

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-200
COMMON NAME: Amtrak
ADDRESS: 350 HOEFGEN AVE
LEGAL DESCRIPTION: NCB 14082 BLK 2 LOT 4 (EXCEPT S IRR 147.42 FT (.442 A), S IRR 96.39 FT (.236 A) & W IRR 312.5 FT (1.313 A)
ZONING: D H HE
CITY COUNCIL DIST.: 2
DISTRICT: St. Paul Square Historic District
LANDMARK: Southern Pacific Railroad Station
APPLICANT: Flores Engineers, Inc
OWNER: SSG Hotels, LLC
TYPE OF WORK: Additional parking
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to create 12 additional parking spaces on the south of the existing lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is proposing to add twelve additional parking spaces on the south of the existing parking lot, extending the lot with paving to match existing. The proposed spaces will require the removal of a curb, grass area and sidewalk. The current area has seven small trees and the applicant is proposing to remove two hackberry trees.
- b. The parking spaces extend toward an existing concrete wall, separating the parking lot from the lowered bus terminal. The proposal is consistent with the Guidelines for Site Elements 7.A. as the additional 12 spaces are screened by a wall and hidden from the public right of way.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage

CASE COMMENT:

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the Texas Historical Commission may require compliance efforts additional to those required by the Office of Historic Preservation.



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.

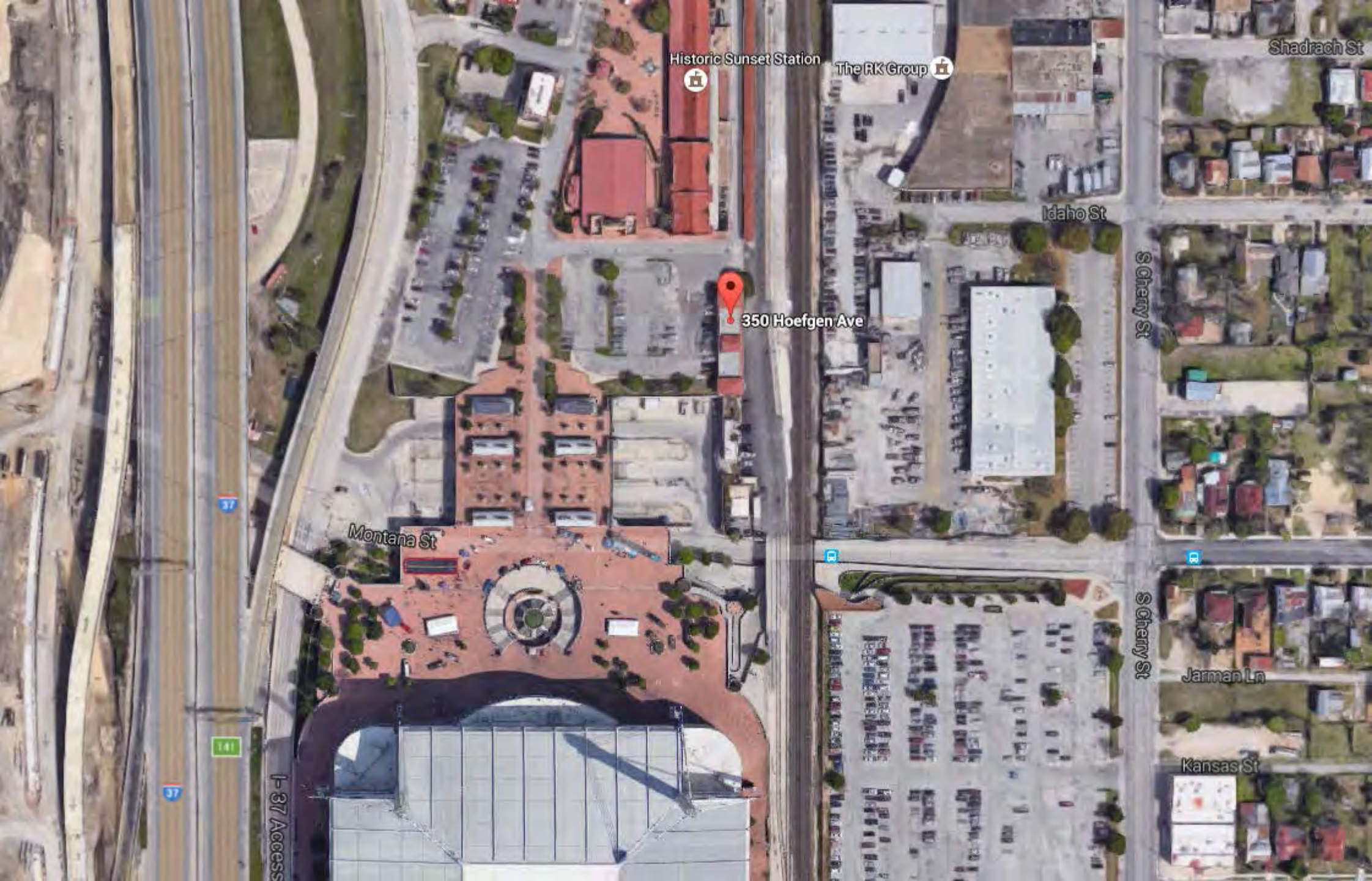
Hoefgen Ave

Hoefgen Ave

350 Hoefgen Ave

San Antonio Station





Historic Sunset Station

The RK Group

Shadrach St

Idaho St

S Cherry St

350 Hoefgen Ave

Montana St

S Cherry St

Jarman Ln

Kansas St

37

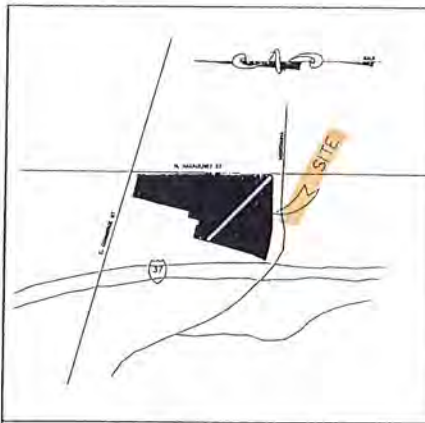
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I-37 Access

98-0094116

Book 09340 Page 23



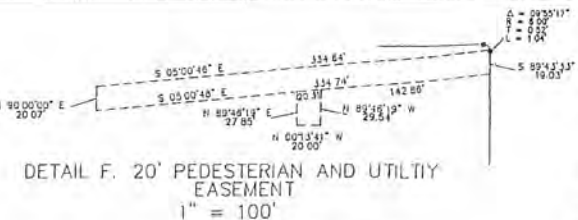
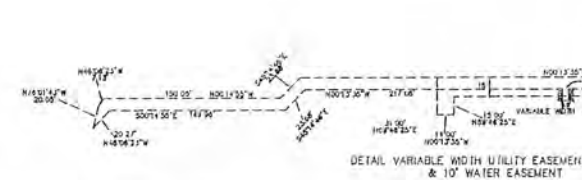
LOCATION MAP

NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING PLASTIC CAP ARE SET AT ALL LOT CORNERS.

ELEC. GAS, TEL. & CTV ESM'T =
ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT

BASIS OF BEARING: THE COORDINATES SHOWN HERE ARE NAD-83 TEXAS SOUTH CENTRAL ZONE

Wastewater EDU note: The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plot are kept on file at the San Antonio Water System under the plot number issued by the Planning Department.

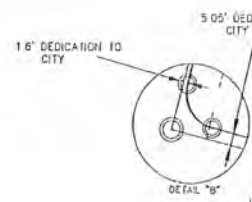


PLAT NO. 960313

STATE OF TEXAS
COUNTY OF BEXAR

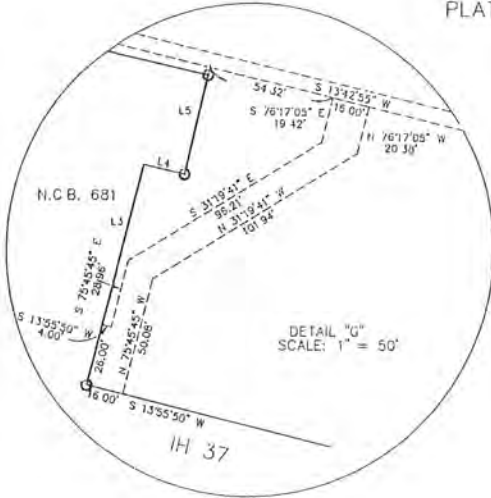
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Frank L. Buro Jr.
FRANK L. BURO JR.
DULY AUTHORIZED AGENT



X = 2166391.32
Y = 576770.05

PLAT SCALE: 1" = 100'



LINE	DIRECTION	DISTANCE
L1	N 80°31'57" W	84.38'
L2	N 22°59'31" E	107.84'
L3	S 75°45'45" E	95.59'
L4	S 12°41'25" W	17.84'
L5	S 76°57'20" E	43.16'
L6	N 13°01'09" E	91.00'
L7	S 76°27'44" E	50.44'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6.00'	9.43'	6.00'	8.49'	S 44°43'22" W	90°00'22"
C2	20.00'	6.80'	3.43'	6.77'	N 80°31'55" W	19°29'04"
C3	560.95'	139.08'	69.90'	138.72'	N 75°30'11" W	14°12'21"
C4	15.00'	19.83'	11.67'	18.42'	S 38°09'16" E	75°44'54"
C5	15.00'	23.53'	14.96'	21.19'	N 59°02'26" E	89°51'42"
C6	24.00'	110.68'	26.54'	35.60'	N 61°42'07" E	264°14'24"

NOTE:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 349.02'.
 - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- PERMIT APPLICATIONS ALONG WITH PLANS FOR STREET, DRIVEWAY, UTILITY, SIDEWALK AND DRAINAGE CONSTRUCTION MUST BE SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BEFORE WORKING ON THE HIGHWAY RIGHT-OF-WAY
- OTHER COMMENTS: LIMITED ACCESS PERMITTED TO IH 37 FRONTAGE ROAD

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS - OF - WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT - OF - WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, HEREIN IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John M. Wickham* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE PURPOSED AND CONSIDERED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF *May*, A.D. 1998



ERIK T. DAHLER
Notary Public
State of Texas
Commission Expires 05/20/08

SUNSET DEPOT SUBDIVISION

BEING 9.447 ACRES OUT OF A 56.645 ACRE TRACT ESTABLISHING LOT 4, BLOCK 2, N.C.B. 14082, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SUNSET DEPOT SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 27 DAY OF *May*, A.D. 1998

BY: *Shawn K. Putman* CHAIRMAN
Ed Baker SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Ed M. Baker, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR #1989
1989

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF *June*, A.D. 1998

BY: *Ed Baker*
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

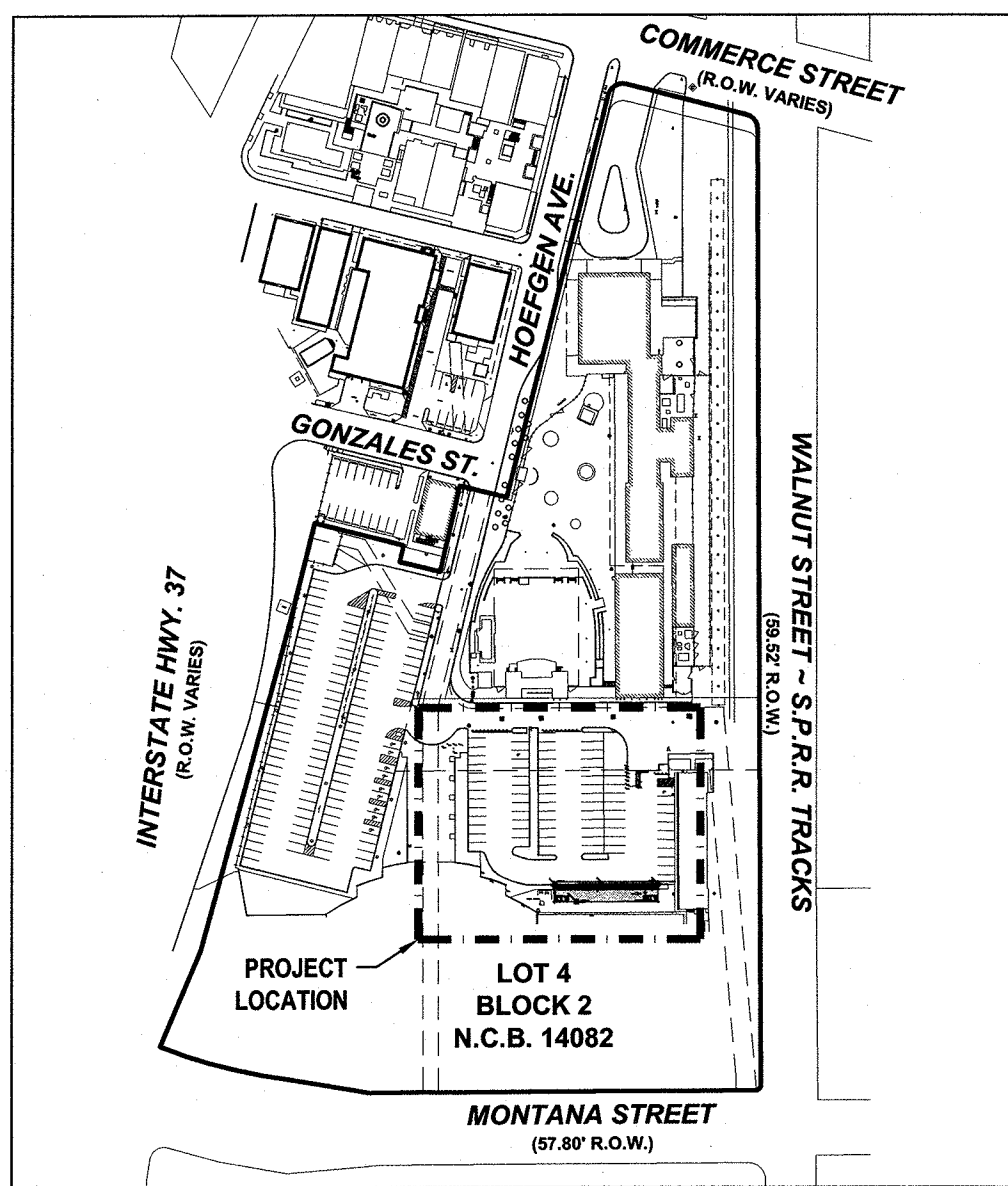
STATE OF TEXAS
COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF *JUNE*, A.D. 1998 AT 10:31 A.M. AND DULY RECORDED THE 8th DAY OF *JUNE*, A.D. 1998 AT 11:20 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY IN BOOK VOLUME 9540 ON PAGE 128 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF *JUNE*, A.D. 1998

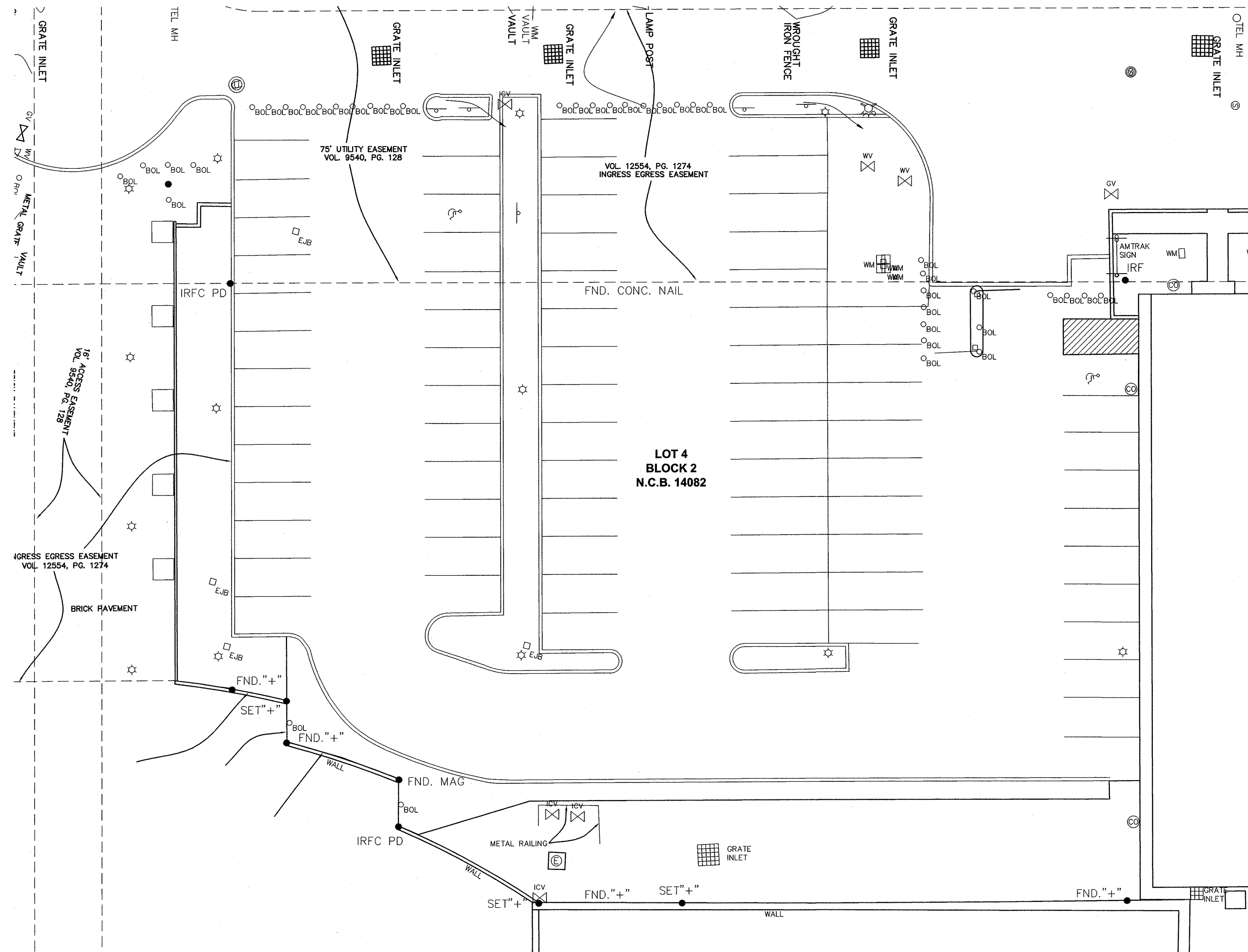


GERRY RICKHOFF
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Ed Baker* DEPUTY

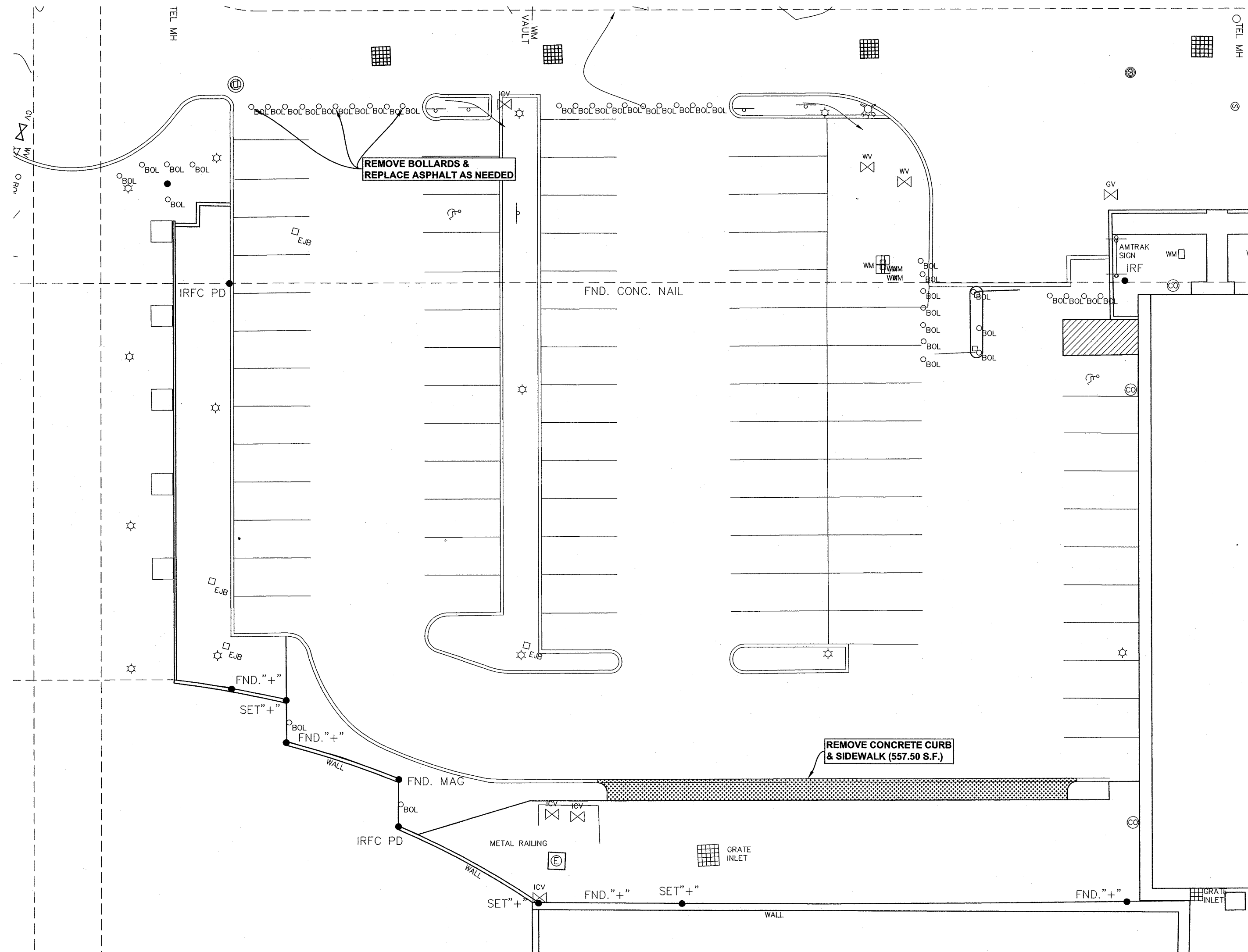
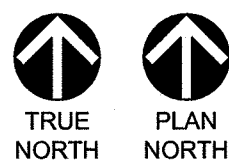
BAKER
SURVEYING, INC.
PH (210) 653-7270
FAX 653-2942
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217



PROJECT SITE
SCALE NOT TO SCALE



00 Existing Site Plan
SCALE: 1" = 20'-0"



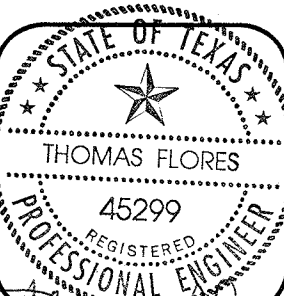
00 Demolition Plan
SCALE: 1" = 20'-0"



General Notes

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY SAN ANTONIO CURRENT SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PROVIDE DEMOLITION, REMOVAL, AND DISPOSAL OF PAVEMENTS, SLABS, AND STRUCTURES AS REQUIRED BY EXISTING AND PROJECT REQUIREMENTS. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL PROPERLY. NO WASTE MATERIALS SHALL BE PLACED ANYWHERE ON THIS SITE WITHOUT THE WRITTEN PERMISSION OF THE OWNER OR REPRESENTATIVE.
- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFY UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION:

SAWS (Water, Sewer & Recycle Water)	233-2010
COSA Drainage	207-2800
City Sidewalk and Trenching Division	821-3240
COSA Traffic Signal Operations	207-7765
Texas State Wide One Call Locator	1-800-545-6005
City Public Service	"
South Western Bell	"
Time Warner Cable	"
Valero Energy Co.	"
Bexar Metropolitan Water District	354-6536
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND/OR TxDOT.
- DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



Thomas Flores
16 Feb 2016

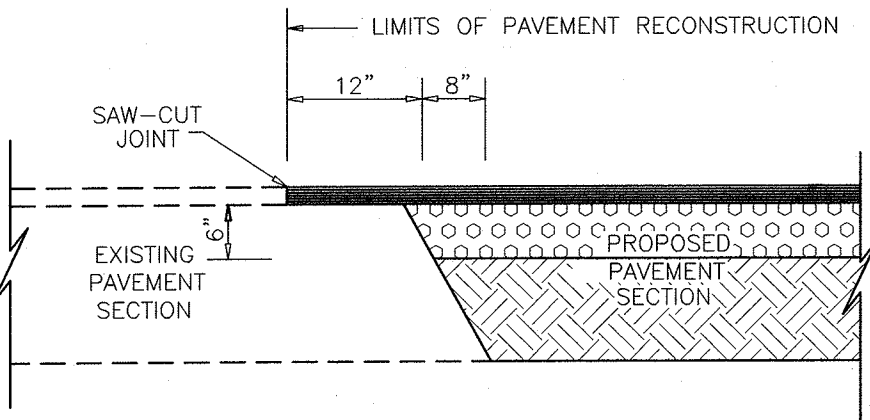
Flores & Company
Consulting Engineers, Inc.
Texas Registered Engineering Firm #E-1794
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
210-490-9963 Phone
210-490-0820 Fax

AMTRAK STATION
350 HOEFGEN AVENUE
PARKING LOT IMPROVEMENTS
SAN ANTONIO, TEXAS

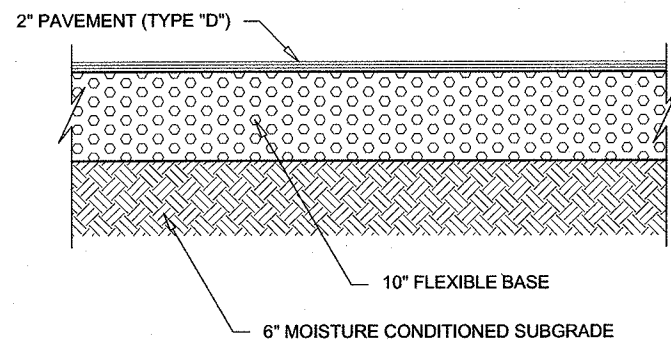
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1114-00
DATE
FEB. 2016
SHEET
C100

General Notes

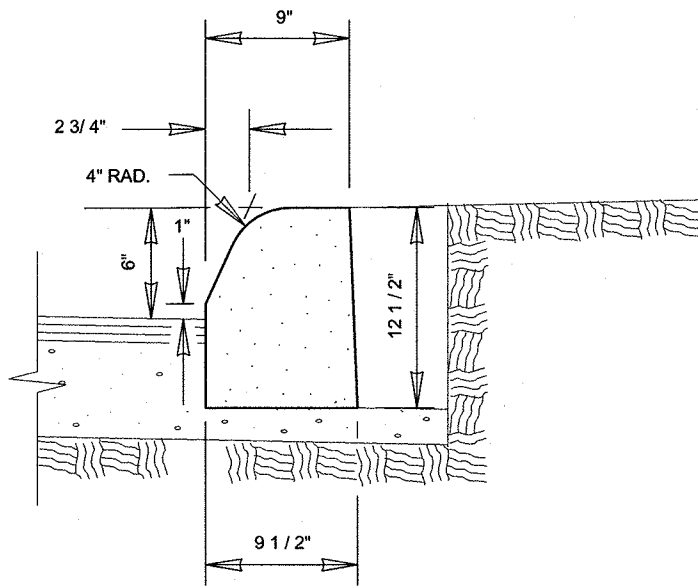
1. ALL DIMENSIONS/COORDINATES ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. DETAILS SHOWN WITHOUT THE BENEFIT OF A GEOTECH REPORT.



PAVEMENT JUNCTION DETAIL
SCALE: NONE



FLEXIBLE PAVEMENT SECTION
SCALE: NONE



MACHINE LAID CURB DETAIL
SCALE: NONE

BENCH MARK LOCATION

ELEVATION

1. SOUTHEAST CORNER OF GRATE INLET LOCATED NORTH OF PARKING LOT AND BEING THE MOST WESTERLY INLET.

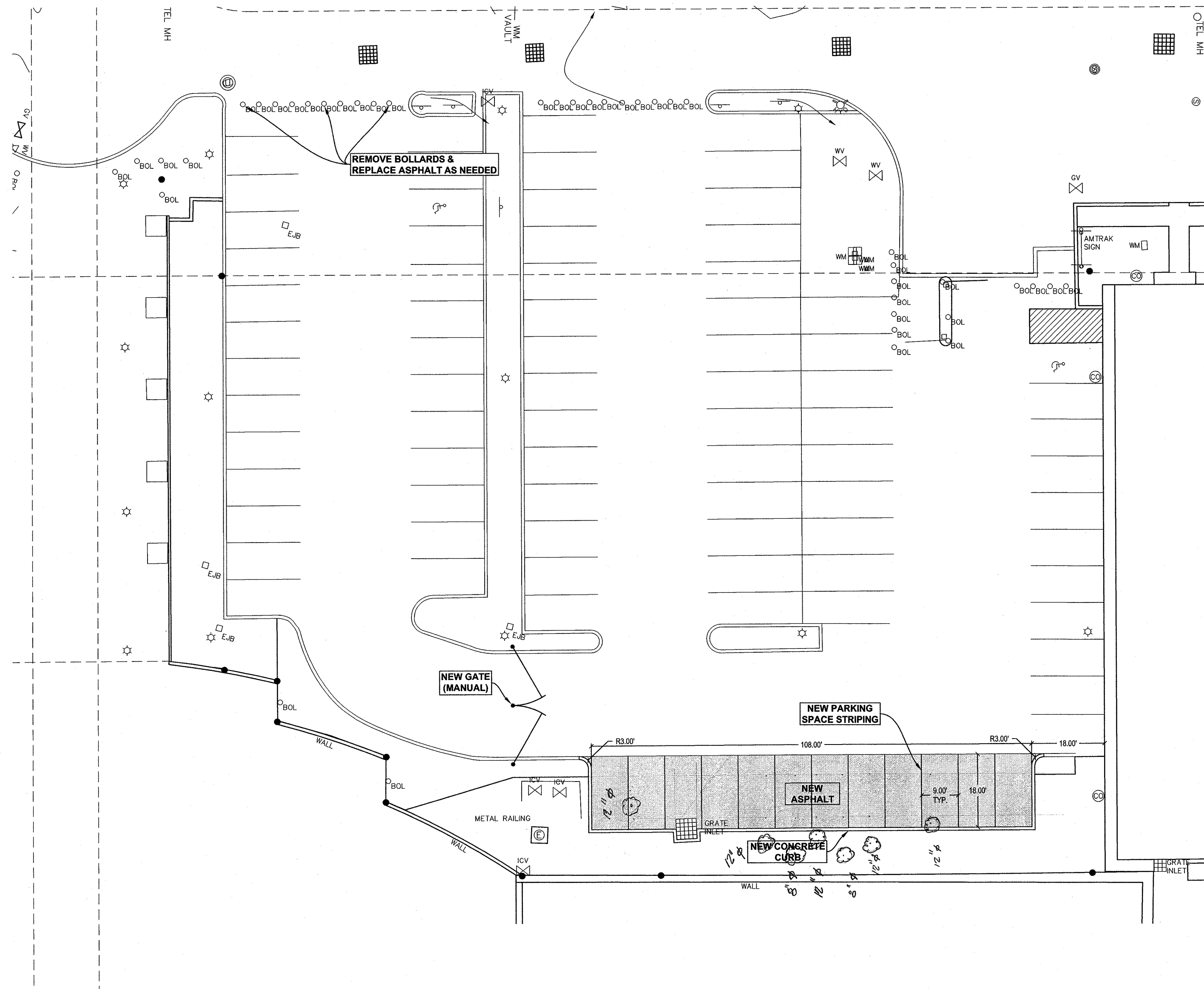
659.15'

General Notes

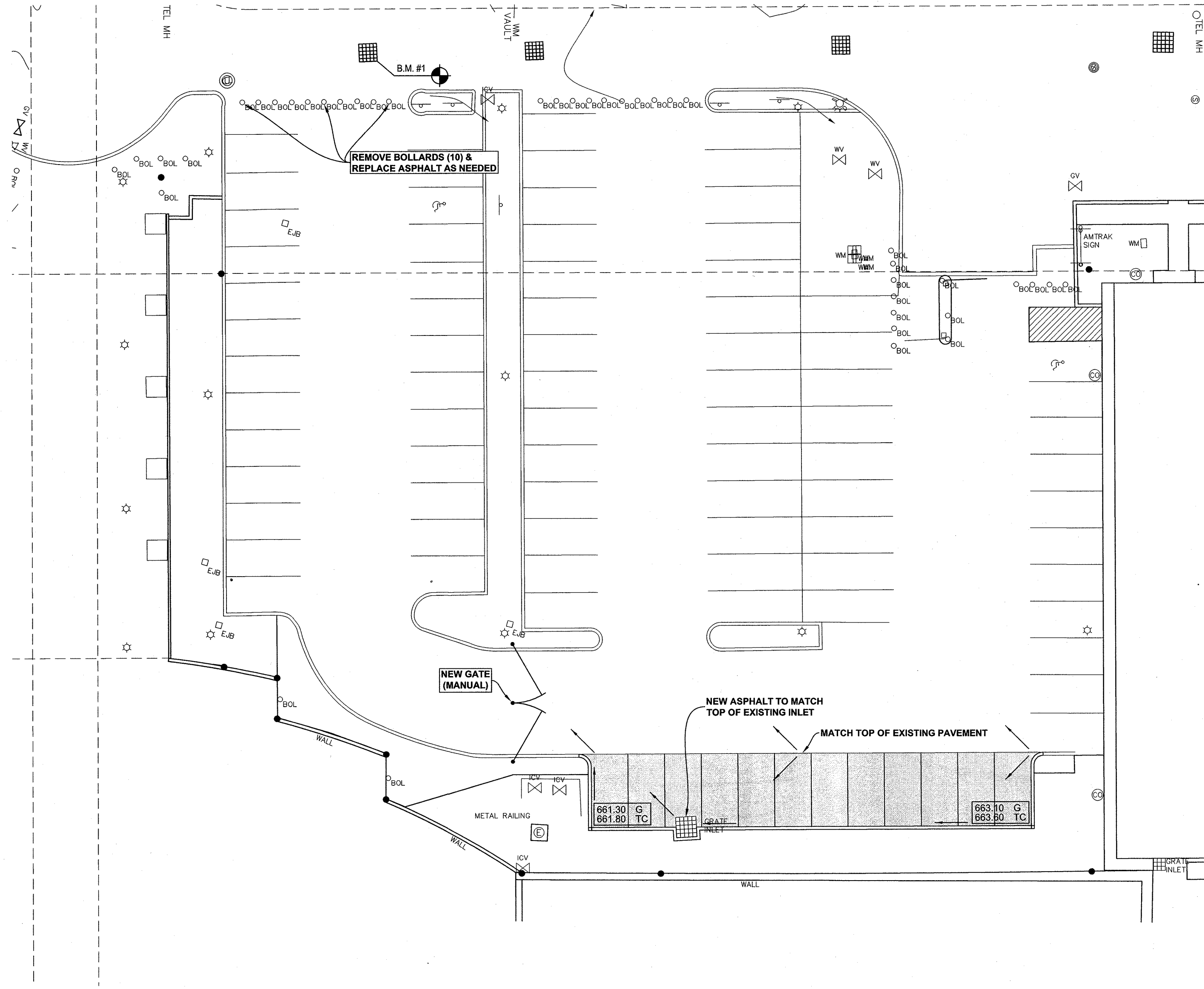
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00 Dimension Control Plan
SCALE: 1" = 20'-0"



00 Grading Plan
SCALE: 1" = 20'-0"



Flores & Company
Consulting Engineers, Inc.
Texas Registered Engineering Firm #E-1794
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247

AMTRAK STATION
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PARKING LOT IMPROVEMENTS
SAN ANTONIO, TEXAS

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REVISIONS





A photograph showing a portion of a dark-colored car on the left, a concrete sidewalk in the foreground, and a building wall in the background. The wall has a large, rusted metal door and a sign mounted on it. The sign is white with black text. The building's facade is light-colored with red brick accents around the door.

AMTRAK
EMPLOYEE PERMIT
PARKING ONLY
UNAUTHORIZED VEHICLES
WILL BE TOWED AT THE
OWNERS' EXPENSE























Warning

Automatic Electric Gate
Stay Clear of Path

Do Not Reach Under or Through
Gate or Fence

Do Not Climb on Gate, Fence
Or Operating Mechanism

Keep Gate Path Clear at All Times





