

## HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-086  
**ADDRESS:** 711 NAVARRO ST  
**LEGAL DESCRIPTION:** NCB 408 BLK 15 LOT 1,2 3,4,5 & 6  
**ZONING:** RIO-3, D  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Verizon Wireless c/o Vincent Gerard & Associates, Inc.  
**OWNER:** Graystreet Travis Office LLC  
**TYPE OF WORK:** Rooftop telecommunications equipment installation  
**APPLICATION RECEIVED:** March 6, 2019  
**60-DAY REVIEW:** May 5, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install three rooftop antennas flush to the parapet walls facing Navarro.

### APPLICABLE CITATIONS:

Sec. 35-385. - Radio, Television Antennas, and Wireless Communication Systems.

- (5) **HDRC Review.** Antenna support structure towers are prohibited if they are: within two hundred (200) feet of the San Antonio River; or within two hundred (200) feet of a historic landmark; or within two hundred (200) feet of a historic district or river overlay district; or within a historic district or river overlay district; or in excess of the height specifications of a Mission Protection Overlay District. In conjunction with consideration by the zoning commission the application for city council approval may be presented to the Historic Design and Review Commission (HDRC) if the antenna support structure is located within two hundred (200) feet of the river improvement overlay district or within a historic district.

### FINDINGS:

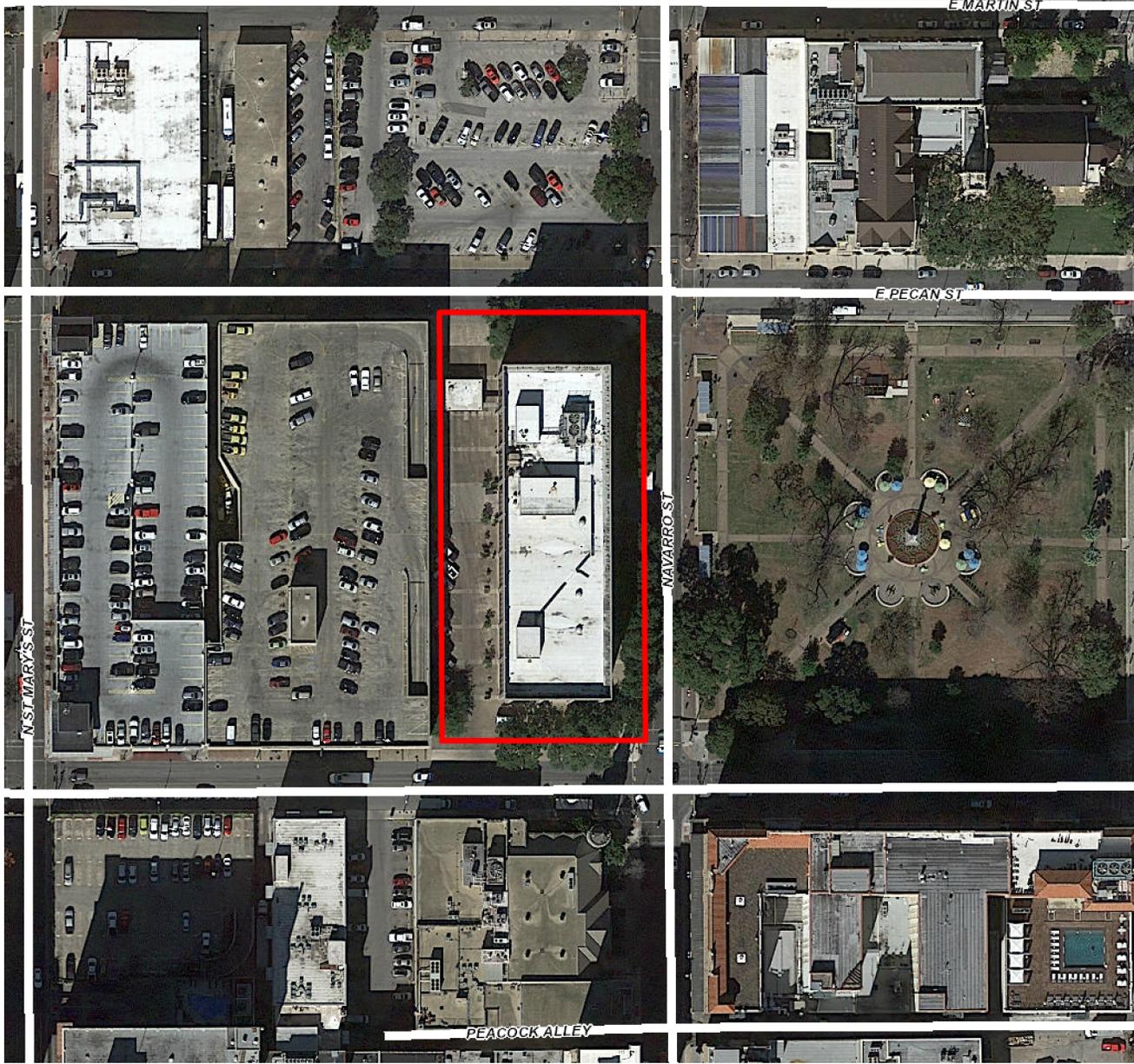
- a. The structure 711 Navarro was constructed circa 1970 and is located in RIO-3 and the Downtown District. The structure, commonly known as Jefferson Bank, is surrounded by three historic landmarks within 200 feet including Travis Park United Methodist Church, the St Anthony Hotel, and St Mark's Episcopal Church.
- b. **ROOFTOP ANTENNA** – The applicant has proposed to install two flush panel antennas on the northeast corner and one of the southeast corner. These three antennas are visible from Travis Park and are in closest proximity to three historic landmarks.
- c. **LOCATION** – The proposed antennas are proposed to be flush-mounted to the parapet facades of the structure on the east corners facing Navarro. According to photo simulations, the proposed antennas would not be visibly by pedestrians in the immediate right-of-way in front of the structure (the sidewalk in front of Jefferson Bank). However, staff does find that the proposed antennas would be visible from the public right-of-way at Travis Park and the three historic landmarks within proximity – if not properly installed with stealth aesthetic including a flush-mount and matching color.
- d. **DESIGN** – The proposed antennas are flush-mounted featuring a two square foot panel on center; placed approximately 118 feet from grade. Staff finds that the uninterrupted flat concrete parapet perpendicular to the concrete columns that extends to the ground is a character-defining feature of this Modern style building, and that the proposed stealth antennas are appropriate to install if they are painted to match and do not extend beyond from the façade enough to create additional shadow lines. Staff finds that a stealth design is appropriate.

### RECOMMENDATION:

Staff recommends approval of the 3 flush-mounted antennas based on findings b through d with the following stipulations:

- i. The antenna panels should match in texture and color to the existing parapet they will be attached to.
- ii. The antenna panels are to be flush-mounted as feasibly possible to not create additional shadow lines.





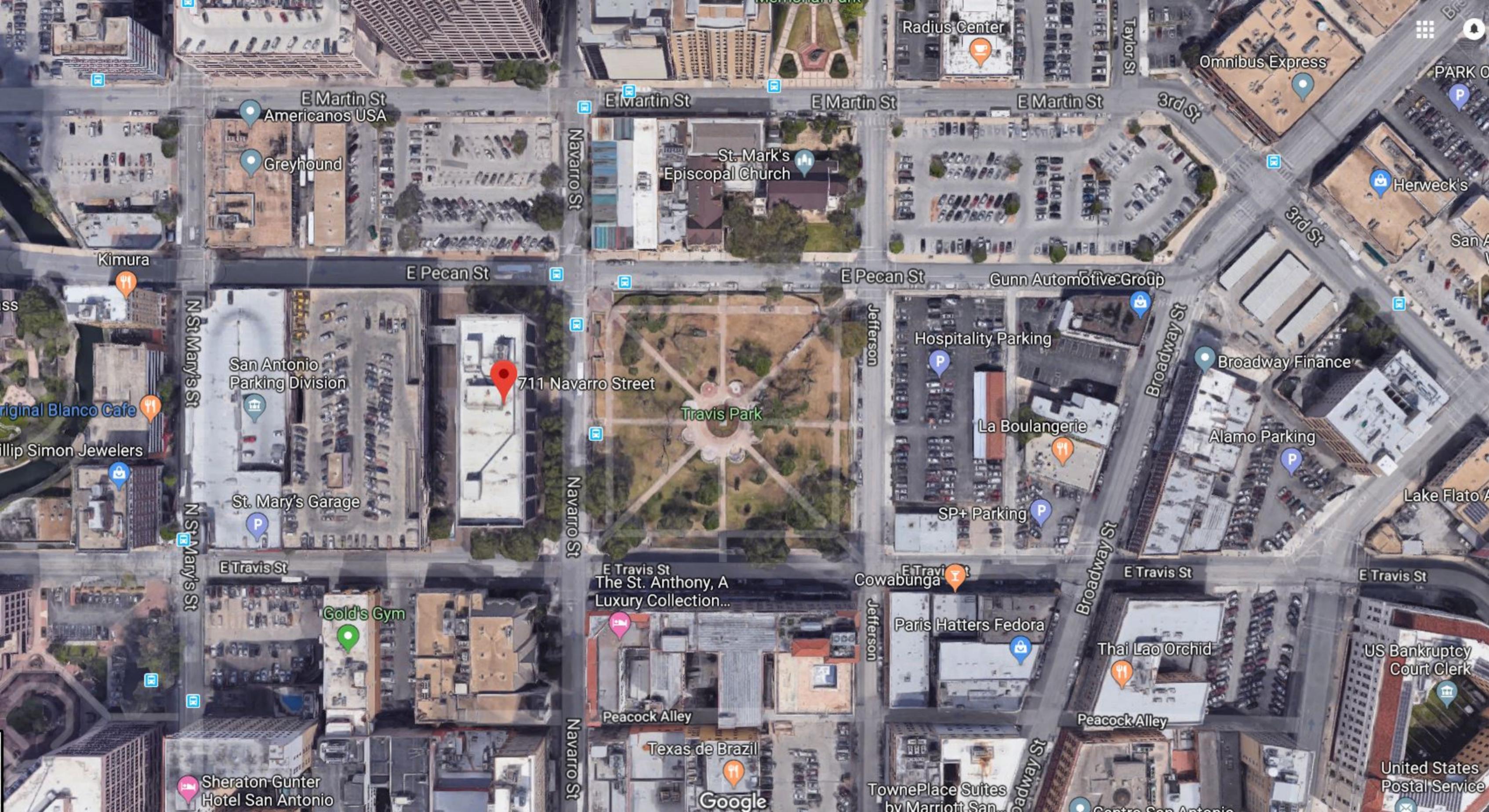


## 711 Navarro

Powered by ArcGIS Server

Printed: Feb 26, 2019

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E Martin St  
Americanos USA

Greyhound

E Martin St

St. Mark's  
Episcopal Church

E Martin St

Radius Center

E Martin St

Omnibus Express

PARK O

Herweck's

Kimura

E Pecan St

E Pecan St

E Pecan St

Gunn Automotive Group

San Antonio  
Parking Division

711 Navarro Street

Travis Park

Hospitality Parking

La Boulangerie

Broadway Finance

St. Mary's Garage

SP+ Parking

Alamo Parking

E Travis St

E Travis St

The St. Anthony, A  
Luxury Collection...

Cowabunga

Paris Hatters Fedora

Thai Lao Orchid

US Bankruptcy  
Court Clerk

Gold's Gym

Peacock Alley

Texas de Brazil

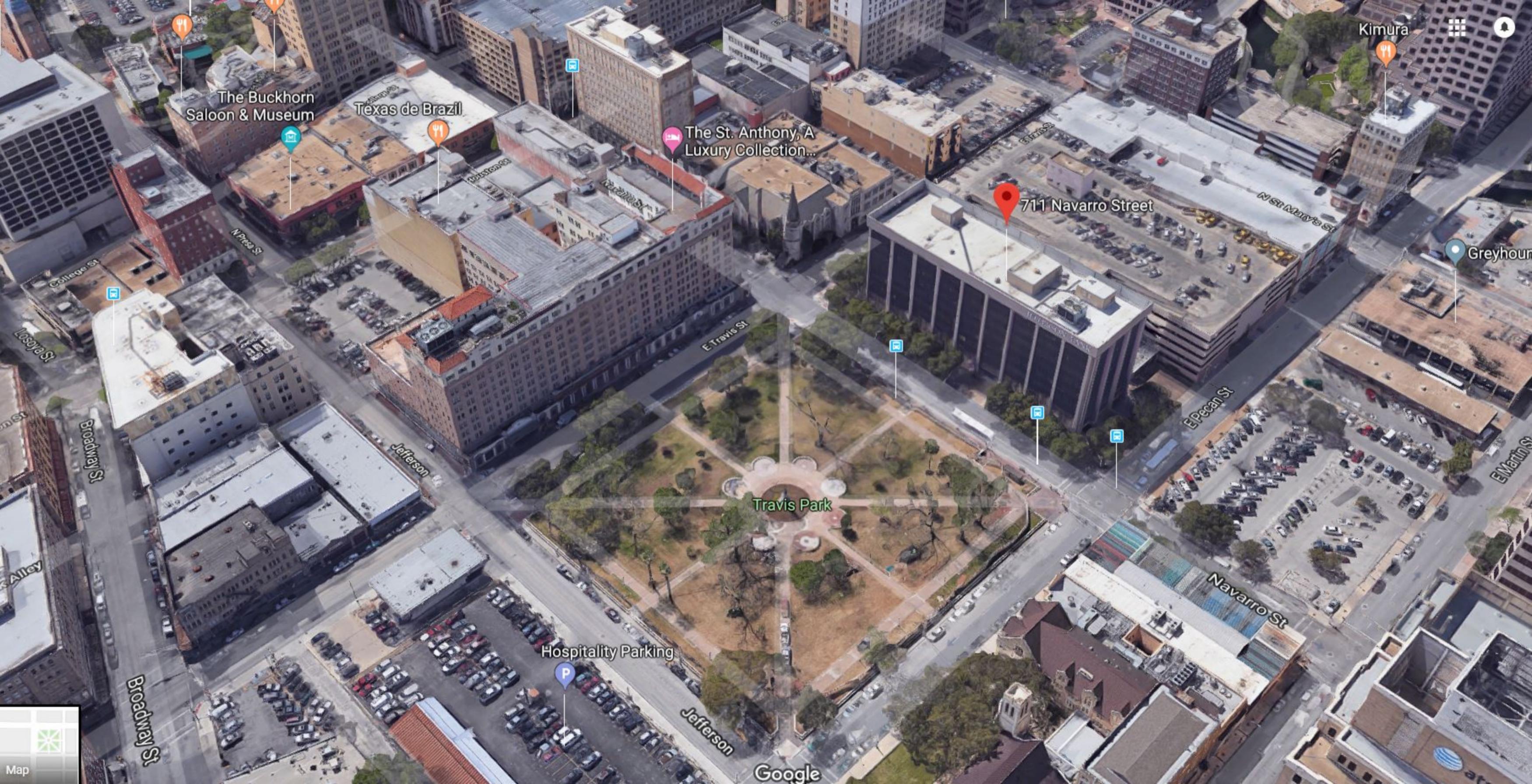
TownePlace Suites  
by Marriott San

Peacock Alley

Sheraton-Gunter  
Hotel San Antonio

Google

United States  
Postal Service



The Buckhorn Saloon & Museum

Texas de Brazil

The St. Anthony, A Luxury Collection...

711 Navarro Street

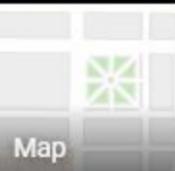
Kimura

Greyhound

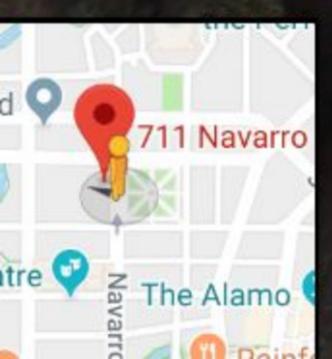
Travis Park

Hospitality Parking

Google



751 Navarro St  
San Antonio, Texas  
Google  
Street View - Jan 2017



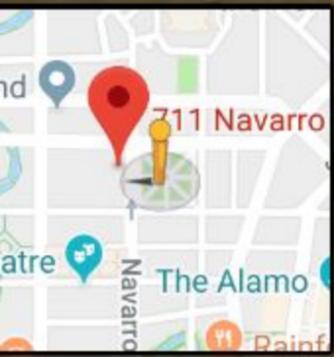
Google

Travis Park

Jeff p

Street View - Feb 2017

Jefferson Bank



Google



Jefferson Bank



**St. Mary's & Travis - View from Northeast**



**St. Mary's & Travis - View from Southeast**



**TRAVIS ST. MARY'S**  
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711 NAVARRO ST  
SAN ANTONIO, BEXAR COUNTY, TX 78205  
(475224)

**SITE NAME**  
**TRAVIS ST. MARY'S**  
(475224)

**SITE ADDRESS**  
711 NAVARRO ST  
SAN ANTONIO, BEXAR COUNTY, TX 78205

**PROJECT DATA**

<b>PROJECT INFORMATION:</b>	<b>APPLICANT:</b>	<b>LANDLORD:</b>
JURISDICTION: CITY OF SAN ANTONIO	VERIZON WIRELESS 6696 TRI COUNTY PARKWAY, STE. 100 SCHERTZ, TEXAS 78154 CONTACT: TIM CALETKA PHONE: (210) 834-1664	GRAYSTREET TRAVIS OFFICE LLC 711 NAVARRO ST SAN ANTONIO, TX 78205 CONTACT: RICHARD GILL PHONE: 210-602-3564
CONSTRUCTION TYPE: UNMANNED TELECOMMUNICATIONS		
LATITUDE:		
LONGITUDE:		

**DRIVING INSTRUCTIONS**

FROM SAN ANTONIO INTERNATIONAL AIRPORT:  
FOLLOW US-281 S TO BROOKLYN AVE. TAKE EXIT 141C FROM US-281 S. TAKE EXIT 141C TOWARD MCCULLOUGH AVE/NOLAN ST. TURN LEFT ONTO AVE E. TURN RIGHT ON 6TH STREET. TURN LEFT ONTO BROADWAY STREET. TURN RIGHT ONTO E TRAVIS ST. TURN RIGHT ONTO NAVARRO ST. DESTINATION WILL BE ON THE LEFT.

**SHEET INDEX**

- T1 TITLE SHEET
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- A2-1 7TH LEVEL PHOTOGRAPHS
- A3 3RD THRU 6TH LEVEL FLOOR PLAN
- A4 2ND LEVEL FLOOR PLAN
- A4-1 2ND LEVEL PHOTOGRAPHS
- A5 LOWER LEVEL FLOOR PLAN
- A6 BUILDING ELEVATION
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- A8 1A LETTER
- A9 ANTENNA & EQUIPMENT SUMMARY
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- D2 UTILITY FRAME DETAILS
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- D5 ANTENNA MOUNT DETAILS
- D6 SECTOR MOUNT DETAILS
- D6-1 SECTOR PLANS
- S1 STRUCTURAL NOTES
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- S3 EQUIPMENT CURB PLAN
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- S5 DETAILS AND SECTIONS
- G1 GROUND DIAGRAM
- G2 CONNECTION DETAILS
- E1 SITE PLAN
- E2 EQUIPMENT PLAN
- E3 DETAILS & NOTES
- E4 ELECTRICAL RISER
- E5 ELECTRICAL SPECIFICATIONS

APPROVAL SIGNATURES  
**LANDLORD**  
  
**LEASING**  
  
**CONSTRUCTION**

03.06.19



EXP. DATE: 06/30/19

**ARCHCOMM, LLC.**  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

SHEET TITLE  
**TITLE SHEET**

SHEET HISTORY

07.16.18 PCD  
11.09.18 FCD  
03.06.19 REV. ANTENNA LOCATIONS

**T1**

**PROJECT PARTICIPANTS**

<b>ARCHITECTS / ENGINEERS</b> ARCHCOMM LLC. 1006 BECKETT SAN ANTONIO, TEXAS 78213 PHONE: (210) 308-9905 FIRM NUMBER: F-15659	<b>ELECTRICAL ENGINEER</b> AZTECH ENGINEERING 1846 LOCKHILL-SELMA, STE. 101 SAN ANTONIO, TEXAS 78213 PHONE: (210) 222-1970
<b>CONSTRUCTION ENGINEER</b> TIM CALETKA (210) 834-1664	<b>CONSTRUCTION MANAGER</b> TRACY REEVES (682) 831-3245
	<b>SURVEYOR</b> JONES   CARTER 150 VENTURE DRIVE, SUITE 100 COLLEGE STATION, TEXAS 77845 PHONE: (979) 731-8000

**UTILITIES**

<b>ELECTRIC COMPANY</b> CPS	<b>TELEPHONE COMPANY</b> AT&T
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**TEAM SIGNOFF**

Site Acquisition \_\_\_\_\_

Const Supervisor \_\_\_\_\_

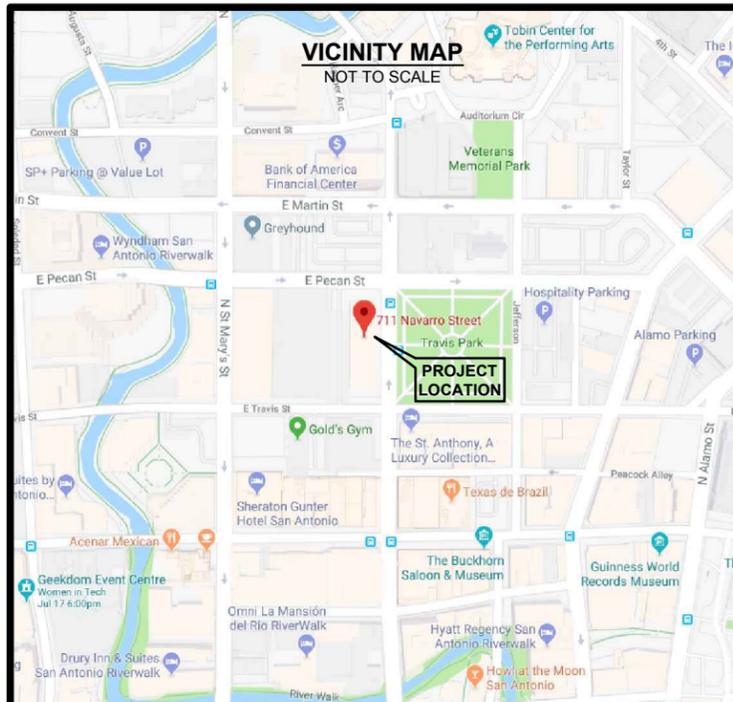
RF Engineering \_\_\_\_\_

Equipment \_\_\_\_\_

Telco \_\_\_\_\_

Const Manager \_\_\_\_\_

**VICINITY MAP**  
NOT TO SCALE



**PROPRIETARY INFORMATION**

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H:\VERIZON\SOUTH TEXAS\Rooftops\Travis St. Mary's-475224-RT\20171683019-NB\CAND 1\XTRAVIS ST MARYS-03-P1 PHOTOS.dwg, 3/6/2019 8:47:17 AM, M.Lopez



St. Mary's & Travis - View from Northeast

**1 PHOTO SIMULATION**



St. Mary's & Travis - View from Southeast

**2 PHOTO SIMULATION**

NOTE: REFER TO SHEET A1 AND/OR A1-1 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN

**verizon**

**TRAVIS ST. MARY'S**  
\*\*\*  
711 NAVARRO ST  
SAN ANTONIO, BEXAR COUNTY, TX 78205  
(475224)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

03.06.19

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TBPE NO. F-15659

SHEET TITLE

**PHOTO SIMULATIONS**

SHEET HISTORY

07.16.18 PCD  
11.09.18 FCD  
03.06.19 REV. ANTENNA LOCATIONS

**P1**

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TRAVIS ST. MARY'S  
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LANDLORD  
LEASING  
CONSTRUCTION

03.06.19



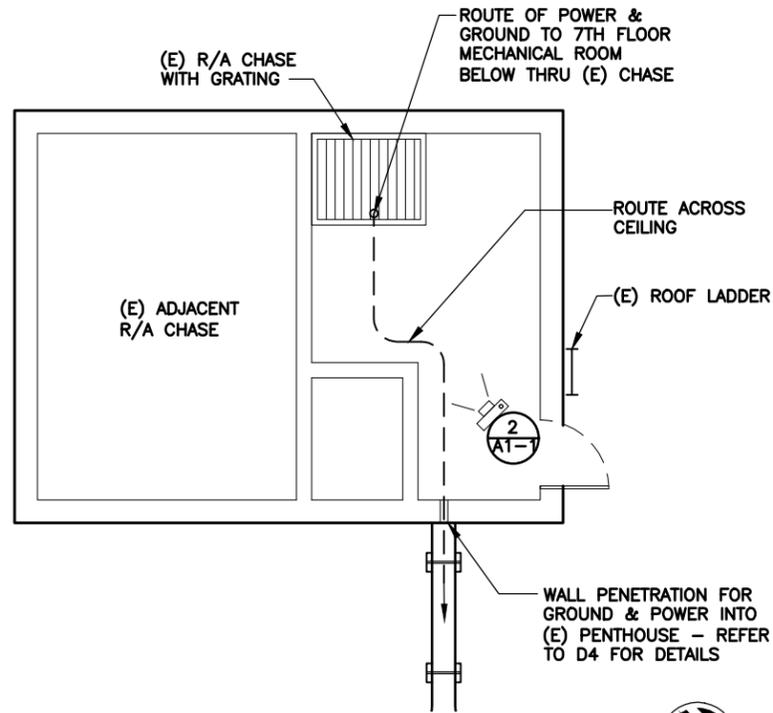
EXP. DATE: 06/30/19

**ARCHCOMM, LLC.**  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

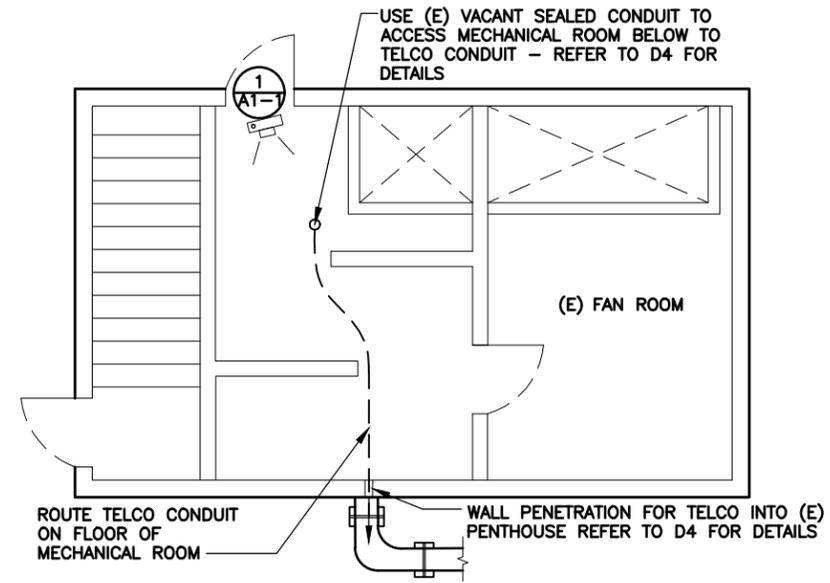
SHEET TITLE  
**ROOF PLAN**

SHEET HISTORY  
07.16.18 PCD  
11.09.18 FCD  
03.06.19 REV. ANTENNA LOCATIONS

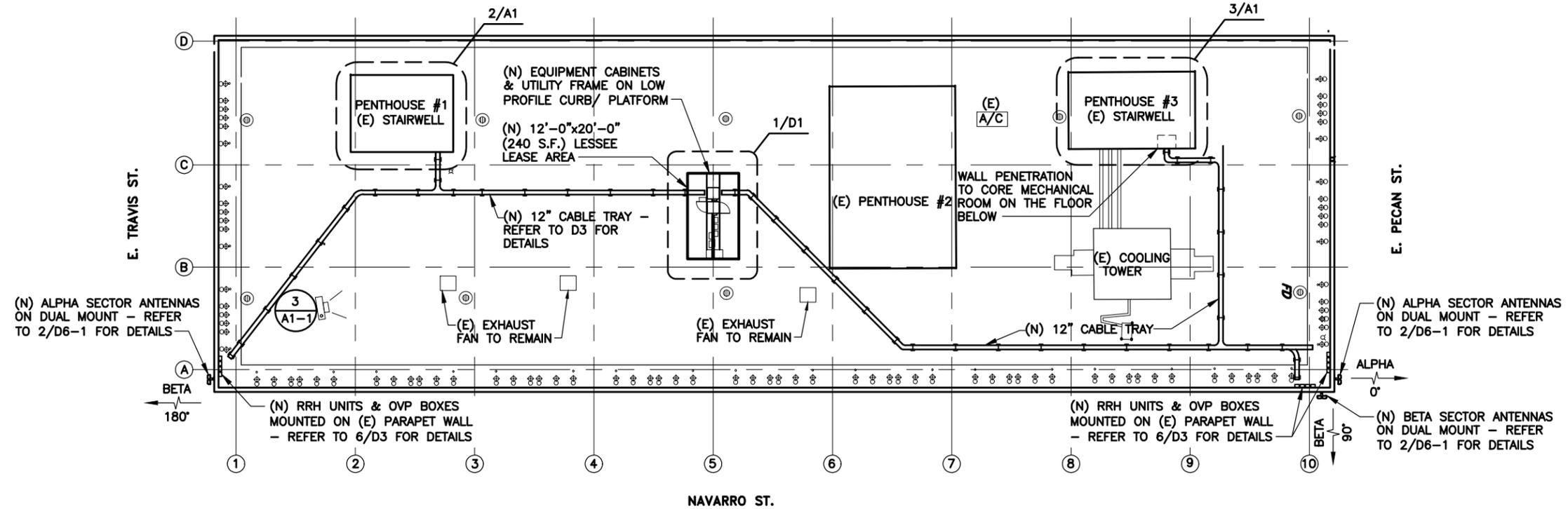
**A1**



**2 PENTHOUSE #1 DETAIL**  
SCALE: 1/8"=1'-0"



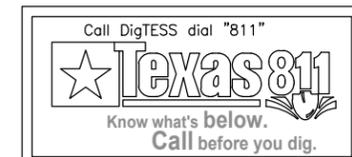
**3 PENTHOUSE #3 DETAIL**  
SCALE: 1/8"=1'-0"



**1 ROOF PLAN**  
SCALE: 1"=30'-0"

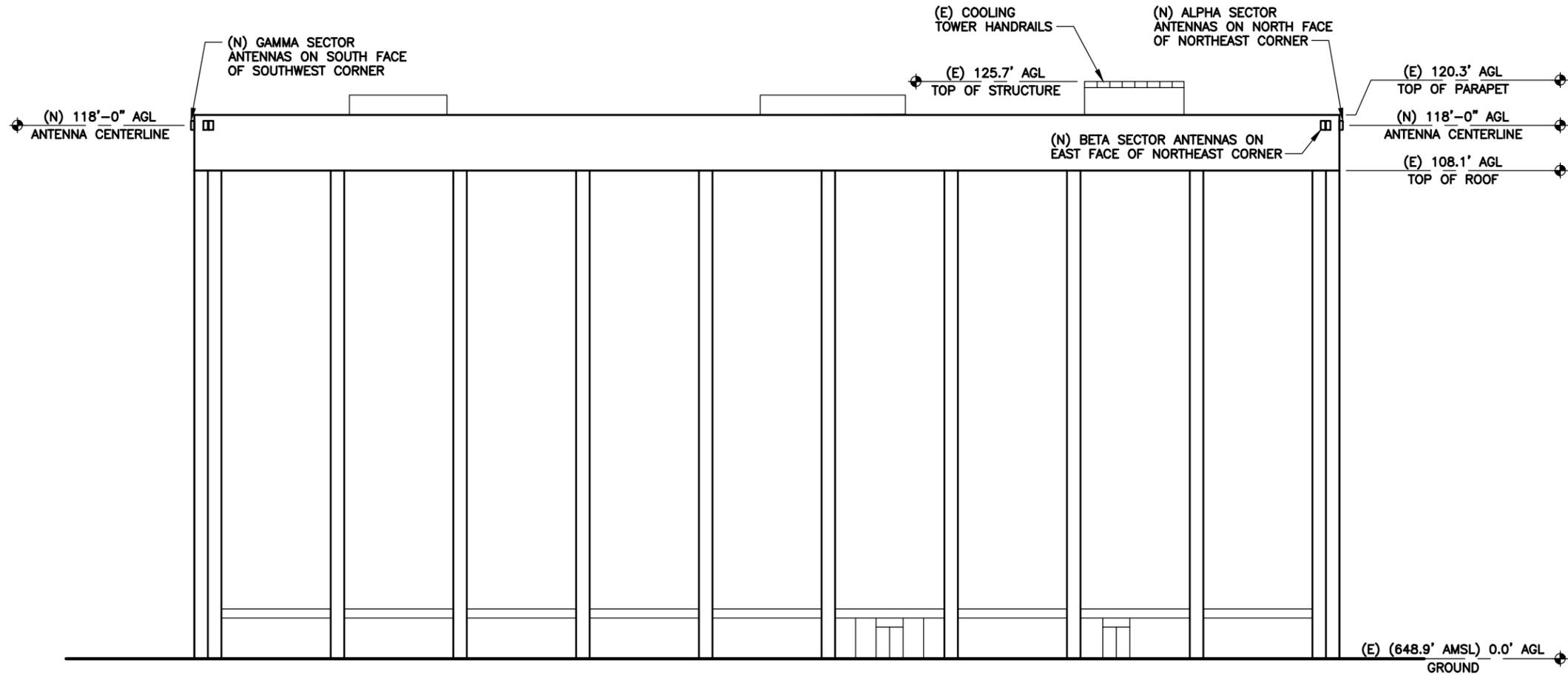


(N) = NEW LESSEE  
(E) = EXISTING  
(F) = FUTURE



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H:\VERIZON\SOUTH TEXAS\Rooftops\Travis St. Mary's-475224-RT\20171683019-NB\CAND 1\XTRAVIS ST MARYS-05-A5 ELEVATION.dwg, 3/6/2019 8:16:41 AM, MLopez



NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.

**1 EAST BUILDING ELEVATION**  
SCALE: N.T.S.



**TRAVIS ST. MARY'S**  
\*\*\*

711 NAVARRO ST  
SAN ANTONIO, BEXAR COUNTY, TX 78205  
(475224)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

03.06.19



EXP. DATE: 06/30/19



**ARCHCOMM, LLC.**  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

SHEET TITLE

**BUILDING ELEVATION**

SHEET HISTORY

07.16.18 PCD

11.09.18 FCD

03.06.19 REV. ANTENNA LOCATIONS

**A6**

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