

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JUNE 2, 2010**

- 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 Gonzalez, Chairperson, and the roll was called by the Secretary.

PRESENT: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
ABSENT: Cone

- Chairman’s Statement.
- Citizens to be Heard:
- Announcements:
- Briefing: Mission Reach Coordinated Management Plan

Commissioner Gonzalez recused himself from the Consent Agenda.

- The Commission then considered the Consent Agenda which consisted of:

1. Case No. 2010-160	Beacon Hill Linear Park – Various PULLED
2. Case No. 2010-167	301 W. Market St.
3. Case No. 2010-166	225 Donaldson
4. Case No. 2010-164	1226 99 th Street
5. Case No. 2010-157	7801 Somerset
6. Case No. 2010-163	Alamo Plaza – Alamo Cenotaph PULLED
7. Case No. 2010-162	515 S. Frio St.
8. Case No. 2010-159	1201 W. Malone
9. Case No. 2010-155	1011 Gillette Blvd.
10. Case No. 2010-154	8110 Clegg Dr.\
11. Case No. 2010-153	15069 Tilson
12. Case No. 2010-152	3100 Hiawatha
13. Case No. 2010-151	Avenue B PULLED
14. Case No. 2009-367	600 E. Theo
15. Case No. 2010-168	503 & 507 Nolan
16. Case No. 2010-156	6175 Old Pearsall Rd.

Commissioner Maldonado made a request to pull Case No. 2010-160 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Cabel made a request to pull Case No. 2010-163 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Shafer made a request to pull Case No. 2010-151 from the Consent Agenda to be heard under Individual Consideration.

The motion was made by Commissioner Maldonado and seconded by Commissioner Beyer to approve the remaining items on the Consent Agenda with staff stipulations.

AYES: Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2010-160

Applicant: Alma Nunez

Address: Various – Beacon Hill Linear Park

The applicant is requesting conceptual approval to:

- 1) Develop a linear park system within the Beacon Hill Neighborhood that sits within six blocks of dedicated drainage easements and a few adjacent public property parcels. The Beacon Hill Linear Park is planned as a series of interconnected parks of various functions held together with circulation and designed placement of materials. This Linear Park will occur in two construction phases, with funding available for the first phase.
- 2) Hardscape construction consists of existing sidewalk repair, crosswalk markings and traffic regulation. A new 6' side sidewalk will provide a link between all green spaces creating a linear park. Possible sidewalk material choices include pugmill, aggregate, or concrete. The hardscape material will depend on the construction budget. Other hardscape concepts include pervious pavement within a parking lot, recycled concrete, decomposed granite aggregate and concrete pavers. A paved basketball court is also planned for one of the sites. A series of picnic table pads are also planned for one of the sites.
- 3) Landscape: Plantings are to be xeric, native or adapted and most importantly low maintenance. Trees, turf, native grasses, wildflowers, shrubs, yucca and cacti are included in the palette. Biofiltration: A series of vegetative filters are planned to surround the existing storm water structures. Where allowed by the budget, the structures may be modified to provide additional biofiltration.
- 4) Site furnishings: The playground area is planned to receive equipment based on unique naturescape concepts. Benches, trash receptacles, recycling bins, drinking fountains, screening planted fences and bollards are part of the furnishings package.

Commissioner Maldonado stated she has concerns with the relation to the street. Hildebrand has expanded and has very little right of way.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant conceptual approval.

AYES: Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

RECUSED: Gonzalez

THE MOTION CARRIED.

6. HDRC NO. 2010-163

Applicant: Rob Jones

Address: Alamo Plaza – Alamo Cenotaph

The applicant is requesting a Certificate of Appropriateness for approval to place a 27" x 42" THC marker on the southeast corner of the limestone planter that surrounds the Alamo Cenotaph. This would be directly across from the southern most end of the Long Barracks building. The marker would pay homage to the first Anglo American lawyers in Texas, six of which are known to have died defending the Alamo.

Commissioner Cabel stated he has concern with recognizing a group of lawyers. He further requested justification.

Rob Jones, Chairman State Bar of Texas, stated the History Committee of the Bar promotes historical markers throughout the state of Texas. This particular marker deals with the Anglo lawyers that were at the Alamo. There were no Hispanic attorneys in Texas until after the establishment of the Republic of Texas. Don Francisco Jose de Arrocha is considered to be the first attorney in Texas between 1731-1757.

Commissioner Gonzalez asked staff if there has been correspondence from THC endorsing their approval.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant conceptual approval with the stipulation that HDRC view the final wording.

AYES: Cabel, Brown, Maldonado, Beyer, Carpenter

NAYS: Gonzalez, Salas, Shafer, Connor

THE MOTION FAILED.

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to refer to an on site visit.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED

13. HDRC NO. 2010-151

Applicant: Ford, Powell & Carson Architects

Address: Avenue B – Brackenridge Park

The applicant is requesting a Certificate of Appropriateness for approval to construct improvements alongside the existing Avenue B bike lane. Improvements to consist of pedestrian scale lighting, signage, landscape & irrigation and seating areas. Lighting, signage and landscaping will continue the designs established in the Museum Reach and the completed Phase I project in the Park segment.

Commissioner Shafer asked for clarification on the depth of the excavation. He further stated there are two recorded archeological sites within Brackenridge Park and one extends over the ditch that will be excavated.

John Mize, applicant, stated they have coordinated with THC for the antiquities permit.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to approve with the stipulation that the applicant shovel test the site.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2010-169

Applicant: Lucille C. Bazar

Address: 126 Furr Drive

The applicant is requesting a Certificate of Appropriateness for approval to re-landscape the area between the sidewalk and curb face along the front of the property.

Lucille Bazar & Jason Bazar, owner, presented proposal.

Commissioner Maldonado stated she would like to see more landscaping in conjunction with the mulch.

Commissioner Beyer stated the proposed landscaping is appropriate but suggest more of the planting.

COMMISSION ACTION:

The motion was made by Commissioner Beyer and seconded by Commissioner Cabel to approve with the stipulation that the applicant use mulch and add 25% more planting.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC CASE NO. 2010-165

Applicant: David Cantu

Address: 3900 Broadway

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

- 1) Install an awning 16' long by 4'-10" high, with white 22" high lettering.
- 2) Reface a 4' by 8' pole sign.

David Cantu, owner, presented proposal.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Salas to refer to an on site visit.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2010-148

Applicant: Bruce McOsker

Address: 1018 E. Grayson St.

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

- 1) Construct a new 2100 sq ft outreach building. Framing and roof to be metal and enclosed by concrete tilt wall panels.

- 2) Construct a new 7260 sq ft recreation pavilion adjacent to the outreach building. Metal roof and framing to be exposed, with no exterior walls.
- 3) Construct a new asphalt driveway and parking lot with surrounding concrete sidewalks.
- 4) Site landscaping.

Bruce McOsker, applicant, presented request.

Commissioner Carpenter presented committee report.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado grant conceptual approval of the drawings submitted 6/2/10 with the stipulation that the proposal be that it be situated further back on the property and that the applicant meet with the Design Review Committee prior to final approval.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

RECUSED: Connor

THE MOTION CARRIED.

20. HDRC CASE NO. 2010-150

Applicant: RVK Architects

Address: 323 Stadium Drive

RESET TO JUNE 16, 2010

21. HDRC CASE NO. 2010-161

Applicant: Ford, Powell & Carson

Address: 303 S. Santa Rosa

The applicant is requesting Conceptual Approval to:

- 1) Demolish an existing commercial building.
- 2) Construct a new 216,000 sq ft Public Safety Headquarters Administration building, and a new 646-space, 9-level parking garage. The selection of building materials will be informed by regional appropriateness and tradition and by LEED guidelines which stress the use of materials from the region (by definition, materials which are produced within 500 miles of the building site). San Antonio's traditional building materials include masonry in light colors, which provides the added advantage of enhancing the building's reflectivity, deflecting heat. The Administration Building will also be clad in contemporary heat deflecting materials including metal panels and low-E glazing in metal frames. The Administration Building, entry, and garage are treated as a uniform design, sharing common materials and color. Headquarters and garage share a common base of regularly spaced punched openings in a

masonry wall. The majority of the Headquarters building, and the base of the garage, will be clad in a masonry veneer composed of brick with stone accents. Accented areas will include sills and lintels, and belt or string courses at intervals over the five stories of the Headquarters, and bottom two levels of the garage.

3) Site improvements. Landscape and hardscape development will be concentrated on the North and East sides of the Administration building, and principally on the east elevation of the entry and garage. Hardscape will include concrete flatwork with high fly-ash content and accents of brick pavers with some stone details, coping, and landscape features. Plantings will be selected from the City of San Antonio's approved plant list. Building entries will be planted with low-growing shrubs, native grasses, and/or groundcovers to enhance entrances. Shade tree plantings will be limited in the plaza to coordinate with force-protection requirements and parking lot tree plantings will be incorporated as required to meet the City of San Antonio's parking lot shade requirements.

John Mize, applicant, presented case.

Commissioner Carpenter presented committee report.

Commissioner Maldonado stated the landscaping should continue around the perimeter.

Commissioner Carpenter suggested that in the investigation of the parking garage development look at different variations to the building.

Commissioner Gonzalez stated he would like to see the northeast corner further developed. He further asked if there will be a future building expansion to the south.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado grant conceptual approval with staff recommendations and that the applicant returns to the Design Review Committee.

AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

- Minutes 2/17/10 & 3/3/10
The motion was made by Commissioner Cabel and seconded by Commissioner Connor to approve 2/17/10 and 3/3/10 minutes.
AYES: Gonzalez, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, 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 5:15 p.m.

APPROVED

Xavier Gonzalez
Chairperson