

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 15

**HDRC CASE NO:** 2015-391  
**COMMON NAME:** 500 E Martinez St  
**LEGAL DESCRIPTION:** NCB 901 ALL OF BLOCK EXC LOTS 44, 45 & 46  
**ZONING:** C3R H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Conceptual approval of a temporary parking lot  
**REQUEST:**

Applicant is requesting conceptual approval for a temporary parking lot located at 500 E Martinez Street (NCB 901), which is bound by Cesar Chavez, S Alamo, S Presa, and E Martinez Streets. The applicant has noted that none of the existing trees nor the PASA art piece will be removed. This will be a paid parking lot and will be operated by the City's Parking Division.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 3. Landscape Design

#### D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

### 7. Off-Street Parking

#### A. LOCATION

*i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

*iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

*ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

### 8. Americans with Disabilities Act (ADA) Compliance

#### C. DESIGN

*iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

**FINDINGS:**

- a. The applicant has proposed to construct a temporary parking lot at 500 E Matinez to provide automobile parking adjacent to the new Yanaguana Garden Park and the Lavaca and Southtown. The applicant has noted that this temporary parking lot will exist until the property is redeveloped.
- b. The site currently features approximately twelve moderately sized trees, all of which the applicant has noted will remain on the site. This is consistent with the Guidelines for Site Elements 3.D.i.
- c. According to the Guidelines for Site Elements 7.A.i. the preferred location for off street parking is at the rear of the site behind primary structures. Given the unique nature of this site being an island and the proposed temporary status of the parking lot, staff finds this placement of parking appropriate.
- d. The required buffering and screening of off street parking is noted in both the UDC Section 35-510 and the Guidelines for Site Elements 7.B.i. The applicant has noted that the proposed parking lot will be landscaped to meet these requirements. This is consistent with the Guidelines. Staff recommends that the applicant provide a detailed landscaping plan prior to returning to the HDRC.
- e. The applicant has noted that the proposed parking lot will be adequately lit and provide adequate handicap and compact car designated parking. This is consistent with the Guidelines. Staff recommends that the applicant provide information regarding lighting as well as other site elements on a detailed site plan prior to returning to the HDRC.
- f. The property is adjacent to the La Villita National Register of Historic Places District, the Lavaca National Register of Historic Places District, and the King William National Register of Historic Places District. It is also within the Lavaca Local Historic District. In addition, a portion of the Madre Acequia traverses the project area. The Madre Acequia is a designated Local Landmark. Moreover, the property is within the site boundaries of previously recorded archaeological site 41BX303 and in close proximity to previously recorded archaeological sites 41BX591 and 41BX2068. Therefore, archaeological investigations shall be required for the project area.

**RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through f with the stipulations that the applicant provides detailed information regarding landscaping, buffering and screening, lighting and handicap parking prior to returning to the HDRC and that an archaeological investigation is required.

Staff finds that a temporary parking lot is appropriate as long as needed; however, staff finds that a two year time frame for a Certificate of Appropriateness is appropriate. If parking is needed after two years from the date of permit issuance, staff recommends the applicant reapply for parking at this location.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 30, 2015

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## **Proposed Temporary Parking Lot at 500 East Martinez Street**

As there is a current pressing need for vehicular parking adjacent to the new Yanaguana Garden park development and in general throughout the Lavaca / Southtown area, Hemisfair Park Area Redevelopment Corporation proposes to develop a temporary surface parking lot on NCB 901 which is bounded by: Cesar Chavez, S. Alamo, S. Presa and East Martinez Streets.

The parking lot will be developed so that none of the existing trees are removed as well as the PASA art piece at the corner of Martinez and Presa.

The lot will be lighted, landscaped, have adequate handicap and compact car designated parking.

This will be a paid parking lot and will be operated by the City's Parking Division.



Martinez Street Temporary Parking Lot – View from corner of South Alamo and Cesar Chavez Streets



Martinez Street Temporary Parking Lot – View from corner of South Presa and Cesar Chavez Streets looking southwest



Martinez Street Temporary Parking Lot – View from Cesar Chavez Street looking southwest



Martinez Street Temporary Parking Lot – View from Cesar Chavez Street looking southeast



Martinez Street Temporary Parking Lot – View from South Presa Street looking east



Martinez Street Temporary Parking Lot – View from South Alamo Street looking west



Martinez Street Temporary Parking Lot – View from Martinez Street looking east toward South Alamo Street



Martinez Street Temporary Parking Lot – View from Martinez Street looking east

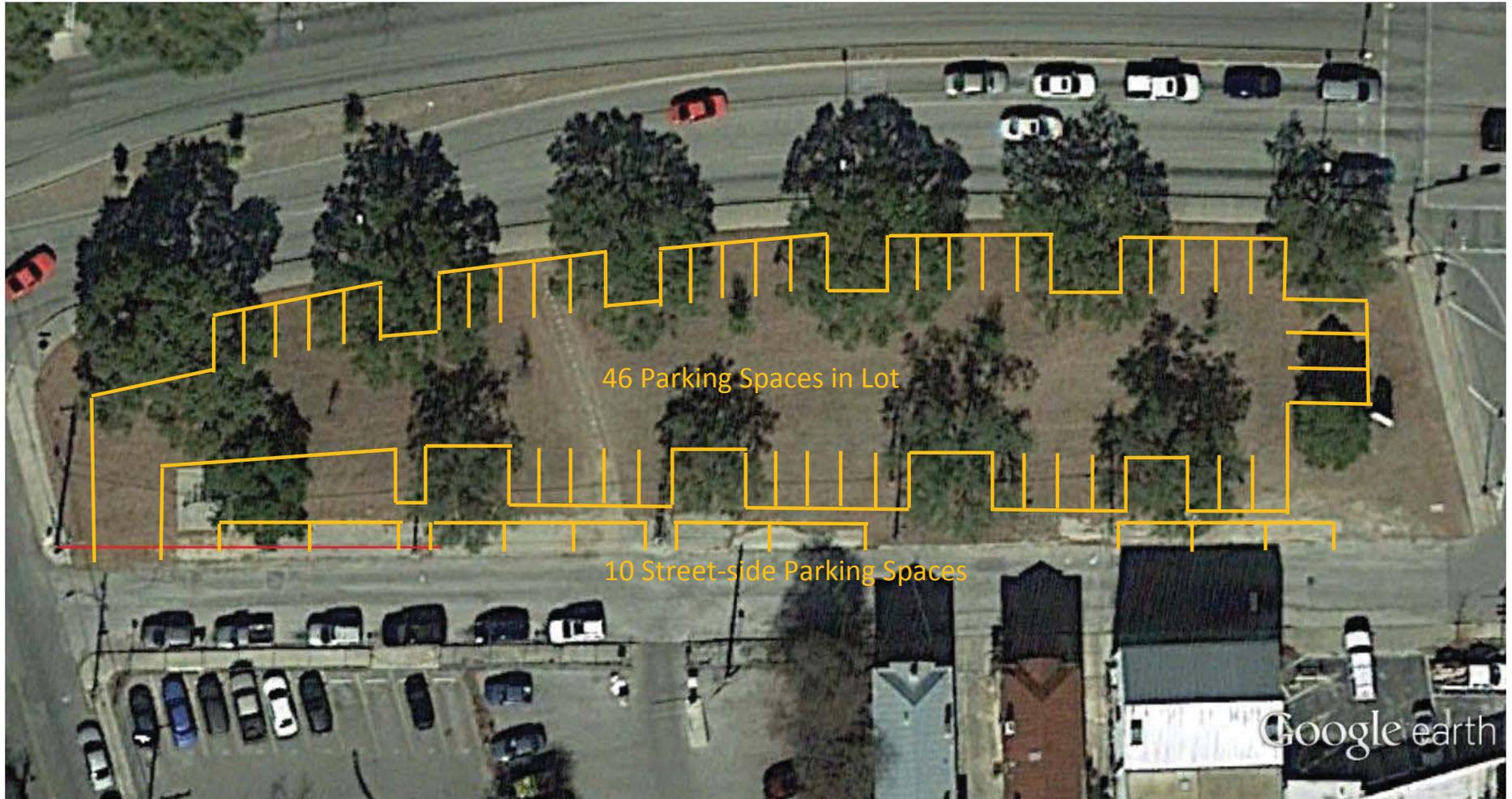


Views of current sidewalk and curb conditions along Martinez Street.



Location Map of Proposed Martinez Street Temporary Parking Lot

Martinez Street Parking – 56 Spaces Possible in Lot and on Martinez St. north side





CITY BLOCK  
No. 901

Being Block No. \_\_\_\_\_ of Subdivision or Addition Known as ARCINIEGA SUBD.

Out of \_\_\_\_\_

SCALE: 100' Per Inch

Parcel 1-3, 14, 23A, 1784-4, 4284, 4035 & 2844 N.Y. LOTS 41-45 Vol. 5102 of SC  
PLAT A-F NOV. 5, 1977 - RECORDED NOV. 11, 1977

SEE NEW  
MAP

