

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO: 2020-039
ADDRESS: 122 WOODHULL
142 WOODHULL
3311 MISSION RD
3307 MISSION RD
3305 MISSION RD
129 HUIZAR
131 HUIZAR
134 HUIZAR
156 HUIZAR
LEGAL DESCRIPTION: NCB 7676 BLK LOT 26
NCB 7676 BLK LOT 6H
NCB 7676 BLK LOT 6I
ZONING: IDZ, C-2 CD, R-6, C-1, IDZ,C-2, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: James Lifshutz/CJS MSJ LLC
OWNER: James Lifshutz/CJS MSJ LLC
TYPE OF WORK: Determination of Non-Contributing Status
APPLICATION RECEIVED: January 06, 2020
60-DAY REVIEW: March 06, 2020
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Determination of Non-Contributing Status from the Historic and Design Review Commission for the properties addressed as 122 and 142 Woodhull; 3305, 3307 and 3311 Mission Road; and 134 and 156 Huizar, located within the Mission Historic District. There are no replacement plans for these lots at this time.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application

with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

FINDINGS:

- a. The applicant is requesting a Determination of Non-Contributing Status from the Historic and Design Review Commission for the properties addressed as 122 and 142 Woodhull; 3305, 3307 and 3311 Mission Road; and 134 and 156 Huizar, located within the Mission Historic District. There are no replacement plans for these lots at this time.
- b. **DEMOLITION & DESIGNATION COMMITTEE** – This request was reviewed by the Demolition & Designation Committee on January 22, 2020. At that meeting...
- c. Office of Historic Preservation staff has performed a non-contributing assessment, which is included in the exhibits for this request. The non-contributing assessment provides dates of construction and modifications, businesses which previously occupied the structures, character defining features, and any landmark criteria that may apply. OHP staff has determined that each structure noted above does not contribute to the Mission Historic District.

RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission concur with staff's finding that the properties located at 122 Woodhull, which includes 142 Woodhull, 3305 Mission Rd, 3307 Mission Rd, and 3311 Mission Rd; 134 Huizar, which includes 156 Huizar; 129 Huizar; and 131 Huizar do not contribute to the Mission local historic district.

A determination of non-contributing status from the Historic and Design Review Commission would determine each structure eligible for demolition.





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 134 Huizar (including 156 Huizar)
122 Woodhull (including 142 Woodhull, 3305 Mission Rd, 3307 Mission Rd, 3311 Mission Rd)
129 Huizar
131 Huizar

1. Application Details

Applicant: CJS MSJ LLC
Type: Determination of Noncontributing Status
Date Received: 3 January 2020

2. Findings

The applicant requests a determination of noncontributing status for two parcels in the Mission local historic district of City Council District 3: 122 Woodhull, which includes 142 Woodhull, 3305 Mission Rd, 3307 Mission Rd, and 3311 Mission Rd; and 134 Huizar, which includes 156 Huizar. The primary structure at 122 Woodhull was constructed c. 1948,¹ with additions by 1963, 1966, and 1973.² Both properties are currently owned by L&H Leasing Co. The structures at 134 Huizar were built c. 1965 for L&H Packing Co.,³ with additional buildings added by 1973.⁴ The applicant's request included 129 and 131 Huizar; there are no standing structures on either lot for staff to evaluate for contributing status.

122 Woodhull



The primary structure at 122 Woodhull was constructed c. 1948,⁵ with additions by 1963, 1966, and 1973.⁶ The 1948 structure was built for either the San Jose Pottery Company⁷ or for insecticide company Klaus-White.⁸ Further research may reveal which company constructed the building. San Jose Pottery was founded by Ethel Harris in the 1930s; Harris left the company in 1937, and remaining owner Cecil Beck sold the company in 1941.⁹ In 1944, San Jose Pottery Company, which by that time operated at 122 Woodhull, burned to the

¹ San Antonio City Directory, 1946, p. 1489.

² Historic Aerials (web site). 122 Woodhull, San Antonio Texas, 1963, 1966, and 1973. Accessed 15 January 2020. Historicaerials.com.

³ San Antonio City Directory, 1965, p. 322.

⁴ Historic Aerials (web site). 134 Huizar, San Antonio Texas, 1963, 1966, and 1973. Accessed 15 January 2020. Historicaerials.com.

⁵ San Antonio City Directory, 1946, p. 1489.

⁶ Historic Aerials (web site). 122 Woodhull, San Antonio Texas, 1963, 1966, and 1973. Accessed 15 January 2020. Historicaerials.com.

⁷ San Antonio City Directory, 1946, p. 1489.

⁸ "S.A. Factory Ships To Foreign Lands." San Antonio *Light*, Sunday, 12 September 1948, p. 15-A.

⁹ Wikipedia: San Jose Mission Pottery. Accessed 15 January 2020.

https://en.wikipedia.org/wiki/San_Jose_Mission_Pottery.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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ground.¹⁰ They were listed at the same address through 1948,¹¹ indicating the property may have been rebuilt by the company following the fire. But by September 1948, Klauss-White insecticides occupied the property.¹² They moved to a new location by 1952 after finding success in their production of chlordane.¹³ Southside Refrigeration Sales & Service occupied the address from c. 1954 to c. 1970. By 1976, the Leonard & Harral Packing Company owned their property and operated their meat-packing and shipping business from the address.¹⁴

134 Huizar



The structures at 134 Huizar were built c. 1965 for L&H Packing Co.,¹⁵ with additional buildings added by 1973.¹⁶ The northwest building appears on historic aerial photographs between 1963 and 1965; the other buildings and additions appear by 1973.¹⁷

L&H Packing closed in 2014 after more than 50 years in business.¹⁸

129 and 131 Huizar



The applicant's request included 129 and 131 Huizar; there are no standing structures on either lot for staff to evaluate for contributing status.

3. Architectural Description

The structure at 122 Woodhull was constructed c. 1948, with additions by 1963, 1966, and 1973. The primary building at the northeast corner of the property is a single-story, flat-roofed commercial building clad in metal on a concrete slab. The east half of the primary building has a false mansard roof; a taller

¹⁰ "S. A. Fire Loss \$12,000." *San Antonio Light*, Monday, 1 May 1944, p 2A.

¹¹ San Antonio City Directory, 1948, p. 1615.

¹² "S.A. Factory Ships To Foreign Lands." *San Antonio Light*, Sunday, 12 September 1948, p. 15-A.

¹³ "Research Is Never-Ending." *San Antonio Light*, Sunday, 17 August 1958, p. 21-A.

¹⁴ San Antonio City Directory, 1976, p. 578.

¹⁵ San Antonio City Directory, 1965, p. 322.

¹⁶ Historic Aerials (web site). 134 Huizar, San Antonio Texas, 1963, 1966, and 1973. Accessed 15 January 2020. Historicaerials.com.

¹⁷ Ibid.

¹⁸ Bailey, W. Scott. "San Antonio's L&H Packing Co. to close after 50 years, laying-off 325 workers." *San Antonio Business Journal*, 5 August 2014. Accessed 15 January 2020.

<https://www.bizjournals.com/sanantonio/blog/2014/08/san-antonio-s-l-h-packing-co-to-close-after-50.html>.

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building is visible from the right of way projecting from the southeast corner of this building. The building has sparse fenestration, with solid steel doors, one full-lite door, and fixed windows with false muntins. The south end of the building is a flat-roofed steel-framed warehouse with canopy, all clad in or constructed of corrugated steel. There is a detached steel-framed carport and warehouse south of the primary building, clad in and constructed of corrugated steel with a garage door large enough to accommodate a tractor-trailer. The parcel is dominated by an asphalt parking lot with remains of a pair of gas pumps near the center. The parcel is surrounded by chain link and wood fences.

The structures at 134 Huizar were built c. 1965, with additional buildings added by 1973. The northeast property is a two-story building on concrete slab with cream-colored brick cladding on the first story and metal cladding on at the rear of the first story and on the second story. The brick portion is flat-roofed, while the second-story metal portion has an end-gabled roof with a very slight slope. Doors, where visible, are solid steel. Windows, where visible and in place, are fixed. A portion of the first story situated below a suspended metal awning is boarded up. The southern building is constructed primarily of terra cotta brick with exposed concrete rafter tails and second-story and rear additions clad in metal. There is a steel-framed corrugated steel carport at the southeast end of the building. The parcel is dominated by an asphalt parking lot.

Character-defining features of 122 Woodhull include:

- False Mansard roof
- Metal cladding
- Fixed windows

Character-defining features of 134 Huizar include:

- Terra cotta brick construction
- Exposed concrete rafter tails
- Metal cladding where present

4. Landmark Criteria

The property at 122 Woodhull meets the following criterion under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its affiliation with Leonard & Harral Packing Company, a meat-packing business that operated in San Antonio for more than 50 years.

The property at 134 Huizar meets the following criterion under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its affiliation with Leonard & Harral Packing Company, a meat-packing business that operated in San Antonio for more than 50 years.

The properties at 129 and 131 Huizar contain no standing structures for staff to evaluate for eligibility.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that the structures included in this assessment do not meet this threshold. Therefore, staff determines that the properties located at 122 Woodhull, which includes 142 Woodhull, 3305

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Mission Rd, 3307 Mission Rd, and 3311 Mission Rd; 134 Huizar, which includes 156 Huizar; 129 Huizar; and 131 Huizar do not contribute to the Mission local historic district. Further research may reveal additional significance associated with these properties.



122 Woodhull, north elevation



122 Woodhull, south elevation

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122 Woodhull, southeast carport



122 Woodhull, detached carport and warehouse

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134 Huizar, north building



134 Huizar, south building

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134 Huizar, south building (looking northwest)



134 Huizar, south building carport

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Bexar CAD

Property Search Results > 398471 L & H LEASING CO for Year 2019

Tax Year:

Property

Account

Property ID:	398471	Legal Description:	NCB 7676 BLK LOT 15 & 16
Geographic ID:	07676-000-0470	Zoning:	IDZ CD
Type:	Real	Agent Code:	ID:2615965
Property Use Code:	305		
Property Use Description:	MANUFACTURING - LIGHT		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	134 HUIZAR SAN ANTONIO, TX 78214	Mapsco:	651A7
Neighborhood:	NBHD code12350	Map ID:	
Neighborhood CD:	12350		

Owner

Name:	L & H LEASING CO	Owner ID:	70225
Mailing Address:	PO BOX 14514 SAN ANTONIO, TX 78214-0514	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$238,950	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$121,050	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$360,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$360,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$360,000	

Taxing Jurisdiction

Owner: L & H LEASING CO

% Ownership: 100.0000000000%

Total Value: \$360,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$360,000	\$360,000	\$85.20
08	SA RIVER AUTH	0.018580	\$360,000	\$360,000	\$66.89
09	ALAMO COM COLLEGE	0.149150	\$360,000	\$360,000	\$536.94
10	UNIV HEALTH SYSTEM	0.276235	\$360,000	\$360,000	\$994.45
11	BEXAR COUNTY	0.277429	\$360,000	\$360,000	\$998.74
21	CITY OF SAN ANTONIO	0.558270	\$360,000	\$360,000	\$2,009.77
53	HARLANDALE ISD	1.498900	\$360,000	\$360,000	\$5,396.04
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$360,000	\$360,000	\$0.00
SA032	San Antonio TIF #32 Mission Drive-In	0.000000	\$360,000	\$360,000	\$0.00
Total Tax Rate:		2.802232			
Taxes w/Current Exemptions:					\$10,088.03
Taxes w/o Exemptions:					\$10,088.04

Improvement / Building

Improvement #1:	Commercial	State Code:	F2	Living Area:	15694.0 sqft	Value: \$146,448
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
305	MANUFACTURING - LIGHT	C - L	CB	1965	4682.0
320	STORAGE WAREHOUSE	C - L	BR	1965	2480.0
320	STORAGE WAREHOUSE	C - L	BR	1965	4920.0
350	SERVICE GARAGE - AUTOMOTIVE	C - L	CB	1965	3612.0

Improvement #2:	Commercial	State Code:	F2	Living Area:	sqft	Value: \$6,465
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - F		0	1600.0

Improvement #3:	Commercial	State Code:	F2	Living Area:	sqft	Value: \$964
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	D - F		0	180.0

Improvement #4:	Commercial	State Code:	F2	Living Area:	sqft	Value: \$11,687
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - L		0	7958.0

Improvement #5:	Commercial	State Code:	F2	Living Area:	sqft	Value: \$11,610
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		0	1200.0

Improvement #6:	Commercial	State Code:	F2	Living Area:	3676.0 sqft	Value: \$41,814
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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400	OFFICE	C - L	BR	1967	720.0
320	STORAGE WAREHOUSE	S - L	ME	1967	1456.0
305	MANUFACTURING - LIGHT	S - L	ME	1967	1500.0
CNP	Canopy	* - F		1967	80.0
CNP	Canopy	* - F		1967	15.0

Improvement #7:	Commercial	State Code:	F2	Living Area:	sqft	Value:	\$14,683
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - F		0	9000.0

Improvement #8:	Commercial	State Code:	F2	Living Area:	sqft	Value:	\$1,397
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	D - F		0	260.0

Improvement #9:	Commercial	State Code:	F2	Living Area:	sqft	Value:	\$3,882
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		0	350.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	1.3490	58762.44	0.00	0.00	\$121,050	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$238,950	\$121,050	0	360,000	\$0	\$360,000
2018	\$219,970	\$117,530	0	337,500	\$0	\$337,500
2017	\$211,860	\$88,140	0	300,000	\$0	\$300,000
2016	\$233,120	\$88,140	0	321,260	\$0	\$321,260

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2020 data current as of Jan 15 2020 1:24AM.

2019 and prior year data current as of Jan 3 2020 11:45AM

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

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

Bexar CAD

Property Search Results > 398442 L & H LEASING CO for Year 2019

Tax Year:

Property

Account

Property ID:	398442	Legal Description:	NCB 7676 BLK LOT 26
Geographic ID:	07676-000-0260	Zoning:	C-2 R-6
Type:	Real	Agent Code:	ID:2615965
Property Use Code:	320		
Property Use Description:	STORAGE WAREHOUSE		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	122 WOODHULL SAN ANTONIO, TX 78214	Mapsco:	651A7
Neighborhood:	NBHD code12350	Map ID:	
Neighborhood CD:	12350		

Owner

Name:	L & H LEASING CO	Owner ID:	302310
Mailing Address:	PO BOX 14514 SAN ANTONIO, TX 78214-0514	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$83,230	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$246,770	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$330,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$330,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$330,000	

Taxing Jurisdiction

Owner: L & H LEASING CO

% Ownership: 100.0000000000%

Total Value: \$330,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$330,000	\$330,000	\$78.10	
08	SA RIVER AUTH	0.018580	\$330,000	\$330,000	\$61.31	
09	ALAMO COM COLLEGE	0.149150	\$330,000	\$330,000	\$492.20	
10	UNIV HEALTH SYSTEM	0.276235	\$330,000	\$330,000	\$911.58	
11	BEXAR COUNTY	0.277429	\$330,000	\$330,000	\$915.52	
21	CITY OF SAN ANTONIO	0.558270	\$330,000	\$330,000	\$1,842.29	
53	HARLANDALE ISD	1.498900	\$330,000	\$330,000	\$4,946.37	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$330,000	\$330,000	\$0.00	
SA032	San Antonio TIF #32 Mission Drive-In	0.000000	\$330,000	\$330,000	\$0.00	
Total Tax Rate:		2.802232				
					Taxes w/Current Exemptions:	\$9,247.37
					Taxes w/o Exemptions:	\$9,247.37

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	2624.0 sqft	Value: \$10,791
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	S - F	ME	1955	1600.0
320	STORAGE WAREHOUSE	S - F	ME	1955	1024.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$3,557
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - F		0	1600.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$15,845
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	102694.0

Improvement #4:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$379
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	240.0

Improvement #5:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$273
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	264.0

Improvement #6:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$673
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - A		0	250.0

Improvement #7:	Commercial	State Code:	F1	Living Area:	9112.0 sqft	Value: \$44,184
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	S - F	ME	1955	5672.0
400	OFFICE	S - F	ME	1955	3440.0

Improvement #8:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$7,116
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - L		0	4000.0

Improvement #9:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$154
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	300.0

Improvement #10:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$258
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	G - NO		2009	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	2.7500	119790.00	0.00	0.00	\$246,770	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$83,230	\$246,770	0	330,000	\$0	\$330,000
2018	\$78,740	\$239,580	0	318,320	\$0	\$318,320
2017	\$120,310	\$179,690	0	300,000	\$0	\$300,000
2016	\$95,310	\$179,690	0	275,000	\$0	\$275,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2020 data current as of Jan 15 2020 1:24AM.

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/blog/2014/08/san-antonio-s-l-h-packing-co-to-close-after-50.html>

San Antonio's L&H Packing Co. to close after 50 years, laying-off 325 workers

Aug 5, 2014, 3:41pm CDT Updated: Aug 6, 2014, 5:24pm CDT

L&H Packing Co., which opened its doors in 1963, is closing up shop. The South San Antonio beef processing plant, located on Steves Avenue near U.S. Highway 90, is ceasing operations after drought conditions and other factors have significantly shrunk the size of the U.S. cattle population.

"That is the sole reason for this," says L&H Packing CEO Neal Leonard about the decision to shutter the company," says Neal Leonard, CEO of L&H Packing Co. parent firm Leonard Holding Co. "It was only after careful consideration and months of prayerful thought that my executive committee and I recommend this action to our board of directors. We needed to allocate our resources elsewhere."

L&H operates a pair of sister companies — Surlean Foods and New Earth Soils & Compost.

"They continue to experience record growth," says Leonard about the affiliated companies.

The shutdown will impact approximately 325 L&H workers. Leonard says company officials are working to place 74 to 100 of those workers with Surlean or New Earth over the next few weeks. More of the affected workers could be placed with the companies over the next several months.

In the meantime, Surlean Foods and New Earth will not accept applications from anyone but L&H employees.

In January, Bloomberg reported that production in the \$85 billion beef industry declined significantly, with the number of cattle dropping to a 63-year low. The decline in the size of the U.S. cattle herd has taken a toll on multiple companies, including L&H.

"My granddad started this company," says Leonard about L&H. "It becomes a lot more personal when it's family."

Asked what will become of the L&H facilities, Leonard says, in the short term, the space will be used as storage



THINKSTOCK

A dwindling cattle population is creating hardships for companies like L&H Packing, which is ceasing operations.

tor Surlean.

“We don’t want to mothball it yet,” he adds.

W. Scott Bailey

Senior Reporter

San Antonio Business Journal

