

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-186
COMMON NAME: Comanche Lookout Park
ADDRESS: 15551 NACOGDOCHES RD
LEGAL DESCRIPTION: NCB 15832 BLK LOT P-4C
ZONING: R-6
CITY COUNCIL DIST.: 10
APPLICANT: Marc Zak/Terra Design Group
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: March 29, 2019
60-DAY REVIEW: May 28, 2019
CASE MANAGER: Adam Rajper

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out various park improvements.

APPLICABLE CITATIONS:

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying

quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used.

Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

- a. The property located at 15551 Nacogdoches is a public park with the common name of Comanche Lookout Park and is situated northeast of Downtown. The applicant is requesting approval for various park improvements.
- b. PARK IMPROVEMENTS – The applicant has proposed various park improvements, including the resurfacing of an existing park trail to ensure ADA compliance and installation of shade canopies over the existing playground and swings. Staff finds the proposal consistent with the UDC.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

City of San Antonio One Stop



April 11, 2019

— User drawn lines

1:8,000
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km



March 29, 2019

City of San Antonio
Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78204

To whom it may concern:

The following is a detailed description of the improvements proposed for Comanche Lookout Park to be considered appropriate by the Office of Historic Preservation.

1. Resurface the one of the existing park trails to ensure ADA compliance, 2,500 linear feet, 8'-0" wide.
2. Provide shade canopies over the existing playground and swings. The canopy colors will match and/or compliment the color scheme of the existing playground and swings.

Please let us know if you have any questions or comments regarding the proposed improvements at Comanche Lookout Park.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Marc R. Zak'.

Marc R. Zak, PLA



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CONSTRUCTION DOCUMENTS.

Tdg

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COMANCHE
LOOKOUT
PARK

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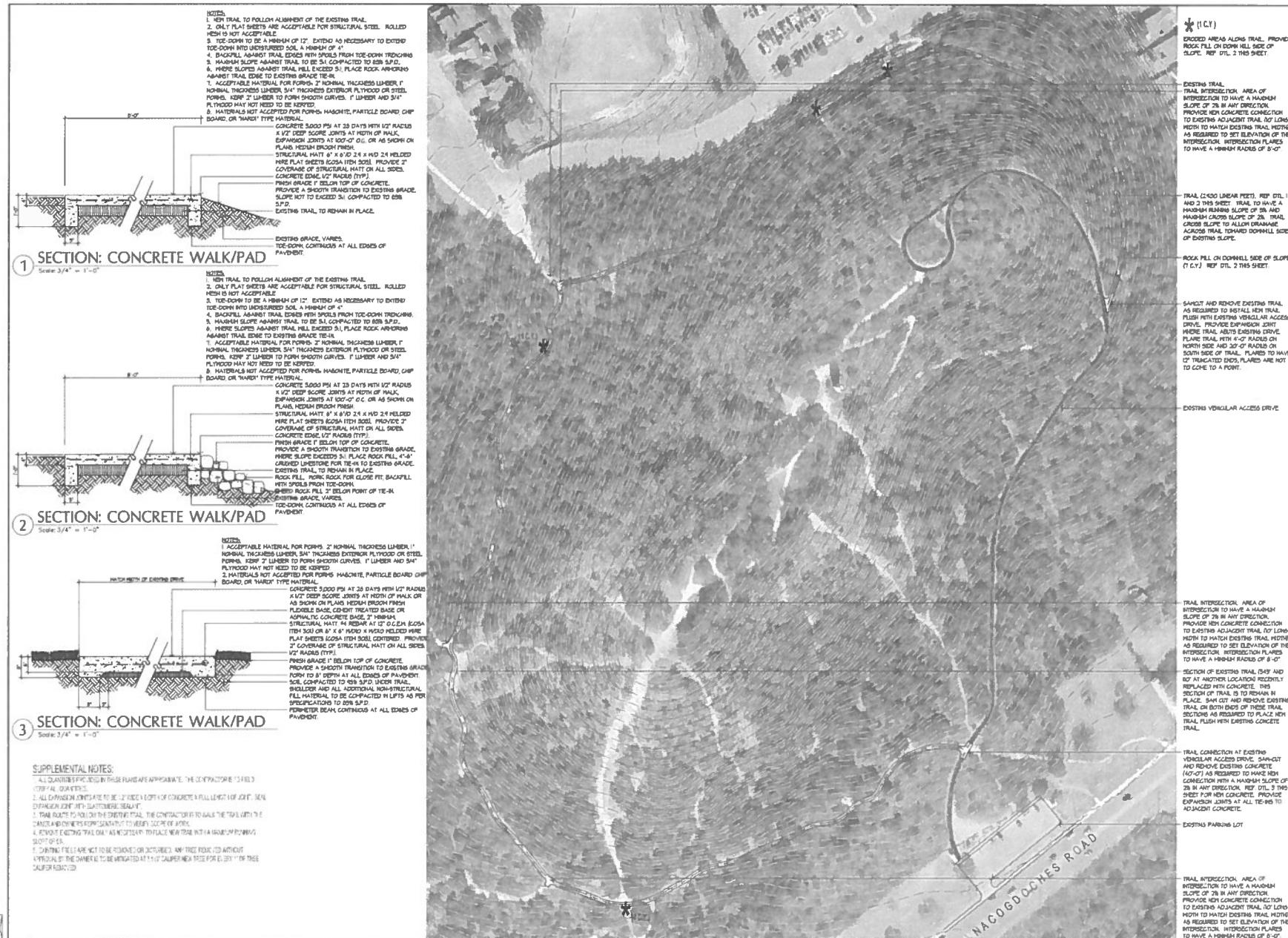
REVISION DATE



Project no:
Date:
Sheet: 1 of 1
SITE LAYOUT

SL 1.00

CONSTRUCTION DOCUMENTS



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REVISION

Sheet 1 of 1

SITE LAYOUT

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Example Shade Canopies

