

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
9 March 2018**

- The Historic and Design Review Commission of the City of San Antonio met in session at 1 PM, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.
- The meeting was called to order by Chairman Guarino, and the roll was called by the Secretary.

PRESENT: Guarino, Chair; Bustamante, Vice Chair; Fish; Lazarine; Connor; Grube; Kamal; Garcia; Laffoon

ABSENT: Garza, Brittain

- Chairman's Statement

CITIZENS TO BE HEARD: Liz Franklin, Monica Savino (Lauren Bartholomew yielded time), Nettie Hinton (Beatrice Moreno and Greg Harmon yielded time), Brian Gordon (Ron Smith and Mahroh Jahangiri yielded time), Darryl Steadman, Audrey Fisher, Lulu Francois (Evelyn Brown yielded time), Patti Zaiontz, Yaneth Flores (Adrian Charette and Barbie Hurtado yielded time), Marcie Ince (Garrett Mormando yielded time), Kamala Platt, Gary Houston (Amelia Valdez and Aparajita Bhatt yielded time), Kathleen Trenchard, Marlon Davis (Rosey Abuabara and Robert Nickerson Sr. yielded time), Susana Segura, Graciela Sanchez (Enrique Sanchez and Isabel Sanchez yielded time), Amy Kastely (Diana Saenz and Maliha Jahangiri yielded time), Natalie Rodriguez (Montana Thames yielded time), Kristel Puente (Eliza Perez and Alicia Arredondo yielded time), Rose Hill, and Antonio Diaz (Diana Uriegas yielded time) spoke in opposition.

1. HDRC NO. 2017-D05

Applicant: James McKnight—Brown & Ortiz, PC; GRG Architecture

Address: 803 N. Cherry Street

REQUEST:

The applicant requests a Certificate of Appropriateness to build a new multi-family/retail mixed use development with 141 residential units, 6 live/work units, and two retail spaces. The proposed development is five stories, the first being parking, leasing office, retail spaces, and live/work units. The four upper floors consist of residential units and amenities. The proposal also includes a small public park/open space directly adjacent to the Hays Street Bridge. Signage is not included in this request and will be submitted separately when the development name has been chosen.

FINDINGS:

The proposed development and design meet the purpose and intent of the **Downtown Design Guide** by complying with all applicable required standards, as listed above; and by incorporating a significant number of encouraged design guidelines, also listed above.

1. **SIDEWALKS AND SETBACKS** – The proposal provides adequate pedestrian spaces, sidewalk widths, and street tree spacing requirements.
2. **GROUND FLOOR TREATMENT** – The proposal includes an active edge along Cherry Street that incorporates a predominately glass façade, multiple pedestrian points of entry, and canopies.
3. **PARKING AND ACCESS** – The proposal incorporates off street parking that is tucked within the development, located partially below grade, and limits vehicular access and curb cuts.
4. **ON-SITE OPEN SPACE** – The proposal incorporates outdoor public space with amenities, furnishings, and landscaping.
5. **ARCHITECTURAL DETAIL** – The architectural design is consistent with the Downtown Design Guide in terms of building entrances, façade arrangement, exterior materials, fenestrations, lighting design, and mechanical systems.
6. **STREETScape IMPROVEMENTS** – The proposal incorporates adequate street lighting, furnishings, and paving surfaces.
7. **SUSTAINABLE DESIGN** – The applicant has expressed commitment to best practices in coordination with Build San Antonio Green.

RECOMMENDATIONS:

Staff recommends approval of the proposed design as shown in the attached Exhibit Package (**Exhibits A-AH**), with the following stipulations:

1. That all lighting, including parking and security lighting, feature hoods and be directed to avoid spillover into neighboring residential properties.
2. That selected window specifications be provided to staff. Staff does not recommend white vinyl windows. An aluminum-clad window with a darker color is most appropriate.
3. That details regarding location of ventilation and mechanical systems be provided to staff. All undesirable equipment must be screened or located to service areas positioned away from public view.
4. That the roof plan be further developed to include mechanical appurtenances and provided to staff. Any roof-mounted equipment that is visible from the right of way including the Hays Street Bridge must be screened from public view.

NOTE: Commissioner Connor left the meeting at 3:30 PM.

COMMISSION ACTION:

The motion was made Vice Chair Bustamante and seconded by Commissioner Fish to approve with staff stipulations.

AYES: Guarino, Fish, Bustamante, Laffoon.

NAYS: Lazarine, Grube, Kamal, Garcia.

THE MOTION FAILED

COMMISSION ACTION:

The motion was made by Commissioner Grube and seconded by Commissioner Garcia to deny.

AYES: Guarino, Lazarine, Grube, Kamal, Garcia.

NAYS: Fish, Bustamante, Laffoon.

THE MOTION CARRIED.

Move to adjourn:

COMMISSION ACTION:

The motion was made by Vice Chair Bustamante and seconded by Commissioner Fish to adjourn.

AYES: Guarino, Fish, Lazarine, Bustamante, Grube, Kamal, Garcia, Laffoon.

NAYS: None.

THE MOTION CARRIED

- 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 4:32 PM.

APPROVED

Michael Guarino
Chair