

City of San Antonio



AGENDA **Historic and Design Review Commission**

Development and Business Services
Center
1901 South Alamo

Wednesday, December 16, 2015

3:00 PM

1901 S. Alamo

- 3:00 P.M. – Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman's Statement
- Announcements
 - City of San Antonio Closed for Winter Holidays - December 24 to January 3
 - 2016 Amended HDRC Schedule - January 20 meeting application deadline is January 4
- Citizens to be Heard

CONSENT AGENDA

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

1. [15-6302](#) Address/Description: 203 MCDONALD
Historic District Name: Mission
RIO District: RIO-5
Downtown Business District: Yes
Applicant: Jim Roschek
Request: Final approval of a maintenance and restroom building
City Council Dist.: 3

Commission

2. [15-6319](#) Address/Description: 5503 S PRESA ST
 Historic District Name: Mission
 RIO District: RIO-5
 Applicant: Salvador Garcia/Alamo Architects
 Request: Structure stabilization, park improvements, landscaping and
 signage
 City Council Dist.: 3

3. [15-6314](#) Address/Description: 315 CLUB DR
 Historic District Name: Monticello Park
 Applicant: Lance Williamson
 Request: Tax Certification
 City Council Dist.: 7

4. [15-6321](#) Address/Description: 1507 W ROSEWOOD AVE
 Historic District Name: Keystone Park
 Applicant: Mitch Kilby
 Request: Tax certification
 City Council Dist.: 1

5. [15-6311](#) Address/Description: 6102 SAN PEDRO AVE/San Pedro Driving
 Range and Par 3
 Applicant: Jim Roschek/MGA - San Antonio
 Request: Demolition with new construction
 City Council Dist.: 1

6. [15-6329](#) Address/Description: 1011 S MAIN AVE
 Applicant: Catherine Due
 Request: Tax Verification
 City Council Dist.: 1

7. [15-6326](#) Address/Description: 122 GORMAN ST
 Historic District Name: Dignowity Hill
 Applicant: Jose Martinez, Jr.
 Request: Tax Verification
 City Council Dist.: 2

Commission

8. [15-6325](#) Address/Description: 1005 HAYS ST
 Historic District Name: Dignowity Hill
 Applicant: Joseph Milligan
 Request: Tax Verification
 City Council Dist.: 2
9. [15-6322](#) Address/Description: 902 N PINE ST
 Historic District Name: Dignowity Hill
 Applicant: Lewis McNeel
 Request: Tax Verification
 City Council Dist.: 2
10. [15-6292](#) Address/Description: 237 PALO BLANCO
 Historic District Name: Mission
 Applicant: Frank McKay
 Request: Tax Verification
 City Council Dist.: 3
11. [15-6296](#) Address/Description: 833 E MAGNOLIA AVE
 Historic District Name: River Road
 RIO District: RIO-1
 Applicant: Margaret Day
 Request: Tax Verification
 City Council Dist.: 1
12. [15-6306](#) Address/Description: 106 ALAMO PLAZA
 Landmark Name: Joske's Dept Store
 Historic District Name: Alamo Plaza
 RIO District: RIO-3
 Downtown Business District: Yes
 Applicant: Michael Camden/Ryan, LLC
 Request: Tax Verification
 City Council Dist.: 1

Commission

13. [15-6298](#) Address/Description: 430 E COMMERCE ST
Landmark Name: Casa Rio Building
RIO District: RIO-3
Downtown Business District: Yes
Applicant: Billy Lyons
Request: Tax Verification
City Council Dist.: 1
14. [15-6305](#) Address/Description: 410 FLORIDA ST
Historic District Name: Lavaca
Applicant: Devin Elder
Request: Tax Certification
City Council Dist.: 1
15. [15-6307](#) Address/Description: 307 E CAROLINA ST
Historic District Name: Lavaca
Downtown Business District: Yes
Applicant: Simon & Brittany Ritchie
Request: Tax Verification
City Council Dist.: 1
16. [15-6308](#) Address/Description: 118 CALLAGHAN AVE
Historic District Name: Lavaca
Applicant: Kerri Hoermann
Request: Tax Certification
City Council Dist.: 1
17. [15-6309](#) Address/Description: 500 E CESAR CHAVEZ BLVD
Landmark Name: Pedro Huizar Park
Historic District Name: King William
RIO District: RIO-4
Applicant: Danny Watson/Rialto Studio
Request: Conceptual approval of landscaping, hardscaping, bust stop relocation and site elements. Final approval of a stone electrical equipment enclosure and signage.
City Council Dist.: 1

Commission

18. [15-6310](#) Address/Description: 302 CEDAR ST
Landmark Name: Seebe House
Historic District Name: King William
Applicant: Jim Poteet/Poteet Architects, LP
Request: Tax Verification
City Council Dist.: 1
19. [15-6333](#) Address/Description: 602 E LOCUST
Historic District Name: Tobin Hill
Applicant: Seth Teel
Request: Tax Verification
City Council Dist.: 1
20. [15-6330](#) Address/Description: 122 HEIMAN
Landmark Name: Heimann Bldg / Southern Pacific
Historic District Name: St. Paul Square Historic District
Applicant: Rene Garcia
Request: Tax Verification
City Council Dist.: 2

INDIVIDUAL CONSIDERATION

21. [15-6336](#) Proposed amendments to Chapter 35 of the City Code, called the
“Unified Development Code”, being more particularly the proposed
addition of Section 35-210, “Low Impact Development and Natural
Channel Design Protocol (LID/NCDP)”, and associated amendments
to Sections 35-201, 35-203, 35-506, 35-523, and 35-A101.
22. [15-6335](#) Approval of Office of Historic Preservation Window Design
Guidelines Document pertaining to repair, replacement and new
construction
23. [15-6327](#) Address/Description: 321 BURLESON ST
Historic District Name: Dignowity Hill
Applicant: Jenny de la Rosa
Request: New construction
City Council Dist.: 2

Commission

24. [15-6295](#) Address/Description: 1014 BURNET ST
 Historic District Name: Dignowity Hill
 Applicant: Fernando Marin
 Request: Tax Verification, deck construction, columns and new door
 City Council Dist.: 2
25. [15-6320](#) Address/Description: 928 N OLIVE ST
 Historic District Name: Dignowity Hill
 Applicant: Daniel Diaz
 Request: Repair and maintenance, exterior modifications, deck
 construction and window replacement
 City Council Dist.: 2
26. [15-6303](#) Address/Description: 1430 NAPIER AVE
 Historic District Name: Mission
 RIO District: RIO-5
 Applicant: Alba DeLeon
 Request: Conceptual approval of new construction
 City Council Dist.: 3
27. [15-6324](#) Address/Description: 101 ALDER
 Historic District Name: Dignowity Hill
 Applicant: Hannah & Justin Flores
 Request: Rehabilitation, exterior modifications, landscaping and
 fencing
 City Council Dist.: 2
28. [15-6294](#) Address/Description: 1522 W LYNWOOD
 Historic District Name: Keystone Park
 Applicant: Daniel Paley/A Frame Properties LLC
 Request: Window replacement
 City Council Dist.: 1
29. [15-6323](#) Address/Description: 306 DONALDSON AVE
 Historic District Name: Monticello Park
 Downtown Business District: Yes
 Applicant: Santiago Leija/Leija Roofing
 Request: Roofing material change
 City Council Dist.: 7

Commission

30. [15-6328](#) Address/Description: 509 MADISON ST
Landmark Name: Froebal, G M - House
Historic District Name: King William
RIO District: RIO-4
Applicant: Office of Historic Preservation
Request: Recommendation to Building Standards Board for demolition
of an accessory structure
City Council Dist.: 1

Approval of Meeting Minutes
- December 2, 2015

Adjourn

At any time during the meeting, the Historic and Design Review Committee may meet in executive session regarding any of the matters posted above in compliance with the Texas Open Meetings Act.

ACCESSIBILITY STATEMENT

This meeting site is wheelchair accessible. Accessible Entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 Voice/TTY.

Members of the San Antonio Historic and Design Review Committee

Michael Guarino - Chair |
Michael Connor - Vice Chair |
Tim Cone | Victor Salas | Betty Feldman |
Desiree Salmon | Daniel Lazarine | Jacob Valenzuela |
John Laffoon | Kent Brittain | Dr. Lori Rodriguez |