HDRC CASE NO:	**2021-074**
COMMON NAME:	ROW near 121 S Flores
ZONING:	D, RIO-7B
CITY COUNCIL DIST.:	1
APPLICANT:	Kevin Bowyer/Modus LLC
OWNER:	CITY OF SAN ANTONIO
TYPE OF WORK:	Replace an existing streetlight pole with a new pole with network node equipment
APPLICATION RECEIVED:	October 06, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Huy Pham

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to replace the streetlight at the right-of-way near 121 S Flores with a new pole with network node equipment in accordance with *CPS Energy: Downtown Street Light Replacement Pilot* Program approved by the HDRC on August 24, 2019, (returning request 2020-19794 - SADT_FLORES_NUEVA_SC).

APPLICABLE CITATIONS:
*City of San Antonio - Code of Ordinances - Sec. 37 - Appendix A. - Right-of-way Network Node Design Man*ual
DIVISION V. ADDITIONAL AESTHETIC REQUIREMENTS IN DESIGN DISTRICTS
a. Applicability.
1. The requirements of Division IV of this Manual shall apply to network node installations in the ROW within all city parks, as well as in the ROW within, or directly abutting property within, Design Districts as defined herein.
2. For purposes of Texas Local Government Code Chapter 284 and this manual, the following types of districts shall be considered Design Districts with Decorative Poles:
A. Downtown 'D'
B. Historic 'H', 'HS', 'HE' or 'HL', including properties within historic districts and individual properties designated as Historic Landmarks
C. River Improvement Overlay 'RIO'
D. Neighborhood Conservation 'NCD'
E. Corridor Improvement Overlay
F. Viewshed Protection 'VP' and Mission Protection 'MPOD'
G. Airport/Military Airport Overlay 'AHOD/MAHOD'
H. Form-Based Zoning District 'FBZD'
The above list is intended for information purposes only, is not intended to be exhaustive, and is subject to amendment.
3. The Design Districts listed above may be further subdivided by neighborhood, area, or other division. Where specific requirements apply within sub-districts, such requirements may be elaborated in this Manual.
4. Where conflicts exist between this Manual and other district-specific or sub-district-specific Design Manuals, the more stringent requirements shall control.
b. Design District Aesthetic Requirements.
In addition to the design requirements in Division III of this Manual, the following aesthetic requirements shall apply in Design Districts:
1. New node support poles in districts designated as Design Districts in this Manual shall be placed within ten feet of interior lot lines.
2. In no event shall new node support poles be placed in front of the front façade of primary structures on any property designated as Historic or within fifteen hundred (1500) feet of the brass monument viewshed marker in front of a structure designated by the United Nations as a UNESCO World Heritage site.
3. Network nodes, node support poles, and related equipment shall require camouflage or concealment measures to mitigate the impact or improve the aesthetics of the installation, as determined by the Historic Preservation Officer based on the unique circumstances of the design district or impacted property.
A. New network nodes mounted to existing poles shall be low profile and flush mounted to the greatest extent feasible. Network nodes must be painted to match the support pole or structure on which they are mounted.
B. The installation of new node support poles is discouraged in Historic Districts, Downtown "D", River Improvement Overlay Districts, Viewshed Protection and Mission Protection Overlay Districts. The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new

support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.
i. New node support poles must generally be located at commercial corners and intersections.
ii. New node support poles must be separated from other node support poles or existing poles by a distance of 250 feet.
iii. Where a separation requirement cannot be met, network nodes are preferred to be mounted to existing poles or installed with a stealth method.
iv. The height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation.
v. New node support poles must be painted and not exceed 8" in diameter at the widest portion of the pole.
C. Ground-mounted equipment must be integrated into the overall design of an installation, camouflaged or concealed based on site specific conditions, and positioned to mitigate visual or physical obstructions to nearby historic features as recommended by the Historic Preservation Officer.
c. Decorative Poles.
In accordance with Chapter 284, installation or attachment of wireless communications equipment, including antennas, network nodes, transport facilities, and related equipment is prohibited on all decorative streetlight poles in Design Districts.
(Ord. No. 2017-08-31-0609 , § 1, 8-31-17)

Historic and Design Review Commission – August 24, 2019 Commission Action - CPS Energy: Downtown Street Light Replacement Pilot Program
Approval of the pilot program and streetlight pole design based on findings b through n with the following stipulations:
i. *PILOT SCOPE* – No more than 3 streetlights per provider or 12 streetlights total are subjected to replacement.
ii. *PILOT AREA* - The pilot area is limited to the center of Downtown within the primary boundaries of E Pecan, N Alamo, E Commerce, E Market, and E Houston.
iii. *PILOT PERIOD* – The 6 month pilot period shall begin the day after approval by the HDRC. Each provider is responsible for installing their equipment within the pilot period, which includes: coordinating with CPS to claim individual pole locations, obtaining each location's respective permits and administrative Certificates of Appropriateness, and coordinating with CPS on the physical removal of the existing pole and installation of the new pole with network node equipment. If all involved parties are generally satisfied with findings from the pilot period, then CPS in coordination with providers may be eligible for indefinite administrative approval for replacing remaining Downtown streetlights to accommodate network node equipment. If the pilot design is found to be aesthetically or operationally unsatisfactory to associated parties by the end of the pilot period, compliance which may include the removal of the network node equipment must be achieved within 6 months within the end of the pilot period, effectively a year from the date of the pilot approval.
iv. *OVERALL DESIGN* – Replacement poles should feature the same "Valmont Tapered 16 Flat Fluting" featuring a "Huntington" tapered base and a fluted pole no wider than 10 inches in diameter or 40 feet in total height. All attached equipment should be manufactured or painted "Tavern Green" and will not feature any branding, messaging, or outstanding utilitarian details. Conduit, if any, should be concealed within the pole or encased in manner that is minimally visible by running within a flute and painted to match.
v. *BASE – METER AND DISCONNECT* – The base should be located at ground level, featuring a tapered "Huntington" base no larger than 24 inches in diameter at the widest portion, and may include a riser no taller than 16.5 inches before tapering and is flush with the round bottom of the base and features a flush access door.
vi. *MID-POLE – 4G RADIO* - The mid-pole allotment should be located above 14 feet from grade, featuring side-mounted equipment smaller than 18 inches in depth, 18 inches in width, and 36 inches in total height, a single simple rectangular shroud or individual exposed 4g equipment of simple geometries.
vii. *UPPER-POLE – 5G ANTENNA* – The upper-pole allotment should be located above 17 feet from grade, featuring radial-mounted 5g equipment smaller than 12 inches radiating from the center of the pole, and 24 inch in total height, and simple geometries.
viii. *TOP-POLE – 4G ANTENNA* – The top-pole allotment located on the top of the pole effectively extending the height of the pole, featuring cylindrical 4g equipment smaller than 12 inches in diameter and 6.5 feet in height.
ix. *MAINTENANCE* – In addition to operational maintenance, the applicant is responsible for the visual upkeep

of streetlight poles and attached equipment. Poles and equipment should maintain their Tavern Green finish and be repainted as necessary. Attached equipment that is found to be no longer in use should be removed.
x. *ARCHEALOGY*- The project shall comply with all other applicable federal, state, and local laws, rules, and regulations regarding archaeology.
xi. *PERMITTING* - Subsequent applicants (providers in coordination with CPS) are responsible for obtaining all required permits and regulatory approval including but not limited to coordination with TCI, ITSD, OHP, and DSD prior to actual implementation.

FINDINGS:

a. REQUEST - The applicant, Modus LLC, on behalf of Verizon Wireless, is requesting a Certificate of Appropriateness to replace an existing streetlight poles with a new streetlight pole that will feature network node equipment – in accordance with *CPS Energy: Downtown Street Light Replacement Pilot* Program approved by the HDRC on August 24, 2019.
b. CASE HISTORY – The applicant has submitted a final product design that meets the stipulations of the *Pilot Program* and is eligible to request additional Certificates of Appropriateness for streetlight replacement. Proposed pole replacements located within a historic district or the RIO are escalated to commission review.
c. DESIGN REVIEW COMMITTEE- At the October 21, 2020 hearing, the request was referred to a Design Review Committee meeting. The DRC met with applicant on October 28, 2020. The applicant presented the 9 sites of escalated concerns from public comments and commissioners. Of the 9 sites, the DRC found that 2 of them warranted further investigation from the applicant to explore other solutions before revision and resubmission. Those two sites include "MARTIN_ST_MARKS_SC - 304 E Pecan Street" and "SADT_FLORES_NUEVA_SC - 121 S FLORES ST" for their proximity to historic facades. The applicant has agreed to withdrawn and revise those two items. At this time, the applicant submitted a feasibility study in coordination with CPS Energy that relocation of the existing pole is not within the allowed scope of the replacement program.
d. Pole 9 - Request 2020-19794 - SADT_FLORES_NUEVA_SC - 121 S FLORES ST - The applicant has proposed to replace the existing generic streetlight pole with a new streetlight pole with network node equipment at the right-of-way near 121 S Flores at (29.42325 -98.49496). The proposed pole is located within the Main/Military Plaza Historic District, between to historic landmark storefronts, and RIO-7B. The proposed pole is located in alignment to the right side of the primary entrance of the Kallison Block historic landmark. Staff finds that the proposed location does not detract from the pedestrian experience or other historic features.

RECOMMENDATION:

Staff recommends approval based on finding d. All stipulations from the *Pilot Program* and final product design continues to apply.

Work within public property is subject to the Texas Antiquities Code. Please coordinate with the City Archaeologists to determine if excavations require an archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Approval from the Historic Design Review Commission does not omit or supersede any additional permissions required by CPS Energy or related permitting City departments.

PRIORITY #: 36

VERIZON SITE ID:
SADT_FLORES_NUEVA_SC

STRUTURE TYPE: CPS STREETLIGHT

PROJECT SCOPE: REPLACE (E) CPS STREETLIGHT. INSTALL (3) 5G RADIOS AT TOP OF POLE. INSTALL (1) FIBER ENCLOSURE AT 18' ON THE POLE. SHROUDS TO HIDE CABLING TO BE INSTALLED ON ALL RADIOS. ALL EQUIPMENT TO MATCH THE COLOR OF THE POLE (TAVERN GREEN)

LAT/LONG: 29.42325 -98.49496

ADDRESS: 121 S FLORES ST

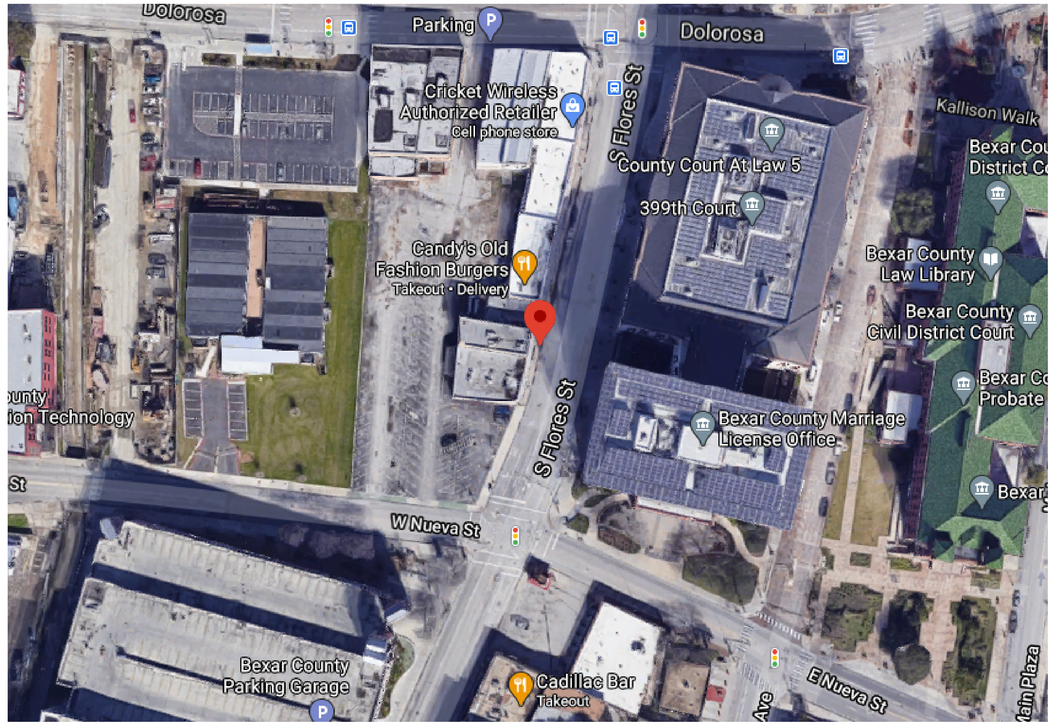
INTERSECTION: N/A

ABUTTING HISTORIC LANDMARK?:
KALLISON, MORRIS & PERRY

WITHIN HISTORIC DISTRICT?: RIO-7B/ MAIN-MILITARY PLAZA

ROW PERMIT ID: 358669

COA APP ID: 2020-19794



HDRC HEARING
Verizon Wireless

San Antonio, TX
February 17, 2020

SUMMARY
CPS Light Pole Replacement (within the Downtown Area) Design Overview

We would like to provide a brief summary of the progression of this design and its subsequent approval by the City of San Antonio, CPS, and the Office of Historic Preservation on our initial live site at 145 Navarro St. This was pursuant to approval received through the HDRC on August 21st of 2019 for our live pilot of a downtown CPS Light Pole Replacement.

In a joint effort by the major internet providers, and in conjunction with all the above-mentioned city stakeholders, there was a coordinated effort to provide one standard design for any CPS green light pole replacement within the San Antonio Downtown and Historic District footprint. After much work and sharing of best practices across all parties, we came up with a successful design that met all necessary standards. That is the design we are presenting today. We received the final approval of our pilot installation with the COA on our completed CPS Light Pole replacement on 8/4/2020.

This the package is intended to provide the HDRC with a visual of the actual location for which we are now requesting approval. We have included detailed annotations to address various factors as to why we must have this node in a particular location in order to achieve and maximize coverage for the desired area.

METHODOLOGY FOR SITE SELECTION

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations.

In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities on existing structures within the ROW that allow placement of wireless facilities with minimal impacts.

MEETING WITH HDRC SUBCOMMITTEE

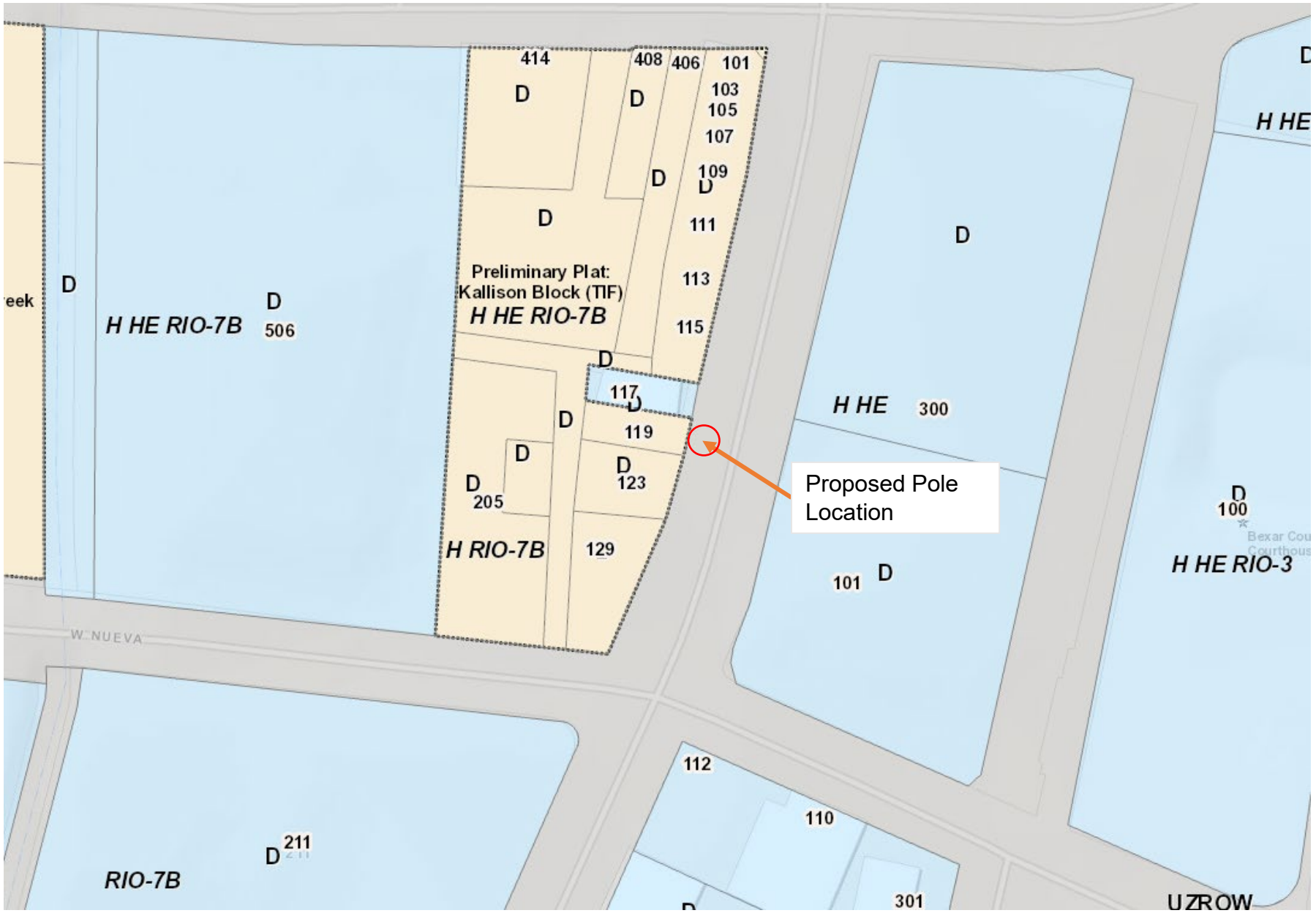
This application was originally on the October 21, 2020 HDRC agenda but was subsequently pulled off the agenda by a couple members of the HDRC due to concerns of the pole being directly in front of the front façade of the adjacent building.

Verizon met with the HDRC subcommittee on October 28th, 2020 to discuss the concerns some of the commission members had regarding the location of the replacement CPS streetlight. Directive from that meeting was to explore options with CPS on the feasibility of shifting the replacement of the replacement streetlight to a location that would be between two buildings rather than directly in front of the façade.

Verizon broached this question to CPS. CPS reviewed this location and did their own internal photometric study to ensure that the shift of the lighting structure would not impact their street lighting requirements in the area. Unfortunately, CPS informed us that they would not allow for the shift in location due to concerns over the negative impacts on the lighting along Flores St.

VERIZON SITE ID: SADT_FLORES_NUEVA_SC
SMALL CELL PERMIT: 358669
ADDRESS: 121 S FLORES ST
COORDINATES: 29.42325 -98.49496
SMALL CELL DESIGN: CPS METAL STREETLIGHT REPLACEMENT
SPECIAL DISTRICT: MAIN-MILITARY PLAZA

ZONING: D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H HE
H RIO-7B
RIO-7B
H HE RIO-3
Preliminary Plat:
Kallison Block (TIF)
Proposed Pole
Location
W NUEVA
UZROW

EXISTING PHOTOS
(W SIDE OF S FLORES ST, BETWEEN DOLORSA AND W NUEVA INTERSECTIONS)

LOOKING S AT SUBJECT SITE

LOOKING W AT SUBJECT SITE

LOOKING N AT SUBJECT SITE

Photo Simulation

MODUS

verizon

SADT_FLORES_NUEVA_SC View #1
121 S FLORES ST SAN ANTONIO, TX 78205
PHOTOSIM PRODUCED ON 07-17-2020

ALTERNATIVES ANALYSIS

Existing CPS metal streetlights.