

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
DECEMBER 17, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair and the roll was called by the Secretary.

**PRESENT: Cone, Laffoon, Guarino, Salas, Rodriguez, Feldman, Connor**

**ABSENT: Judson, Zuniga, Valenzuela**

- Chairman’s Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |   |
|-----------------------|---|
| 1. Case No. 2014-402  | 126 W. Agarita                                |
| 2. Case No. 2014-041  | 326 Mission St.                               |
| 3. Case No. 2013-406  | 409 Quitman St.                               |
| 4. Case No. 2014-284  | 418 Muncey                                    |
| 5. Case No. 2014-237  | 502 Madison                                   |
| 6. Case No. 2014-281  | 301 E. Grayson                                |
| 7. Case No. 2006-322  | 106 Alamo Plaza                               |
| 8. Case No. 2013-390  | 849 E. Commerce St.                           |
| 9. Case No. 2014-400  | 510 E. Courtland Place                        |
| 10. Case No. 2013-224 | 523 E. Park Ave.                              |
| 11. Case No. 2010-424 | 318 Sadie St.                                 |
| 12. Case No. 2014-408 | 534 Leigh St.                                 |
| 13. Case No. 2014-358 | 322 Mary Louise                               |
| 14. Case No. 2013-054 | 205 E. Houston                                |
| 15. Case No. 2014-409 | 833 E. Magnolia Ave.                          |
| 16. Case No. 2014-401 | 823 Ogden St.                                 |
| 17. Case No. 2014-405 | 911 Gemblor Rd                                |
| 18. Case No. 2014-433 | 307 Carolina                                  |
| 19. Case No. 2014-402 | 415 Furr Dr.                                  |
| 20. Case No. 2014-403 | 506 S. Main Ave.                              |
| 21. Case No. 2014-404 | 827 E. Magnolia Ave.                          |
| 22. Case No. 2014-408 | 818 E. Myrtle, 1114 E. Euclid, 1110 E. Euclid |
| 23. Case No. 2014-406 | 115 Oakcrest                                  |

Item 17 and 20 were pulled from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Laffoon, Guarino, Salas, Rodriguez, Feldman, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC NO. 2014-405**

Applicant: Cory Hawkins

Address: 911 Gemblor Rd.

The applicant is requesting a Certificate of Appropriateness to:  
Construct a new Fire Station 30 structure at 911 Gemblor Rd. An existing fire station structure will be incorporated into the new construction.

**FINDINGS:**

- a. The existing fire station structure is not located within a historic district and is not designated a historic landmark. The existing building was constructed in 1960s, and Staff does not find any potential for historic significance in the existing structure.
- b. The site and setting for the proposed new construction is consistent with the UDC Section 35-642(a)1-4. The structure will be oriented towards the predominate street frontage. The proposed setback is also consistent with the properties on the block.
- c. The proposed new construction's height and scale are consistent and compatible with nearby buildings. The proposed facility will have an approximate area of 14,700 square feet. The proposed structure will have a varied front façade that will feature offset walls and windows that will provide a visual transition as in keeping with the UDC Section 35-642(b)(2).
- d. The proposed roof form with minimum slopes of 3:12 creates architectural variation in junction with the proposed roof tower. The proposed design of the window and door openings has similar proportions, and the overall design of the primary façade, has an appropriate relationship of solids to voids. This is in keeping with the UDC Section 35-642(b)(4).
- e. The proposed materials are consistent with the UDC Section 35-642(b)(3). The exterior of the building will be finished with a masonry brick veneer, insulated metal panels, and an aluminum and glass storefront at the main entries. The imitation material is appropriate for the proposed new construction since the building is not located within a historic district. The proposed colors of the materials are compatible and are consistent with the UDC Section 35-642(b)(5).
- f. The design of the new fence responds to the materials and design of the proposed new construction and is consistent with the UDC Section 35-514(c) and (d).

Staff recommends approval based on findings a through f.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with staff recommendations based on findings a through f.

**AYES: Cone, Guarino, Salas, Rodriguez, Feldman, Connor**

**NAYS: None**

**RECUSED: Laffoon**

**THE MOTION CARRIED.**

**20. HDRC NO. 2014-403**

Applicant: Dale Carse/HEB Grocery Co.

Address: 506 E. Main Ave.

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1. Redesign and repair the surface features of the existing parking lot leaving the existing drainage patterns and the City sidewalks and aprons/curb cuts substantially unchanged. Various curb additions within the lot as well as parking lot islands will be added.
- 2. Install a 6' – 0" security fence around the perimeter of the property. The security fence will include a pedestrian access gate as well as a rolling entry/exit gate on Dwyer Avenue with card access and a rolling exit gate on Old Guilbeau Street. The security fence will be built to match the existing fencing at HEB's Arsenal campus across East Cesar E. Chavez Boulevard.
- 3. Install a 4' x 7' pre-fabricated security booth at the Dwyer Avenue entry/exit gate.
- 4. Install LED area luminaires throughout the site.
- 5. Install Code Blue interactive public address communication systems throughout the site.
- 6. Provide xeriscape planting at locations shown in the provided site plan including macadam or crushed gravel planters at various curb locations.

**FINDINGS:**

- a. The applicant has proposed to install a 6' -0" security fence matching the existing fence at HEB's Arsenal campus located to the south of the surface lot at 506 S Main. The UDC requires that all fences be no taller than 6' - 0". The design as well as the height of the proposed security fence are consistent with the UDC Section 35-673
- b. The applicant has proposed to install LED area luminaires throughout the site. The UDC Section 35-673 (j) specifies that site lighting shall illuminate parking areas. In addition to this, section 35-673 regulates the light temperature and color of proposed lighting in the river improvement overlay. The proposed LED lighting is consistent with the UDC Section 35-673 (j).
- c. According to the Historic Design Guidelines, Chapter 5, Guidelines for Site Elements, planting should be incorporated into the design when rock or gravel is used in place of a lawn area. The applicant has proposed to provide xeriscape planting at locations shown in the provided site plan including macadam or crushed gravel planters at various curb locations. This is consistent with the Guidelines for Site Elements. In regards to appropriate plant material, the applicant is to comply with the UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods.
- d. The applicant has proposed to install a 4' x 7' prefabricated security booth at the Dwyer Avenue entry/exit gate as well as interactive public address communication systems throughout the site. Staff finds both the security booth and the interactive public address communication systems to be appropriate due to their low impact on the existing site.
- e. The UDC Section 35-675 states that an HDRC application for commercial development projects within a river improvement overlay district shall be reviewed by the city archaeologist to determine if there is potential of containing intact archaeological deposits. The applicant is responsible for complying with this section of the UDC.

Staff recommends approval as submitted based on findings a through e with the stipulation that the applicant provide information to the City Archaeologist in regards to the archaeological requirements stated in the UDC Section 35-675.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve as submitted based on findings a through e with the stipulation that the applicant provide information to the City Archaeologist in regards to the archaeological requirements stated in the UDC Section 35-675.

**AYES: Cone, Laffoon, Salas, Rodriguez, Feldman, Connor**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED**

**24. HDRC NO. 2014-398**

Applicant: Manny Garcia

Address: 411 Cedar St.

Withdrawn. Case was given administrative approval.

**25. HDRC NO. 2008-132**

Applicant: Aurora Morales

Address: 1203 E. Crockett St.

The applicant is requesting Historic Tax Verification for the property at 1203 E Crockett.

**FINDINGS:**

- a. This property received Historic Tax Certification on May 2, 2012. Staff previously conducted a site visit to take photos to supplement the Tax Certification application. Staff found that repairs to the exterior siding had begun, but it was unclear that those repairs included the filling-in of the front door opening with matching siding. General repairs to the exterior also received administrative approval in May. At that time, the applicant indicated that the front door would be replaced.

b. Staff performed a site visit to this property in July of 2014 and discovered that work to the front of the home did not appear to be consistent with the approved scope, including the relocation of the front door opening to replace an existing window. Overall, the applicant had performed a substantial rehabilitation to the property, including foundation repair, structural repair, roof repair, plumbing, mechanical and electrical work.

c. Prior to rehabilitation, the structure at 1203 E Crockett was assessed at a value less than \$10,000. The applicant has made a considerable investment to the property considering the pre-rehabilitation appraisal.

d. The applicant has furnished evidence for Tax Verification as described in UDC Section 35-618(e). However, according to Section 35-618(g), applicants may no longer qualify if work fails to conform to the original scope of work submitted and approved during the certification process. Staff finds that that the completed work to the front façade (described in finding a) is not consistent with the scope submitted for Tax Certification.

e. The applicant has submitted preliminary designs to the Design Review Committee for proposed alternatives to the current conditions of the front façade. While the applicant has shown willingness to work with the HDRC on a solution, a final design has not been approved or completed.

f. The approval of Tax Verification by the HDRC in 2014 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2015. If Tax Verification is not approved at this time, the applicant may reapply but will not be able to receive an incentive until the following year.

Staff does not recommend Tax Verification at this time based on findings d and e. Staff recommends that any outstanding violations related to the reconfigured front façade are resolved prior to awarding Tax Verification. The applicant will be eligible for the full tax incentive as soon as outstanding issues are corrected.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to grant denial based on findings a through f.

**AYES: Cone, Laffoon, Guarino, Salas, Rodriguez, Feldman, Connor**

**NAYS: None**

**THE MOTION CARRIED**

**26. HDRC NO. 2014-407**

Applicant: Rich Hall

Address: 109 E. Rosewood Ave.

Rest to January 7, 2015.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 3:30 P.M.

APPROVED



Tim Cone  
Chair