:	NCB 2563 BLK 4 LOT 28 (CEVALLOS STREET LOFTS)
Geographic ID:	02563-004-0280	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	E CEVALLOS ST SAN ANTONIO, TX 78204	Mapsco:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

Owner

Name:	NRP PROJECT EQUITIES LLC	Owner ID:	2719736
Mailing Address:	% THE NRP GROUP LLC 5309 TRANSPORTATION BLVD CLEVELAND, OH 44125-5333	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,003,420	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,006,420	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,006,420	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,006,420	

Taxing Jurisdiction

Owner:	NRP PROJECT EQUITIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$1,000
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	S - F		1980	11200.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$1,000
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	S - F		1972	4500.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$1,000
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	S - L		1972	15000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	2.4930	108595.08	0.00	0.00	\$1,003,420	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$3,000	\$1,003,420	0	1,006,420	\$0	\$1,006,420
2014	\$29,200	\$737,360	0	766,560	\$0	\$766,560
2013	\$29,200	\$737,360	0	766,560	\$0	\$766,560
2012	\$30,250	\$737,360	0	767,610	\$0	\$767,610
2011	\$28,070	\$651,570	0	679,640	\$0	\$679,640

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/20/2010	CD	Correction Deed	CEVALLOS LOFTS LTD	NRP PROJECT EQUITIES LLC	14540	1862	20100115392
2	4/5/2010	SWD	Special Warranty Deed	CEVALLOS LOFTS LTD	NRP PROJECT EQUITIES LLC	14427	2098	20100059492
3	5/15/2007	CD	Correction Deed	C A N INDUSTRIES	CEVALLOS LOFTS LTD	14427	2061	20100059489

2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Bexar CAD - Map of Property ID 133359 for Year 2016



Property Details

Account

Property ID: 133359
Geo ID: 02567-003-0020
Type: Real

Legal Description: NCB 2567 BLK 3 LOT 2 15

Location

Situs Address: 205 E CEVALLOS SAN ANTONIO, TX 78204
Neighborhood: NBHD code10092
Mapsc0: 616D7
Jurisdictions: 06, 08, 21, CAD, 09, 11, 10, 57, SA030

Owner

Owner Name: NRP PROPERTIES LLC
Mailing Address: , 5309 TRANSPORTATION BLVD, CLEVELAND, OH 44125-5333

Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/133359/2016>

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Bexar CAD

Property Search Results > 133359 NRP PROPERTIES LLC for Year 2016

Property

Account

Property ID:	133359	Legal Description:	NCB 2567 BLK 3 LOT 2 15
Geographic ID:	02567-003-0020	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	205 E CEVALLOS SAN ANTONIO, TX 78204	Mapsco:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

Owner

Name:	NRP PROPERTIES LLC	Owner ID:	2425980
Mailing Address:	5309 TRANSPORTATION BLVD CLEVELAND, OH 44125-5333	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$680	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$95,160	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$95,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$95,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$95,840	

Taxing Jurisdiction

Owner:	NRP PROPERTIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1: **Commercial** State Code: **F1** Living Area: **sqft** Value: **\$680**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	259.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.1820	7930.00	0.00	0.00	\$95,160	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$690	\$95,160	0	95,850	\$0	\$95,850
2014	\$570	\$63,440	0	64,010	\$0	\$64,010
2013	\$420	\$63,440	0	63,860	\$0	\$63,860
2012	\$420	\$55,510	0	55,930	\$0	\$55,930
2011	\$20	\$47,580	0	47,600	\$0	\$47,600

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2012	SWD	Special Warranty Deed	SHERIDAN CONCESSIONS INC	NRP PROPERTIES LLC	15344	0107	20120022711
2	1/7/2002	Deed	Deed		SHERIDAN CONCESSIONS INC	9220	2394	0
3		Deed	Deed		SHERIDAN CONCESSIONS INC	7054	1786	0

2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Bexar CAD - Map of Property ID 133367 for Year 2016



Property Details

Account

Property ID: 133367

Geo ID: 02567-003-0160

Type: Real

Legal Description: NCB 2567 BLK 3 LOT 16

Location

Situs Address: 209 E CEVALLOS SAN ANTONIO, TX 78204

Neighborhood: NBHD code10092

Mapsc0: 616D7

Jurisdictions: 21, 08, CAD, 11, 09, 06, 10, 57, SA030

Owner

Owner Name: NRP PROPERTIES LLC

Mailing Address: , 5309 TRANSPORTATION BLVD, CLEVELAND, OH 44125-5333

Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/133367/2016>

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Bexar CAD

Property Search Results > 133367 NRP PROPERTIES LLC for Year 2016

Property

Account

Property ID:	133367	Legal Description:	NCB 2567 BLK 3 LOT 16
Geographic ID:	02567-003-0160	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	209 E CEVALLOS SAN ANTONIO, TX 78204	Mapsco:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

Owner

Name:	NRP PROPERTIES LLC	Owner ID:	2425980
Mailing Address:	5309 TRANSPORTATION BLVD CLEVELAND, OH 44125-5333	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$35,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$35,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$35,400	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$35,400	

Taxing Jurisdiction

Owner:	NRP PROPERTIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.0677	2950.00	0.00	0.00	\$35,400	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$0	\$35,400	0	35,400	\$0	\$35,400
2014	\$0	\$23,600	0	23,600	\$0	\$23,600
2013	\$0	\$23,600	0	23,600	\$0	\$23,600
2012	\$0	\$20,650	0	20,650	\$0	\$20,650
2011	\$0	\$17,700	0	17,700	\$0	\$17,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2012	SWD	Special Warranty Deed	SHERIDAN CONCESSIONS INC	NRP PROPERTIES LLC	15344	0107	20120022711
2		Deed	Deed		SHERIDAN CONCESSIONS INC	7054	1783	0

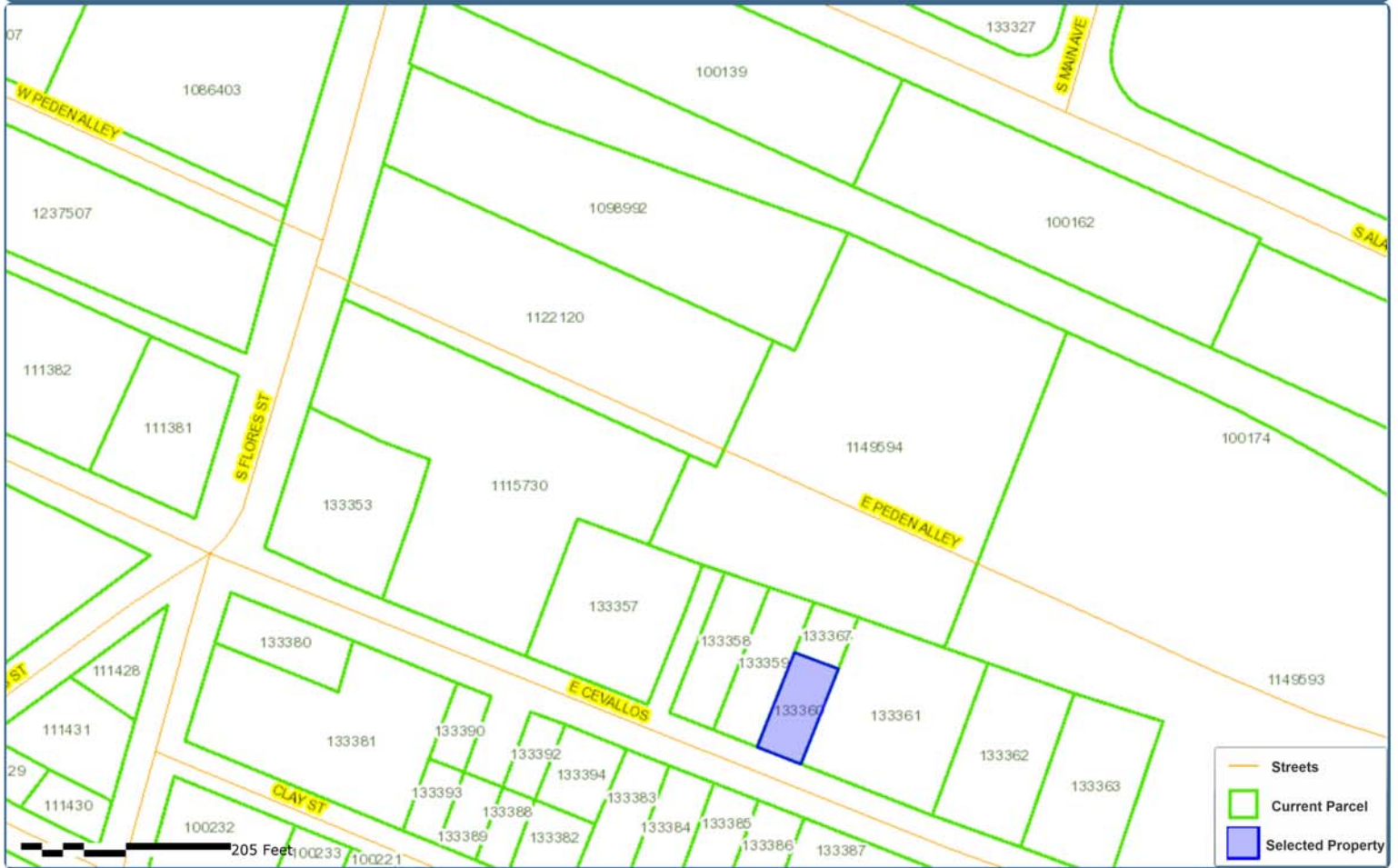
2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

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For website information, contact (210) 242-2500.

Bexar CAD - Map of Property ID 133360 for Year 2016



Property Details

Account

Property ID: 133360
Geo ID: 02567-003-0031
Type: Real

Legal Description: NCB 2567 BLK 3 LOT 3

Location

Situs Address: 209 E CEVALLOS SAN ANTONIO, TX 78204
Neighborhood: NBHD code10092
Mapsc0: 616D7
Jurisdictions: 21, 09, CAD, 10, 11, 06, 57, SA030, 08

Owner

Owner Name: NRP PROPERTIES LLC
Mailing Address: , 5309 TRANSPORTATION BLVD, CLEVELAND, OH 44125-5333

Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/133360/2016>

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Bexar CAD

Property Search Results > 133360 NRP PROPERTIES LLC for Year 2016

Property

Account

Property ID:	133360	Legal Description:	NCB 2567 BLK 3 LOT 3
Geographic ID:	02567-003-0031	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Location

Address:	209 E CEVALLOS SAN ANTONIO, TX 78204	Mapsco:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

Owner

Name:	NRP PROPERTIES LLC	Owner ID:	2425980
Mailing Address:	5309 TRANSPORTATION BLVD CLEVELAND, OH 44125-5333	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$60,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$60,100	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$60,100	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$60,100	

Taxing Jurisdiction

Owner:	NRP PROPERTIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1: Commercial State Code: F3 Living Area: sqft Value: \$100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	200.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.1148	5000.00	0.00	0.00	\$60,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$100	\$60,000	0	60,100	\$0	\$60,100
2014	\$100	\$40,000	0	40,100	\$0	\$40,100
2013	\$100	\$40,000	0	40,100	\$0	\$40,100
2012	\$100	\$35,000	0	35,100	\$0	\$35,100
2011	\$100	\$30,000	0	30,100	\$0	\$30,100

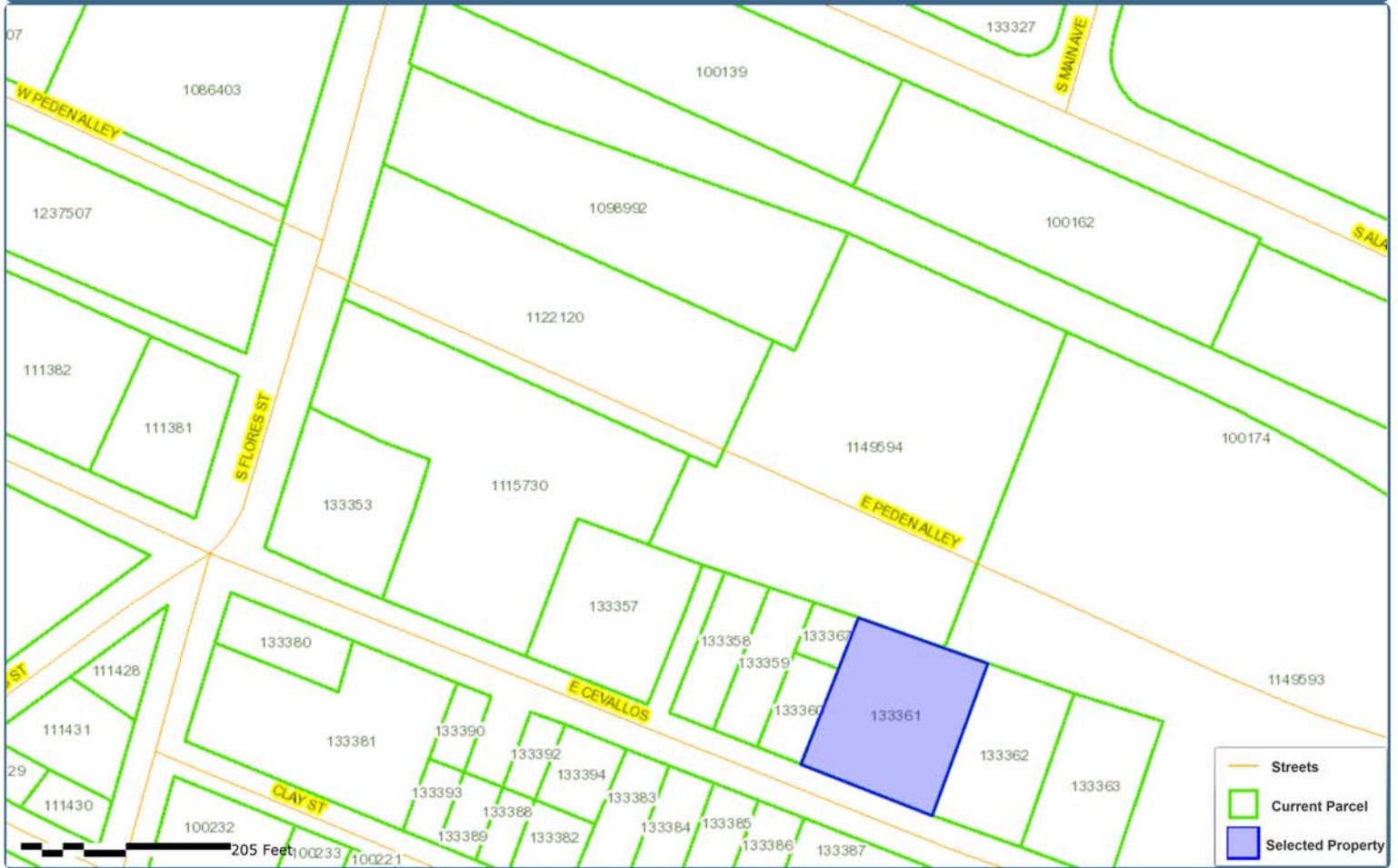
Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2012	SWD	Special Warranty Deed	SHERIDAN CONCESSIONS INC	NRP PROPERTIES LLC	15344	0107	20120022711
2		Deed	Deed		SHERIDAN CONCESSIONS INC	7054	1783	0

2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

Bexar CAD - Map of Property ID 133361 for Year 2016



Property Details

Account

Property ID: 133361

Geo ID: 02567-003-0040

Type: Real

Legal Description: NCB 2567 BLK 3 LOT 4-5- 6-17-18 & 19

Location

Situs Address: 223 E CEVALLOS SAN ANTONIO, TX 78204

Neighborhood: NBHD code10092

Mapsc0: 616D7

Jurisdictions: 08, 21, CAD, 11, 09, 06, 10, 57, SA030

Owner

Owner Name: NRP PROPERTIES LLC

Mailing Address: , 5309 TRANSPORTATION BLVD, CLEVELAND, OH 44125-5333

Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/133361/2016>

powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 133361 NRP PROPERTIES LLC for Year 2016

Property

Account

Property ID:	133361	Legal Description:	NCB 2567 BLK 3 LOT 4-5- 6-17-18 & 19
Geographic ID:	02567-003-0040	Agent Code:	ID:2844946
Type:	Real		
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

Location

Address:	223 E CEVALLOS SAN ANTONIO, TX 78204	Mapsco:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

Owner

Name:	NRP PROPERTIES LLC	Owner ID:	2425980
Mailing Address:	5309 TRANSPORTATION BLVD CLEVELAND, OH 44125-5333	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$52,680	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$284,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$337,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$337,080	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$337,080	

Taxing Jurisdiction

Owner:	NRP PROPERTIES LLC
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A	
08	SA RIVER AUTH	N/A	N/A	N/A	N/A	
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A	
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A	
11	BEXAR COUNTY	N/A	N/A	N/A	N/A	
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A	
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A	
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
Taxes w/Current Exemptions:					N/A	
Taxes w/o Exemptions:					N/A	

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 3150.0 sqft Value: \$31,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	S - F	ME	1972	3150.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: \$1,110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	1200.0

Improvement #3: Commercial State Code: F1 Living Area: sqft Value: \$6,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		0	800.0

Improvement #4: Commercial State Code: F1 Living Area: sqft Value: \$2,300

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	350.0

Improvement #5: Commercial State Code: F1 Living Area: sqft Value: \$11,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	G - NO		0	4500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.5441	23700.00	0.00	0.00	\$284,400	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
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2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$53,030	\$284,400	0	337,430	\$0	\$337,430
2014	\$59,960	\$189,600	0	249,560	\$0	\$249,560
2013	\$59,190	\$189,600	0	248,790	\$0	\$248,790
2012	\$60,820	\$165,900	0	226,720	\$0	\$226,720
2011	\$100	\$142,200	0	142,300	\$0	\$142,300

Deed History - (Last 3 Deed Transactions)

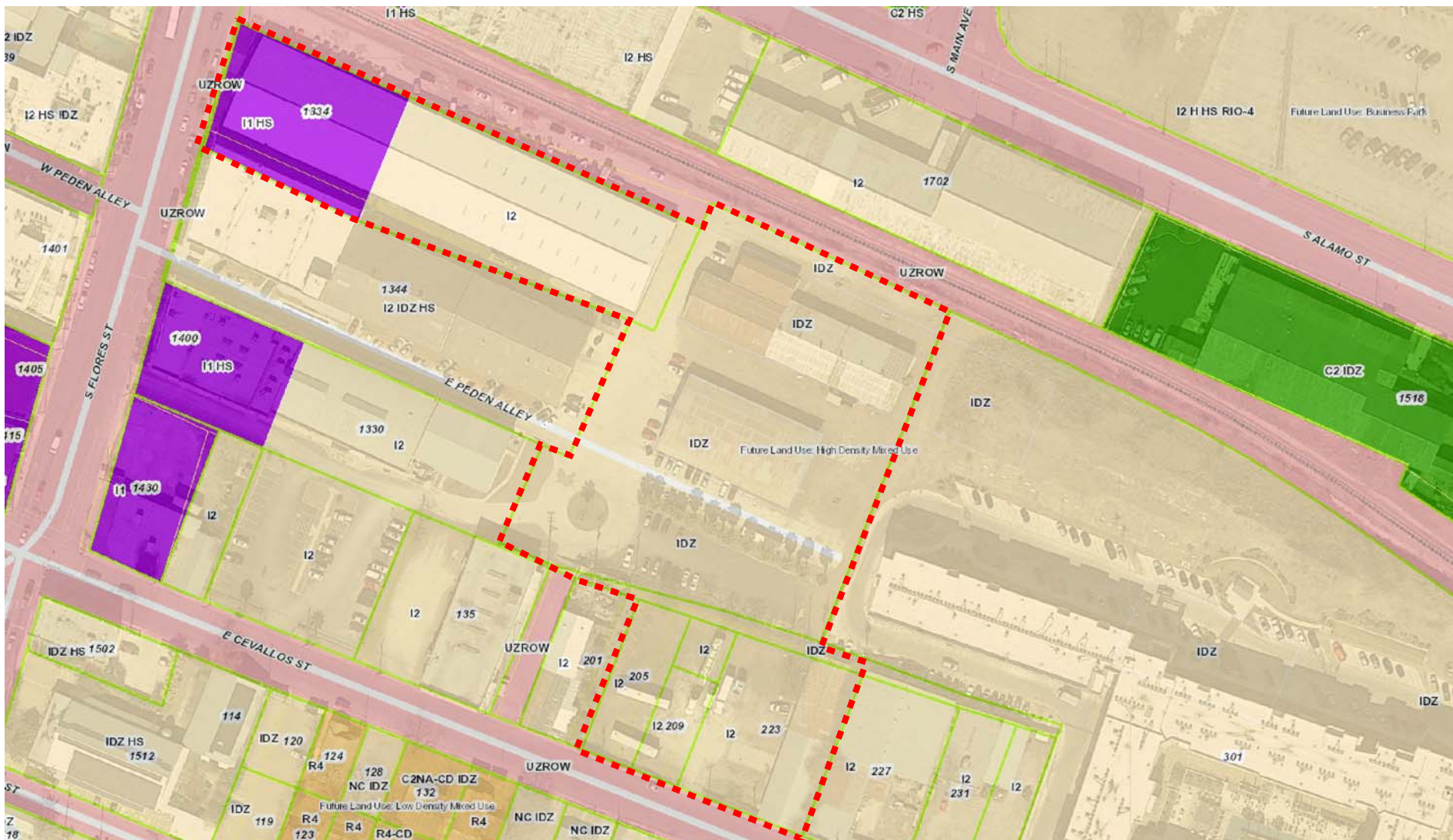
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2012	SWD	Special Warranty Deed	SHERIDAN CONCESSIONS INC	NRP PROPERTIES LLC	15344	0107	20120022711
2		Deed	Deed		SHERIDAN CONCESSIONS INC	7054	1786	0

2016 data current as of Mar 14 2016 12:33AM.

2015 and prior year data current as of Mar 13 2016 9:31AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



Flex Viewer
Powered by ArcGIS Server

EXHIBIT
3

Printed: May 23, 2016

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EXHIBIT
4









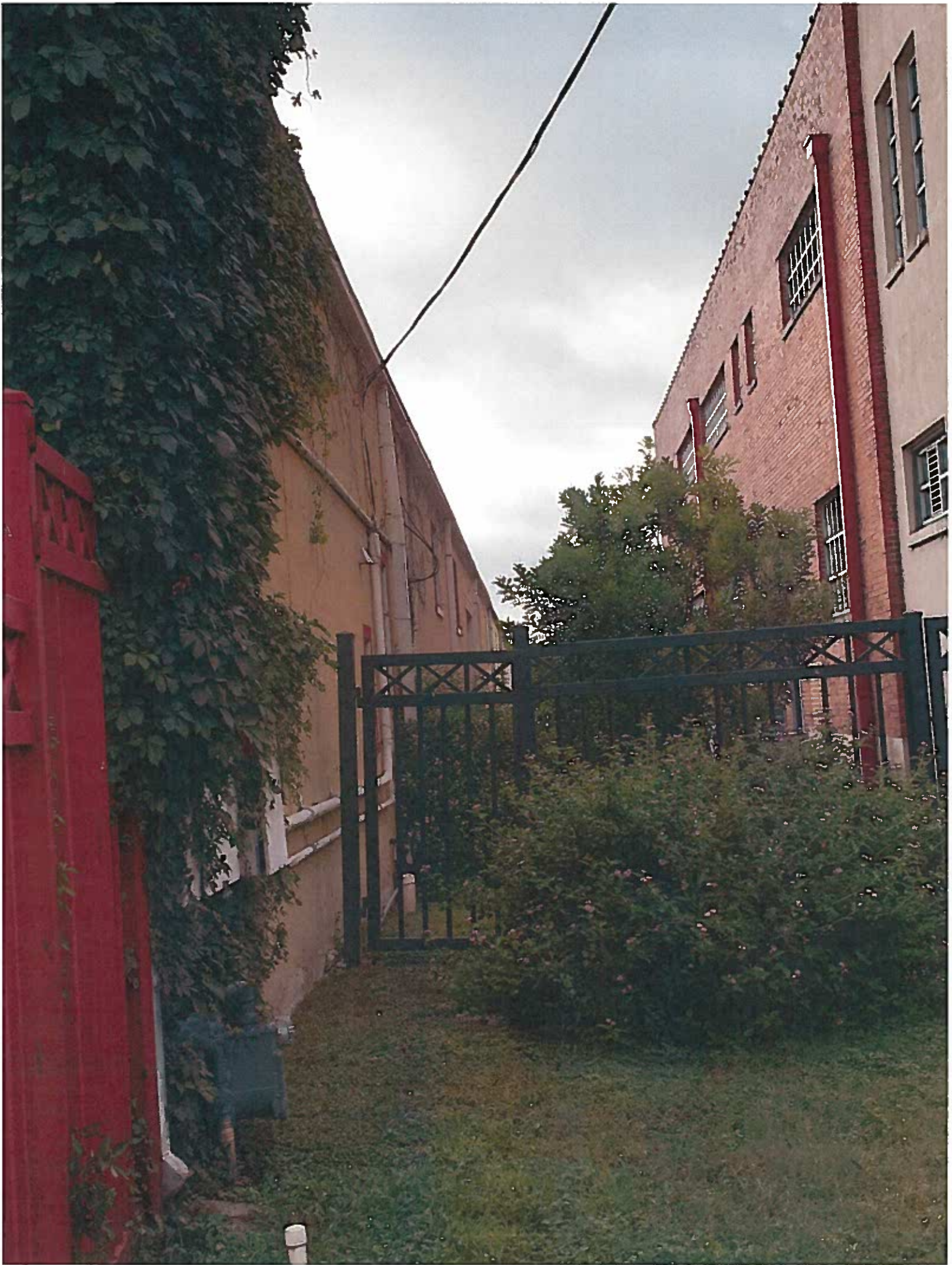


















AERIAL HORIZON
AERIAL ARTS IN SAN ANTONIO

