

# HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 24

**HDRC CASE NO:** 2016-363  
**COMMON NAME:** Malt House  
**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 Restaurant  
**APPLICANT:** 7-Eleven, Inc.  
**OWNER:** Baldemar Gonzalez  
**TYPE OF WORK:** Demolition with New Construction  
**REQUEST:**

The applicant is requesting a conceptual approval to:

1. Demolish the structure at 115 S Zarzamora, including a commercial building and canopies.
2. Construct a commercial structure and canopy.
3. Install signage on the commercial structure and canopy.

## 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. *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.

#### 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:

#### General Findings

- 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 without owner opposition by City Council.
- 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 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.
- 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-oriented design, street presence along Zarzamora, existing signage, including the use of hand-painted signage, pedestrian flow orientations, and parapets with banding are visible reminders of San Antonio's economic history and social heritage. The exterior has been modified with the addition of brick veneer wainscot.
- d. The request for 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.

- e. The request for the proposed new construction was 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.

#### Findings Related to Request #1

- f. Per the UDC Sec 35-614 (b)(1) regarding demolition of a landmark, 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. Unreasonable hardship is meant to assess the feasibility of reuse of architectural resources. The UDC directs staff to consider economic hardship for all demolition requests. Demolition of any landmark building 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).

*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 has provided an estimate for renovation of the existing structure (\$1.8 million) but no additional information demonstrating the inability to produce a reasonable rate of return through the retention and reuse of the existing structure. While financial information for the business that operated in the structure was not submitted, the applicant has stated that it was no longer financial feasible to keep the restaurant open.]

*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 provided an Asbestos Inspection Report, a survey of issues to remodeling the existing structure as a convenience store, and the cost estimate for the work required to remodel and build out the existing building. The information is geared toward a specific proposed use. It's not clear whether other uses were considered but some of the costs outlined would apply regardless of the type of use. Others are specific to the convenience store and may be eliminated if another use were proposed. Regardless of the proposed use, the cost estimates indicate the existence of a hardship. While the \$1.8 million dollar estimate is a very high estimate, it's clear that the cost to rehabilitate the structure would be significant.]

*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 property owner has found a potential buyer who is the applicant in this case. The potential buyer is requesting demolition and has stated in the narrative submitted with the application that the offer to purchase is contingent upon demolition of the existing structure. It is not clear whether other attempts to sell the property have been made.]

- g. In accordance with the UDC Sec 35-614(b)(3), the applicant has provided information that supports the claim of economic hardship.
- h. The property was designated for its cultural significance to the community as a commercial enterprise which contributed to the social heritage of the Westside. The Malt House, as a restaurant, is no longer an operating

business which signifies loss of its historical use. Staff finds however, that the property continues to serve as a visible reminder of cultural heritage. Memories, affection for place and a location associated with cultural identity are characteristics which should have continuity. New construction, if approved, should retain elements of the existing structure and spatial configuration in order to retain a sense of place and intangible heritage. This includes:

- spatial relationships and location of the original footprint;
- street presence along Zarzamora;
- setbacks;
- existing signage;
- pedestrian flow;
- areas for gathering and socializing.

Modifications to the property, including demolition, would not necessarily compromise the significance of the site. Retention of the street facing walls (east and south) would contribute to the spatial relationship as would canopied gathering areas, hand-painted signage, street orientation and setback of the eastern wall and its alignment with the adjacent landmark building, design supporting pedestrian activity, and salvaging of marquee signage.

- i. If the HDRC approves the request for demolition, this action does not authorize the issuance of a demolition permit. A demolition 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.
- j. In regards to the documentation of the demolition of any historic landmark, per the UDC Sec 35-614 (d), the applicant is required to provide documentation and salvage strategy of demolition prior to the issue of a Certificate of Appropriateness. Documentation may be used for interpretation at a later date.

#### Findings related to request item #2:

- k. 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.
- l. The Design Review Committee recommended that the building be oriented to the street corner at Zarzamora and Buena Vista and that all street elevations include windows. They also discussed the importance of reusing the Malt House signage and incorporating canopies as a gathering space.
- m. FAÇADE ORIENTATION - The existing Malt House is oriented toward Buena Vista and sits along Zarzamora. The applicant is requesting to construct a convenience store at the corner of Zarzamora and Buena Vista, with the primary entrance facing the west interior. According to the Guidelines for New Construction 1.A.ii., the front façade of the new building should be oriented to be consistent with other historic structures along the street. As noted in finding b, the spatial configurations and presence along the street should be retained. While the DRC was open to the proposed orientation, staff finds the orientation and footprint should reflect the existing building.
- n. SETBACKS – The existing Malt House sits along Zarzamora with a zero line setback. The applicant is requesting to construct a convenience store at the corner of Zarzamora and Buena Vista. According to the Guidelines for New Construction 1.A.i., front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. The property immediately adjacent on the north is a historic landmark building with a zero lot line setback. Staff finds the zero lot line setback is appropriate and consistent with the adjacent historic landmark structure.
- o. SCALE & MASS & FORM – The applicant is proposing to construct a one-story 3,062 square foot building with a flat roof. 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. Staff finds the proposed square footage and roof form are appropriate for the site.
- p. FAÇADE CONFIGURATION – The applicant is proposing to have windows on the west, south and east elevations. On the north façade, they are wall mounting one of the existing “Malt House” signs. 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 windows that face both Zarzamora and Buena Vista.
- q. MATERIALS – The existing structure is stucco, with wood board and batten, and a brick veneer base. The applicant is proposing to use two types of stucco with a brick base. 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.

- r. ARCHITECTURAL DETAILS – The existing structure has metal awnings on the facades facing the street. The applicant is proposing to install standing seam roofing on awnings on all four facades. According to the Guidelines for New Construction 4.A., architectural details that are in keeping with the predominate architectural style should be incorporated. Staff finds the proposed awnings appropriate.
- s. CANOPY – The applicant is proposing to install a canopy for fuel pumps with four pumps underneath, made of brick and light sandstone. 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 landscaping helps buffer the pumps from the residential property to the west, but recommends that further screening is needed. Staff also recommends the materials on the canopy match those proposed on the main structure.
- t. 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.
- u. SITE ELEMENTS – The applicant is proposing to construct a dumpster enclosure and locate 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 finds that if any other mechanical equipment is needed, that the applicant is responsible for complying with the Guidelines and receiving approval for their placement.
- v. MALT HOUSE ELEMENTS – There is an existing attached canopy. The applicant is proposing a seating and gathering area on the southwest corner of the new structure under a detached 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.

Findings related to request item #3:

- w. There are two existing roof-mounted “Malt House” signs. The applicant is proposing to salvage one of the two roof mounted sign to install on the north elevation. This proposal speaks to the comments from the Design Review Committee and is an appropriate treatment for historic signs. However, Staff recommends that both roof-mounted signs be salvaged and reused. Also, the plans submitted show additional signage, but there is not enough information for staff to review and determine compliance with Chapter 28 or the design guidelines. The applicant should return at a later date with a complete sign request and packet.

**RECOMMENDATION:**

Staff recommends approval of the proposed demolition based on findings a through j. Staff does not recommend approval of replacement plans at this time. Replacement plans should incorporate significant design elements noted in finding h. The elements are as follows:

1. The proposed new construction is constructed at the same setbacks and orientation of the existing structure to maintain spatial relationships as noted in finding m.
2. The applicant salvage both of the existing roof mounted “Malt House” signs as noted in finding w.
3. In accordance with the UDC, if demolition is approved, documentation and salvage strategy must be submitted to staff prior to the issuance of a Certificate of Appropriateness.

If the HDRC approves demolition and conceptual approval for the proposed new construction, staff recommends that the design elements noted in findings k through v are addressed before returning to the HDRC for final approval.

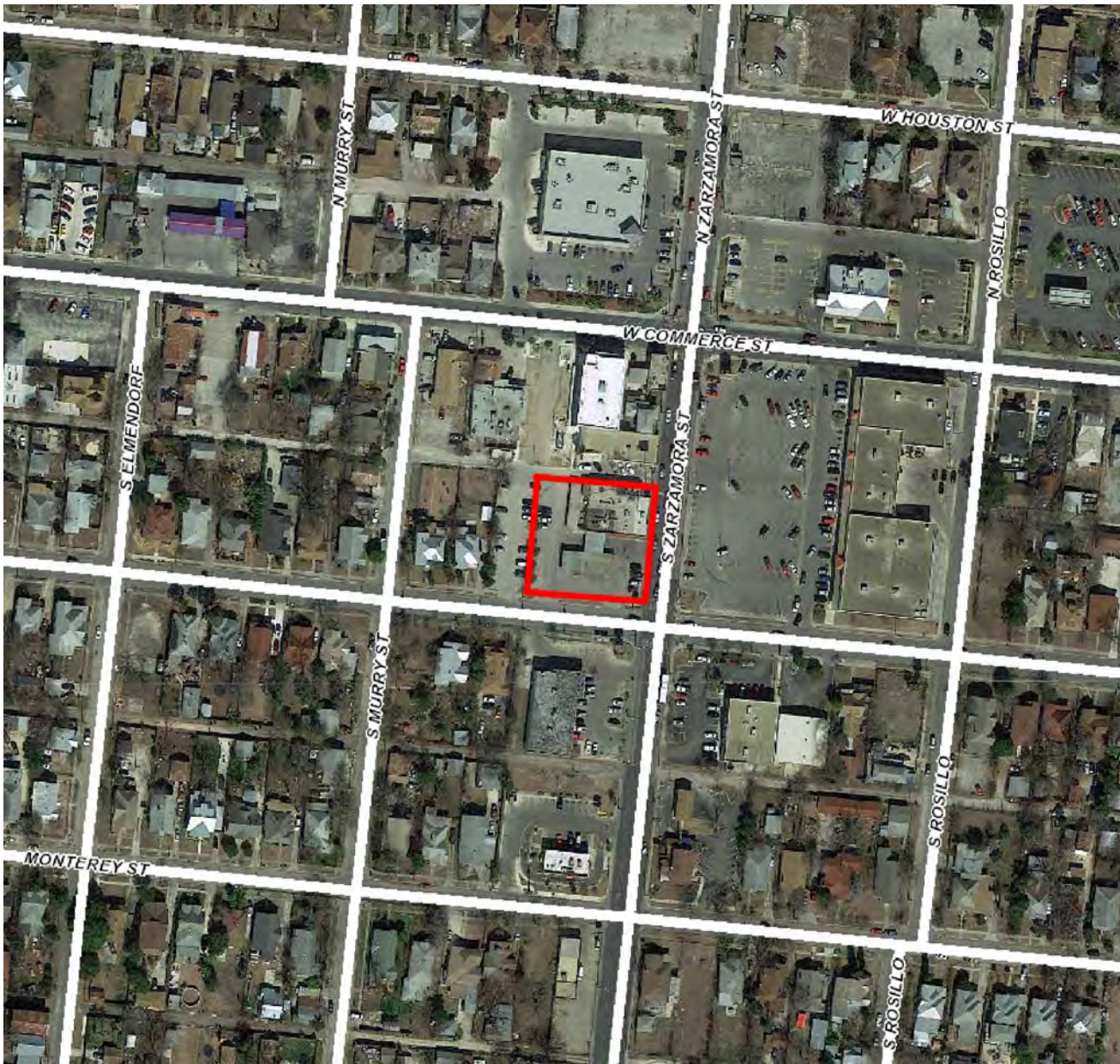
1. That the applicant explore adding further screening and buffer between adjacent properties.
2. That the applicant return for review and approval and provide details of proposed signage.
3. That the applicant meet with the Design Review Committee prior to submitting the final proposal.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

There is information in the packet regarding plans for the adjacent VIA bus shelter. The proposal for the shelter is outside the property line and is not being reviewed as part of this request.



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2016

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Malt House

BILL'S  
PAWN  
SHOP  
432-7961

SOUPS & SALADS  
FRESH

TRUCK HOUSE  
SINCE 1979

Truck House  
Specials

ON FOR SERVICE



DUPLICATE

Champion SPURS 2014

**DELICIOUS DEAL**  
\$3.99

RESTROOM FOR CUSTOMERS ONLY

NO OUTSIDE BEVERAGES!

RESTROOM FOR CUSTOMERS ONLY

NO OUTSIDE BEVERAGES!

3 PM JANUARY 21ST 2014

CLOSED

FIESTA

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

ADDRESS: 1234567890

REQUEST: HISTORIC & DESIGN REVIEW

HEARING DATE: 01/21/14

TIME: 3:00 PM

FOR MORE INFORMATION CONTACT  
CITY PLANNING

ALL HEARINGS TAKE PLACE AT 900 G. BLANK

Malt House

SINCE 1949

FREE

Wally's

Malt House  
SINCE 1999

\$  
Breakfast  
Specials

Red sign with illegible text

solo  
autos



Malt House  
SINCE 1949

\$  
Breakfast  
Specials



Solo Autos





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



Malt House

BILL'S  
PAWN  
SHOP  
432-79



LIGHTS ON FOR SERVICE





LIGHTS ON FOR SERVICE



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

LIGHTS ON!





Marin  
LINEN SERVICE



Main  
CIRCUIT BREAKER

Paycom



**Malt house**  
since 1949

**Advance  
Auto Parts**



**MORE  
PARTS**  
*Lower  
Prices!*

**FREE  
ELECTRICAL  
CHECK**

ONE WAY



William T. Kaufman  
210-227-2007  
[bill@kk-lawfirm.com](mailto:bill@kk-lawfirm.com)

September 28, 2016

Ms. Shanon Shea Miller  
Director, Office of Historic Preservation  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

Historic & Design Review Commission (HDRC)  
c/o Shanon Shea Miller  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

RE: Demolition Request for 115 S. Zarzamora Street

Dear Ms. Miller & HDRC Members,

Please find enclosed a request to demolish the existing structure at 115 S. Zarzamora Street ("Property"), commonly known as the Malt House restaurant (see "Exhibit A"). Earlier this year, the Malt House closed its doors for business after long periods of unprofitable operations and beleaguering issues with the condition of the building structure. The included presentation and supporting documents outline the economic hardship for the small food service enterprise, which was unprofitable and cannot re-open for business. Financially, the Property owner must sell the Property. He finally obtained an offer for redevelopment as a convenience store. The offer to purchase is contingent upon demolition of the existing structure.

While the Malt House received designation as a local historic landmark in 2013 as part of the Westside Historic Initiative (Ordinance 2013-03-21-0199), the building structure is not architecturally significant. Rather, the Malt House received its historic designation as a result of its cultural significance, serving in years past as a popular eatery and community gathering place. However, the restaurant's business has drastically declined and they were forced to shut down. By incorporating several elements reflective of the original structure – including benches, signage, and canopies – in the elevations for the proposed development, the developer has made a commitment to keeping several parts of the Malt House alive while also allowing for new economic activity in the area.

The existing structure is functionally obsolete. The Malt House originally opened in the late 1940s, but a new building was then constructed in 1954. Today this structure includes additions, patch work repair efforts and decaying infrastructure. The building is out of compliance with City of San Antonio Code of Ordinances requirements and ADA compliance in all regards. It was never intended to weather the passage of time, and only by the owner's persistence and resourcefulness has it limped along for almost 62 years. Finally, the owner put the Malt House to rest due to the need to make extensive repairs. He concluded that the cost to repair the Malt House far exceeded his ability to recoup the needed investment.

As detailed in the accompanying engineering report and excerpts from the phase II environmental report (see "Exhibit B"), the only feasible way to revitalize this property is by way of demolition. This is the case whether the proposed project is a convenience store, restaurant, or any other type of commercial storefront. Among the most serious – and costly – issues found in the reports are:

1. Interior asbestos to be removed;
2. Roof needs to be replaced;
3. Multiple slab elevation changes throughout the interior of the building;
4. Standing water coming through foundation or walls;
5. All electrical and plumbing out of code and needs replacement;
6. All windows and doors need to be replaced;
7. Wood supports rotting and pulling away from building;
8. Need for new A/C system; and
9. Extensive repairs to grading of parking lot, including new asphalt.

Our experience is that most extensive renovation projects cost anywhere from \$200 to \$300 per square foot depending on the size and condition of the building. Attached is a detailed proposal from Dysart LLC for renovation of the Malt House building and parking lot (See "Exhibit C"). The estimate totals \$1,810,390.00, or \$323.80 per square foot, for the 5,500 square foot building. The fair market value of the Property (in its current condition) is estimated to range from \$15 to \$35 per square foot for the 0.74 acre tract. Bexar County Appraisal District values the Property (not including improvements) at \$275,410.00. Under this analysis, no value is given to the structure. Total investment for the Malt House tract (including renovation costs) ranges as follows:

	<u>Low</u>	<u>High</u>
Land	\$483,516	\$1,129,240
Renovation Costs	<u>\$1,810,390</u>	<u>\$1,810,390</u>
Total Investment	\$2,293,906	\$2,939,630

In order to update and bring the 5,500 square foot building up to modern codes, a purchaser of the Property would be required to invest anywhere from \$417 per square foot to \$534 per square foot, both of which far exceed any reasonable measure of value. Rental rates for

the area approximate \$12 to \$15 per square foot. Assuming an investor would expect a return of 10% for their investment, the rental rates would need to reach \$42 per square foot (not \$15 per square foot) annually for a total of \$229,390 per year.

The cost to redevelop the Malt House (outlined above) represents an unreasonable economic hardship. For these reasons, we believe demolition of the Malt House is appropriate, and we appreciate the HDRC's consideration of this request.

7-11 has prepared replacement plans for the Property that are unique for 7-11 and distinctive to this Property. First, the convenience store is proposed to be fronted on the hard corner of Buena Vista and Zarzamora creating an urban, pedestrian friendly experience. After meetings with HDRC members, the proposed building elevations have been updated to better reflect, but not mimic, the Malt House structure. The proposed building will include windows on three (3) sides. The north elevation will not include windows, but will include the iconic Malt House signage. Further, a gathering area will be installed outside of the store. This will include an overhead canopy and a few tables.

If you have any questions, please do not hesitate to contact me at (210) 227-2007 or at [bill@kk-lawfirm.com](mailto:bill@kk-lawfirm.com).

Best Regards,

Kaufman & Killen, Inc.



By: William T. Kaufman

Attached:

- A) Demolition Permit Application
- B) Engineering Report and Phase II Environmental Report Excerpts
- C) Contractor Renovation Estimate
- D) Presentation requesting approval to demolish the Property
- E) Bexar County Appraisal District Information

June 28, 2016

Ms. Shanon Miller  
Director,  
Office of Historic Preservation  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Historic & Design Review Commission (HDRC)  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Demolition of Building at 115 S. Zarzamora

Dear Ms. Miller & HDRC Members:

My name is Ivan Gonzalez and the property at 115 S. Zarzamora has been in my family for the past 23 years. We have operated the Malt House on this site since acquiring the property.

Unfortunately, our business has been struggling for many years and the building is in great disrepair. We have determined that we can no longer continue operations at the Malt House. My family and our dedicated employees have tried to make it work by all means possible, but due to falling revenue and many structural issues with the aged building, the Malt House closed its doors earlier this year.

The only option for our family is to sell the property. We request that the structure at 115 S. Zarzamora be demolished in order to allow for re-development of the site. We believe redevelopment will better serve the residents of San Antonio's westside.

Please feel free to contact me if I can be helpful with any additional information.

Sincerely,



---

Ivan Gonzalez













**115 S. Zarzamora**

**Request to Demolish  
City of San Antonio Designated  
Local Historic Landmark**

**EXHIBIT A**



**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS

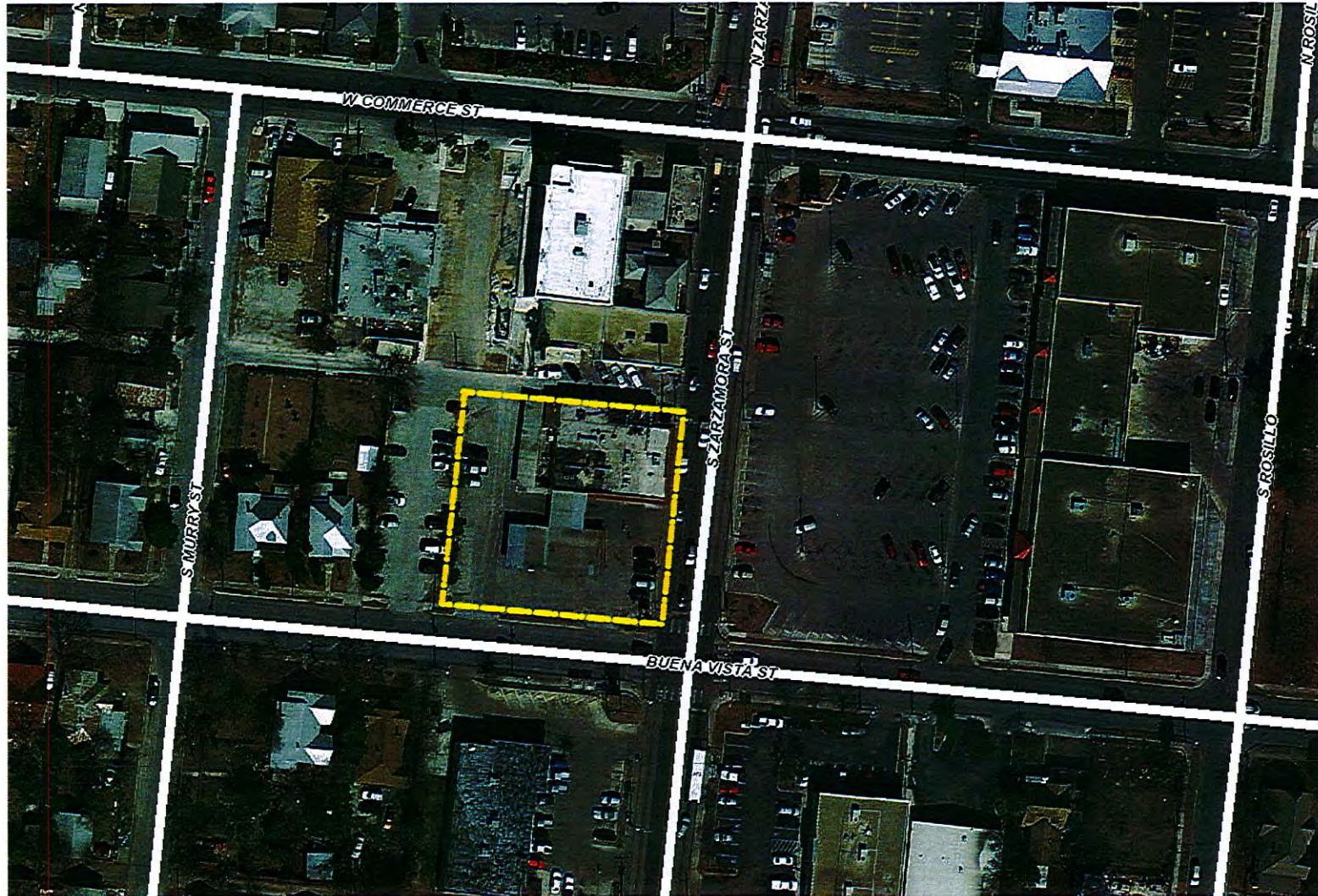
# The Malt House

## 115 S. Zarzamora

- The Malt House was established in the late 1940's at 115 South Zarzamora Street ("Property"). Since its founding, the Malt House has served as a casual eatery on San Antonio's Westside.
- The Gonzalez family purchased the Property 23 years ago and has operated the establishment since then. Due to lagging business, the Malt House closed its doors earlier this year.
- The Property owners would like to sell 115 S. Zarzamora so that it may be demolished and redeveloped.

# 115 S. Zarzamora Site Map

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



# 115 S. Zarzamora

- The Property received designation as a Local Historic Landmark in 2013 as part of the Westside Historic Initiative (Ordinance 2013-03-21-0199).



# 115 S. Zarzamora

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



- Lot Size: 0.56 acres
- Building Size: 5,591 sq. ft.

# 115 S. Zarzamora



- 2016 Appraisal Value: \$350,000
  - 2016 Land Value: \$241,780
  - 2016 Improvement Value: \$108,220



# Malt House Interior

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



# UDC Demolition

- Since the Property is a designated historic landmark, the applicant must demonstrate unreasonable economic hardship.

## Sec. 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.
  - (1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a historic and design review commission recommendation for a certificate for demolition.
  - (2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, he has to provide clear and convincing evidence of economic hardship on the applicant if the application for a certificate is to be approved.
  - (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.

# Economic Hardship

- The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site.
- The structure and property cannot be reasonably adapted for any other feasible use which would result in a reasonable rate of return.
- 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.

June 28, 2016

Ms. Shanon Miller  
Director,  
Office of Historic Preservation  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Historic & Design Review Commission (HDRC)  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

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The only option for our family is to sell the property. We request that the structure at 115 S. Zarzamora be demolished in order to allow for re-development of the site. We believe redevelopment will better serve the residents of San Antonio's westside.

Please feel free to contact me if I can be helpful with any additional information.

Sincerely,

  
Ivan Gonzalez

# 115 S. Zarzamora Survey Report

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

Re: Building Survey – 115 S. Zarzamora San Antonio, TX  
Date: 03/07/2016  
Surveyor: Mike Oxley

The existing Malt House building located at the address listed above was inspected on 03/07/2016. There are numerous issues with the existing building that make it infeasible to remodel for use as a convenient store per current codes and requirements. Below is a summary of the inspection:

#### Exterior-

- Existing trash enclosure will need to be replaced, no gates existing, walls are too low to provide screening and asphalt paving is poor condition.
- Site paving (asphalt) in overall poor condition. Ponding of water in multiple areas, large pot holes and cracks throughout.
- Bollards & fence along west property line in poor condition and will need to be replaced.
- All interior curb islands have extensive damage and will need to be replaced.
- No accessible route from public ROW to front of building provided (ADA Issue)
- Sidewalk along front of building facing south is non-compliant, existing main entry door landing is less than required 5' minimum. Points of entry into building will be limited due to multiple interior finished floor elevations (ADA Issue)
- Existing canopy/car port in parking lot in poor condition. Metal framing damaged and rusted with support columns falling/leaning.
- Existing wood awning on portions of North and South and along East side in poor condition. Wood supports rotting and pulling from building.
- Existing roof in poor condition and would need to be replaced completely along with all associative flashing.
- Existing brick wainscot on North and South and along East side of building will need to be painted, overspray on brick from foundation paint.
- New site lighting will need to be provided.



[www.dimensiongrp.com](http://www.dimensiongrp.com)  
[info@dimensiongrp.com](mailto:info@dimensiongrp.com)

**DALLAS**  
10755 Sandhill Road  
Dallas, TX 75238  
PH: (214) 343-9400

**DENVER**  
5600 S. Quebec St., Ste 310B  
Greenwood Village, CO 80111  
PH: (720) 536-3181



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

#### Interior-

- Multiple slab elevation changes and slopes thought out interior of building. (Is not ADA compliant as-is).
- Kitchen floor/foundation elevated 17" above main dining area
- Rear addition elevated 15" above kitchen area
- Floor/foundation between kitchen and main dining area slopes towards east wall with grade exceeding 2%
- Clear height to structure on West side of building from finish floor to bottom of structure is @ 8'-6" AFF. Roof structure in this area consists of 2x6 trusses.
- Bottom of structure in main/dining area is @ 8'-9" AFF
- Interior load bearing walls separating rear dry storage area and portion of main dining area
- Standing water inside portion of building with no visual evidence of roof leak in the area. Water is coming through wall or under slab.
- Built up (raised) concrete pedestals in kitchen
- All existing windows are single pane with wood frame and will need to be replaced
- Restrooms cannot be used in current condition or location. (Not ADA compliant)



[www.dimensiongrp.com](http://www.dimensiongrp.com)  
[info@dimensiongrp.com](mailto:info@dimensiongrp.com)

**DALLAS**  
10755 Sandhill Road  
Dallas, TX 75238  
PH: (214) 343-9400

**DENVER**  
5600 S. Quebec St., Ste 310B  
Greenwood Village, CO 80111  
PH: (720) 536-3181



# 115 S. Zarzamora Survey Report

## Interior

Issue	Work Required
Multiple slab elevation changes and slopes thought out interior of building. (Is not ADA compliant as-is).	ADA concerns on interior could lead to major interior renovations in order to meet current codes.
Kitchen floor/foundation elevated 17" above main dining area	Likely to lead to extensive concrete cutting, stairs or switch back in order to meet ADA.
Rear addition elevated 15" above kitchen area	Likely to lead to extensive concrete cutting, stairs or switch back in order to meet ADA.
Floor/foundation between kitchen and main dining area slopes towards east wall with grade exceeding 2%	ADA concerns on interior could lead to major interior renovations in order to meet current codes.
Clear height to structure on West side of building from finish floor to bottom of structure is @ 8'-6" AFF. Roof structure in this area consists of 2x6 trusses.	Creating higher ceilings would require new roof structure.
Bottom of structure in main/dining area is @ 8'-9" AFF	Creating higher ceilings would require new roof structure.
Standing water inside portion of building with no visual evidence of roof leak in the area. Water is coming through wall or under slab.	Possible roof leak, condensation issue or water pipe leak.
All existing windows are single pane with wood frame and will need to be replaced	Replace in order to improve overall look and provide energy efficiency.
Restrooms cannot be used in current condition or location. (Not ADA compliant)	Requires extensive interior renovation and plumbing updates.

# 115 S. Zarzamora Survey Report

## Exterior

Issue	Work Required
Existing trash enclosure will need to be replaced, no gates existing, walls are too low to provide screening and asphalt paving is poor condition.	Construct new enclosure and concrete pad.
Site paving (asphalt) in overall poor condition. Ponding of water in multiple areas, large pot holes and cracks throughout.	Mill existing surface, repair pot holes, install new asphalt top, sealcoat and stripe.
Bollards & fence along west property line in poor condition and will need to be replaced.	Replace bollards and install new fence.
All interior curb islands have extensive damage and will need to be replaced.	Remove and replace concrete curbs.
No accessible route from public ROW to front of building provided (ADA Issue)	Install ADA route from ROW to building.
Sidewalk along front of building facing south is non-compliant, existing main entry door landing is less than required 5' minimum. Points of entry into building will be limited due to multiple interior finished floor elevations (ADA Issue)	Remove existing and replace with 6' wide sidewalk.
Existing canopy/car port in parking lot in poor condition. Metal framing damaged and rusted with support columns falling/leaning.	Demolish existing, if replaced.
Existing wood awning on portions of North and South and along East side in poor condition. Wood supports rotting and pulling from building.	Repair exterior awnings and rotting wood.
Existing roof in poor condition and would need to be replaced completely along with all associative flashing.	Re-roof building.
Existing brick wainscot on North and South and along East side of building will need to be painted, overspray on brick from foundation paint.	Paint exterior.
New site lighting will need to be provided.	New lights and poles.

# 115 S. Zarzamora Engineering Report

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS

**Project: Malt House**  
**Estimate Summary - Working Estimate**  
Dysart LLC  
518 Bluff Trail  
San Antonio, TX 78279

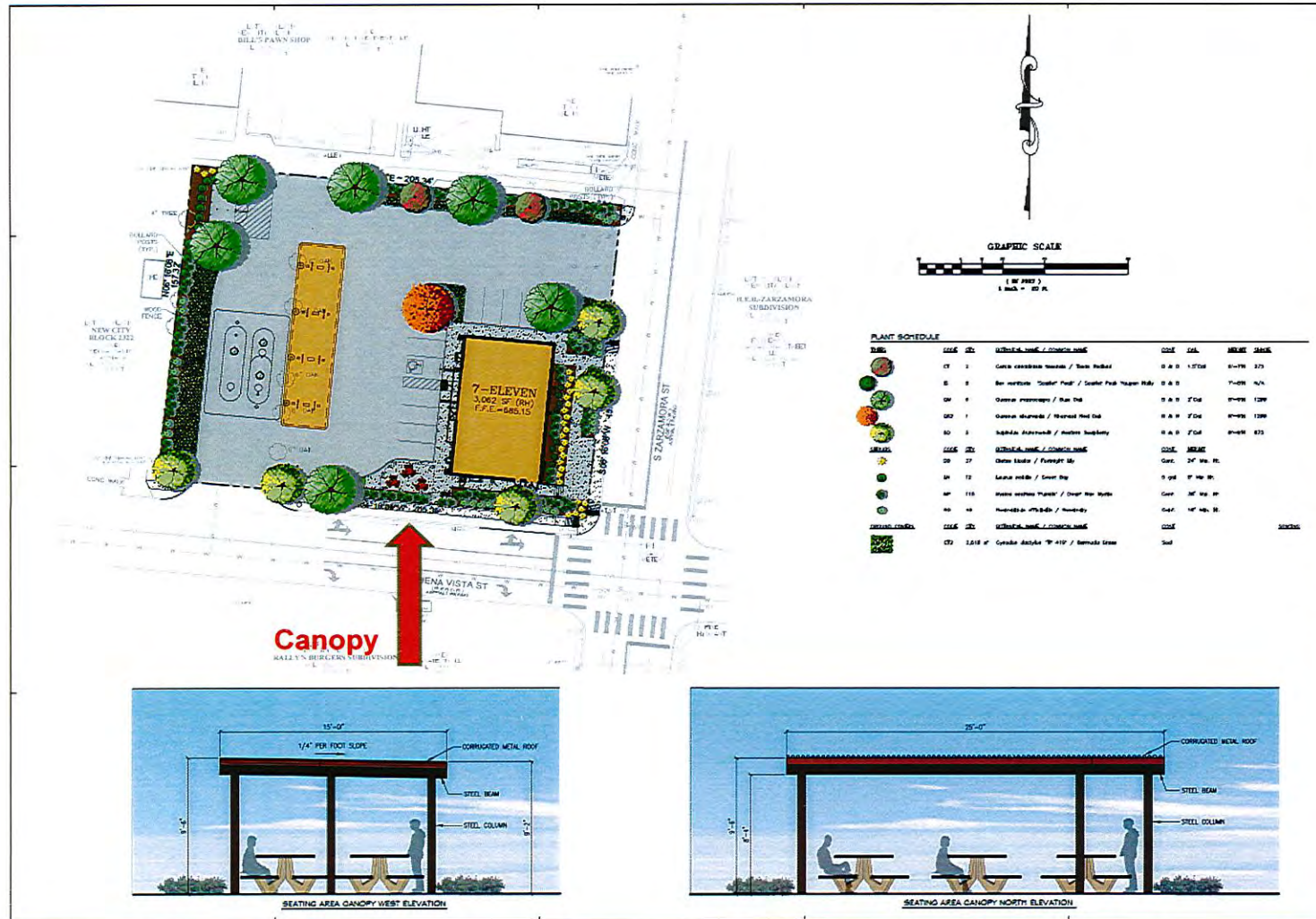


**Date: 9/28/2016**  
**Building S.F. 5,591**  
**Canopy S.F. 4095**

<b>Grand Totals</b>	<b>208,943</b>	<b>37,141</b>	<b>48,100</b>	<b>1,075,526</b>	<b>1,369,709</b>	<b>\$244.98</b>
				<b>0.55%</b>	<b>7,533</b>	<b>\$1.35</b>
				<b>1.00%</b>	<b>13,697</b>	<b>\$2.45</b>
				<b>0.55%</b>	<b>7,533</b>	<b>\$1.35</b>
				<b>10.00%</b>	<b>136,971</b>	<b>\$24.50</b>
				<b>10.00%</b>	<b>136,971</b>	<b>\$24.50</b>
					<b>\$ 1,672,415</b>	<b>\$299.13</b>
					<b>\$ 137,974</b>	<b>\$24.68</b>
					<b>\$ 1,810,390</b>	<b>\$323.80</b>

# 115 S. Zarzamora Project Plans

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



**GreenbergFarrow**  
Landscape Architecture

6000 Cornerstone Dr. Suite 125  
Plano, TX 75094  
972.214.7941

**PROJECT TEAM**

PROJECT MANAGER  
DESIGNER  
LANDSCAPE ARCHITECT

**7-ELEVEN**  
#37725

**SAN ANTONIO TEXAS**  
BUENA VISTA & ZARZAMORA

**7-ELEVEN**

**LANDSCAPE PLAN**  
L-0.0



# 115 S. Zarzamora Project Plans

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS

2 SOUTH ELEVATION  
16' 11/16"

1 DUMPSTER ENCL. FRONT ELEVATION  
6' 10 1/2"

EXTERIOR MATERIALS SCHEDULE			
NOTE: ALL MATERIALS IN SCHEDULE ARE USED			
NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDARD BEAM ROOFING	BERNICE	TERRA COTTA
F-3	RETROFIT W/ DOORS, FRAMES, FINISH, ENCLOSURE GATE, GRAVEL, GUARANTEE, AND LIGHT POLES	SHERWIN WILLIAMS	SW 70'S SEAL SKIN
F-4	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 70'S SEAL SKIN
S-1	ALUMINUM SIGNMOUNT SYSTEM	KAWAZER	DARK BRONZE
S-1	STUCCO	EL REY	LAMORENA
S-2	STUCCO	EL REY	NORT
S-1	WALL PANEL	MICHA	ALEXANDRA BLUFF

1 WEST ELEVATION  
16' 11/16"

7 ELEVEN, INC.  
3000 MAHONEY RD. IRVING, TX 75039  
7-11 #1037632  
JAN. 8, 2014 10:35 AM  
JAN. 8, 2014 10:35 AM  
EXTERIOR ELEVATIONS

COMPASSION GROUP  
CORPORATE DESIGN  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT

15-1-14  
AS NOTED  
Scale: 00/10/14  
Date: 06/18/14  
Drawn By: EDR  
Checked By: Bvrc

ADDRESS: 115 S. ZARZAMORA, IRVING, TX 75039  
PROJECT NO.: 14-001  
SHEET NO.: EE.1  
DATE: 06/18/14  
DRAWN BY: EDR  
CHECKED BY: Bvrc

SHEET:  
**EE.1**  
CSK SP - EPS

# 115 S. Zarzamora Project Plans

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



# 115 S. Zarzamora Project Plans

**2 FUELING CANOPY SIDE (EAST/WEST) ELEVATION**  
JUL 2017

**1 FUELING CANOPY FRONT (SOUTH/NORTH) ELEVATION**  
JUL 2017

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

NO.	MATERIAL	MANUFACTURER	COLOR
MR-1	MEMBRANE ROOFING	DL-SOLAST	WHITE
N-1	WAINSCOTING	M-DILLIS	DESERT BRIDGE
N-2	VINTAGE BRICK	M-DILLIS	ALEXANDRIA BUFF
P-1	FIXTURES IN DOORS, FRAMES, TRIM, HUNGLOUNG GLASS, GRAYEL, GUARDS AND 1/2" F FOLE	SHERWIN WILLIAMS	SW 7075 SEAL SKIN SW 7075 ST/2 BRN V
P-2	EXTERIOR EC-LARCE	SHERWIN WILLIAMS	SW 7075 SEAL SKIN
S-1	ALL MPA, M STOR-FRONT SYSTEM	KAWNEER	DARK BRONZE
S-1	STUCCO	SHERWIN WILLIAMS	SW 7030 AESTHETIC SW 7030 AESTHETIC SW 7075 ST/2 BRN V STUCCO JOINTS
S-2	STUCCO	SHERWIN WILLIAMS	SW 7030 AESTHETIC SW 7075 ST/2 BRN V STUCCO JOINTS

**7 ELEVEN, INC.**  
3750 WASHINGTON RD. IRVING, TX 75039  
7-11 #1037932  
115 S. ZARZAMORA ST.  
DALLAS, TEXAS 75248

**EXTERIOR ELEVATIONS**

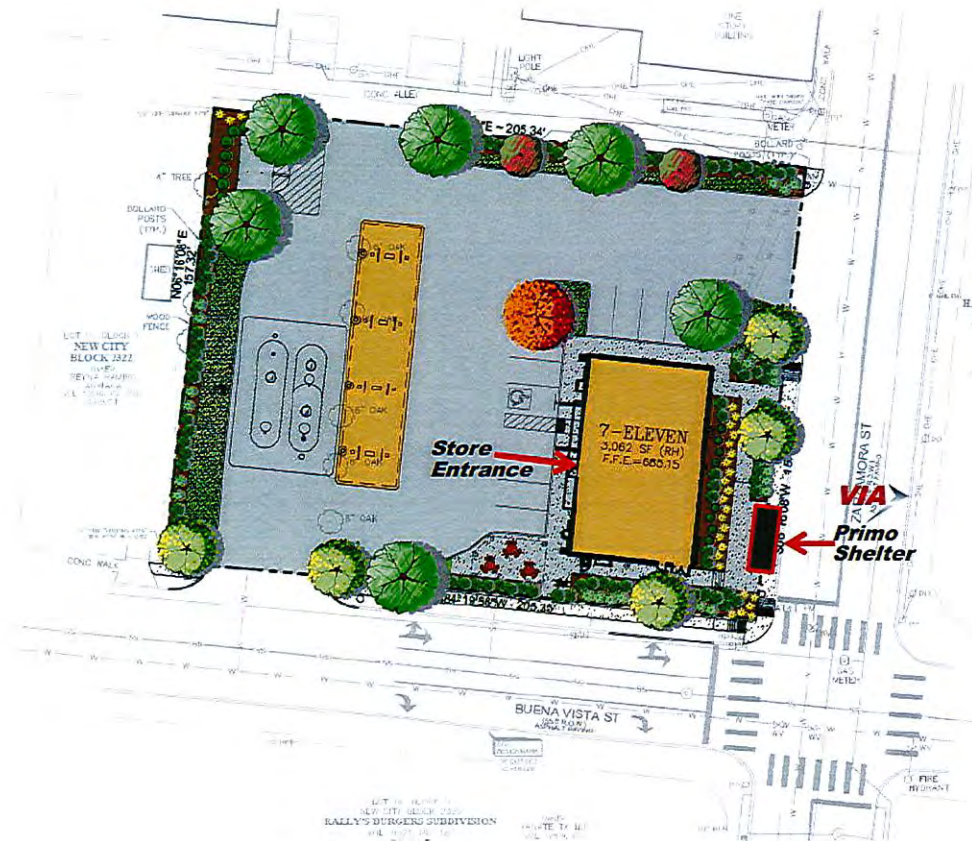
15-714  
Scale: AS NOTED  
Date: 06/10/16  
Drawn By: [Signature]  
Checked By: [Signature]

DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 06/10/16

**SHEET: EE.3**  
E363 SP-EPS

# VIA Primo Stop

- Demolition of the Property will involve coordination with VIA, which has proposed a new Primo Station with Malt House branding.



# VIA Primo Stop

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS



*\* Public Art Panel Design TBD;  
will incorporate homage to  
Historic Landmark Malt House*

**VIA** NextGen+ Shelter w/  
East Elevation of proposed development



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

Re: Building Survey – 115 S. Zarzamora San Antonio, TX

Date: 03/07/2016

Surveyor: Mike Oxley

The existing Malt House building located at the address listed above was inspected on 03/07/2016. There are numerous issues with the existing building that make it infeasible to remodel for use as a convenient store per current codes and requirements. Below is a summary of the inspection:

#### Exterior-

- Existing trash enclosure will need to be replaced, no gates existing, walls are too low to provide screening and asphalt paving is poor condition.
- Site paving (asphalt) in overall poor condition. Ponding of water in multiple areas, large pot holes and cracks throughout.
- Bollards & fence along west property line in poor condition and will need to be replaced.
- All interior curb islands have extensive damage and will need to be replaced.
- No accessible route from public ROW to front of building provided (ADA Issue)
- Sidewalk along front of building facing south is non-compliant, existing main entry door landing is less than required 5' minimum. Points of entry into building will be limited due to multiple interior finished floor elevations (ADA Issue)
- Existing canopy/car port in parking lot in poor condition. Metal framing damaged and rusted with support columns falling/leaning.
- Existing wood awning on portions of North and South and along East side in poor condition. Wood supports rotting and pulling from building.
- Existing roof in poor condition and would need to be replaced completely along with all associative flashing.
- Existing brick wainscot on North and South and along East side of building will need to be painted, overspray on brick from foundation paint.
- New site lighting will need to be provided.



[www.dimensiongrp.com](http://www.dimensiongrp.com)

[info@dimensiongrp.com](mailto:info@dimensiongrp.com)

#### DALLAS

10755 Sandhill Road

Dallas, TX 75238

PH: (214) 343-9400

#### DENVER

5600 S. Quebec St., Ste 310B

Greenwood Village, CO 80111

PH: (720) 536-3181





ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

### Interior-

- Multiple slab elevation changes and slopes thought out interior of building. (Is not ADA compliant as-is).
- Kitchen floor/foundation elevated 17" above main dining area
- Rear addition elevated 15" above kitchen area
- Floor/foundation between kitchen and main dining area slopes towards east wall with grade exceeding 2%
- Clear height to structure on West side of building from finish floor to bottom of structure is @ 8'-6" AFF. Roof structure in this area consists of 2x6 trusses.
- Bottom of structure in main/dining area is @ 8'-9" AFF
- Interior load bearing walls separating rear dry storage area and portion of main dining area
- Standing water inside portion of building with no visual evidence of roof leak in the area. Water is coming through wall or under slab.
- Built up (raised) concrete pedestals in kitchen
- All existing windows are single pane with wood frame and will need to be replaced
- Restrooms cannot be used in current condition or location. (Not ADA compliant)



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[info@dimensiongrp.com](mailto:info@dimensiongrp.com)

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# CREIGHTON



## COMMERCIAL DEVELOPMENT

DATE: 7/28/16  
PROJECT(S): 37725 San Antonio, TX 7-Eleven  
AUTHOR: Charley Carpenter (CCD)

### Bid Instructions

---

Additional comments provided for issues listed in Dimension Group building investigation.

#### Exterior

- Existing trash enclosure will need to be replaced, no gates existing, walls are too low to provide screening and asphalt paving is poor condition. – **Construct new enclosure and concrete pad**
- Site paving (asphalt) in overall poor condition. Ponding of water in multiple areas, large pot holes and cracks throughout. – **Mill existing surface, repair pot holes, install new asphalt top, sealcoat and stripe**
- Bollards & fence along west property line in poor condition and will need to be replaced. – **Replace bollards and install new fence**
- All interior curb islands have extensive damage and will need to be replaced. – **Remove and replace concrete curbs**
- No accessible route from public ROW to front of building provided (ADA Issue) – **Install ADA route from ROW to building**
- Sidewalk along front of building facing south is non-compliant, existing main entry door landing is less than required 5' minimum. Points of entry into building will be limited due to multiple interior finished floor elevations (ADA Issue) – **Remove existing and replace with 6' wide sidewalk**
- Existing canopy/car port in parking lot in poor condition. Metal framing damaged and rusted with support columns falling/leaning. – **Demolish existing, if replaced**
- Existing wood awning on portions of North and South and along East side in poor condition. Wood supports rotting and pulling from building. – **Repair exterior awnings and rotting wood**
- Existing roof in poor condition and would need to be replaced completely along with all associative flashing. – **Re-roof building**
- Existing brick wainscot on North and South and along East side of building will need to be painted, overspray on brick from foundation paint. – **Paint exterior**
- New site lighting will need to be provided. – **New lights and poles**

#### Interior

- Multiple slab elevation changes and slopes thought out interior of building. (Is not ADA compliant as-is). – **ADA concerns on interior could lead to major interior renovations in order to meet current codes.**
- Kitchen floor/foundation elevated 17" above main dining area – **Likely to lead to extensive concrete cutting, stairs or switch back in order to meet ADA.**



# CREIGHTON



## COMMERCIAL DEVELOPMENT

- Rear addition elevated 15" above kitchen area - Likely to lead to extensive concrete cutting, stairs or switch back in order to meet ADA.
- Floor/foundation between kitchen and main dining area slopes towards east wall with grade exceeding 2% - ADA concerns on interior could lead to major interior renovations in order to meet current codes.
- Clear height to structure on West side of building from finish floor to bottom of structure is @ 8'-6" AFF. Roof structure in this area consists of 2x6 trusses. – Creating higher ceilings would require new roof structure.
- Bottom of structure in main/dining area is @ 8'-9" AFF – Creating higher ceilings would require new roof structure.
- Standing water inside portion of building with no visual evidence of roof leak in the area. Water is coming through wall or under slab. – Possible roof leak, condensation issue or water pipe leak.
- All existing windows are single pane with wood frame and will need to be replaced – Replace in order to improve overall look and provide energy efficiency.
- Restrooms cannot be used in current condition or location. (Not ADA compliant) - Requires extensive interior renovation and plumbing updates.

**ASBESTOS-CONTAINING BUILDING MATERIALS  
INSPECTION REPORT**

**7-ELEVEN STORE #37725  
115 SOUTH ZARZAMORA STREET  
SAN ANTONIO, TEXAS 78207**



**Prepared for  
CB&I Environmental & Infrastructure, Inc.  
12005 Ford Road, Suite 600  
Dallas, Texas 75234**

**Prepared by  
Farmer Environmental Group, LLC  
4125 Fairway Drive, Suite 130  
Carrollton, Texas 75010  
(972) 390-8014**

**February 9, 2016**

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### APPENDICES:

- Appendix I: Bulk Sample Analysis
- Appendix II: Homogeneous Material Photographs
- Appendix III: Asbestos-Containing Material & Sample Location Drawings
- Appendix IV: DSHS License

# **ASBESTOS-CONTAINING BUILDING MATERIALS INSPECTION REPORT**

**7-ELEVEN STORE #37725  
115 SOUTH ZARZAMORA STREET  
SAN ANTONIO, TEXAS 78207**

**FEBRUARY 9, 2016**

## **I. INTRODUCTION**

Farmer Environmental Group, LLC (Farmer) inspected the proposed 7-Eleven (store #37725) (the Site) located at 115 South Zarzamora Street in San Antonio, Texas for asbestos-containing building materials (ACBM) on February 3, 2016. Texas Department of State Health Services (DSHS)-licensed Asbestos Inspector John Purcell (license #603293) conducted this inspection under an agreement between Farmer and CB&I Environmental & Infrastructure, Inc. (CB&I Environmental).

The purpose of the inspection was threefold: 1) determine locations and conditions of asbestos-containing products used at the Site; 2) determine the impact these materials will have on scheduled renovation and/or demolition activities; and 3) assist CB&I Environmental and/or their client in obtaining the necessary permit with the City of San Antonio in accordance with Senate Bill 509.

This inspection report presents recommendations for reducing potential health hazards associated with asbestos products at the Site.

## **II. SUMMARY OF FINDINGS & RECOMMENDATIONS**

**Based on the laboratory analysis of the bulk samples collected, the following asbestos products were identified at the Site:**

- 1. Acoustical ceiling plaster texture**
- 2. HVAC exterior duct mastic**

It should be noted that the inspector made reasonable attempts to determine whether suspect flooring applications were present beneath existing flooring materials. However, suspect asbestos-containing flooring materials may be present under existing flooring materials that were inaccessible without significantly damaging floor covering. Farmer has extensive experience with buildings that have been abated prior to renovation projects. Because renovations occur from time-to-time, existing asbestos-containing floor mastics are occasionally found in sporadic areas under newer flooring materials. Although representative samples of existing flooring materials were collected and analyzed for asbestos content during the asbestos inspection, an asbestos inspector cannot confirm that no suspect flooring mastics exist in other areas without removing all of the existing flooring materials. Therefore, demolition of any existing flooring materials should proceed with caution. If any suspect flooring materials that are not identified in this report are uncovered during demolition activities, flooring material demolition should cease until samples of the suspect floor material are analyzed for asbestos content.

Additional bulk samples should be collected from previously concealed materials that may be revealed during renovation and/or demolition activities, or from materials outside the original inspection scope of work. "Suspect" material includes any material serving as a sprayed-on or troweled-on acoustic or fireproofing surface; transite panels, siding or shingles; or any binding agent such as tar sealant, mastic adhesive, roofing tar, caulking, et cetera.

DSHS regulations require bulk samples in public buildings be collected by a licensed asbestos inspector or individual asbestos consultant.

### III. SCOPE OF WORK

The Scope of this contract included the following tasks:

- TASK 1** A visual inspection of all accessible spaces throughout each structure. Bulk samples of suspect materials were collected and analyzed by polarized light microscopy (PLM).
- TASK 2** Report writing. This Inspection Report includes the following information: analytical results of bulk samples collected to verify asbestos content of suspect materials, description of sample locations, a description of the condition of asbestos found during the inspection, and an asbestos management strategy for the Site.

#### **IV. METHODS & SAMPLING STRATEGY**

All accessible spaces in and around the proposed 7-Eleven (store #37725) were viewed and suspect materials touched by the inspector to determine the location, condition, and friability of observed asbestos material. All bulk samples were submitted for PLM analysis. When suspect material was initially sighted, one (1) representative bulk sample was usually collected. When similar materials were found in other areas of the Site, additional representative samples were collected to confirm that the material was consistent in asbestos content. In compliance with the Texas Asbestos Health Protection Rules (TAHPR), a minimum of three bulk samples were collected for each interior homogeneous area. A minimum of one (1) representative bulk sample was collected for each exterior homogeneous area. By definition, a homogeneous area means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture, and is installed within the same period. Mr. Purcell collected 58 samples of accessible materials.

Every reasonable effort was made to view materials with restricted access. However, no demolition activities were performed. Therefore, this report may omit asbestos materials found behind false ceilings, concealed behind canopy lights and/or inside penetrations.

#### **V. FACILITY DESCRIPTION**

At the time of the inspection, the Site consisted of a single-story occupied restaurant. The building was constructed with a metal frame, metal decking, and CMU and plaster exterior walls, on a concrete slab with drywall and plaster interior finish outs. Total area of the restaurant is estimated at 5,880 square feet.

#### **VI. SAMPLE RESULTS**

The PLM Report in Appendix I indicate the results of PLM analysis for bulk samples collected at the Site, as required under Task 1 above. The PLM Report shows the room or area in which the sample was collected and provides a description of the sampled material.

Any product containing more than 1% fibrous asbestos, when analyzed by PLM, is considered a potential hazard by the Environmental Protection Agency (EPA). PLM is the EPA-recognized method for determining fibrous bulk asbestos content. Additionally, the EPA indicates that further analysis by point counting be performed to confirm asbestos content for friable materials found to contain less than ten percent asbestos by visual area estimation. Point counting analysis may be omitted if the material is assumed to contain more than one percent asbestos and is then handled accordingly. All samples collected by Farmer were analyzed by Steve Moody Micro-Services, LLC's DSHS-licensed and National Voluntary Laboratory Accreditation Program (NVLAP)-accredited laboratory in Farmers Branch, Texas.

Sample analysis reported, as "None Detected" should be interpreted as meaning no asbestos was observed in the suspect material above the reliable limit of detection, (1% by visual estimation) for the PLM method.

Sample analysis reported as "Not Analyzed – Positive Stop" should be interpreted as meaning a sample of the same homogeneous material was analyzed with an asbestos content greater than 1%. Further analysis is therefore considered unnecessary.

## VII. ASBESTOS PRODUCTS IN THE FACILITIES

The following **non-friable** (not reducible to a powder or dust form under normal hand pressure) asbestos product was identified at the Site:

### ASBESTOS-CONTAINING BUILDING MATERIALS

MATERIAL	CONDITION	ASBESTOS CONTENT	MATERIAL QUANTITY
Acoustical Ceiling Plaster / Texture	Good	5% Chrysotile	1,660 SF
HVAC Duct Mastic – Exterior	Good	5% Chrysotile	150 SF

## VIII. NON-ASBESTOS PRODUCTS IN THE FACILITY

The following products were tested and found to contain less than 1% asbestos when analyzed by PLM:

1. 18" x 18" ceramic floor tile grout and thinset
2. 2" x 2" ceramic floor tile grout and thinset
3. 12" x 12" ceramic wall tile grout and thinset
4. 12" x 12" vinyl floor tile and yellow mastic
5. Drywall, popcorn texture, and associated joint compound
6. Fiberglass reinforced plastic (FRP) and mastic
7. Plaster and associated texture – kitchen
8. Interior CMU block mortar
9. Cement wallboard
10. Interior brick mortar
11. Drywall, heavy texture, and associated joint compound
12. 2' x 4' lay-in acoustical ceiling tile (pinhole and fissure)
13. 2' x 4' lay-in acoustical ceiling tile (gypsum)
14. Vent hood duct mastic

15. 4" x 4" ceramic wall tile grout and thinset
16. Exterior plaster and texture - rough
17. Exterior vent caulk
18. Exterior plaster and texture – smooth
19. Roof flashing
20. Roofing material – central roof
21. Rolled roofing – west side roof

### **VIII. ASBESTOS HEALTH HAZARD CONSIDERATIONS**

Friability is the characteristic of a substance describing its ability to be crumbled, pulverized, or reduced to powder by hand pressure. When applied to asbestos-containing substances, friability describes the substance's fiber release potential. Because asbestos becomes a health hazard when inhaled or ingested, the more likely an asbestos-containing substance is to crumble when disturbed the greater its hazard potential.

Generally, any area open to air movement should be maintained free of friable material. This means broken or loose fibrous materials should be cleaned up and repaired if doing so will not produce more of a fiber release hazard than already exists. According to TAHPR, an Abatement Contractor licensed by DSHS must perform repairs or other "intentional disturbance of any amount of asbestos-containing material".

During Farmer's site visits, no asbestos health hazard concerns were observed.

### **IX. RECOMMENDATIONS**

Based on observations made at the Site, and results of the analysis of bulk samples collected during the inspection, Farmer recommends the following:

1. All ACBM should be maintained in a non-friable condition by implementing a stringent Operations and Maintenance (O & M) Program, including periodic reinspection. This program should provide training for employees in proper work practices and procedures, and in recognizing suspect materials when working around ACBM. Any ACBM damaged in the future should be removed or repaired.
2. TAHPR dictates that only a licensed Asbestos Abatement Contractor can remove, repair, enclose, or encapsulate asbestos-containing material. TAHPR further dictates that the asbestos abatement activity be monitored by a licensed Asbestos Consultant.



3. According to TAHPR, DSHS must be notified of any asbestos abatement of a structure regardless of size. Notifications must be postmarked at least 10 working days before initiating abatement activities, and must be made using DSHS forms. Forms can be obtained by contacting the DSHS Asbestos Notification and Information Section at 1-800-572-5548 or online through the DSHS website at [www.dshs.state.tx.us](http://www.dshs.state.tx.us).
4. To comply with National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulation (EPA 40 CFR 61, Subpart M), Farmer recommends removing all friable and non-friable ACBM that has the potential to become friable under abatement conditions prior to renovation or demolition activities.
5. Additional bulk samples should be collected from previously concealed materials that may be revealed during renovation activities, or from materials outside the original inspection scope of work. "Suspect" material includes any material serving as a sprayed-on or troweled-on acoustic or fireproofing surface; transite panels, siding or shingles; or any binding agent such as tar sealant, mastic adhesive, roofing tar, caulking, et cetera. DSHS regulations require bulk samples in public buildings be collected by a licensed asbestos inspector or individual asbestos consultant.
6. The building owner should be aware that removing ACBM does not discharge ownership. During transport or after burial in an EPA-approved landfill, any contamination throughout the lifetime of the material remains the responsibility of the building owner.
7. If any material cannot be positively identified as non-asbestos-containing by the analytical results of samples collected during this inspection, it should be treated as asbestos until a sample of the newly identified suspect material can be collected and analyzed by PLM.
8. According to the Occupational Safety and Health Administration (OSHA) 29 Code of Federal Regulations (CFR) 1926.1101, building and/or facility owners shall notify the following persons of the presence, location, and quantity of asbestos-containing materials, at the work sites in their buildings. Notification either shall be in writing, or shall consist of a personal communication between the owner and the person to whom notification must be given or their authorized representative:
  - a) Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material;
  - b) Employees of the owner who will work in or adjacent to areas containing such material;
  - c) On multi-employer work sites, all employers of employees who will be performing work within or adjacent to areas containing such materials;
  - d) Tenants who will occupy areas containing such material.

## X. LIMITATIONS

Farmer has endeavored to inspect the existing conditions within the affected areas using TAHPR inspection protocols. Regardless of the thoroughness of an inspection, it is possible that some areas containing asbestos were overlooked or inaccessible. This report presents general descriptions of various construction materials and the general locations where these materials were encountered. If questions arise during the planning for renovation, demolition or other construction, Farmer should be notified to permit a review of the situation and to present recommendations.

This report has been prepared on behalf of and exclusively for the use of CB&I Environmental and their client. The conclusions expressed by Farmer regarding the conditions of the site are based solely on the observations made during our site visits, the data collected during these inspections, and the laboratory results of the samples collected and analyzed. The beneficiaries are hereby advised that conditions observed are subject to change. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party or be used or relied upon by any other party, in whole or in part, without CB&I Environmental or Farmer's prior written consent.



Craig Farmer, CEO  
DSHS Individual Asbestos Consultant #105122  
**Farmer Environmental Group, LLC**



John Purcell  
DSHS Asbestos Inspector #603293

2189.165

**Project: Malt House**  
**Estimate Summary - Working Estimate**

Dysart LLC  
 518 Bluff Trail  
 San Antonio, TX 78279



Date: 9/28/2016  
 Building S.F. 5,591  
 Canopy S.F. 4095

Item Cod	Description	Sub Name	Quantity	U M	UNIT COSTS				TOTAL COSTS (Totals Includes Taxes/Labor Burden/Sub M/Us)				Cost per SF	Sub Comment	
					Labor \$	Material \$	Equip \$	Sub \$	Labor \$	Material \$	Equip \$	Sub \$			Total \$
1310.11	Project Manager		6	mo.	6,000.00				48,600	-	-	-	-	48,600	\$8.69
1310.12	Superintendent		26	WEEK	1,825.00				64,058	-	-	-	-	64,058	\$11.46
1310.13	Project Engineer/Assist Super		10	WEEK	1,000.00				13,500	-	-	-	-	13,500	\$2.41
1310.25	Plan Check and Permit	City of SA	1	LS				7,500.00	-	-	-	7,500	-	7,500	\$1.34
1310.21	Engineering fees		1	LS		1,500.00			-	1,500	-	-	-	1,500	\$0.27
1370.00	Scheduling Software SureTrak		1	LS			1,200.00		-	-	1,200	-	-	1,200	\$0.21
1320.10	Progress photographs		6	MO		75.00			-	450	-	-	-	450	\$0.08
1320.11	Reproduction Costs		1	LS		1,500.00			-	1,500	-	-	-	1,500	\$0.27
1320.11	Project As-Builts		1	LS		350.00			-	350	-	-	-	350	\$0.06
1450.10	Laboratory testing		1	LS				15,000.00	-	-	-	15,000	-	15,000	\$2.68
1510.11	Cell Phone		6	MO			100.00		-	-	600	-	-	600	\$0.11
1510.11	High Speed Internet		6	MO			75.00		-	-	450	-	-	450	\$0.08
1510.12	Temp. Electric Hookup		1	LS			1,200.00		-	-	1,200	-	-	1,200	\$0.21
1510.12	Temp Elec Bill		6	MO			300.00		-	-	1,800	-	-	1,800	\$0.32
1510.12	Turn on HVAC early		2	MO			3,000.00		-	-	6,000	-	-	6,000	\$1.07
1510.13	Temp. Water		6	MO			100.00		-	-	600	-	-	600	\$0.11
1510.15	Temporary fire protection		6	mo.			50.00		-	-	300	-	-	300	\$0.05
1520.10	Office trailer		6	MO			650.00		-	-	3,900	-	-	3,900	\$0.70
1520.10	Office Trailer Del/Pickup		2	EA			785.00		-	-	1,570	-	-	1,570	\$0.28
1520.10	Office Furniture/Equip		1	LS			1,000.00		-	-	1,000	-	-	1,000	\$0.18
1520.11	Computer & Printer		1	ea.			1,000.00		-	-	1,000	-	-	1,000	\$0.18
1520.12	Portable Toilets		6	MO			180.00		-	-	1,080	-	-	1,080	\$0.19
1520.13	Water, ice and cups		6	MO			50.00		-	-	300	-	-	300	\$0.05
1520.14	First aid supplies		6	MO			65.00		-	-	390	-	-	390	\$0.07
1520.14	Project Postage Costs		6	MO			75.00		-	-	450	-	-	450	\$0.08
1520.14	Project Express Mail Costs		6	MO			50.00		-	-	300	-	-	300	\$0.05
1520.15	Safety supplies		6	MO			100.00		-	-	600	-	-	600	\$0.11
1520.16	Office supplies		6	MO			110.00		-	-	660	-	-	660	\$0.12
1540.17	Misc. Equipment Rental		6	MO			250.00		-	-	1,500	-	-	1,500	\$0.27
1540.18	Small tools		15	MO			100.00		-	-	1,500	-	-	1,500	\$0.27
1540.22	Gasoline and lubricating oil		6	MO			150.00		-	-	900	-	-	900	\$0.16
1540.24	Pickup Truck		6	MO			600.00		-	-	3,600	-	-	3,600	\$0.64
1540.29	Forklift		2	MO			1,200.00		-	-	2,400	-	-	2,400	\$0.43
1560.12	Temporary Job Fence		600	LF		4.00			-	2,400	-	-	-	2,400	\$0.43
1560.14	Temp. Safety Guardrail		300	LF		4.00			-	1,200	-	-	-	1,200	\$0.21
1560.17	Temp. Storage Trailer		6	MO			200.00		-	-	1,200	-	-	1,200	\$0.21
1560.17	Temp. Storage Del/Pickup		2	EA			200.00		-	-	400	-	-	400	\$0.07
1560.18	Physical/Drug Test		3	EA				150.00	-	-	-	450	-	450	\$0.08
1580.10	Job sign		1	EACH	275.00		800.00		371	-	800	-	-	1,171	\$0.21
1600.00	Security		6	mo.			1,350.00		-	-	8,100	-	-	8,100	\$1.45
1720.10	Layout supplies/Equipment		4	MO		100.00			-	400	-	-	-	900	\$0.16
1720.15	Tool Gang Box		1	EA			500.00		-	-	500	-	-	500	\$0.09
1740.10	Daily Cleanup		10	WEEK	800.00				10,800	-	-	-	-	10,800	\$1.93
1740.11	Job clean up		5,591	SQFT				0.25	-	-	-	1,398	-	1,398	\$0.25
1740.13	Dumpsters		25	Loads		500.00			-	12,500	-	-	-	12,500	\$2.24
2000.00	Remove Grease Interceptor		1	ea.				5,000.00	-	-	-	5,000	-	5,000	\$0.89
2000.00	Remove Exterior Block Walls		1	ea.				1,500.00	-	-	-	1,500	-	1,500	\$0.27
2000.00	Remove Canopy Roofing Material		4,095	SF				1.50	-	-	-	6,143	-	6,143	\$1.10
2000.00	Remove, Repair, Reinstall Canopy Steel		4,095	SF				8.75	-	-	-	35,831	-	35,831	\$6.41
2000.00	Remove, Redrill and Install column		1	LS				2,000.00	-	-	-	2,000	-	2,000	\$0.36
2000.00	Paint Canopy Steel		4,095	SF				1.25	-	-	-	5,119	-	5,119	\$0.92
2000.00	Reroof Canopy		4,095	SF				7.50	-	-	-	30,713	-	30,713	\$5.49
2006.00	Clean Mud Off Streets		1	ls			2,500.00		-	-	2,500	-	-	2,500	\$0.45
2006.00	Termite Protection		5,591	ls				0.06	-	-	-	335	-	335	\$0.06
2300.00	Earthwork		18,000	SF				2.00	-	-	-	36,000	-	36,000	\$6.44

EXHIBIT C

**Project: Malt House**  
**Estimate Summary - Working Estimate**

Dysart LLC  
 518 Bluff Trail  
 San Antonio, TX 78279



**Date: 9/28/2016**  
**Building S.F. 5,591**  
**Canopy S.F. 4095**

Item Code	Description	Sub Name	Quantity	U M	UNIT COSTS				TOTAL COSTS (Totals Includes Taxes/Labor Burden/Sub M/Us)				Cost per SF	Sub Comment	
					Labor \$	Material \$	Equip \$	Sub \$	Labor \$	Material \$	Equip \$	Sub \$			Total \$
2300.00	Earthwork/ Asphalt Paving		18,000	SF				2.75	-	-	-	-	49,500	49,500	\$8.85
2500.00	Utilities		1	ls				25,000.00	-	-	-	-	25,000	25,000	\$4.47
2600.00	Dumpster Enclosure		1	ls				5,000.00	-	-	-	-	5,000	5,000	\$0.89
2760.00	Stripping & Wheel stops		1	ls				750.00	-	-	-	-	750	750	\$0.13
2770.00	Curbs and Gutters		300	lf				9.00	-	-	-	-	2,700	2,700	\$0.48
2770.00	Concrete Paving/ Approaches		4	ea.				2,500.00	-	-	-	-	10,000	10,000	\$1.79
2775.00	Sidewalks		1,500	sf				8.50	-	-	-	-	12,750	12,750	\$2.28
2890.00	Site Signage		10	ea.		75.00	150.00		1,013	1,500	-	-	-	2,513	\$0.45
2900.00	Landscaping and Irrigation		1	ls				35,000.00	-	-	-	-	35,000	35,000	\$6.26
2900.00	Fencing		150	LF				25.00	-	-	-	-	3,750	3,750	\$0.67
2900.00	Remove Furniture		2,500	SF				1.00	-	-	-	-	2,500	2,500	\$0.45
2900.00	Remove Kitchen Equipment		200	MH		20.00			5,400	-	-	-	-	5,400	\$0.97
2900.00	Remove Walk in Refrigerator and Freezer		100	MH		20.00			2,700	-	-	-	-	2,700	\$0.48
2900.00	Remove Acoustical Ceiling (Asbestos)		1,660	SF				10.00	-	-	-	-	16,600	16,600	\$2.97
2900.00	Remove HVAC Duct Mastic (Asbestos)		150	SF				10.00	-	-	-	-	1,500	1,500	\$0.27
2900.00	Remove Exterior Canopy		320	MH		20.00			8,640	-	-	-	-	8,640	\$1.55
2900.00	Remove Equipment on Roof		160	MH		20.00			4,320	-	-	-	-	4,320	\$0.77
2900.00	Remove Roof and Roof Deck		200	MH		20.00			5,400	-	-	-	-	5,400	\$0.97
2900.00	Install New Roof Deck		5,591	SF				4.50	-	-	-	-	25,160	25,160	\$4.50
2900.00	Remove Windows		40	MH		20.00			1,080	-	-	-	-	1,080	\$0.19
2900.00	Sand, Scrape Repair Exterior Walls		160	MH		20.00		5.00	4,320	-	800	-	-	5,120	\$0.92
2900.00	Replace Exterior Canopy		400	SF		5.00	5.00		2,700	2,000	-	-	-	4,700	\$0.84
2900.00	Repaint Building Exterior		3,000	SF				1.75	-	-	-	-	5,250	5,250	\$0.94
2900.00	Demolish Half of Building Slab		2,500	SF				4.00	-	-	-	-	10,000	10,000	\$1.79
2900.00	Replace Building Slab To Match		2,500	ls				13.00	-	-	-	-	32,500	32,500	\$5.81
2900.00	Demo Floor Tile		2,500	ls				1.25	-	-	-	-	3,125	3,125	\$0.56
2900.00	Landscaping and Irrigation		1	ls				30,000.00	0	0	0	0	30,000	30,000	\$5.37
4200.00	Masonry		300	SF				8.00	-	-	-	-	2,400	2,400	\$0.43
5510.00	Misc. Steel		1	LS		2,500.00			5,000.00	3,375	-	-	5,000	8,375	\$1.50
6100.00	Roof Blocking		600	lf				1.10	-	660	-	-	2,400	3,060	\$0.55
7500.00	Splash Blocks		10	ea.		25.00	65.00		338	650	-	-	-	988	\$0.18
7500.00	TPO Roof, Metal Roofing, Hatches		5,591	ls				15.00	-	-	-	-	83,865	83,865	\$15.00
7500.00	Roof Hatch		1	ls		750.00	3,668.00		1,013	3,668	-	-	-	4,681	\$0.84
7900.00	Waterproofing, Caulk and Sealants		1	ls				25,000.00	-	-	-	-	25,000	25,000	\$4.47
8000.00	Door and Hardware Install		1	ea.				1,000.00	-	-	-	-	1,000	1,000	\$0.18
8010.20	HM doors, Frames, Wood Doors, Hardware		1	ls				15,000.00	-	-	-	-	15,000	15,000	\$2.68
8010.40	Access Doors Floor /Ceiling/Wall		25	ea.		25.00	125.00		844	3,125	-	-	-	3,969	\$0.71
8400.00	Windows		1	ls		5,000.00			30,000	-	-	-	20,000	50,000	\$8.94
8400.00	Storefront/Doors/Glazing /Hardware		1	ls				25,000.00	-	-	-	-	92,739	92,739	\$16.59
8910.00	Louvers		1	ls				1,000.00	-	-	-	-	1,000	1,000	\$0.18
9250.00	Frame Interior Walls		5,591	SF				5.00	-	-	-	-	27,955	27,955	\$5.00
9250.00	Frame/Repair Roof Structure		5,591	SF				1.25	-	-	-	-	6,989	6,989	\$1.25
9250.00	Drywall and Acoustical Ceilings		5,591	SF				3.75	-	-	-	-	20,966	20,966	\$3.75
9310.00	Tile - Restrooms		500	SF				4.50	-	-	-	-	2,250	2,250	\$0.40
9650.00	Tile - Main Floor		1	ls					-	-	-	-	-	-	\$0.00
9900.00	Painting		5,591	SF				2.25	-	-	-	-	12,580	12,580	\$2.25
10150.00	Toilet Compartments & Access		1	ea.				10,000.00	-	-	-	-	10,000	10,000	\$1.79
10400.00	Exterior Signage		1	ls					-	-	-	-	-	-	\$0.00
10400.00	Code Signage		1	ls				1,000.00	-	-	-	-	1,000	1,000	\$0.18
10520.00	Fire Extinguishers		1	ls		250.00	1,000.00		338	4,238	-	-	-	4,576	\$0.82
10800.00	Bike Racks		1	ls		100.00	1,000.00		135	1,000	-	-	-	1,135	\$0.20
11400.00	Kitchen Equipment		1	ls				0.00	-	-	-	-	-	-	\$0.00
15300.00	Fire Protection		5,501	SF				3.00	-	-	-	-	16,503	16,503	\$2.95
15400.00	Plumbing		5,501	SF				5.00	-	-	-	-	27,505	27,505	\$4.92

**Project: Malt House**  
**Estimate Summary - Working Estimate**

Dysart LLC  
 518 Bluff Trail  
 San Antonio, TX 78279



**Date: 9/28/2016**  
 Building S.F. **5,591**  
 Canopy S.F. **4095**

Item Cod	Description	Sub Name	Quantity	U M	UNIT COSTS				TOTAL COSTS (Totals Includes Taxes/Labor Burden/Sub M/Us)					Cost per SF	Sub Comment		
					Labor \$	Material \$	Equip \$	Sub \$	Labor \$	Material \$	Equip \$	Sub \$	Total \$				
15900.00	HVAC		5,501	SF				15.00	-	-	-	-	82,515	82,515			\$14.76
16000.00	Electrical		5,501	SF				35.00	-	-	-	-	192,535	192,535			\$34.44
16000.00	Fire Alarm		5,501	SF				1.50	-	-	-	-	8,252	8,252			\$1.48
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
			1	ls					-	-	-	-	-	-			\$0.00
	SAWS Impact Fees Not in GC Budget		1	ls					-	-	-	-	-	-			\$0.00
	City Public Service Electrical Charges		1	ls					-	-	-	-	-	-			\$0.00
	City Public Service Gas Charges		1	ls					-	-	-	-	-	-			\$0.00
									-	-	-	-	-	-			\$0.00
<b>Grand Totals</b>									<b>208,943</b>	<b>37,141</b>	<b>48,100</b>	<b>1,075,526</b>	<b>1,369,709</b>			<b>\$244.98</b>	

**Mark Ups**  
 Subcontractor MU 0.00%  
 Sales Tax 0.00%  
 Equip Tax 0.00%  
 PTI:Labor burden 35.00%

Builders Risk	0.55%	7,533	\$1.35
General Liability Insurance	1.00%	13,697	\$2.45
Bond	0.55%	7,533	\$1.35
Contingency	10.00%	136,971	\$24.50
Overhead/Profit	10.00%	136,971	\$24.50
		<b>\$ 1,672,415</b>	<b>\$299.13</b>
Remodel Sales Tax		\$ 137,974	\$24.68
<b>Total Contract Value</b>		<b>\$ 1,810,390</b>	<b>\$323.80</b>

# EXHIBIT D

Property Identification #: 130110

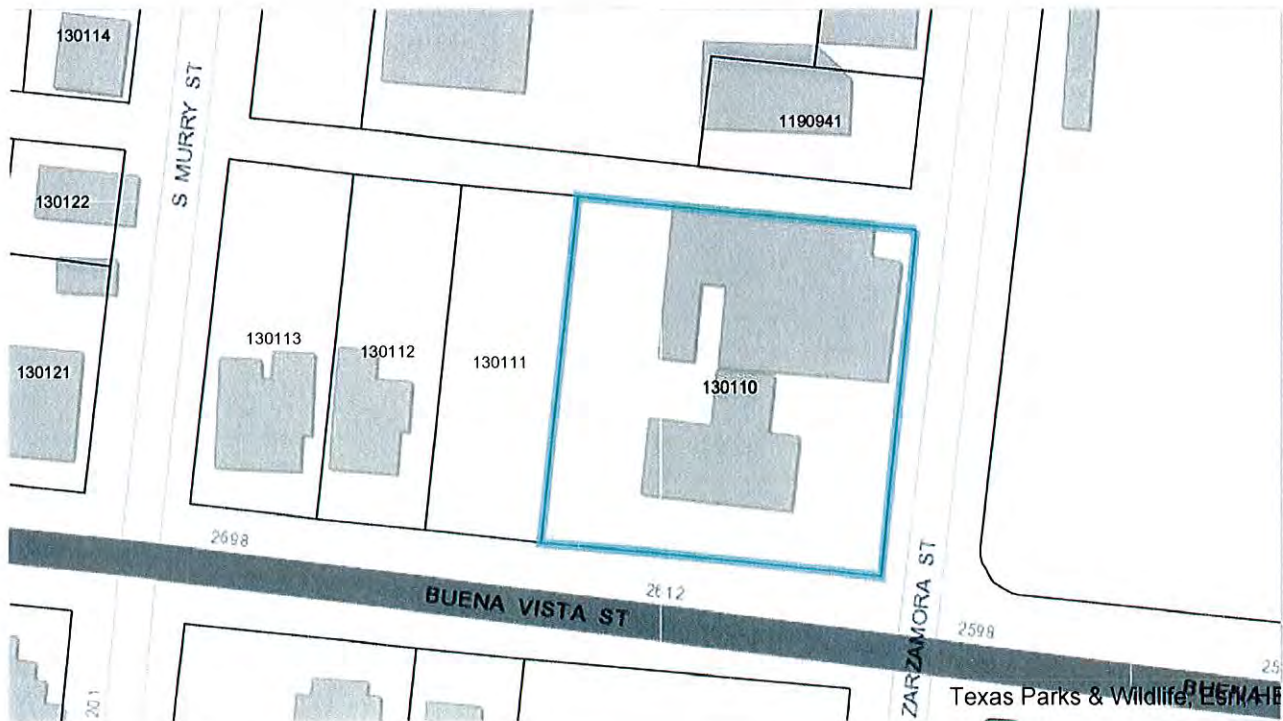
Property Information: 2017

Owner Identification #: 92188

Geo ID: 02322-001-0070  
 Situs: 115 S ZARZAMORA ST SAN  
 Address: ANTONIO, TX 78207  
 Property Type: Real  
 State Code: F1

Legal Description: NCB 2322 BLK 1 LOT 7&8 AND 9  
 Abstract: S02322  
 Neighborhood: NBHD code11720  
 Appraised Value: N/A  
 Jurisdictions: 10, 08, 57, 09, 06, SA030, CAD, 11, 21

Name: GONZALEZ BALDEMAR  
 Exemptions:  
 DBA: THE MALT HOUSE (2 PARCELS)



Bexar CAD Map Search

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 > 130110 GONZALEZ BALDEMAR for Year 2017

### Property

#### Account

Property ID: 130110      Legal Description: NCB 2322 BLK 1 LOT 7&8 AND 9  
 Geographic ID: 02322-001-0070      Agent Code: 60585  
 Type: Real  
 Property Use Code: 200  
 Property Use Description: RESTAURANT

#### Location

Address: 115 S ZARZAMORA ST      Mapsco: 616A5  
 SAN ANTONIO, TX 78207  
 Neighborhood: NBHD code11720      Map ID:  
 Neighborhood CD: 11720

#### Owner

Name: GONZALEZ BALDEMAR      Owner ID: 92188  
 Mailing Address: 115 S ZARZAMORA ST      % Ownership: 100.000000000000%  
 SAN ANTONIO, TX 78207-3761

Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction

Owner: GONZALEZ BALDEMAR  
 % Ownership: 100.000000000000%  
 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: 5591.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
200	RESTAURANT	D - F	CB	1954	5591.0

**Improvement #2:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		1990	4095.0

**Improvement #3:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		1990	18000.0

**Improvement #4:** Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - F		1990	974.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PAD	Commercial Pad	0.5551	24178.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$108,220	\$241,780	0	350,000	\$0	\$350,000
2015	\$88,310	\$229,690	0	318,000	\$0	\$318,000
2014	\$50,423	\$229,690	0	280,113	\$0	\$280,113
2013	\$27,010	\$229,690	0	256,700	\$0	\$256,700
2012	\$20,000	\$229,690	0	249,690	\$0	\$249,690

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		GONZALEZ, BALDEMAR	5731	1037	0



**Economic Unit Links**

**Property ID:**

130110

130111

**2017 data current as of Sep 26 2016 12:35AM.**

**2016 and prior year data current as of Sep 16 2016 10:25AM**

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

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

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.11

Database last updated on: 9/26/2016 12:35 AM

© N. Harris Computer Corporation

Property Identification # 130111

Property Information: 2017

Owner Identification # 92189

Geo ID: 02322-001-0100  
Situs 2615 BUENA VISTA ST SAN  
Address: ANTONIO, TX 78207  
Property Type: Real  
State Code: F3

Legal Description: NCB 2322 BLK 1 LOT 10  
Abstract: S02322  
Neighborhood: NBHD code11720  
Appraised Value: N/A  
Jurisdictions: 10, 06, 09, 08, 57, CAD, 11, 21

Name: GONZALEZ BALDEMAR & LILIA  
Exemptions:  
DBA: THE MALT HOUSE PARKING (2 PARCELS)



Bexar CAD Map Search

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# Bexar CAD

## Property Search Results > 130111 GONZALEZ BALDEMAR & LILIA for Year 2017

### Property

#### Account

Property ID: 130111      Legal Description: NCB 2322 BLK 1 LOT 10  
 Geographic ID: 02322-001-0100      Agent Code: 60585  
 Type: Real  
 Property Use Code: 200  
 Property Use Description: RESTAURANT

#### Location

Address: 2615 BUENA VISTA ST      Mapsco: 616A5  
 SAN ANTONIO, TX 78207  
 Neighborhood: NBHD code11720      Map ID:  
 Neighborhood CD: 11720

#### Owner

Name: GONZALEZ BALDEMAR & LILIA      Owner ID: 92189  
 Mailing Address: 115 S ZARZAMORA ST      % Ownership: 100.0000000000%  
 SAN ANTONIO, TX 78207-3761  
 Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction

Owner: GONZALEZ BALDEMAR & LILIA  
 % 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
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: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	6000.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1838	8007.00	51.00	157.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$1,000	\$33,630	0	34,630	\$0	\$34,630
2015	\$5,970	\$32,030	0	38,000	\$0	\$38,000
2014	\$6,167	\$32,030	0	38,197	\$0	\$38,197
2013	\$1,970	\$32,030	0	34,000	\$0	\$34,000
2012	\$988	\$32,030	0	33,018	\$0	\$33,018

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		GONZALEZ, BALDEMAR & LILIA	6995	0452	0

**Economic Unit Links**

**Property ID:**

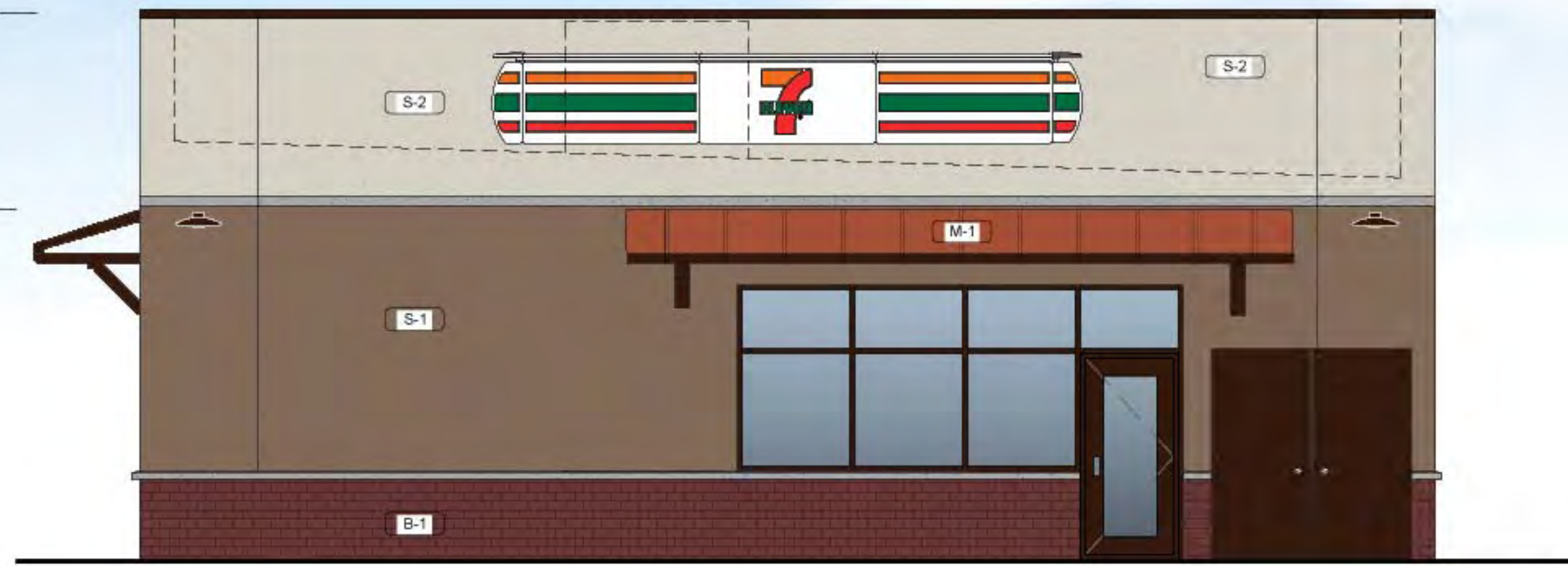
130110  
 130111

2017 data current as of Sep 26 2016 12:35AM.  
 2016 and prior year data current as of Sep 16 2016 10:25AM  
 For property information, contact (210) 242-2432 or (210) 224-8511 or email.  
 For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"



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

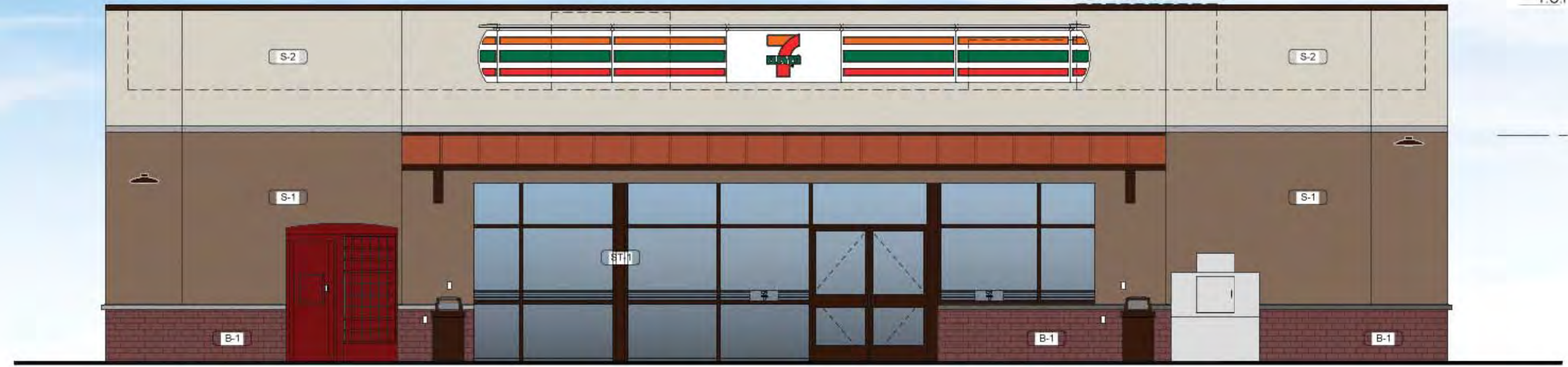
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDING SEAM ROOFING	BERRIDGE	TERRA COTTA
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
ST-1	ALUMINIUM 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



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

T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"



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

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

EXTERIOR ELEVATIONS

Proto 4th Qtr 08-06-14



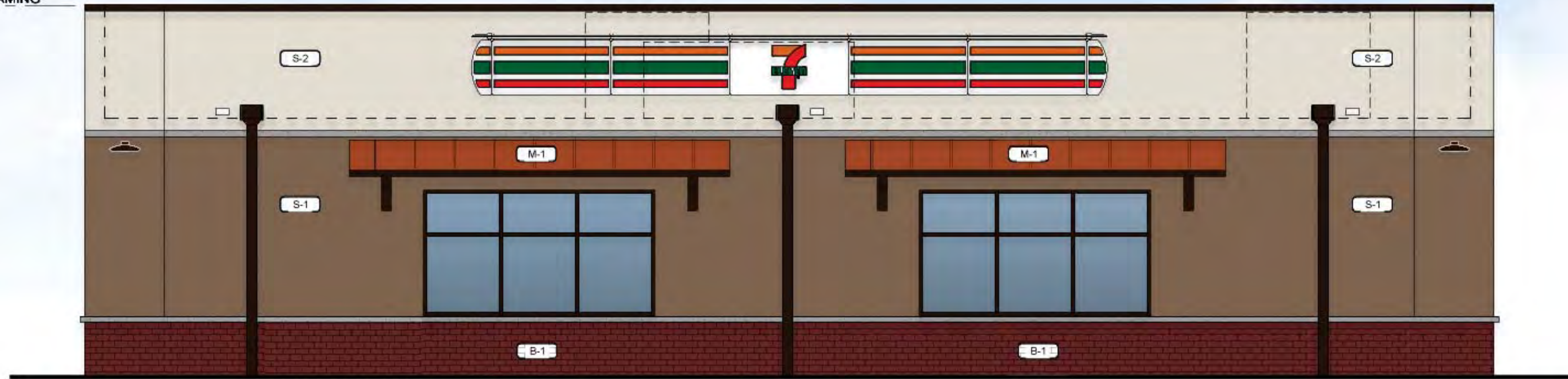
**DC**  
DIMENSION GROUP  
ARCHITECTURE  
CIVIL ENGINEERING  
MEP ENGINEERING  
PLANNING  
10765 SANDHILL ROAD  
DALLAS, TEXAS 75238  
O: 214-343-9400 | F: 214-341-9066  
dimensiongrp.com

Job#: 15-714  
Scale: AS NOTED  
Date: 08/10/16  
Drawn By: ED/SH  
Checked By: SW/TK

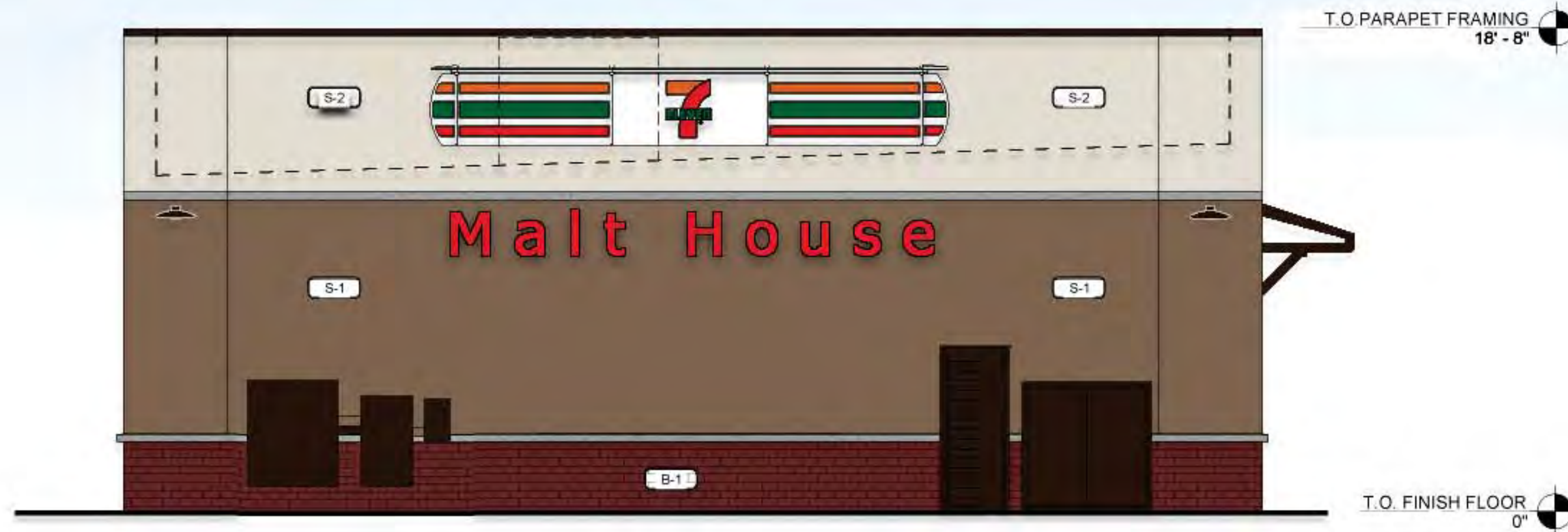
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T.O. PARAPET FRAMING  
18' - 8"



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



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

T.O. PARAPET FRAMING  
18' - 8"

T.O. FINISH FLOOR  
0'



1 DUMPSTER ENCL. SIDE ELEVATION  
EE.2 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	ALUMINIUM 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

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



ARCHITECTURE  
CIVIL ENGINEERING  
MEP ENGINEERING  
PLANNING  
10785 SANDHILL ROAD  
DALLAS, TEXAS 75236  
O: 214-343-8400 | F: 214-341-9080  
dimensiongrp.com

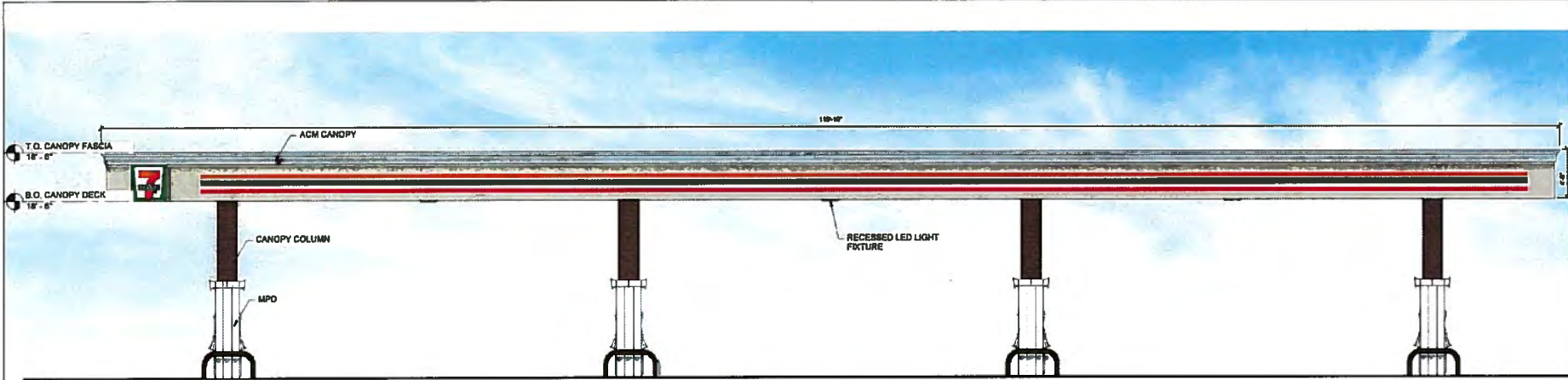
Job#: 15-714  
Scale: AS NOTED  
Date: 06/10/16  
Drawn By: EDISH  
Checked By: SWTK

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SHEET:  
EE.2

6363 SIP - EIFS



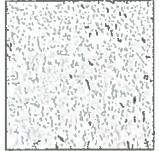
3 FUELING CANOPY SIDE (EASTWEST) ELEVATION  
 EE.3 SC 1/4"=1'-0"



N-1 NICHHA WALL PANEL  
 SANDSTONE - DESERT BEIGE



N-2 NICHHA WALL PANEL  
 VINTAGE BREAK - ALEXANDRIA BUFF



S-1/S-2 STUCCO  
 SHERWIN WILLIAMS - 7035 AESTHETIC WHITE

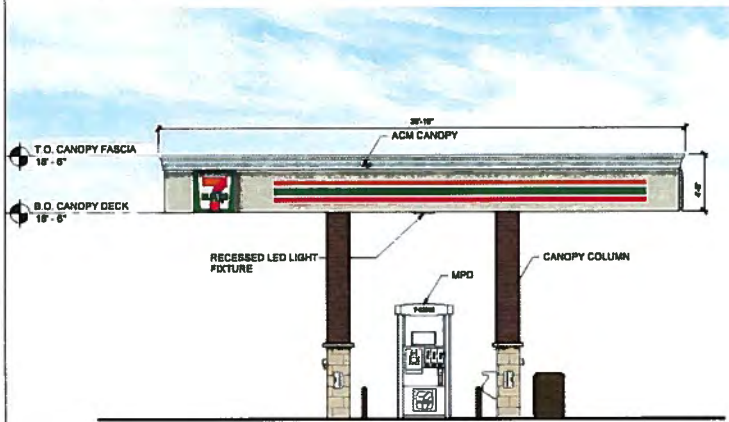


P-3/P-6. EXTERIOR PAINT  
 SHERWIN WILLIAMS - 7675 SEAL SKIN



ST-1: ANODIZED ALUMINUM  
 KAWNEER STOREFRONT SYSTEM - 451T VG DARK BRONZE

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
MIR-1	MEMBRANE ROOFING	DUROLAST	WHITE
N-1	SANDSTONE	NICHHA	DESERT BEIGE
N-2	VINTAGE BRICK	NICHHA	ALEXANDRIA BUFF
P-3	EXTERIOR FM 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	SHERWIN WILLIAMS	SW 7035 AESTHETIC WHITE
S-2	STUCCO	SHERWIN WILLIAMS	SW 7035 AESTHETIC WHITE 16"X16" DECORATIVE STUCCO JOINTS



1 FUELING CANOPY FRONT (SOUTH/NORTH) ELEVATION  
 EE.3 SC 1/4"=1'-0"

Rev #	Date	Description

7-ELEVEN, INC.  
 3300 HACKBERRY RD IRVING TX 75063  
 7-11 #1037932  
 115 S ZARZAMORA ST  
 SAN ANTONIO, TX 78207  
 EXTERIOR ELEVATIONS



Job#	15-714	Checked By	SWATK
Scale	AS NOTED	Drawn By	EDSH
Date	09/10/18		



SHEET  
**EE.3**  
 6363 SIP-EI/F9

DRAWN BY: EDLOR  
 CHECKED BY: PRECOURT/EDLOR  
 DATE: Jul 11, 2018 10:56 AM

**PROJECT TEAM**

DATE	DESCRIPTION

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION

G. I. JOSEPH VAUGHN  
 LANDSCAPE ARCHITECT  
 LI #: 2422

PRELIMINARY PLAN NOT INTENDED FOR CONSTRUCTION OR REGULATORY APPROVAL

**PROFESSIONAL IN CHARGE**  
**G. I. JOSEPH VAUGHN**  
 REGISTERED LANDSCAPE ARCHITECT  
 LICENSE NO. 2422

**PROJECT MANAGER**

G. I. JOSEPH VAUGHN

**QUALITY CONTROL**

G. I. JOSEPH VAUGHN

**DRAWN BY**

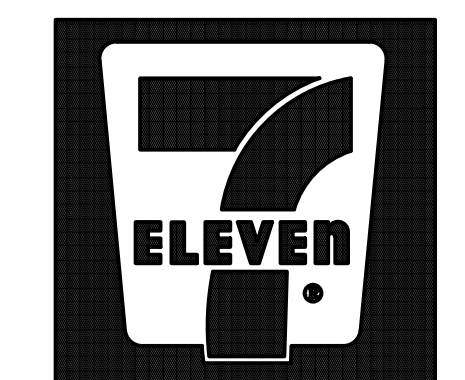
NICOLE NOVACK

**PROJECT NAME**

**7-ELEVEN  
 #37725**

**SAN ANTONIO  
 TEXAS**

**BUENA VISTA &  
 ZARZAMORA**



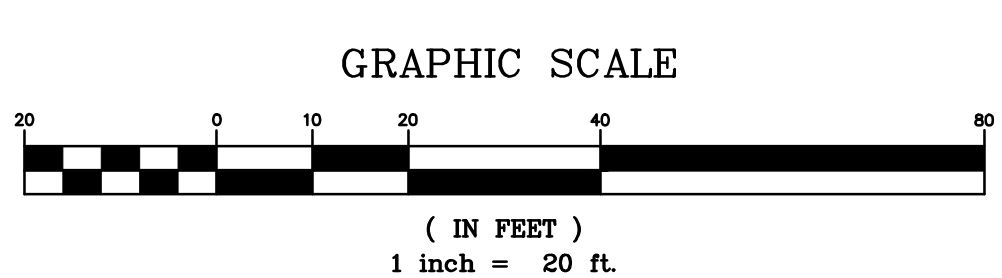
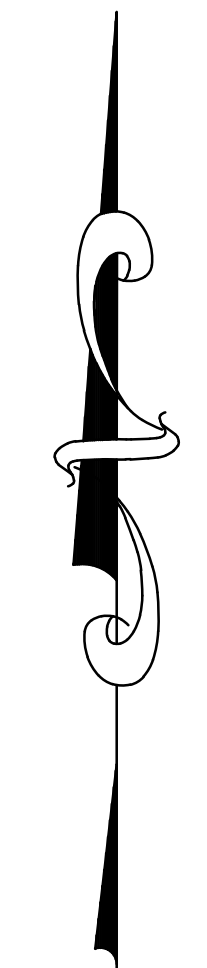
**PROJECT NUMBER**  
 20150638

**SHEET TITLE**

**COLOR  
 LANDSCAPE PLAN**

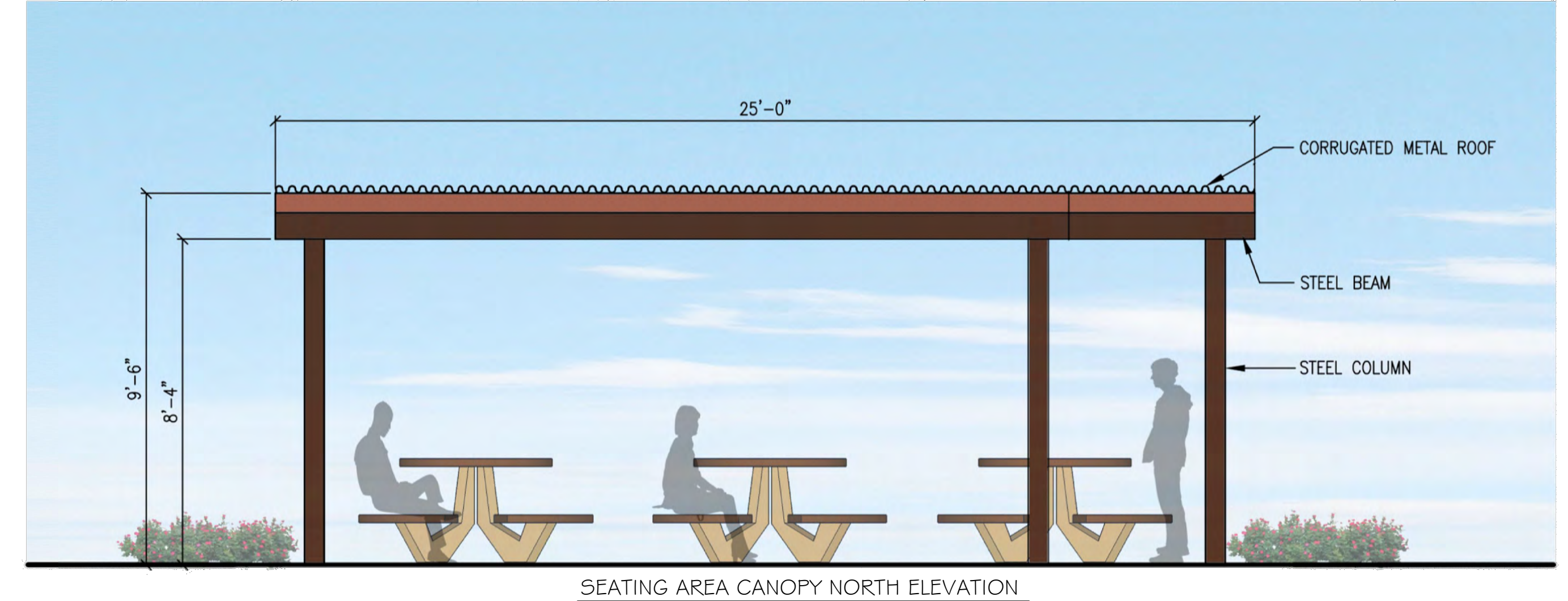
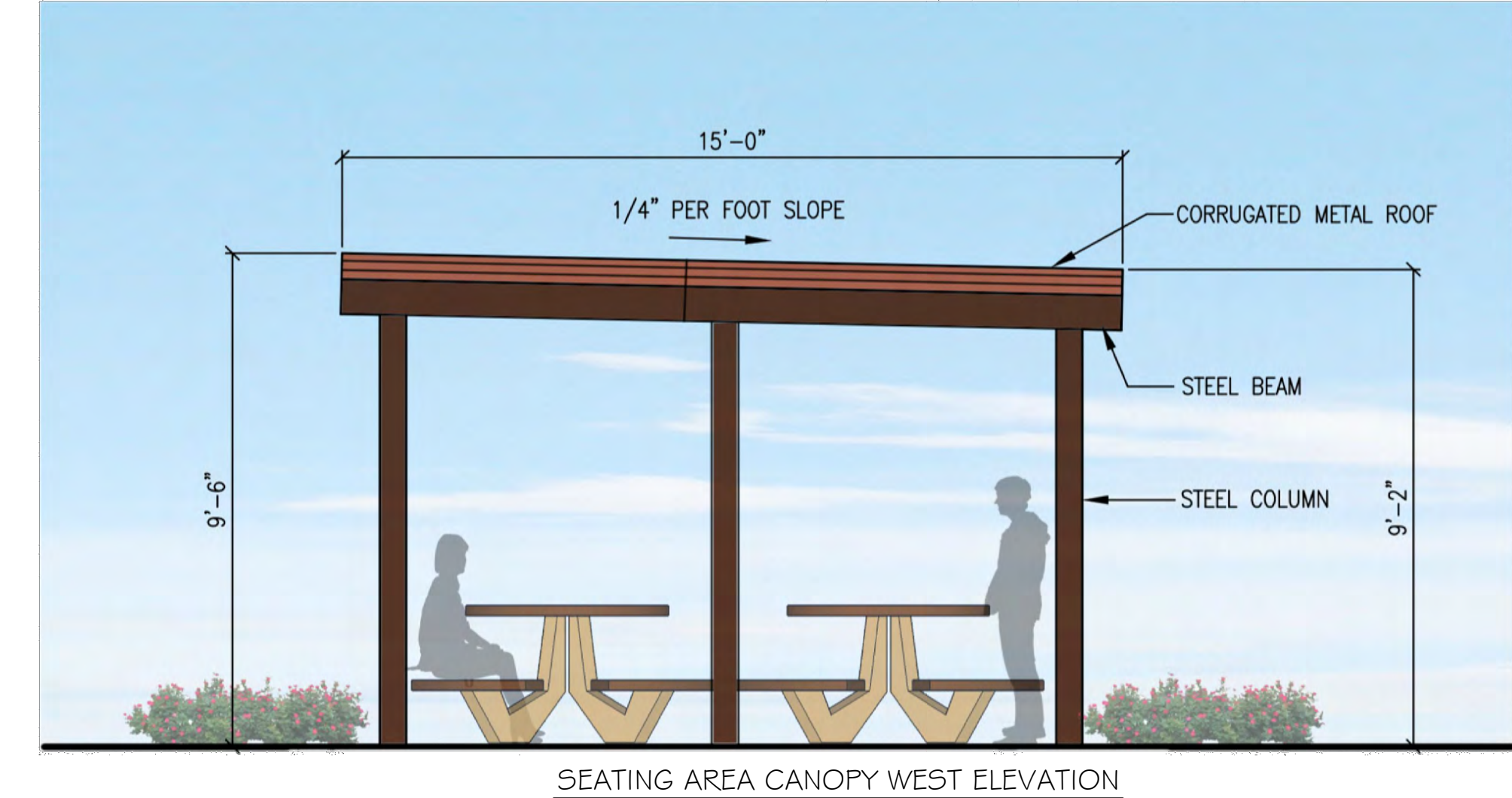
**SHEET NUMBER**

**L-0.0**



**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	115	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	Cont.		36" Min. HT.	
	RO	46	Rosmarinus officinalis / Rosemary	Cont.		18" Min. HT.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING		
	CT2	2,610 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod			





GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

CITY REQUIREMENTS:

BUFFERS	TYPE 'A' STREET BUFFER ALONG ZARZAMORA ST. AND BUENA VISTA ST.	REQ.	PROV.
SITE TREE CANOPY SHADING	25% OF THE SITE AREA SHALL BE PROVIDED IN CANOPY SHADE 27,007SF X 0.25 = 6750.5SF 6 TREES PROVIDED X 1200SF X 90% = 6480 2 TREES PROVIDED X 275SF X 90% = 742.5	6,750.5	7,222.5
PARKING TREE CANOPY SHADING	25% OF THE PARKING AREA SHALL BE PROVIDED IN CANOPY SHADE 1908SF X 0.25 = 477SF 1 TREES PROVIDED X 1200SF X 75% = 900	477	900
LANDSCAPE POINTS (70 PTS REQUIRED)			
PARKING SHADING (20 PTS)	25% SHADING PROVIDED		PROV
PARKING SCREENING (25 PTS)	SCREEN PARKING AREA WITH SHRUBS		PROV
STREET TREES (25 PTS)	ZARZAMORA: 1 TREE PER 50 LF OF STREET FRONTAGE (157.15LF - 28LF BUS STOP) 75% / 50 = 2 TREES REQUIRED BUENA VISTA: 1 TREE PER 50 LF OF STREET FRONTAGE 205.35LF * 75% / 50 = 3 TREES REQUIRED	2	2
TREE PRESERVATION / TREE MITIGATION	PRESERVING: 18" TREE ( 8 POINTS ) 12" TREE ( 6 POINTS ) 4" TREE T: 30" + (4" NOT INCLUDED) REMOVING: (4) 6" OAK (1) 8" OAK T: 32" 62" * 40% = 24.8" 30" / 62" = 48% PRESERVED TREES ON SITE	3	3
TOTAL POINTS (70)		40%	48%
		70	84

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
<b>SHRUBS</b>							
	DB	38	Dietes bicolor / Fortnight Lily	Cont.	24" Min. Ht.		
	LN	12	Laurus nobilis / Sweet Bay	5 gal	8' Min Ht.		
	MP	110	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	Cont.	36" Min. Ht.		
	RO	46	Rosmarinus officinalis / Rosemary	Cont.	18" Min. Ht.		
<b>GROUND COVERS</b>							
	CT2	3,491 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod			SPACING

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)  
MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- DRIP IRRIGATION SYSTEM IN ALL AREAS 15 FEET OR LESS IN WIDTH.
- ALL LANDSCAPING SHALL BE MAINTAINED AND PLANT MATERIAL SHALL BE KEPT IN A HEALTHY AND GROWING CONDITION.
- ALL REQUIREMENTS OF THIS CHAPTER SHALL BE COMPLETED PRIOR TO THE RECEIPT OF A CERTIFICATE OF OCCUPANCY OR WITHIN 60 DAYS FOLLOWING RECEIPT OF A TEMPORARY CERTIFICATE OF OCCUPANCY OR PRIOR TO AN APPROVED FINAL INSPECTION OF A PARKING LOT PERMIT FROM THE BUILDING OFFICIAL.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. THE SYSTEM WILL BE DESIGNED BY A COMMERCIAL LANDSCAPE IRRIGATION LICENSED IN THE STATE. WE RECOMMEND A QUALITY, AUTOMATIC IRRIGATION SYSTEM WITH A MINIMUM OF TWO ZONES DESIGNED FOR THE PARCEL.
- WATER SUPPLY MUST BE FROM DOMESTIC WATER AND IS SUBJECT TO APPROVAL BY LANDLORD/SELLER.
- THE PARCEL IRRIGATION SYSTEM MUST BE METERED SEPARATELY.

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
08-19-16	DESIGN DEVELOPMENT REVIEW

G. I. JOSEPH VAUGHN  
LANDSCAPE ARCHITECT  
LI # 2422

PRELIMINARY PLAN NOT INTENDED FOR CONSTRUCTION OR REGULATORY APPROVAL

PROFESSIONAL IN CHARGE  
G. I. JOSEPH VAUGHN  
REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 2422

PROJECT MANAGER  
G. I. JOSEPH VAUGHN

QUALITY CONTROL  
G. I. JOSEPH VAUGHN

DRAWN BY  
NICOLE NOVACK

PROJECT NAME

**7-ELEVEN  
#37725**

**SAN ANTONIO  
TEXAS**

**BUENA VISTA &  
ZARZAMORA**



PROJECT NUMBER

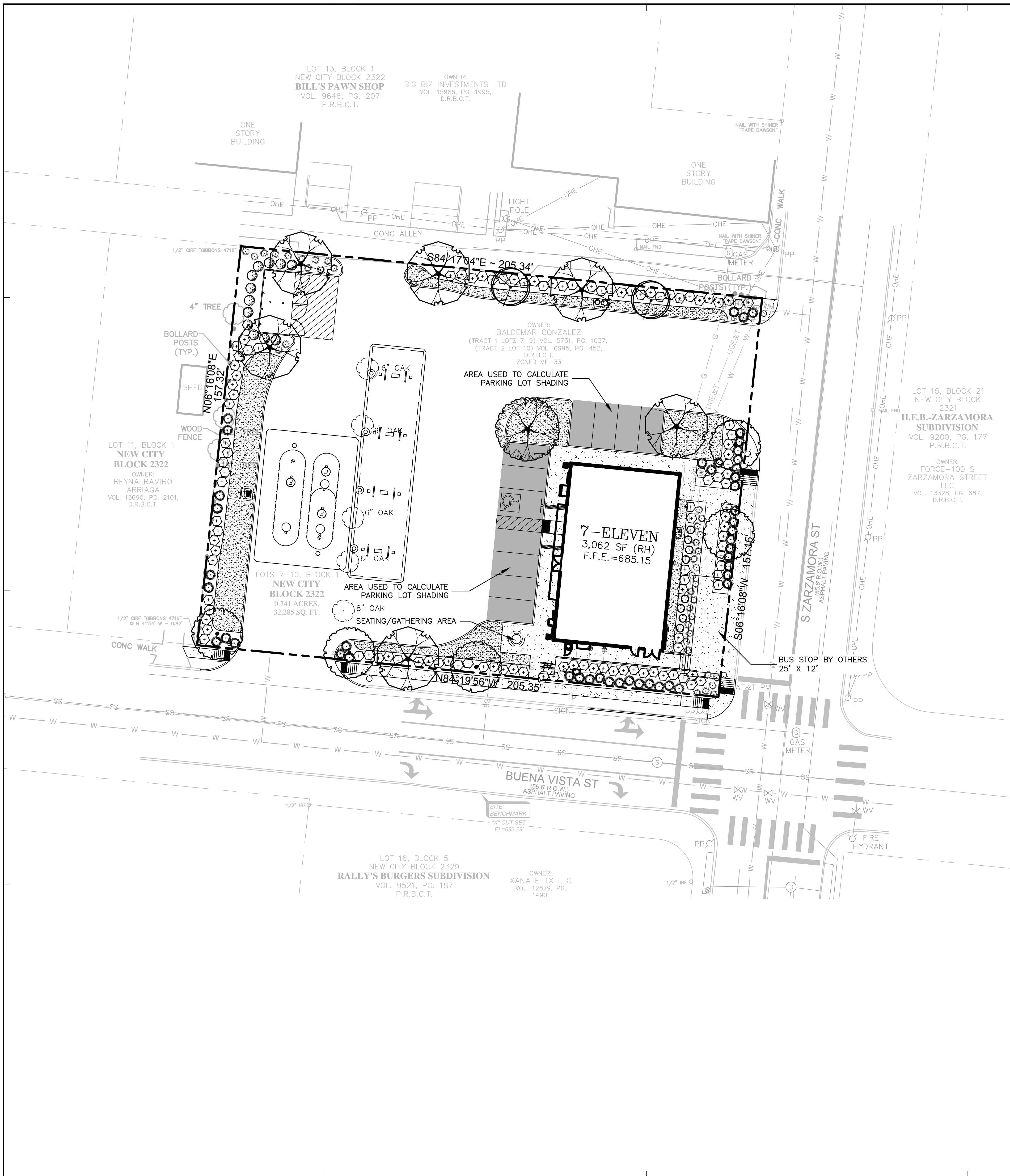
20150638

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NUMBER

**L-1.0**





**Store Entrance** →

**VIA**  
→  
**Primo Shelter**

**7-ELEVEN**  
3,062 SF (RH)  
F.F.E.=685.15

LIT 14, BLOCK 1  
NEW CITY  
BLOCK 1321  
OWNER:  
RENA TRINIDAD  
2014-04-01 TO 01-01-2024

LIT 15, BLOCK 3  
NEW CITY BLOCK 1325  
**BALLY'S BURGERS SUBDIVISION**  
401-3371-1611

DATE: 04/14/2024  
SCALE: 1/8" = 1'-0"

ONE  
STREET  
BUILDING

CONC ALLEY

10' E - 205.34'

106° 16' 08" E  
157.32'

106° 16' 08" W - 157.32'

104° 19' 56" W - 205.35'

**BUENA VISTA ST**  
SEE B.O.W. FOR ASPHALT PAVING

**AMORA ST**  
SEE B.O.W. FOR ASPHALT PAVING

GAS METER

FIRE HYDRANT

BOLLARDS  
POSTS  
(TYP.)

SHED

WOOD  
FENCE

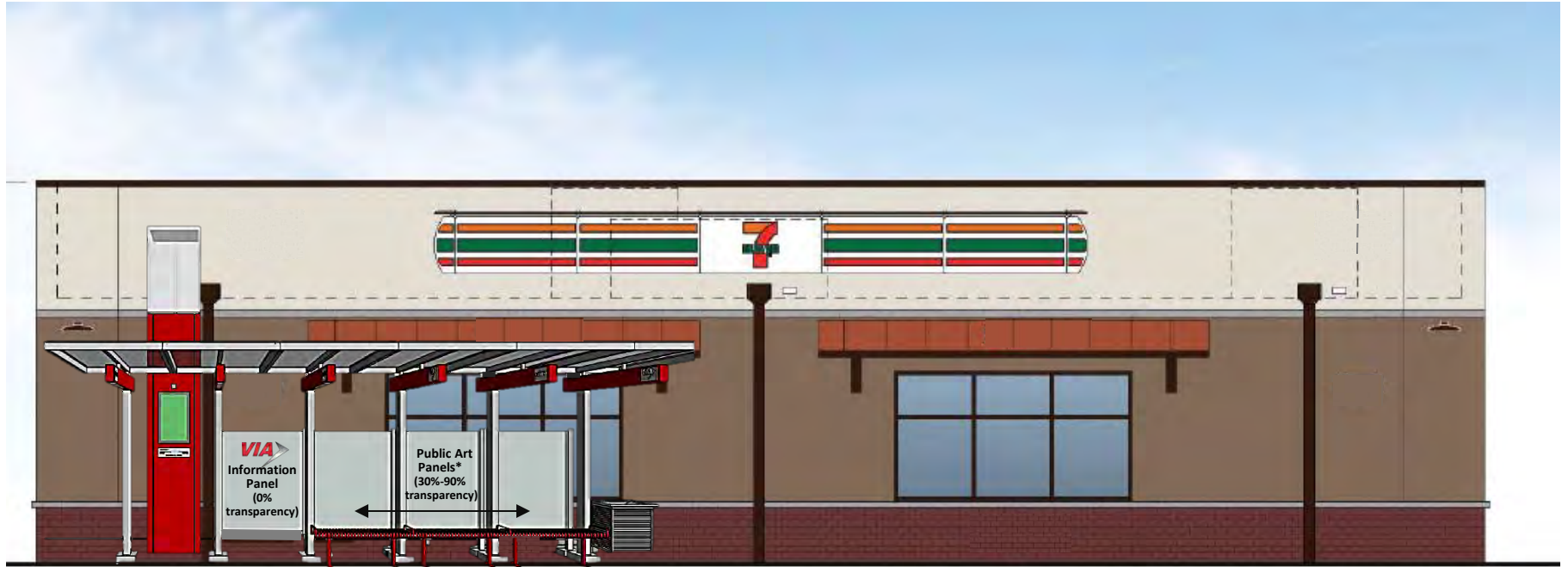
CONC WALK

CONC WALK

METER

BOLLARDS  
POSTS (TYP.)

LIGHT  
POLE



*\* Public Art Panel Design TBD;  
will incorporate homage to  
Historic Landmark Malt House*

**VIA** NextGen+ Shelter w/  
East Elevation of proposed development



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 Pm

APPLICANT: Ashley Fairrmond, of Kaufman Killen

DRC Members present: Guarino, Garza, TONE

Staff present: Lauren Sage

Others present: Ashley Fairrmond, 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 Ionic 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 accommodate  
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: 8.23.11a HDRC Case# \_\_\_\_\_

ADDRESS: Malt House Meeting Location: 115 S Zaragoza

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

DRC Members present: Tim Cone, Anne-Marie Grube

Staff present: Claudia Guerra, Jenny Hoy

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

REQUEST: Demolition w/new construction

COMMENTS/CONCERNS: Discussion of significance, cultural,

*Sign could also be donated, potentially to community org like Guadalupe DPA, etc.*  
association with indoor and outdoor gathering spaces.  
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, stucco may be more appropriate. Patio, gathering space

**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 would be ideal. Simplified

[Signature] 8.23.11a  
 Committee Chair Signature (or representative) Date

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

*But not mount sign*



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## The Malt House 115 S. Zarzamora

**Current Structure Built:** 1949

**Landmarked:** 2013

**Council District:** 5

**Summary:** Located at the corner of Zarzamora and Buena Vista, the Malt House has been called a City icon and an institution, serving uniquely San Antonio food. Though the business opened in 1947, the current building was constructed in 1954. Dine-in, dine-out, and car-hop dining experiences still exist today at the Malt House. The one-story, auto-centric, commercial post-war structure is in need of modifications.

**Existing Conditions:** The Malt House's long life can be attributed to both its social (intangible) and physical (tangible) characteristics which remain intact. Physical space configurations support social integrity and authenticity. Canopied in-car dining close to the dining hall, street setback and corner access support social life in a unique way: a lack of boundary between parked cars and pedestrian creates human interaction, "lights on for service" creates authenticity while also ensuring "eyes on the parking lot" adding safety. The historic exterior of the dining hall is in good condition with no visible cracking, buckling or leaning. A parapet with banding appears on north, east and south elevations and appears in good condition. Cladding material appear to be plaster, its structural system is not visible so it isn't evaluated here. The exterior has been modified with the addition of brick veneer wainscot. Its original box form and vernacular construction are intact, but were not intended to be high architecture and is not the basis for landmark status. Steel-structured canopies are variously deformed, columns tilting, beams bent, corrugated roofing with holes or some sections missing entirely. Signage appears in good condition and is maintained.

**Recommended Treatment** Modifications to the exterior of the main structure, including demolitions of rear and north walls, would not compromise landmark designation. The wainscot is reversible and may be removed to enhance appeal. The elements that should be retained are: spatial configurations consistent with canopied car dining as they create authenticity but the canopies themselves need replacement, street presence with the building street wall in close proximity to the right-of-way (no parking in-front) supports pedestrian activity, parapets with banding which accent the street presence. Existing signage—hand-painted and the "Malt House" marquees—are tangible reminders of the landmark that retain high integrity and should be kept.



*Davy Crockett stopped here for a malt and a burger on the way to the Alamo.* – a joke often told by Ruben Munguia, Community Leader

