

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 27

HDRC CASE NO: 2015-409
ADDRESS: 2046 W MISTLETOE
LEGAL DESCRIPTION: NCB 1963 BLK 1 LOT 23 & E 15 FT OF 22
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Fidel Leal
OWNER: Fidel Leal
TYPE OF WORK: Final Approval to Resurface Driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new concrete driveway that is 32' ½" long by 18' wide.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase storm water infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The driveway located at 2046 W Mistletoe is currently unpaved and the applicant is proposing to remove the existing dirt and gravel and install a concrete driveway. The proposed driveway will measure 32 ½ feet long by 18 feet wide.
- b. There is an existing 17 foot wide concrete approach that will remain as is.
- c. The established pattern for driveways on the 2000 block of W Mistletoe exhibits single-car paved driveways and single-car ribbon driveways.
- d. According to the Guidelines for Site Elements B.i., driveways should be no wider than 10 feet. The proposed width of 17 feet is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding a through d. Staff would recommend a concrete driveway of 10 feet wide starting from the west side of the existing concrete border.

CASE MANAGER:

Katie Totman

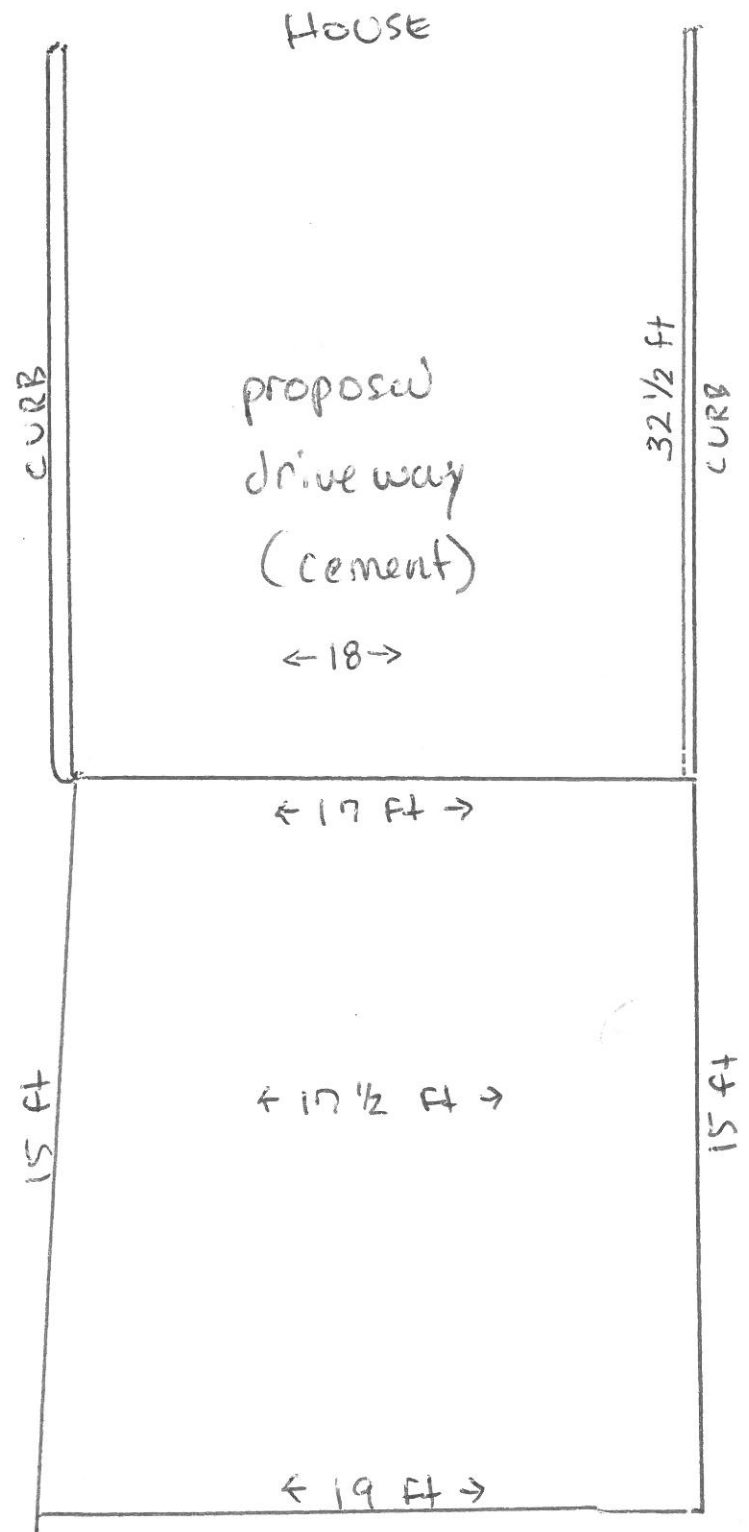




2046 W Mistletoe

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2046 W. Mistletoe, SA TX 78201

Fidel Leal
(210) 393-7147

Contractor -
Acevedo Concrete
(210) 392-9702

11 17 ft 11
 ← →

15 ft ← 17 1/2 ft → 15 ft

✓ ← 19 ft → ✓



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