

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
FEBRUARY 16, 2011**

- 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, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**ABSENT: Beyer, Salas**

- Chairman's Statement.
- Appointments to the Designation & Demolition Committee

Dr. Maggie Valentine  
Rick Lewis  
Representative w/San Antonio Conservation Society  
Maria Pfeiffer  
Commissioner Shafer  
Commissioner Barrera  
Commissioner Salas  
Commissioner Beyer

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to affirm the appointments to the Designation & Demolition Committee

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Appointments to the Design Review Committee

Commissioner Maldonado  
Commissioner Guarino  
Commissioner Connor  
Commissioner Carpenter

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to affirm the appointments to the Design Review Committee.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Announcements
- Citizens to be heard

Commissioner Guarino recused himself from the Consent Agenda.

The Commission then considered the Consent Agenda which consisted of:

- |                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| 1. Case No. 2010-409  | Nueva St. to Mission Espada – Mission Reach of the San Antonio River |
| 2. Case No. 2010-432  | 600 E. Market                                                        |
| 3. Case No. 2010-433  | 600 E. Market                                                        |
| 4. Case No. 2011-035  | 1103 Cincinnati                                                      |
| 5. Case No. 2011-011  | 111 W. Crockett St.                                                  |
| 6. Case No. 2011-039  | 1115 Mission Rd (919 Mission Rd.)                                    |
| 7. Case No. 2010-436  | 319 Wickes                                                           |
| 8. Case No. 2011-034  | 505 Club                                                             |
| 9. Case No. 2011-030  | 152 E. Pecan St.                                                     |
| 10. Case No. 2010-263 | 200 E. Market                                                        |
| 11. Case No. 2011-040 | 703 W. Houston St.                                                   |
| 12. Case No. 2011-038 | 430 Austin St.                                                       |
| 13. Case No. 2011-032 | 233 E. Houston St. (603 Navarro St.)                                 |

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the Consent Agenda with staff stipulations.

**AYES: Cone, Carpenter, Barrera, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**14. HDRC NO. 2010-267**

Applicant: LMN Architects

Address: 100 Auditorium Circle

Reset per the applicant.

**15. HDRC NO. 2010-170**

Applicant: Gabriel Perez, Perez Project Consulting, Inc.

Address: S. Alamo Street & S. St. Mary's Street

The applicant is requesting conceptual approval of:

- 1) New 'Southtown' branding and signage for the S. Alamo St. and S. St. Mary's Street corridors. This request is part of the Inner City TIRZ project for Southtown. Signage component to include:
  - a) 23" x 76" banners mounted on existing poles
  - b) 3'4" x 14'11" pylons marking the entry points into Southtown. Each face of the sign to be 50 sq. ft. for a total of 150 sq. ft.
  - c) 3' x 7' pedestrian scale directoriesAll signage is to be located within the public right-of-way.

- 2) Replace the existing King William Association signage at 1032 S Alamo with a new sign. approximate dimensions are 30" wide by 60" tall.

Gabriel Perez, applicant, presented.

Commissioner Maldonado presented committee report.

Commissioner Carpenter stated the number of banners is over kill.

Commissioner Connor stated a monumental piece would be more appropriate at the S. Alamo and Durango intersection.

Shanon Peterson Wasielewski, HPO, stated that the Mayor's Office received calls about concerns expressed on signage and logo.

Adam Newman, applicant, detailed presentation.

Ruth Wells, S. Alamo St., stated she is in opposition to the branding proposal.

Ralph Wells, S. Alamo St., stated he is in opposition to the branding proposal. The branding emphasis should be sympathetic to the surrounding residential.

Roselyn Cogburn, King William, stated she is in opposition to the branding proposal.

Virginia Van Cleave, San Antonio Conservation Society read into the record a letter from Rollette Schreckenghost, President. SACS opposes construction of a large sign pylon in Pedro Huizar Park. They are pleased to see plans to improve the property and identify it as Pedro Huizar Park with appropriate signage. Southtown signage should be located elsewhere. The overall package has too much visual clutter.

Vincent Huizar, stated Pedro Huizar Park deserves the proper signage.

Xavier Gonzalez, stated he is representing Mr. Vincent Huizar and family. Mr. Gonzalez indicated they are working on concepts to give proper honor to the park.

Gabriel Perez, applicant, stated he will continue working and communicating with the residents. The intent is to create recognition.

Commissioner Cabel stated the signage, in particular, the orange "S" does not belong in King William neighborhood.

Commissioner Guarino stated there are some things difficult to access as a consultant when you're not from the community. He further expressed concern over the amount of banners and the height of the placement of the banners.

Commissioner Shafer stated he is concerned with the pylon size. Mr. Shafer indicated a sign at Pedro Huizar Park would be inappropriate.

Commissioner Maldonado stated she has concerns with the massing of the pylon signs proposed for the Durango intersection. The size is significant. The banners proposed is excessive and should be reduced. Way finding signage should be considered for this particular part of town.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Shafer approve with staff recommendations and with additional stipulations: 1) Withdraw the sign in Huizar Park 2) withdraw replacement of King William Association sign 3) applicant should coordinate way finding with Convention & Visitors Bureau and 4) recognize the concerns of the citizens.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC CASE NO. 2011-036**

Applicant: Gabriel Perez, Perez Project Consulting Inc.

Address: 1100 & 900 S. Alamo

The applicant is requesting a conceptual approval of the South Alamo Street Enhancement Project.

The South Alamo Street Enhancement project will occur along South Alamo Street between Pereida Street and South St. Mary's Street. This project will be a continuation of the design elements that are associated with the San Antonio River Authority (SARA) Eagleland Reach project. A component of the SARA project is the streetscape enhancement of South Alamo Street from Probandt Street to Pereida Street.

The project will include the following enhancements:

- a. Because of safety concerns received from various city agencies, remove 18" concrete planter walls at recently installed bulb outs. All paver bandings along the edge of the bulb outs will remain in place and at grade, drought tolerant native plant material will be installed.
- b. Install additional bulb outs at key intersections and at end points of parallel parking areas. Proposed bulb outs will match revised bulb outs discussed within bullet point (a).
- c. Reconfigure east curb so that proposed curb is aligned with back edge of recently installed bulb outs.

The curb shift is +/- 2'-0" toward the centerline of the street. Existing parallel parking will be maintained.

- d. At reconfigured east curb, install new +/- 10'-6" wide concrete sidewalk. Within the new sidewalk, 5'-0" x 5'-0" tree wells with decorative tree grates will be installed. Large single trunk Natchez Crape Myrtles will be planted within the proposed tree wells.
- e. Install decorative street / pedestrian lighting centered between proposed tree wells. Because of existing power poles, light spacing will be between 60'-0" and 90'-0".
- f. Along the west curb and between Beauregard Street and Pereida Street, the existing concrete sidewalk that is in poor condition and associated 3'-0" wide grass strip will be removed and a new 7'-0" wide walk will be installed.
- g. As needed, relocate and fix any storm water inlets along both the east and west curbs of South Alamo.

Gabriel Perez, Perez Project Consulting Inc., made a presentation.

Commissioner Maldonado presented committee report.

Commissioner Connor stated bulb outs can be useful in an urban context. Mr. Connor supports eliminating the grass strip along the west edge. The area is commercial and with high traffic the strips would not be maintainable.

Commissioner Carpenter stated the grass strip reflects the residential aspects of the street, however, over time it could be a maintenance issue.

Mark Waltz, Rialto Studio, made a detailed presentation.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant conceptual approval with staff stipulations and with additional stipulations: 1) Consider a change in material in conjunction with landscaping to add texture and variety to the walkway surfaces 2) pay particular attention to the corner areas at various intersections 3) return with a landscaping maintenance plan.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**  
**NAYS: None**

#### **THE MOTION CARRIED.**

#### **17. HDRC CASE NO. 2011-033**

Applicant: Tal and Susana Shaul

Address: 213 Alamo Plaza

Withdrawn per the applicant.

**18. HDRC CASE NO. 2011-031**

Applicant: Diana Melgar  
Address: 801 E. Quincy

The applicant is requesting a Certificate of Appropriateness for approval to install a 5' x 3.5' single-sided wood sign in front yard of property. Sign will consist of a full-color digital print affixed to MDO plywood between two wood posts. Sign to be placed at an angle facing the corner of Quincy St and Atlanta St. Quincy is a one-way street heading north. Atlanta St deadends at the freeway behind the property. Total signage area will be 17.5

Neither applicant nor owner was present.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve of the revised plans. The applicant has addressed staff's request and concerns in reference to size.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC CASE NO. 2011-041**

Applicant: CVF LLC  
Address: 315 Leigh

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

- 1) Demolish shed
- 2) Construct new 21 ft x 19 ft garage. Garage height will be 13 ft. Siding to match existing house. Composition shingle roofing. Garage will not include doors and be open to the elements.

Juan Fernandez, owner, presented. Mr. Fernandez stated the material for the shed roof will be metal.

Tanner Neidhardt stated the work to be done by the owner will be quality work, however, there is concern of the shed size and the material used.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Barrera to refer to an on site visit.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC CASE NO. 2009-039**

Applicant: Bethel African Methodist Episcopal Church

Address: 413 Center

The applicant is requesting a Certificate of Appropriateness for approval to demolish vacant residence at 413 Center Street owned by adjoining Bethel A.M.E. Church at 225 N Swiss St. The church plans to develop the lot as an attractive green space.

Pastor Raymond Bryant, owner, made a presentation.

Commissioner Shafer presented the committee report.

Commissioner Barrera stated the structure is obstructing development of the entire block. He further stated that the proposed development will be a great improvement to the area.

Commissioner Shafer stated the structure has had a loss of significance.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Barrera to approve the demolition request due to loss of significance with an added stipulation that the applicant return with a walk way landscaping plan.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Meeting minutes for November 17, 2010.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve November 17, 2010 minutes.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**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 5:45 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Tim Cone", written over a horizontal line.

Tim Cone  
Chair