

HISTORIC AND DESIGN REVIEW COMMISSION

October 7, 2015

Agenda Item No: 27

HDRC CASE NO: 2015-320
ADDRESS: 1515 MISSION RD
LEGAL DESCRIPTION: NCB: 20 LOT: 22, 22B, 22C, 22D & 37 NCB: 24 P-100A NO LABEL# NO SERIAL# CR#2012-25965//2013-RESURVEY PER DEED 15737/22212 EX 10/5/2012
ZONING: IDZ H RIO-4
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: White Conlee Builders, Ltd
OWNER: White Conlee Builders, Ltd
TYPE OF WORK: Construction of five, three and four story apartment buildings
REQUEST:

The applicant is requesting conceptual approval of site and building layout for the proposed MELA development. The applicant has proposed to construct five, three and four story residential apartment structures, a clubhouse, a commercial pet daycare and miscellaneous residential structures.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the six (6) river Improvement overlay districts.

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
- (1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:
- A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of way, on the street sides of the property in all river improvement overlay districts
 - B. Provide a connection from the street level sidewalk to the Riverwalk at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk.
 - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.
- (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.
- (3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.
- A. Paving materials for pedestrian pathways shall be either:
 - i. Broom-finished, scored, sandblasted or dyed concrete;
 - ii. Rough or honed finished stone;
 - iii. Brick or concrete pavers; or
 - iv. Other materials that meet the performance standards of the above materials.
 - B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San

Antonio. The public works department will maintain the designated multi-use path locations.

- (4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.
- (5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.
 - A. Queuing is prohibited on the Riverwalk pathway.
 - B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
 - C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
 - (1) Curb Cuts.
 - A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.
 - B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
 - C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.
 - (2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.
 - A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
 - B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.
 - C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.
 - (3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:
 - A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or
 - B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or
 - C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.
 - (4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:
 - A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
 - B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.
 - (5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.
 - (6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.
- (c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street

changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

- A. Additional height.
 - B. Creation of a tower.
 - C. Variation in roof shape.
 - D. Change of color or materials.
 - E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.
- Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC Section 35-673. – Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

- A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.
- B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
- C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.
- D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
- E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.
- F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.
- G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(1) Two or More Buildings on a Site.

- A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they \ drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode or otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1.

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties. (see Figure 673-4).

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design

features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or

less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width.

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river.

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. This address falls within the buffer zone of the designated World Heritage areas. The applicant is responsible for complying with all regulations and meeting any design standards associated with the designation.
- c. This request was reviewed by the Design Review Committee on July 7, 2015, where committee members noted that overall the proposed development would be welcomed to the area.
- d. On August 19, 2015, a request for conceptual approval of site design, building placement and façade arrangement was reviewed by the Historic and Design Review Commission. At that hearing, concern was voiced by citizens as well as the commission and the request was referred to the Design Review Committee to resolve inconsistencies with the Unified Development Code as well as the Historic Design Guidelines.
- e. This request was reviewed a second time by the Design Review Committee on August 25, 2015, where committee members noted that the updated site plan provided information regarding a San Antonio Water Service easement, suggested the applicant maximize golf course views, noted that the development presented a non-urban design, that the design should include urban gestures, that a figure ground diagram should be developed and that the previously presented façade arrangement was not appropriate given the proximity of this property to the San Antonio River, San Antonio Missions National Park and location within the Mission Historic District.
- f. The current request for conceptual approval of site design and building placement was to be reviewed by the Design Review Committee on September 8, 2015, however, the committee did not meet at that time. This request was reviewed by the Design Review Committee on September 16, 2015, where committee members noted that the applicant had addressed staff's stipulations and concerns, that a reasonable representation of site constraints had been shown and that the applicant should meet with the Roosevelt Park Neighborhood Association.
- g. At this time, the applicant has proposed to develop approximately thirteen of the twenty acres on the property. Phase one, as the applicant has shown as this time is to have five, three and four story buildings, a two story clubhouse, surface parking and various amenities located on the northern half of the site leaving the southern portion undeveloped. The applicant has provided information regarding various San Antonio Water System utility easements and a tree preservation plan; both of which have determined the layout of various structures on the northern portion of the site, referred to a Phase 1 in the application documents.

- h. While at this time the applicant is proposing to develop only the northern portion of the site, staff finds that the northern portion will actively effect the design of the southern portion of the site and recommends that the applicant provide a master plan including information regarding the southern portion of the site, which will interact with the San Antonio River as well as the Mission Reach of the San Antonio Riverwalk. Any approval associated with Phase 1 does not provide authority over future site or building design associated Phase 2.
- i. Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has provided a site plan that has noted sidewalk connections across the property and has connected the various functions of the site in a coordinated system incorporated an interior courtyard and an exterior, perimeter path. This is consistent with the UDC.
- j. Paving materials used for pedestrian walkways are to be visually and texturally different than those used for automobile traffic and parking. The applicant is responsible for complying with UDC Section 35-672(a)(3) regarding paving materials.
- k. The applicant has noted two curb cuts in the provided site plan; both for automobile traffic to access surface parking lots. Per the UDC Section 35-672(b)(1)(B), curb cuts may be no larger than twenty-five (25) feet. The applicant is responsible for complying with this section of the UDC.
- l. Regarding onsite parking, surface parking areas are to be located toward the interior of the site or to the side or rear of a building and shall be screened or buffered from view of public streets and the San Antonio River if they are located within a fifty-foot setback from the edge of the river ROW use and within a twenty-foot setback from a property line adjacent to a street use. The applicant has proposed surface parking adjacent to a street use. The applicant is responsible for complying with the UDC Section 35-672(b)(3) and has provided information regarding the screening of surface parking.
- m. Per the UDC Section 35-673(b), buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. For projects with two or more buildings on a site, buildings should be clustered to create active open space such as courtyards along the street and river edges. The applicant has arranged four interior buildings to create an interior courtyard featuring a swimming pool and has provided information regarding site constraints which prevent the creation of additional active spaces regarding the northern edge of the site. Staff recommends that the applicant continue to develop and implement active spaces along Mission Road as this is a requirement of the UDC.
- n. The UDC Section 35-673(b)(1)(A) both state that a building's orientation as well as primary entrance should be toward the street. In addition to this, the Historic Design Guidelines, Chapter 4, Guidelines for New Construction 1.A. and B. state that a building's orientation as well as primary entrance should be oriented to be consistent with the building orientation found throughout the district; toward the street. Staff finds that a consistent building orientation throughout the proposed site would be appropriate and consistent with both the UDC and the Historic Design Guidelines. If the applicant is unable to orient primary entrances toward the street, staff recommends that the applicant orient primary entrances toward pedestrian walkways and active spaces, not surface parking.
- o. The UDC Section 35-673(c) provides guidelines regarding the preservation of the existing natural contours and distinct character of the San Antonio River. The applicant is responsible for coordinating with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.
- p. According to the UDC Section 35-673(e)(1), no more than seventy-five percent of the landscape materials, including plants, shall be the same as those on adjacent properties and (e)(2)(A) which states that planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. For RIO-4, sixty percent of the river bank is to be landscaped. The applicant is responsible for complying with this section of the UDC at the time of the proposed development of phase one.
- q. The applicant has noted per the site plan that the proposed development is to include various paved walkways and a paved, interior courtyard. Per the UDC Section 35-673(g), in RIO-4, a maximum of six hundred square feet is allowed for a single paving material before the paving material must be divided or separated with a paving materials that is different in texture, pattern, color or material and that a maximum of one hundred linear feet is allowed in a walkway before the pattern must change in materials. The applicant is responsible for complying with this section of the UDC.
- r. The applicant has proposed a perimeter fence of stone and wrought iron. This is consistent with the UDC Section 35-673(h).
- s. The applicant has proposed street furnishings along the perimeter of the property along the San Antonio River. Per the UDC, street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand sculpted concrete or solid surfacing materials. The applicant's proposal is consistent with the UDC.
- t. The applicant has not specified a distinct lighting scheme at this time. The applicant is responsible for complying with the UDC Section 35-673(j) in regards to lighting.

- u. Per the UDC Section 35-673(m) and (n), Buffering and Screening should be used to screen various mechanical and service equipment from the public right of way. The applicant has not specified the exact location of all mechanical and service equipment, however the applicant should provide a method of buffering and screening any visually obtrusive equipment from the public right of way prior to returning for final approval.
- v. Bicycle parking helps promote a long term sustainable strategy for development in RIO Districts. The applicant is responsible for providing bicycle parking in well lit and accessible areas on the site per UDC Section 35-673(o) and 35-526.
- w. As mentioned in finding a, conceptual review of general design ideas and principles (such as scale and setback) and specific design details reviewed at this stage are not binding. The applicant should actively work with Office of Historic Preservation staff, the Design Review Committee, the Roosevelt Neighborhood Association and the San Antonio River Authority to develop a project that is consistent with the UDC as well as the Historic Design Guidelines. A complete master plan is recommended to address concerns shared by each of these entities which will lead to a successful development of both phase one and phase two.

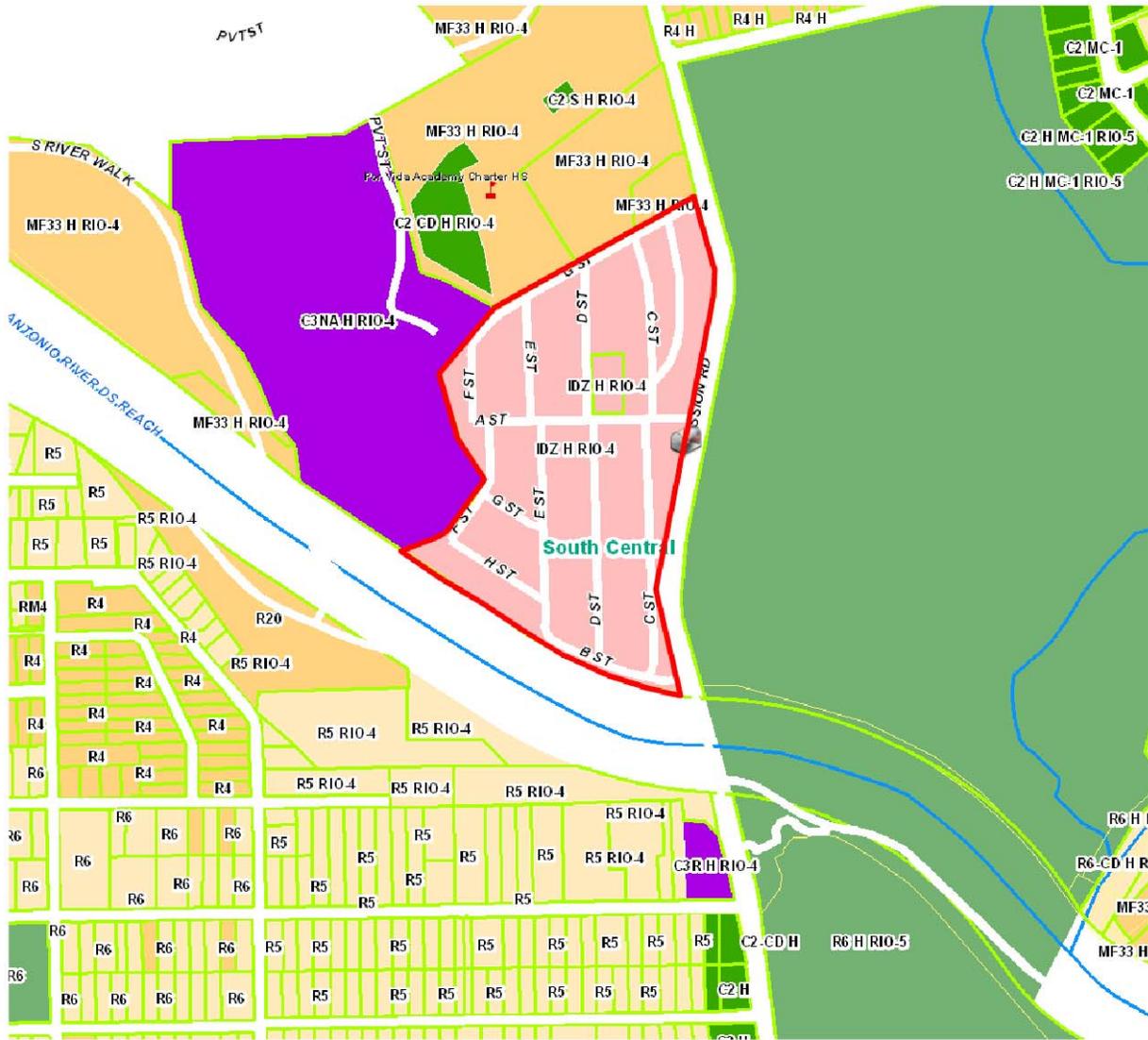
RECOMMENDATION:

Staff recommends conceptual approval of the proposed site design and building layout with the following stipulations:

- i. That the applicant provide a master plan including information regarding the southern portion of the site, which will interact with the San Antonio River as well as the Mission Reach of the San Antonio Riverwalk as noted in finding h.
- ii. That if the applicant is unable to orient the primary entrances toward a developed street, that the applicant orient primary entrances toward pedestrian walkways and active spaces, not surface parking as noted in finding n.
- iii. That the applicant continue to develop and implement active spaces along Mission Road as noted in finding m.
- iv. That the applicant continue to coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.
- v. That the applicant actively work with Office of Historic Preservation staff, the Design Review Committee of the Historic and Design Review Commission, the Roosevelt Neighborhood Association and the San Antonio River Authority.

CASE MANAGER:

Edward Hall



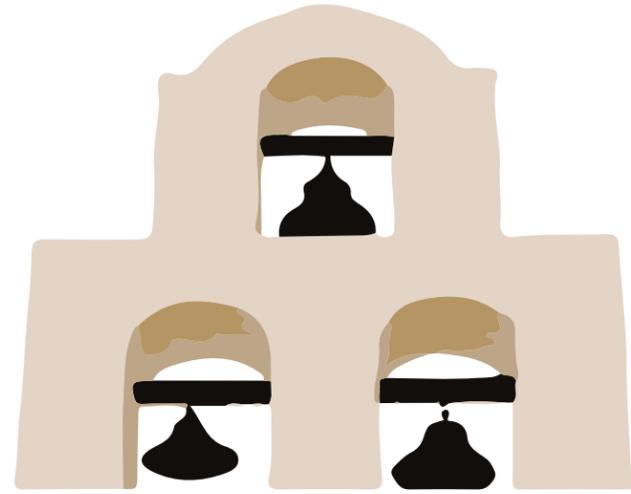


Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2015

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MISSION ESCONDIDA
LUXURY APARTMENTS

AREA OVERVIEW

HWY 90

MISSION

137

SPORTS
COMPLEX

RIVERSIDE
GOLF COURSE

SITE

RGC



SAN ANTONIO RIVER

SPORTS COMPLEX

ST. PJ'S & SETON HOME

MISSION
CONCEPCION

FUTURE
PROJECT
SITE

MELA SITE

BLESSED SACRAMENT
ACADEMY

RIVERSIDE GOLF COURSE



SITE & CONSTRAINTS

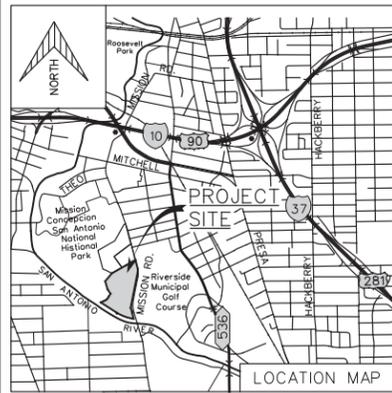
**FUTURE
DEVELOPMENT
SITE**



3DImpulse Inc

PLAT NO. 150058
 REPLAT AND SUBDIVISION
 ESTABLISHING
 MISSION ESCONDIDA
 LUXURY APARTMENTS

BEING 20.7668 ACRES ESTABLISHING LOT 60 (7.6732 AC.) AND 61 (13.0936 AC.), NEW CITY BLOCK A-20, BEING COMPRISED OF LOT 37 NEW CITY BLOCK 20, OF THE CHERLY ANN MOBILE HOME PARK SUBDIVISION, AS RECORDED IN VOLUME 6800, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF A 19.962 ACRE TRACT RECORDED IN VOLUME 16784, PAGE 2081, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE T. THATCHER SURVEY, ABSTRACT NO. 736, BEXAR COUNTY, TEXAS



OPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NORTH

SCALE: 1" = 100'



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.



MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

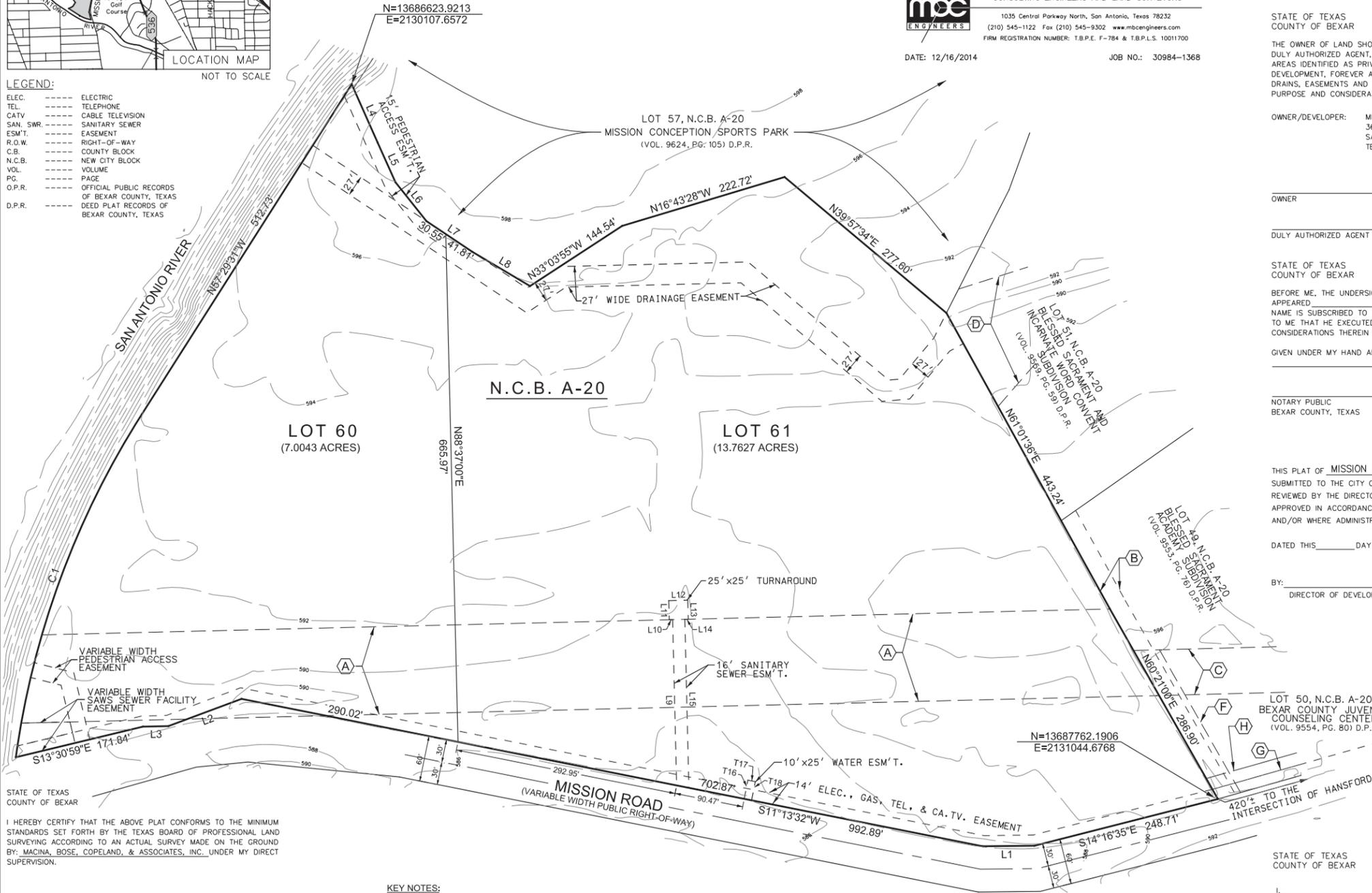
DATE: 12/16/2014

JOB NO.: 30984-1368

NOT TO SCALE

LEGEND:

- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESM'T. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- C.B. ----- COUNTY BLOCK
- N.C.B. ----- NEW CITY BLOCK
- VOL. ----- VOLUME
- PG. ----- PAGE
- O.P.R. ----- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. ----- DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MISSION ESCONDIDA, LLC
 3611 PAESANOS PARKWAY SUITE 202
 SAN ANTONIO, TEXAS 78231
 TEL. NO. (210) 492-1300

OWNER _____

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

THIS PLAT OF MISSION ESCONDIDA LUXURY APARTMENTS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2015.

BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2015 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2015 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

4:05:38 PM 8/24/2015 dgonzales
 P:\171368730984-Legacy R\ervers\des\gnp\17130984.dwg



I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

DAVID SCOTT R.P.L.S. NO. 6034

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 70868

KEY NOTES:

- (A) 11' SANITARY SEWER EASEMENT
- (B) 23' DRAINAGE EASEMENT (VOL. 9553, PG. 76) D.P.R.
- (C) SEWER LINE EASEMENT DATED 12-02-1948 (VOL. 2619, PG. 149-150) D.P.R.
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9559, PG. 59) D.P.R.
- (F) 30' UTILITY EASEMENT (VOL. 9554, PG. 80) D.P.R.
- (G) 14' TELE, ELEC., AND CATV EASEMENT (VOL. 9554, PG. 80) D.P.R.
- (H) 30' BUILDING SETBACK LINE (VOL. 9554, PG. 80) D.P.R.

LINE TABLE

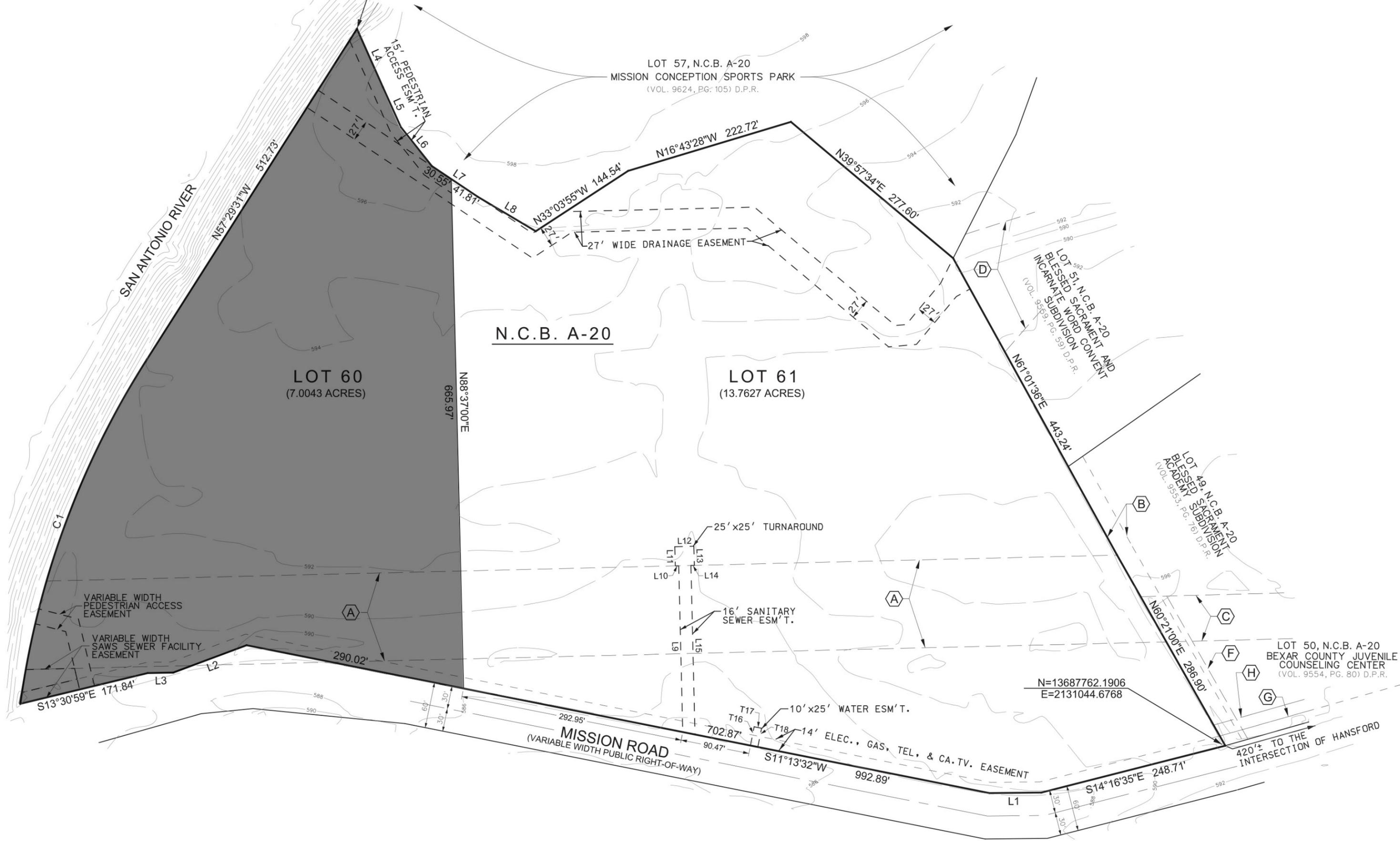
NO.	BEARING	LENGTH
L1	S00°35'00"E	68.10'
L2	S20°23'54"E	102.58'
L3	S01°16'08"E	33.37'
L4	N65°58'42"E	83.62'
L5	N65°46'20"E	57.16'
L6	N51°24'12"E	65.26'
L7	N33°39'27"E	72.36'
L8	N30°37'30"E	88.29'
L9	S88°37'00"W	217.44'

LINE TABLE

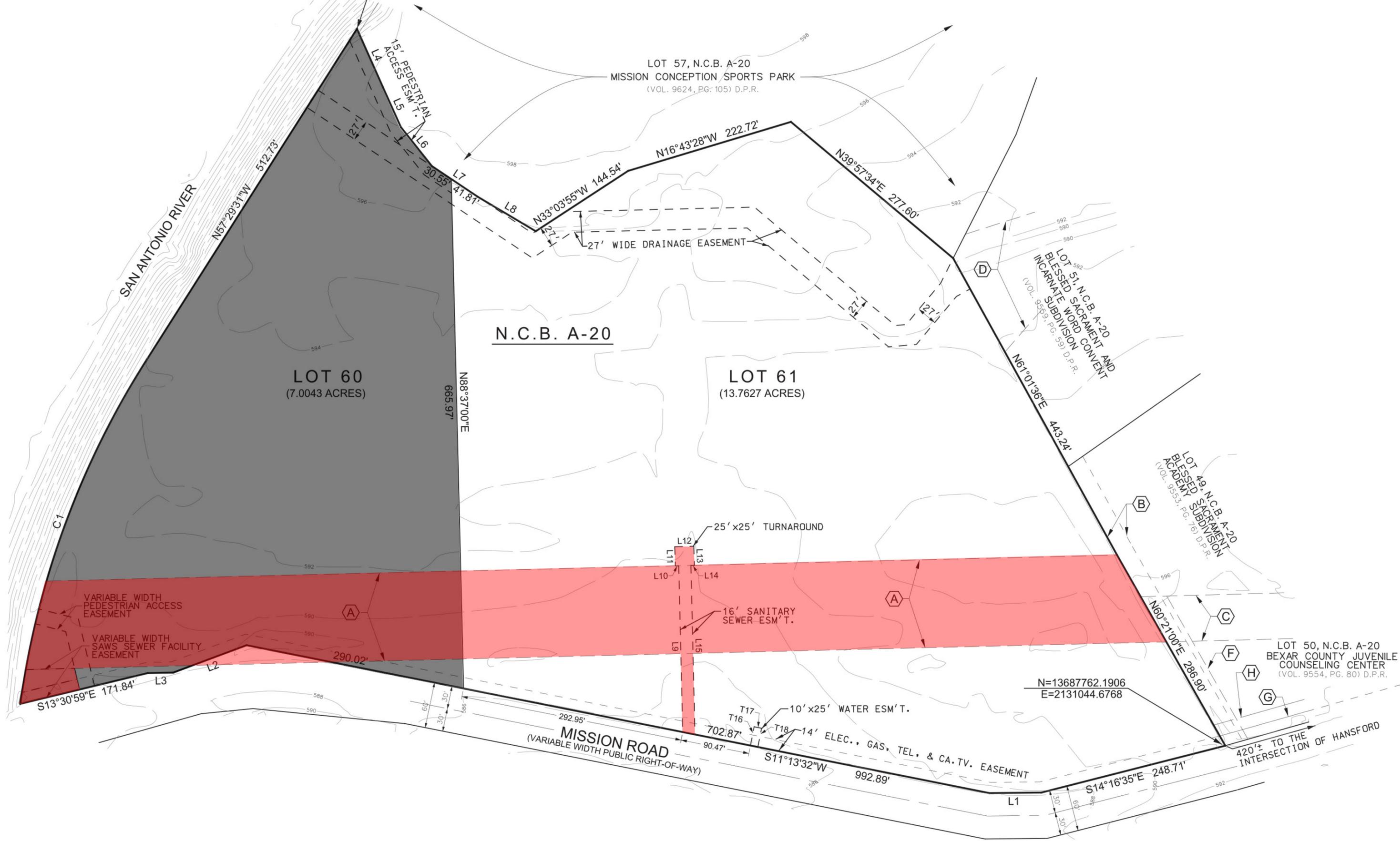
NO.	BEARING	LENGTH
L10	S01°23'00"E	4.50'
L11	S88°37'00"W	25.00'
L12	N01°23'00"W	25.00'
L13	N88°37'00"E	25.00'
L14	S01°23'00"E	4.50'
L15	N88°37'00"E	221.02'
L16	N78°46'28"W	25.00'
L17	N11°13'32"E	10.00'
L18	S78°46'28"E	25.00'

CURVE DATA

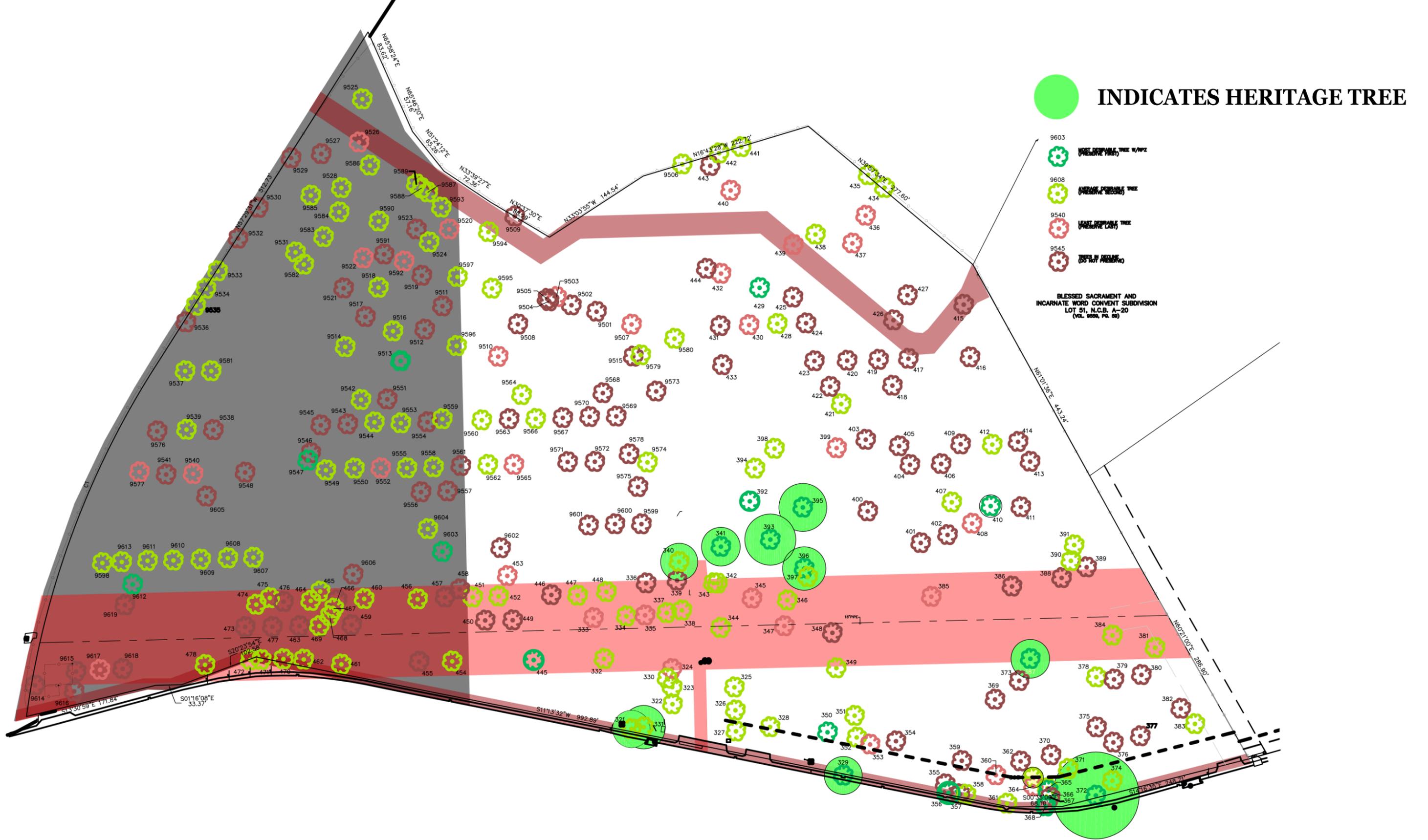
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BRG.	CHD. DIST.
C1	118.84'	24°45'07"	245.50'	483.34'	N69°46'32"W		479.59'



SITE - LOT 61



SANITARY SEWER EASEMENT



HERITAGE AND SIGNIFICANT TREES

LEGEND

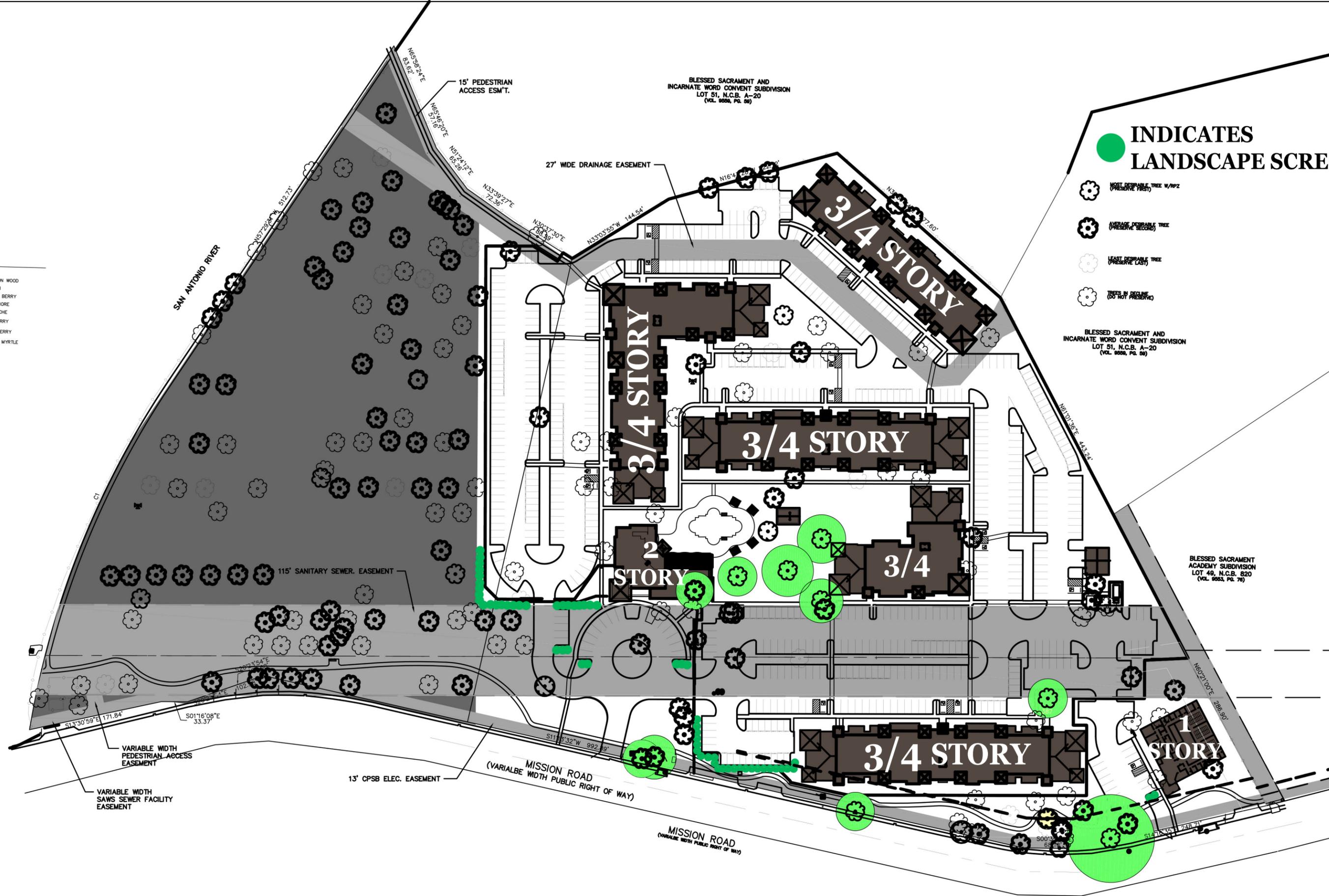
A	ASH
CW	COTTON WOOD
PE	PECAN
CB	CHINA BERRY
S	SYCAMORE
HU	HUISACHE
MB	MULBERRY
H	HACKBERRY
CM	CREPE MYRTLE
(Tree Symbol)	TREE

INDICATES LANDSCAPE SCREENING

-  MOST DESIRABLE TREE (PRESERVE FIRST)
-  AVERAGE DESIRABLE TREE (PRESERVE SECOND)
-  LEAST DESIRABLE TREE (PRESERVE LAST)
-  TREES IN DECLINE (DO NOT PRESERVE)

BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION LOT 51, N.C.B. A-20 (VOL. 9888, PG. 98)

BLESSED SACRAMENT ACADEMY SUBDIVISION LOT 49, N.C.B. 820 (VOL. 9883, PG. 78)



SAN ANTONIO RIVER

BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION LOT 51, N.C.B. A-20 (VOL. 9888, PG. 98)

27' WIDE DRAINAGE EASEMENT

3/4 STORY

3/4 STORY

2 STORY

3/4

3/4 STORY

1 STORY

115' SANITARY SEWER EASEMENT

VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT

VARIABLE WIDTH SAWS SEWER FACILITY EASEMENT

13' CPSB ELEC. EASEMENT

MISSION ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

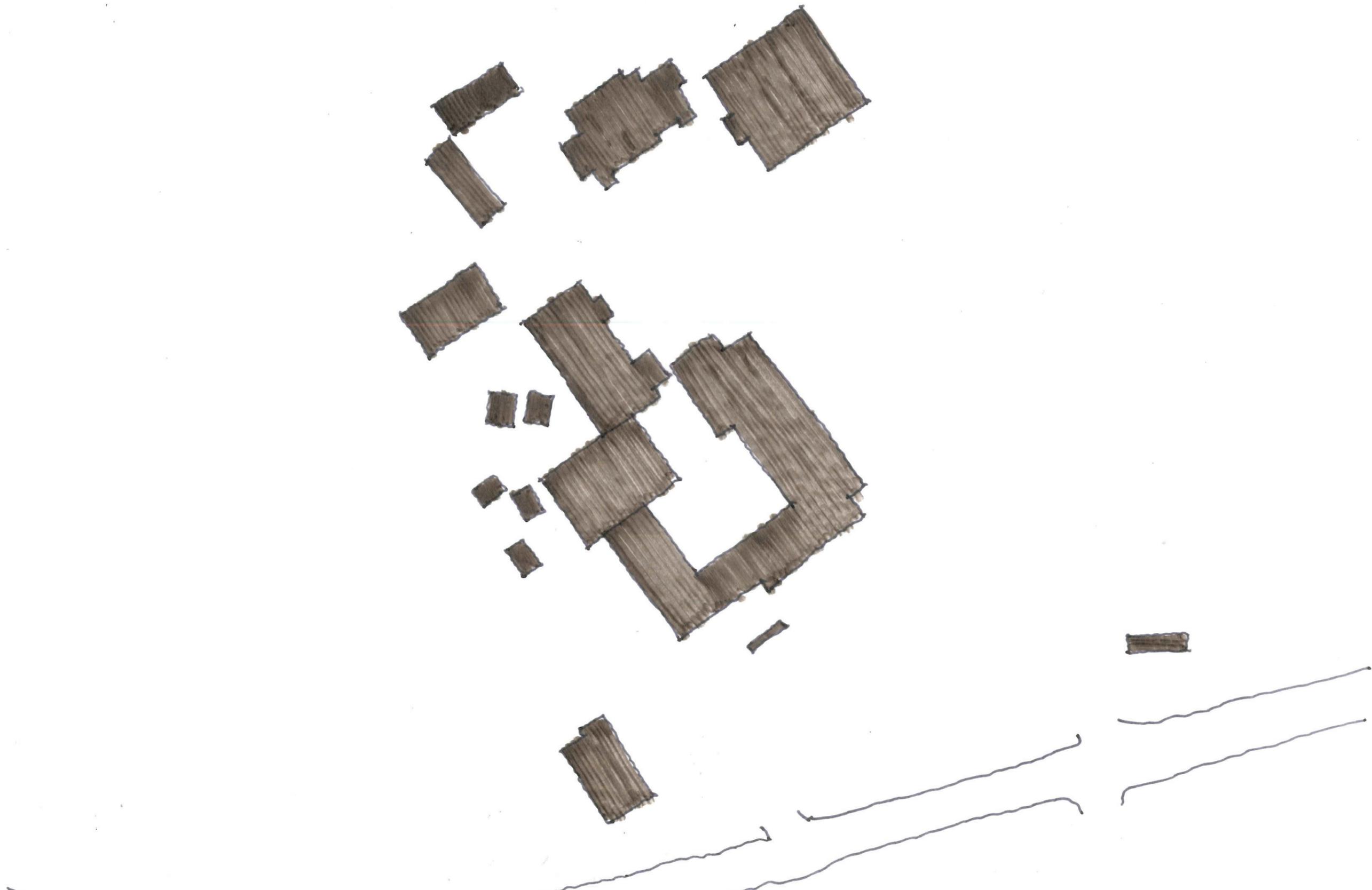
MISSION ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

LAYOUT PATTERNS



ST. PJ'S CHILDREN'S HOME & SETON HOME
FIGURE GROUND STUDY





BLESSED SACRAMENT ACADEMY
FIGURE GROUND STUDY





MELA PROPOSED PHASE I SITE
FIGURE GROUND STUDY



RIO-4 CONSIDERATIONS

MIXED-USE

Restrictive covenants on the property only allow for 10,000 sf of commercial/retail space for the combined Lot 60 and Lot 61. A pet daycare center on Lot 61 accounts for approximately 7,000 sf and 70% of the allowable commercial development. Although separated into a different structure, the proposed development does provide a mix of residential and commercial uses as a whole.

**FUTURE
DEVELOPMENT
SITE**

**COMMERCIAL
PET DAYCARE**



3DImpulse Inc

NODAL DEVELOPMENT

The property is not located at a street intersection. The nature of the Mission Rd corridor adjacent to the property is not conducive to a synergistic urban node with adjacent uses of a school, neighborhood, and golf course. Nevertheless, publicly accessible trails to be developed as part of this project run along Mission Rd and adjacent to the San Antonio River to interconnect with the existing Mission Reach trail system for pedestrians. The clubhouse for the project will also provide meeting rooms that can be reserved for use by the neighborhood.

SPORTS
COMPLEX

SCHOOL

MELA

NEIGHBORHOOD

GOLF COURSE

GOLF
COURSE



**EXISTING PUBLIC TRAIL
& PEDESTRIAN BRIDGE**

**NEW PUBLIC ACCESS TRAIL
ALONG MISSION RD AND ALONG RIVER**







An aerial photograph of a golf course clubhouse complex. The clubhouse consists of several long, tan-colored buildings arranged in a U-shape around a central area. A small, bright orange rectangular area is highlighted on the left side of the central building. The clubhouse is surrounded by green lawns, trees, and a parking lot filled with cars. In the background, there are three baseball fields with brown dirt bases. To the left, a large body of water is visible, and a road runs along the bottom of the clubhouse. The surrounding area includes a golf course with sand traps and green fairways, and some residential buildings to the right.

**MEETING ROOMS
AT CLUBHOUSE
AVAILABLE TO PUBLIC**



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 8/25/2015 HDRC Case# 2015-320

ADDRESS: 1515 MISSION Meeting Location: 1901 S ALAMO

APPLICANT: WHITE CONLEE BUILDERS, LLL

DRC Members present: MICHAEL CONNOR, MICHAEL GUARINO, PAT DIGIOVANNI

Staff present: EWARDA HALL

Others present: MIGUEL SALLANA, RICK BRENNER, BRIAN WRIGHT (SARA)

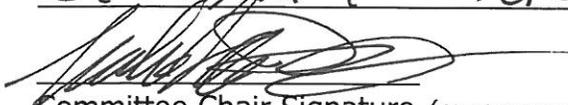
REQUEST: CONSTRUCTION OF MULTI LEVEL RESIDENTIAL STRUCTURES AT MISSION RD AND THE SAN ANTONIO RIVER

COMMENTS/CONCERNS: MC: NEW SITE PLAN ADDRESSES QUESTIONS PREVIOUSLY ASKED - ^{SANS} ~~AND~~ EASEMENT. HOW IS SITE DIVISION REFLECTED THROUGH DESIGN? MAIN CONCERN OVER SITE DESIGN - WHY NOT MAXIMIZE GOLF COURSE VIEWS - PROPOSAL PRESENTS A VERY NON URBAN DESIGN, OPPORTUNITY FOR A MAJOR IMPROVEMENT - DESIGN SHOULD INCLUDE URBAN GESTURES. MG: FIGURE-GROUND DIAGRAM FOR SITE IS APPROPRIATE. DESCRIPTIONS OF SITE CONSTRAINTS IS APPROPRIATE. CRITICAL EDGE IS DESIGN AT RIVER.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

No Action

RESUBMIT FOR SITE PLAN APPROVAL


Committee Chair Signature (or representative)

8/25/15
Date

