

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 22

HDRC CASE NO: 2015-221
ADDRESS: 2223 W MISTLETOE
LEGAL DESCRIPTION: NCB 6829 BLK 0 LOT 49 AND W 10 FT OF 50
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lisa Pastrano/Solar Electric Texas LLC
OWNER: Gerard Bustos
TYPE OF WORK: Install Solar Panels
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: install a roof mounted solar (PV) system.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

7. Designing for Energy Efficiency

C. SOLAR COLLECTORS

- i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

FINDINGS:

- a. According to the Guidelines for New Construction 7.C.i., solar collectors should be mounted on the side or rear roof pitch of the primary historic structure to minimize visibility from the public right-of-way while maximizing solar access. The applicant has proposed to locate the solar collectors on the side roof pitch of the house. This is consistent with the Guidelines.
- b. The applicant has proposed to mount the solar (PV) system above the surface of the existing shingle roof. This is consistent with the Guidelines for New Construction 7.C.ii.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

CASE MANAGER:

Alyson Smith





2223

W. Mistletoe

Printed: May 27, 2015

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2223 W Mistletoe Ave

11.985kW DC PHOTOVOLTAIC SYSTEM

BUSTOS RESIDENCE

2223 W MISTLETOE AVE

SAN ANTONIO, TEXAS 78201

LEGAL DESCRIPTION:

NCB 6829 BLK 0 LOT E 40FT OF 50 W 10 FT OF 51

PARCEL: 0629-000-0500

PROPERTY ID: 384073

NEIGHBORHOOD: WOODLAWN TERR HISTORIC

JURISDICTIONS: 09,08,11,57,21,CAD,10,06

PROJECT STREET ADDRESS:

2223 W MISTLETOE AVE,
SAN ANTONIO, TEXAS 78201

SHEET INDEX:

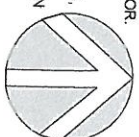
- T-1 TITLE SHEET AND SITE PLAN
- E-0 ELECTRIC RISER DIAGRAM
- E-1 ONE-LINE DIAGRAM
- E-2 THREE-LINE DIAGRAM
- E-3 ROOF & MODULE LAYOUT, MOUNTING & RACKING DETAILS & NOTES
- E-4 ROOF PLAN & SECTION DETAIL

APPLICABLE CODES:

- 2014 NEC
- 2012 IBC
- 2012 IRC
- 2012 IFC

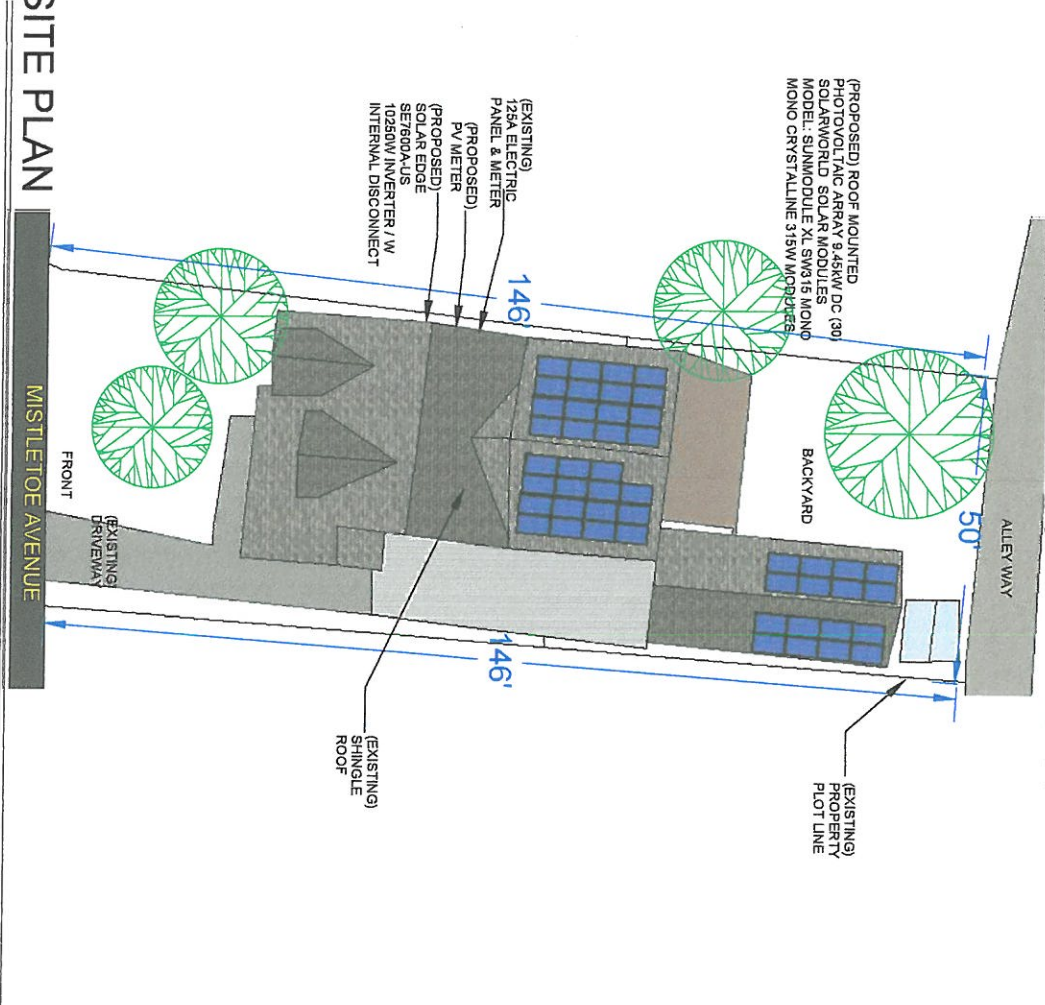
NOTES:

1. ALL INSTALLATION MANUALS FOR MANUFACTURED COMPONENTS SHALL BE AVAILABLE AND ON THE JOB SITE FOR THE SOLAR INVERTERS, PV MODULES, COMBINER BOX, DISCONNECTS & MOUNTING RACK SYSTEMS. ANY OTHER COMPONENTS, AS PART OF THIS SYSTEM DESIGN, COULD BE ADDITIONALLY REQUIRED PER REQUEST OF THE INSPECTOR.
2. INVERTERS ARE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS, HOWEVER, AS A PRECAUTION, CARE SHOULD BE TAKEN WITH THE INSTALLATION OF THE INVERTERS SUBJECT TO DIRECT ELEMENTS SUCH AS: DIRECT SUNLIGHT, DIRECT WATER SPRAY, OR NEAR DOWNSPOUTS.



SITE PLAN

SCALE: 1" = 20'



PROJECT LOCATION MAP



TAXPAYER INFORMATION:

BUSTOS GERARD
2223 W MISTLETOE AVE,
SAN ANTONIO, TEXAS
BEXAR COUNTY 78201-5332

SOLAR ELECTRIC TEXAS

TECH#18011
4831 CHEDDER DRIVE
SAN ANTONIO, TX 78229
(210) 269-9842

PROJECT NAME AND ADDRESS

11.985kW PHOTOVOLTAIC SYSTEM
BUSTOS RESIDENCE
2223 W MISTLETOE AVE,
SAN ANTONIO, TEXAS
BEXAR COUNTY 78201

SITE PLAN AND LEGAL DESCRIPTION

DATE: MAY 14TH 2015
DRAWN BY: SW
SHEET: T1

2223 W. Mistletoe Ave
San Antonio TX 78201





