

## HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 1

**HDRC CASE NO:** 2015-366  
**ADDRESS:** 20395 STONE OAK PKWY  
**LEGAL DESCRIPTION:** NCB 19218 BLK LOT P-2F, P-2G, P-3B, P-3C & P-8A "STONE OAK"  
ANNEXATION  
**ZONING:** R6 PUD ERZD  
**CITY COUNCIL DIST.:** 9  
**APPLICANT:** Marc Zak/Terra Design Group  
**OWNER:** Jamaal Moreno/City of San Antonio - TCI  
**TYPE OF WORK:** Park improvements  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform various park improvements at Stone Oak Park.

### APPLICABLE CITATIONS:

*Sec. 35-640. - Public Property and Rights-of-Way.*

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

*Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.*

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

*Sec. 35-642. - New Construction of Buildings and Facilities.*

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

**(b) Building Design.**

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

**FINDINGS:**

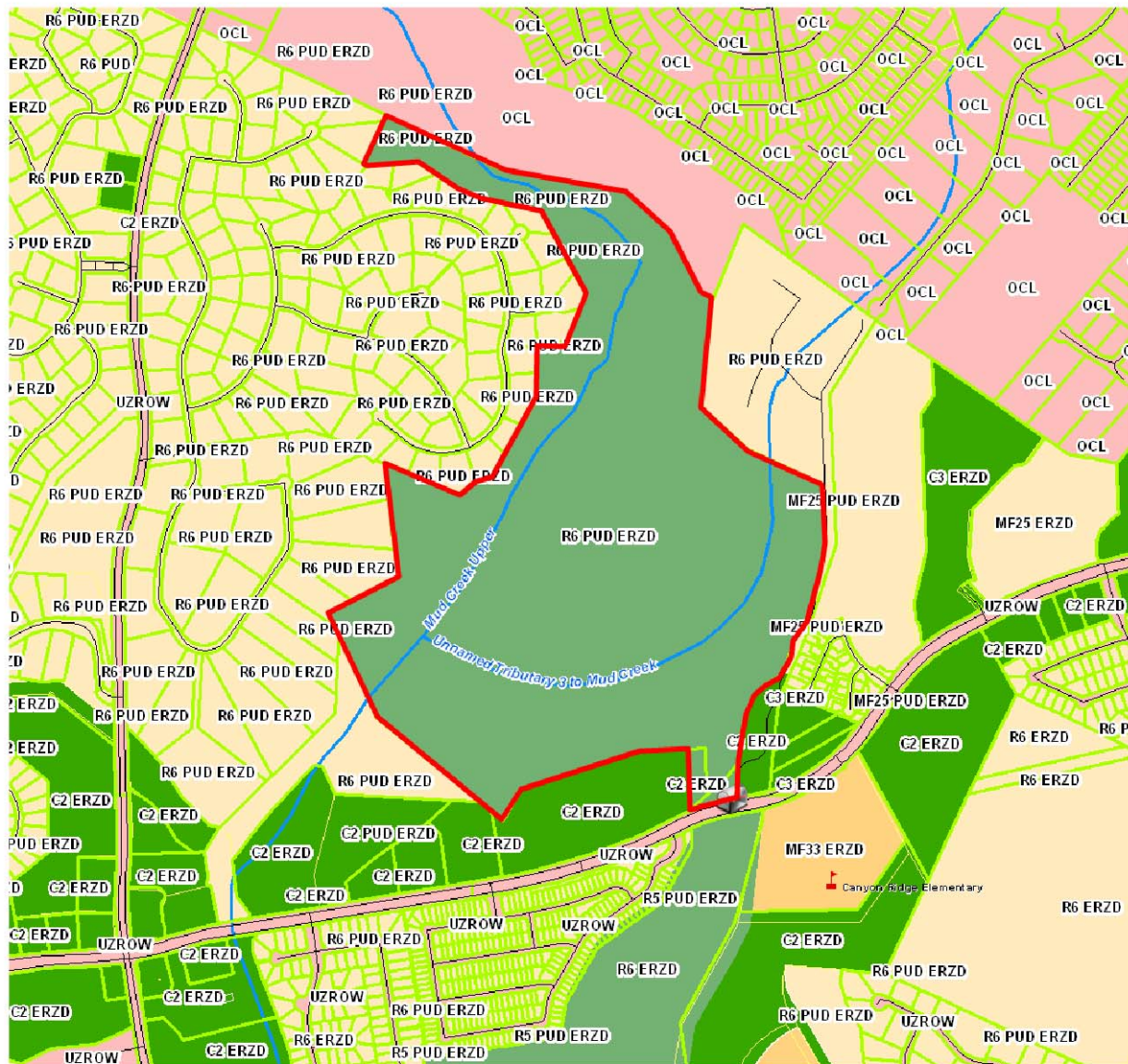
- a. The applicant has proposed to perform various park improvements at Stone Oak Park including installing a new 8' wide concrete trail with ¼ mile markers and interpretive signage, install new concrete trail nodes with seating boulders, a new trail overlook, a new outdoor classroom, a new labyrinth, asphalt parking to accommodate 13 vehicles, a limestone armor fill, a shade canopy and drinking fountain and a new chain link gate at the existing fence.
- b. Staff finds that the proposed installations and improvements are appropriately placed to take into consideration existing landscaping elements, existing site and building components and have incorporated like materials throughout the project.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a and b.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 09, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



# STONE OAK PARK, PHASE IV

CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION  
HISTORIC AND DESIGN REVIEW COMMISSION:  
SUPPORTING MATERIALS

1. Site Plan
2. Proposed Trail And Trail Nodes
3. Proposed Outdoor Classroom
4. Proposed Labyrinth
5. Proposed Parking Lot Addition
6. Proposed Shade Canopy

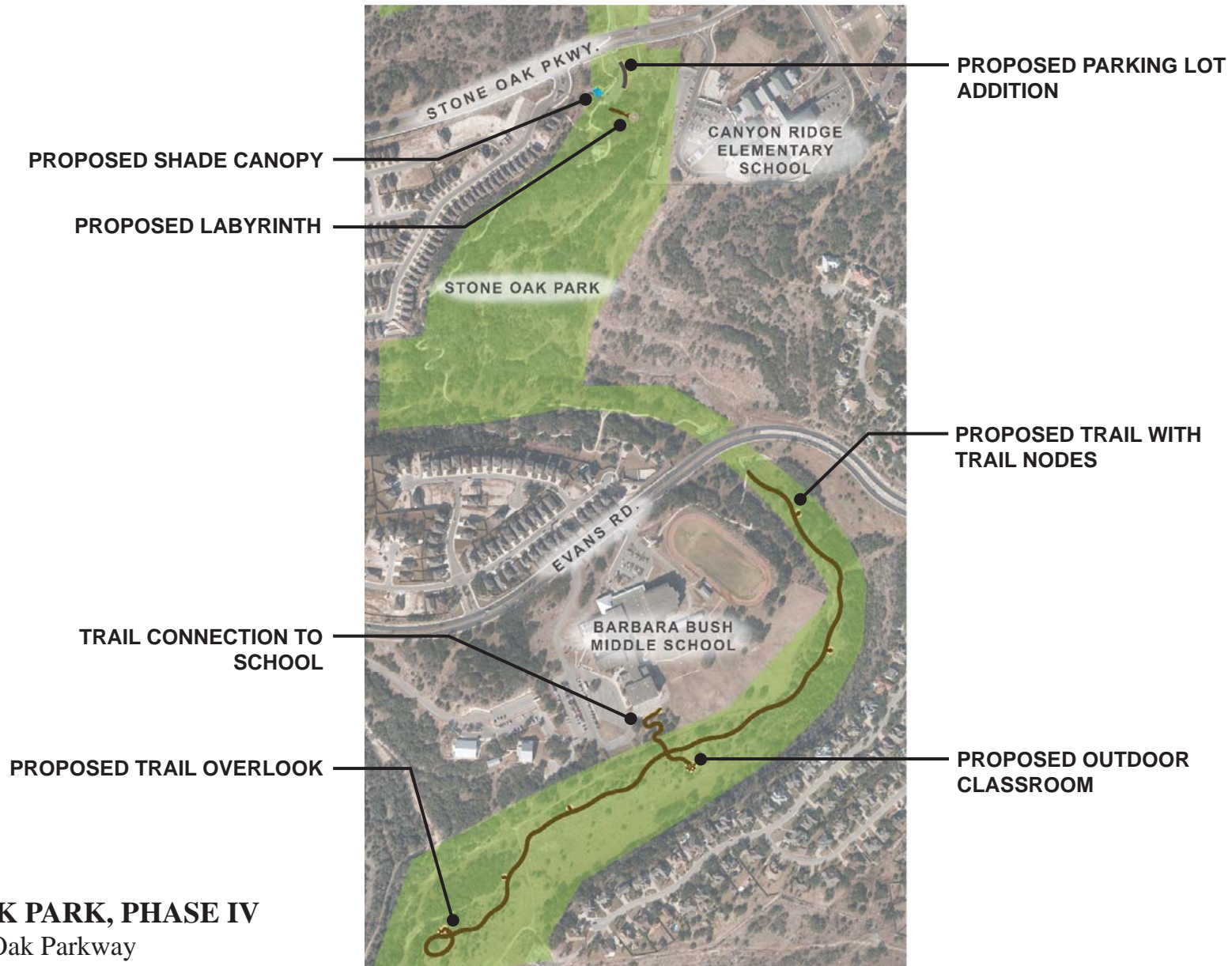
## STONE OAK PARK, PHASE IV

20395 Stone Oak Parkway  
San Antonio, 78258



## **SITE PLAN**

Proposed improvements will include the addition of 0.75 miles of concrete trail, trail nodes, outdoor classroom and trail overlook, as well as additional asphalt parking, a labyrinth, and shade canopy over the existing play area.



### **STONE OAK PARK, PHASE IV**

20395 Stone Oak Parkway

San Antonio, 78258



## PROPOSED TRAIL AND TRAIL NODES

The proposed 8'-0" wide concrete trail will connect to existing trails within the park, near the Evans Rd. underpass and at Barbara Bush Middle School. This will provide an additional 0.75 miles of trail. Several trail nodes are also proposed at various points along the trail. These gathering areas will provide shady resting areas for users to sit relax.



### STONE OAK PARK, PHASE IV

20395 Stone Oak Parkway

San Antonio, 78258

## PROPOSED OUTDOOR CLASSROOM

A new 6'-0" wide concrete walk will connect nearby Barbara Bush Middle School to the proposed outdoor classroom. The outdoor classroom will feature a semi-circle arrangement of limestone seating in rows, where students can gather around their teacher. The outdoor classroom will provide a unique environment for students and teachers to conduct class outside.



PROPOSED LIMESTONE SEATING FOR OUTDOOR CLASSROOM TO BE SIMILAR IN NATURE TO BOULDER SEATING SHOWN ABOVE.

### STONE OAK PARK, PHASE IV

20395 Stone Oak Parkway  
San Antonio, 78258



## PROPOSED LABYRINTH

The proposed concrete labyrinth would be connected to the existing Park and trailhead located off Stone Oak Parkway. An 8'-0" concrete walk would lead to the labyrinth and include seating boulders along the way. The labyrinth will serve as a peaceful place for users to relax.



THE PROPOSED LABYRINTH WOULD BE SIMILAR IN NATURE TO THE IMAGES ABOVE.

### STONE OAK PARK, PHASE IV

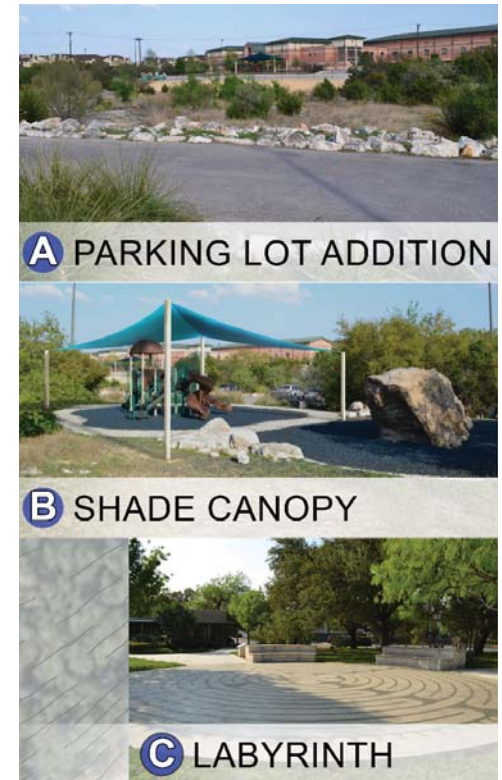
20395 Stone Oak Parkway

San Antonio, 78258



## PROPOSED PARKING LOT ADDITION

The new parking lot addition would provide 13 additional spaces for park users. The proposed asphalt parking spaces would be located along the existing asphalt entry drive, as shown in image “A” to the right. Existing boulders would be relocated from the current asphalt edge and moved to the new outside edge of parking.



### STONE OAK PARK, PHASE IV

20395 Stone Oak Parkway  
San Antonio, 78258

## **PROPOSED SHADE CANOPY**

The proposed shade canopy would be located at the existing playground and be high enough to cover the play equipment, as shown in the photo below. The posts would be located outside of the existing walk surrounding the playground. With the much needed shade, children will be able to play out of the sun. The canopy fabric color is to be selected by the owner. Additionally, an existing drinking fountain located near the play area would also be replaced.



**PROPOSED DRINKING  
FOUNTAIN**



THE PROPOSED DRINKING FOUNTAIN (ABOVE) IS MANUFACTURED BY 'MOST DEPENDABLE FOUNTAINS'. THE COLORS ARE TO BE SELECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

## **STONE OAK PARK, PHASE IV**

20395 Stone Oak Parkway  
San Antonio, 78258