

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-256
ADDRESS: 425 SOLEDAD ST
LEGAL DESCRIPTION:
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Ross Wood/Frost Bank
OWNER: 425 Loneliness LTD
TYPE OF WORK: Installation of fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an eight (8) foot fence in between 425 Soledad and 425 Soledad, bldg 2. The fence will be wrought iron.

APPLICABLE CITATIONS:

UDC Section 35-673(h)

Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not about the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

FINDINGS:

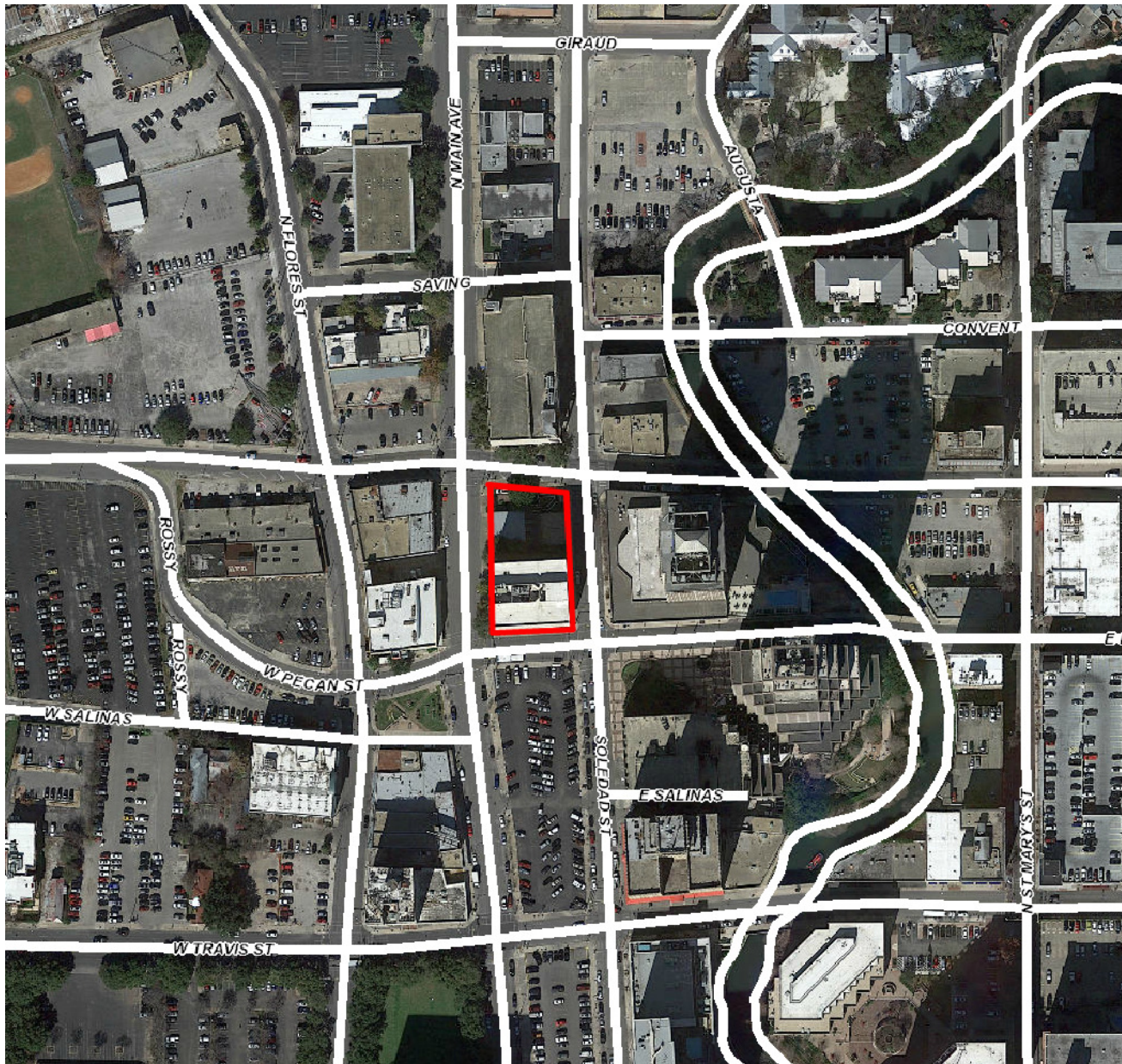
- a. The property located at 425 Soledad includes a seven story modern office tower and a one story motor bank. The two buildings are separated by a small internal walkway enclosed by various walls and hardscape features. The applicant has proposed to construct a wrought iron fence eight feet in height to enclose this internal walkway from public access. The walkway primarily serves as a walking buffer zone for Frost Bank employees walking into the property's buildings from the parking structure located across the street. The fence will be minimally visible from the public right-of-way and is internal to the complex.
- b. According to UDC-Section 35-673(h), which governs wall and fence height in the RIO districts, fences made of wrought iron are a permitted material. The section also stipulates that fences or walls should not exceed 72 inches, or six feet, in height. Staff finds the proposed fencing material to be appropriate, but finds the proposed height of the fence to be inconsistent.

RECOMMENDATION:

Staff does not recommend the fence installation as submitted. Staff recommends that the applicant reduce the height to six feet to comply with UDC Section 35-673(h). If the HDRC recommends approval of the eight foot proposal as submitted, the applicant will need to obtain a variance from the Board of Adjustment.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

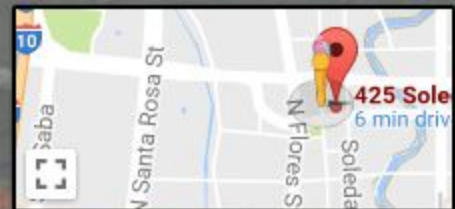
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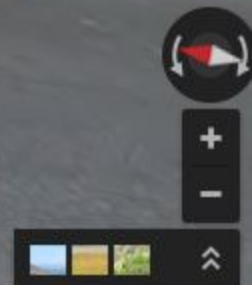
419 N Main Ave

San Antonio, Texas

Street View - Jan 2017



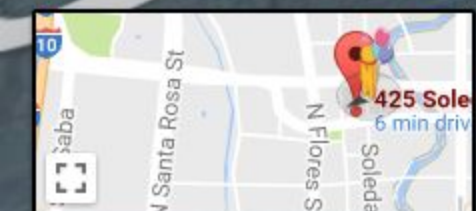
Google





431 Soledad St
San Antonio, Texas

Street View - Jan 2017



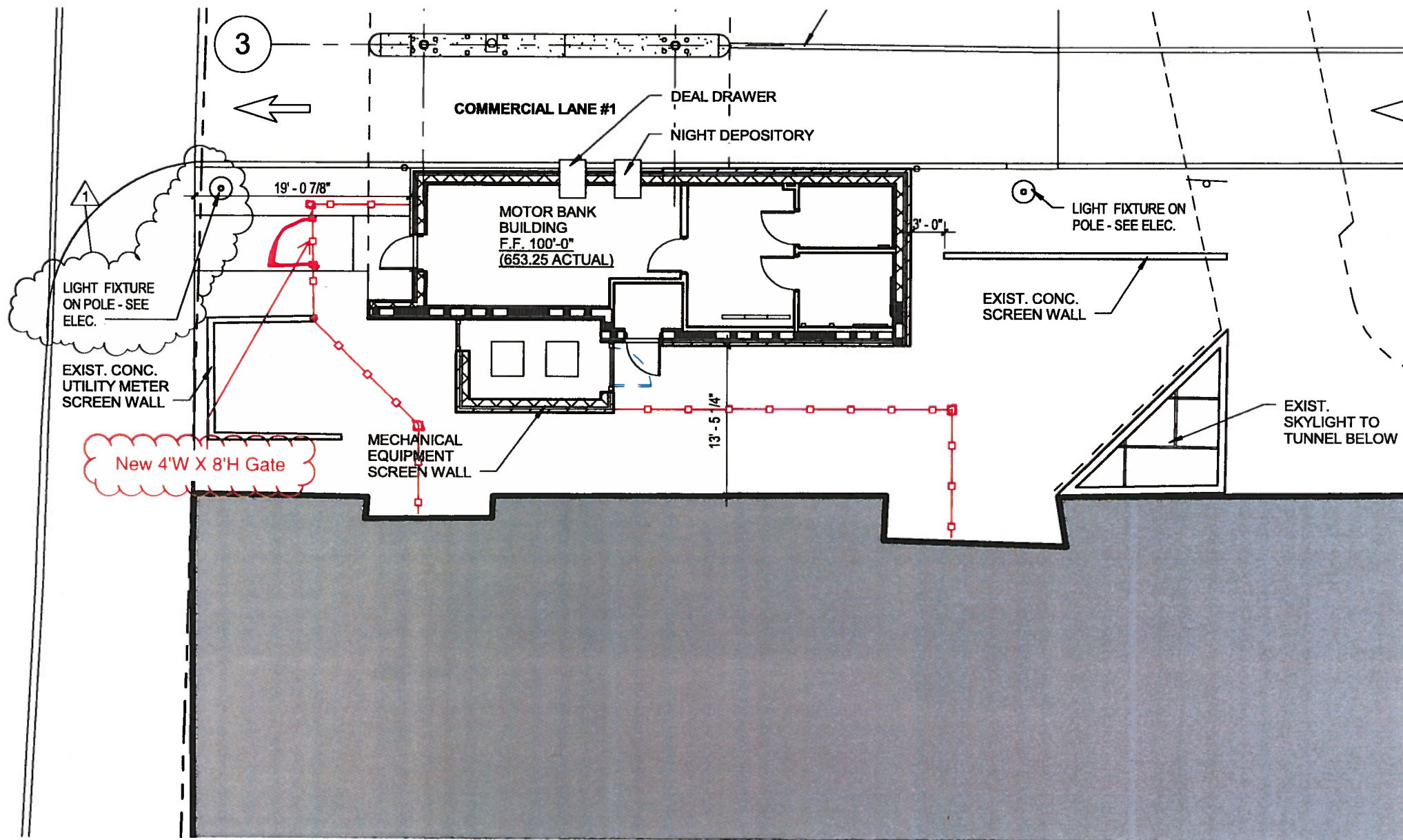
Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a full screen button, and a color selection bar.

We are proposing an 8ft⁺ fence in-between 425 Soledad and 425 Soledad, Bldg 2. Under current conditions our employees park in the garage across the street and walk through the tunnel to cross the street safely into the 425 Soledad 7 story building. They then must walk out of the building through the motor park lanes in order to get to entry door. They are approached by random pedestrians and since the door is not secure, they also have random people walking by and knocking on the door and

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and sleeping in front of the door. This fence will allow a safe and secure route for employees to enter and exit the motor bank by creating a safety buffer for employees.





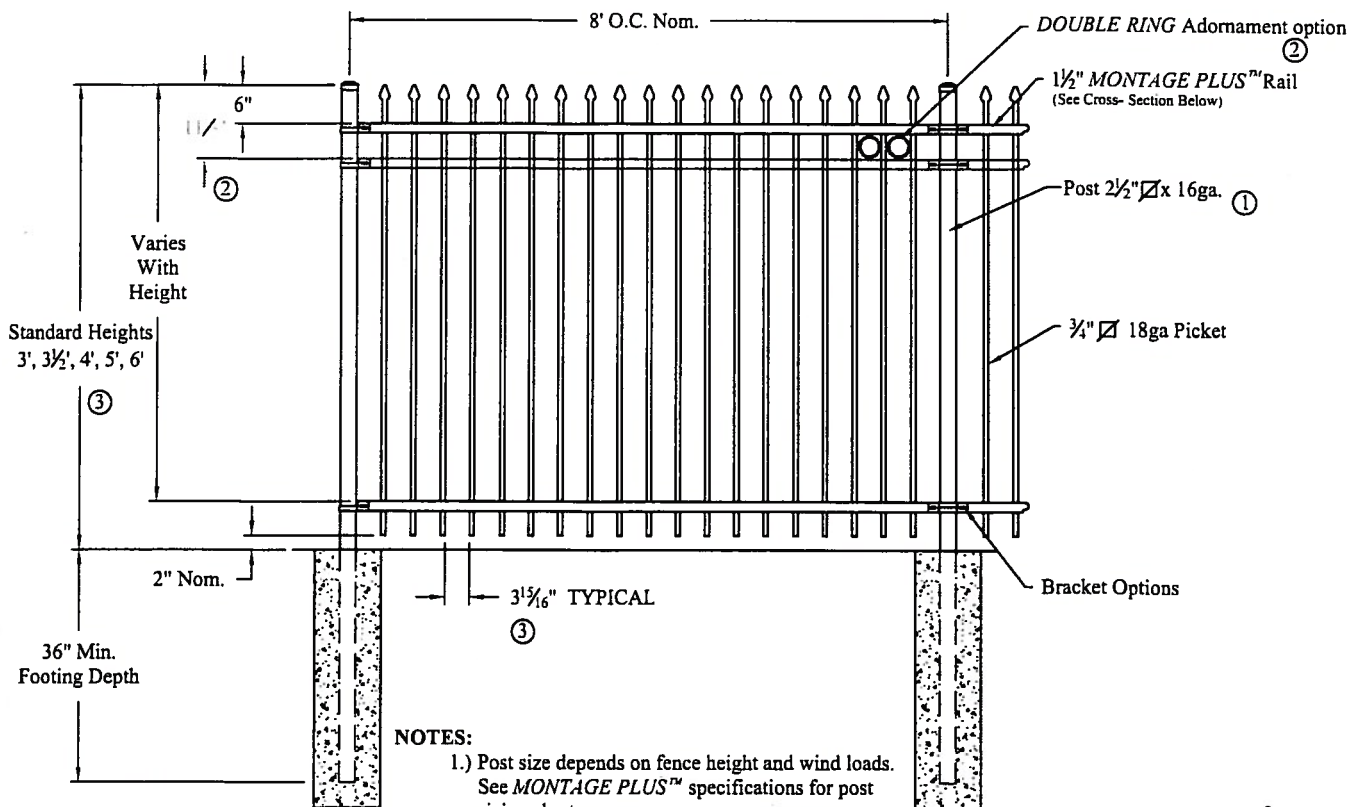










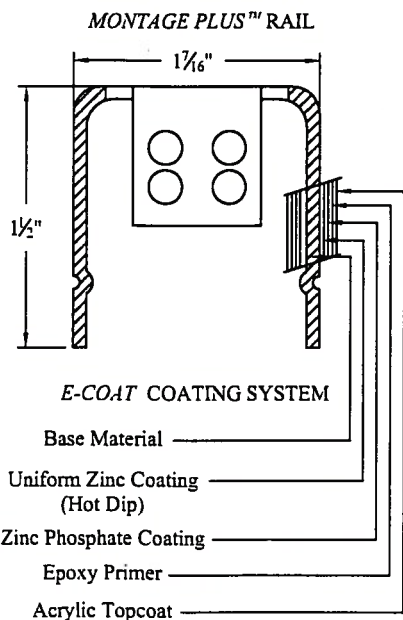


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

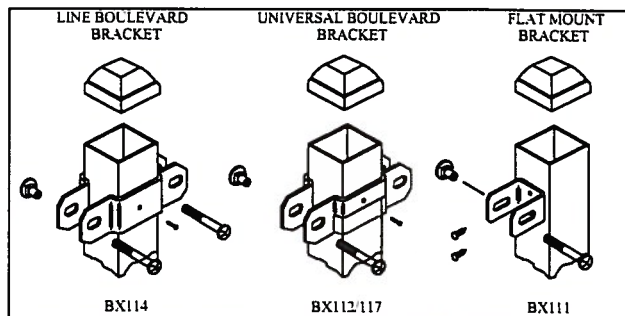
Welded panel can be raked 30" over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength
architectural shape.



**COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for
installation purposes. See product specification
for installation requirements.

1RCISO

Title: MONTAGE PLUS CLASSIC 2/3-RAIL

DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e



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