

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-408
ADDRESS: 501 S MAIN AVE
503 S MAIN AVE
505 S MAIN AVE
507 S MAIN AVE
509 S MAIN AVE
400 S FLORES ST
LEGAL DESCRIPTION: NCB 927 BLK LOT N IRR 11.41 FT OF A 40 FT OF B3
NCB 927 BLK LOT B1,B2, N 10 FT OF B3 & E 64 FT OF N 150.42 OF A10
NCB 927 BLK LOT 12
ZONING: D, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Dale Carse
OWNER: HEB Grocery Company
TYPE OF WORK: Construction of a surface parking lot
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a surface parking lot to be bound by E Cesar E Chavez Blvd to the south, S Flores to the west, Old Guilbeau to the north and Main to the east.

APPLICABLE CITATIONS:

Unified Development Code – Section 35-672 – Neighborhood Wide Design Standards

Sec. 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the six (6) river Improvement overlay districts.

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

- A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the river bank or public right-of-way.
- B. Provide a connection from the street level sidewalk to the Riverwalk at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk.
- C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards. (see Figure 672-1).

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

- A. Paving materials for pedestrian pathways shall be either:
 - i. Broom-finished, scored, sandblasted or dyed concrete;
 - ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The public works department will maintain the designated multi-use path locations.

(4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO district.

Table 672-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Max. % Coverage of Lot Line*	50%	40%	N/A	40%	40%	30%
Buffering Required?	Yes	Yes	Yes	Yes	Yes	Yes

* Maximum length of parking lot allowed along the property line at the street. If applicable, maximum length of parking lot allowed along the riverside edges.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

- A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or
- B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or
- C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

Sec. 35-673. - Site Design Standards.

(c) Topography and Drainage.

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

Sec. 35-680. - Demolition of Historic Features in the Riverwalk Overlay Districts.

(c) Topography and Drainage.

(a) Other Items of Historic or Archaeological Interest. No certificate shall be issued for demolition of such historic and archaeological features dating from Spanish Colonial times including but not limited to acequias, dams, aqueducts, old mills, trailways, and other river related features or similar items.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a surface parking lot to be bound by E Cesar E Chavez Blvd to the south, S Flores to the west, Old Guilbeau to the north and Main to the east. These lots previously featured non-contributing commercial structures which each received Administrative Certificates of Appropriateness for demolition.
- b. PEDESTRIAN ACCESS – The UDC Section 35-672(a) notes that pedestrian access shall be provided among properties to integrate neighborhoods. The applicant has noted the installation of new sidewalks around the site to be six (6) feet in width. This is consistent with the UDC.
- c. PAVING MATERIALS – The UDC Section 35-672(a)(3) notes that paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic. The applicant has proposed concrete pathways and sidewalks. This is consistent with the UDC.
- d. AUTOMOBILE PARKING – The applicant has noted a primary use on the lots to be automobile parking. This is permitted in RIO-3 at this location due to its distance from the river right of way. Per the UDC Section 35-672(b)(2), there is no maximum percentage of lot line coverage by surface parking in RIO-3. The applicant's proposed parking location and site design is consistent with the UDC.
- e. CURB CUTS – The applicant has proposed one curb cut to facilitate automobile entry into the parking lot. This curb cut and corresponding entry is to be located on Old Guilbeau Street, at the interior of the site, removed from major automobile and pedestrian thoroughfares. Staff finds the proposed curb cut location to be appropriate and consistent with the Guidelines. The applicant has noted an overall curb cut width of 54' – 8". While the UDC notes that a width of twenty-five (25) should not be exceeded for curb cuts, staff finds that the location of the curb cut on the interior of the site will not negatively impact automobile or pedestrian traffic on nearby streets.
- f. PARKING BUFFERING – Per the UDC Section 35-672(b)(3), parking areas should be screened or buffered from view of public streets, the San Antonio River and adjacent residential uses. The applicant has noted the installation of planted parking screens, a steel picket fence that is to be six (6) feet in height and additional setbacks and landscaped buffered within the property line. Staff finds the proposed installation appropriate.
- g. LIGHTING – The applicant has proposed parking lot lighting in the form of light poles. The applicant has noted these at eight (8) locations. Additionally, the applicant has proposed locate security kiosks, utility boxes and security access infrastructure on the site. Each of these will be located within the screened area. Staff finds their installation to be appropriate.
- h. ARCHAEOLOGY- The project area is located within the River Improvement Overlay District. In addition, the property is likely traversed by the San Pedro or Principal Acequia, a designated National Historic Civil Engineering Landmark, Local Historic Landmark, and previously recorded archaeological site. Moreover, a review of historic archival maps shows a structure within or directly adjacent to the project area as early as 1886. Therefore, archaeological investigations are required. The development project shall comply with all federal,

state, and local laws, rules, and regulations regarding archaeology. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

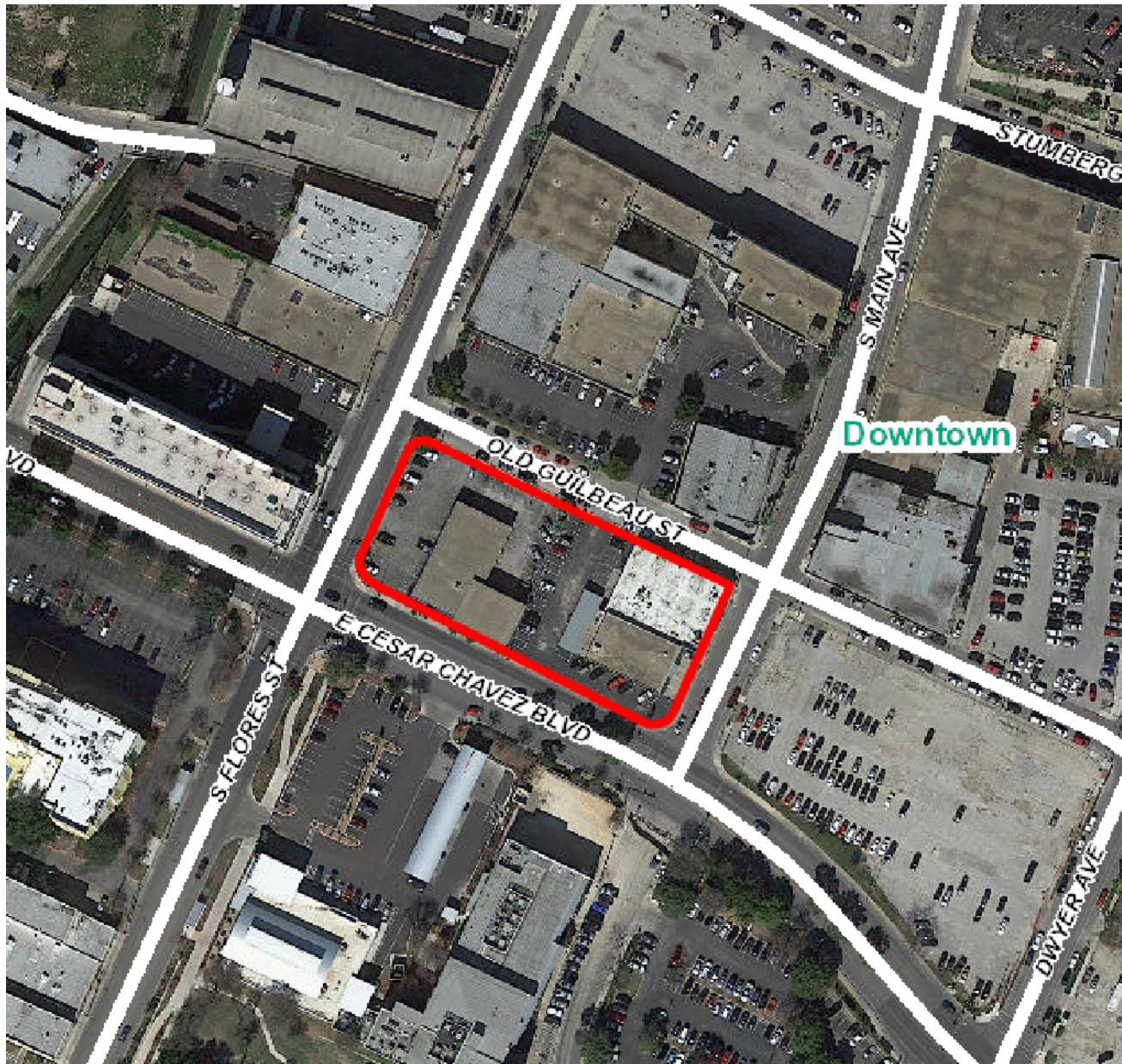
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g with the following stipulation:

- i. ARCHAEOLOGY- Archaeological investigations are required. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 02, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION



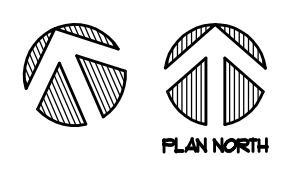
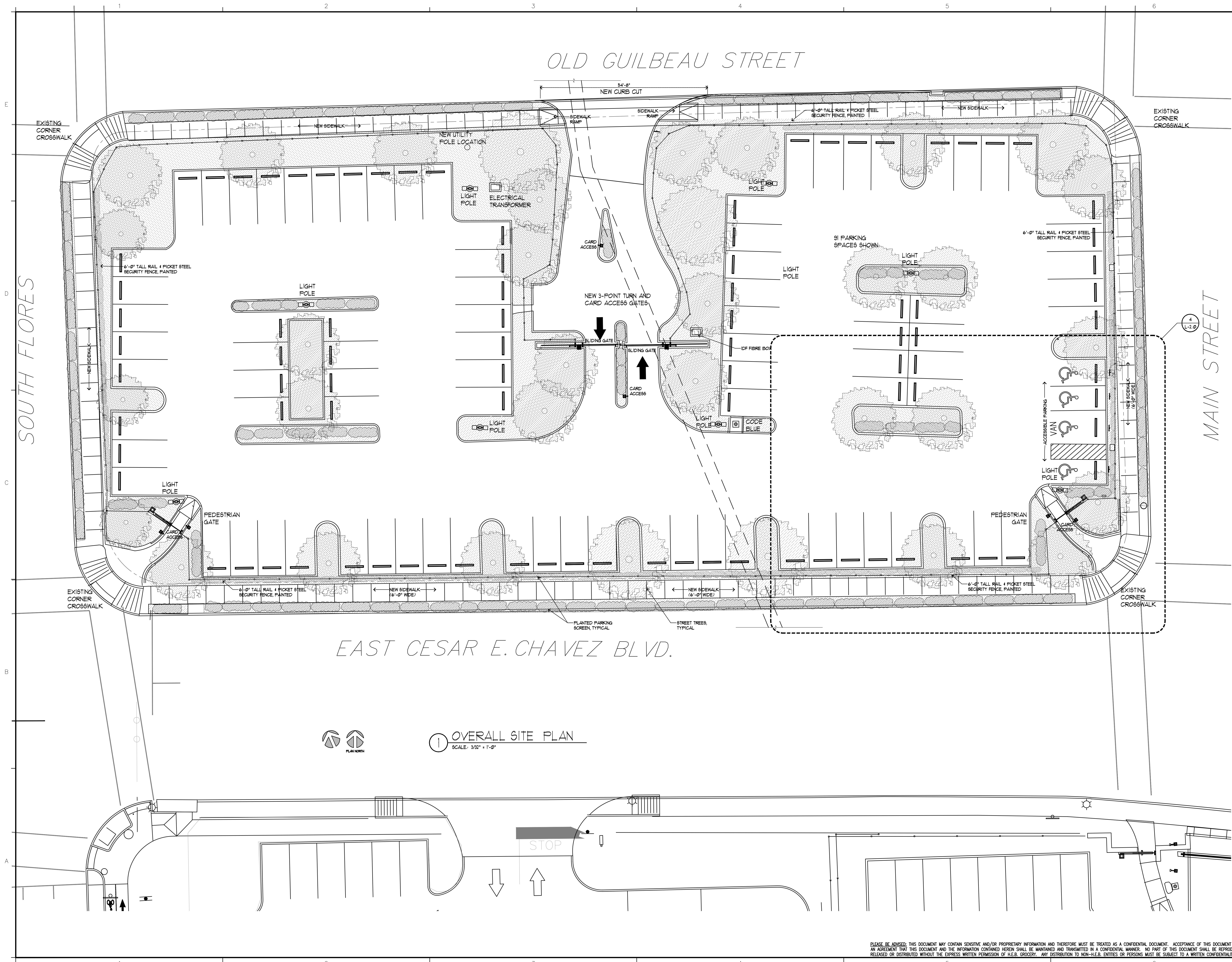
ADDRESS: 501-509 S. MAIN, 400 S. FLORES

REQUEST: PARKING LOT CONSTRUCTION

HEARING DATE: AUGUST 16, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



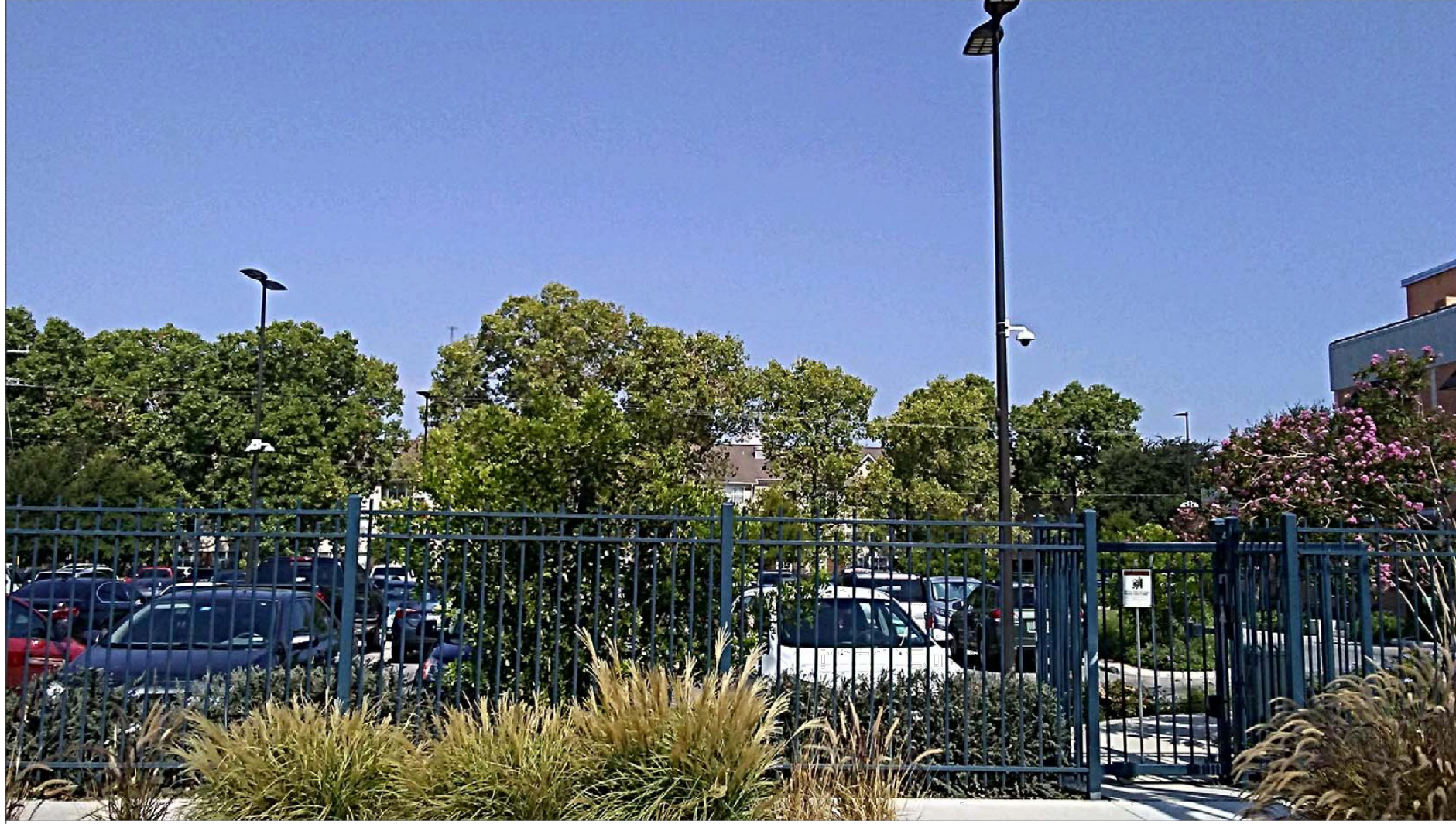


① OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

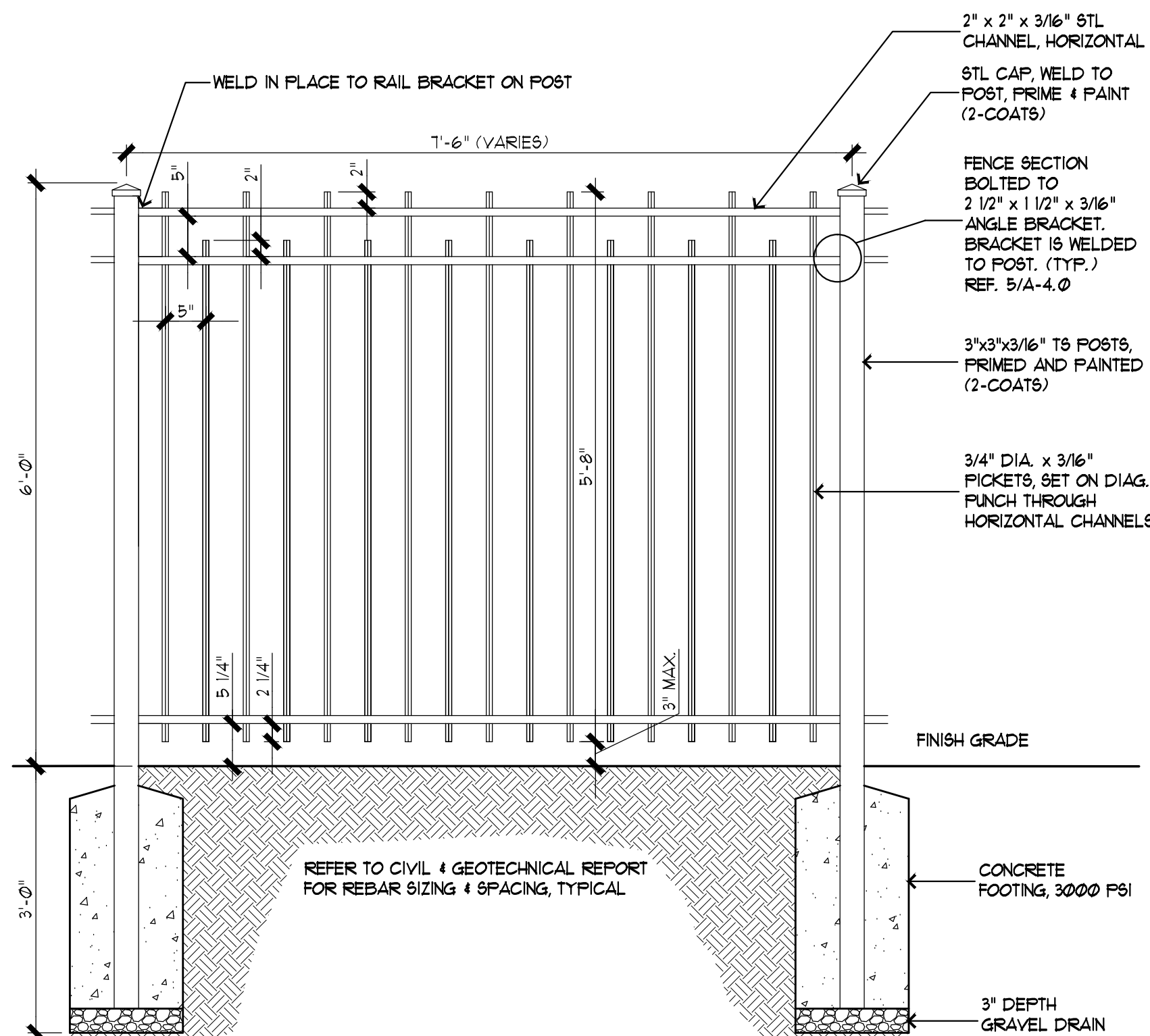
PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN, SITE PLAN		FORD POWELL & CARSON ARCHITECTS & PLANNERS INC.	
H.E.B. 501 SOUTH MAIN PARKING SAN ANTONIO, TEXAS		Architecture Planning Preservation Interior Design 1138 East Commerce Street San Antonio, Texas 78205 202-228-1946 / Fax 202-228-4482	
SCALE: AS INDICATED	DATE: 07/31/2017	SHEET NO. L-10 DRAWN: C.T.G. CHECKED: J.G.	

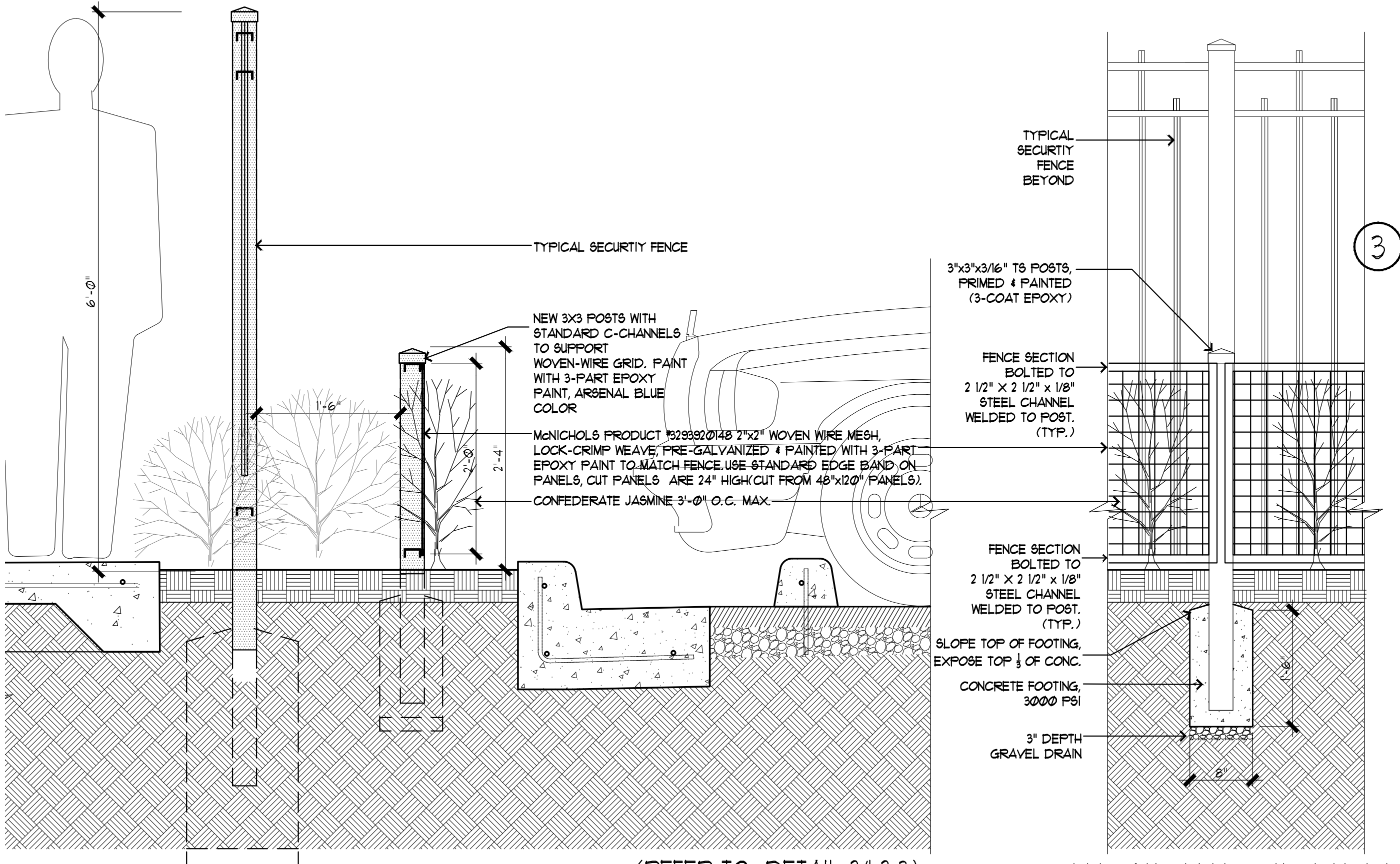
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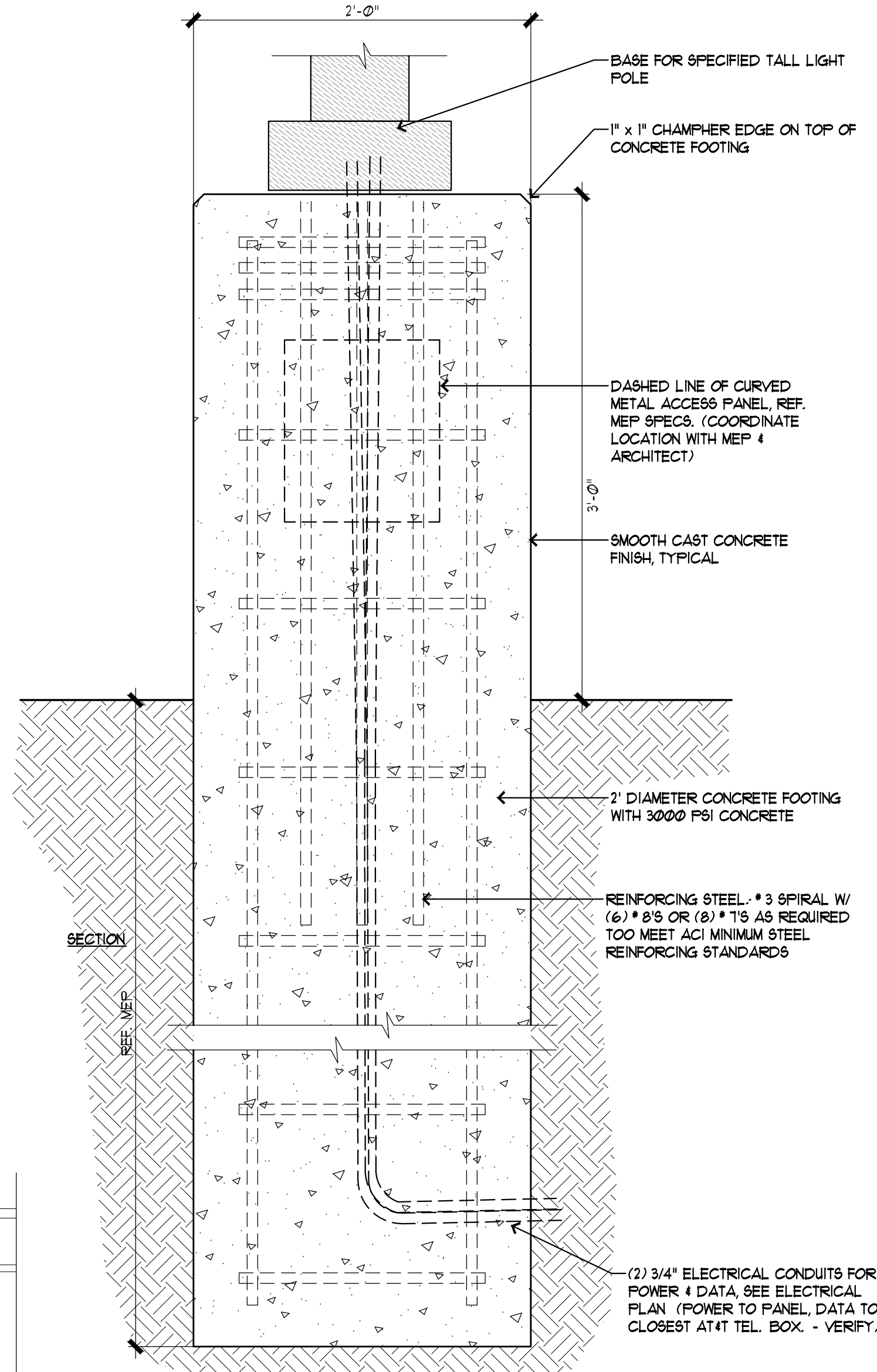
1 TYPICAL 6 FOOT PAINTED FENCE AT SIDEWALK SHOWING VEHICULAR SCREEN PLANTING AND 30'-0" HIGH LIGHT POLES
SCALE: 1/8"=1'-0"



2 TYP. SECURITY FENCE ELEVATION
SCALE: 3/4"=1'-0"

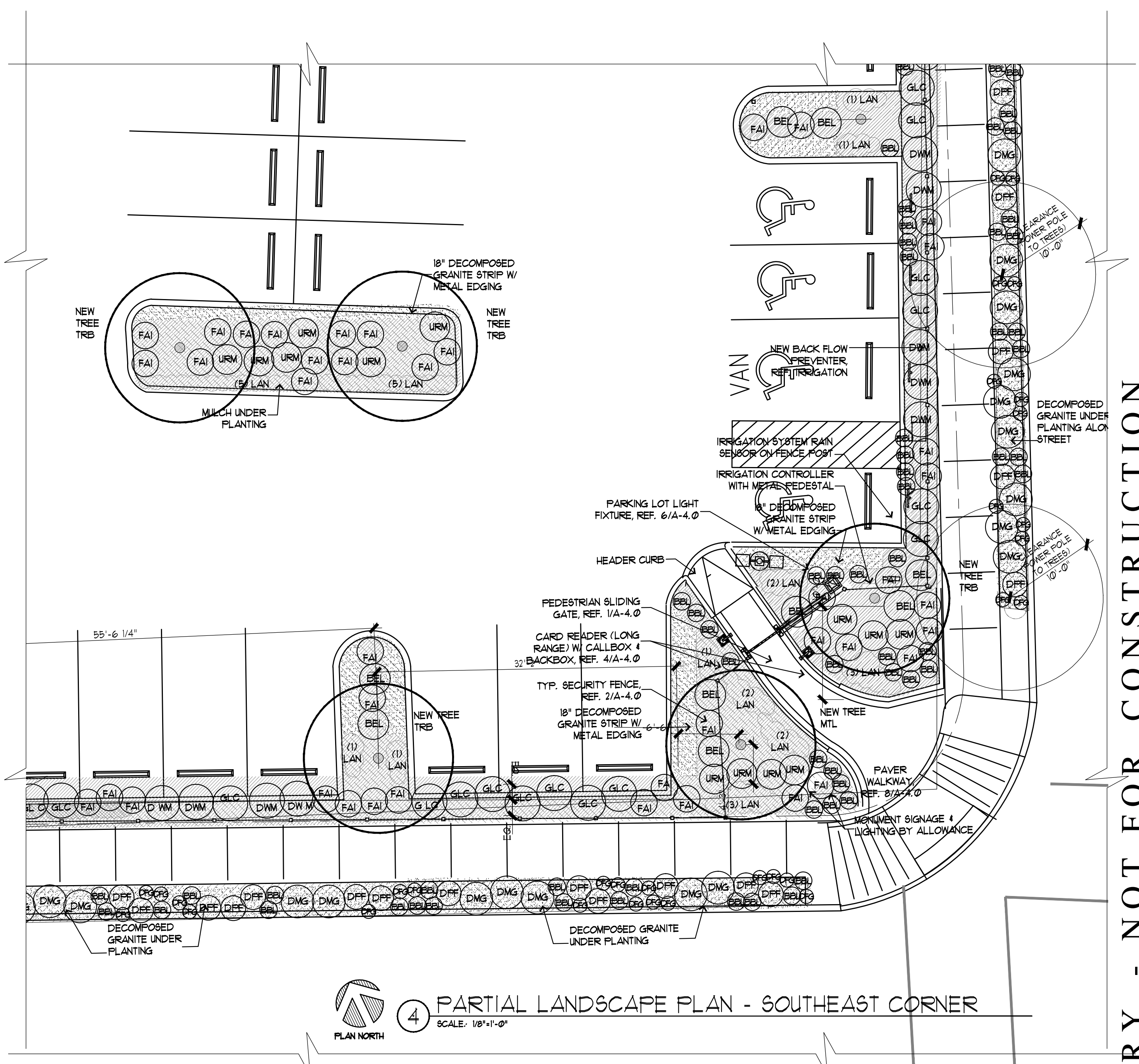


5 SECT. THRU FENCE & NEW PLANTING SCREEN
SCALE: 1"=1'-0"



3 PARKING LIGHT POLE CONC. FOOTING
SCALE: 1 1/2"=1'-0"

KEY	COMMON NAME	SCIENTIFIC NAME	PURCHASE SIZE	MATURE HEIGHT	MATURE SPREAD	REMARKS
CDR	Cedar Elm	Ulmus crassifolia	4" dia. 14' - 18'	40' - 60'	30' - 40'	Select, Standard, B4B, Full, Symmetrical Canopy
MTL	Texas Mountain Laurel	Sophora secundiflora	6" dia. total (3) 2" trunks 10' - 12'	15' - 30'	10' - 20'	Prune multi-trunk specimens down to 3 largest trunks to force tree form
TRB	Texas Redbud	Cercis canadensis var. texensis	4" dia. 10' - 12'	15' - 30'	10' - 20'	Select, Single Trunk, Full, Symmetrical Canopy
SAG	Sago Palm	Cycas revoluta	3' - 4' diam.	36" - 60"	48" - 60"	3' diam. min.
COP	Coppertone Loquat	Eriobotrya Japonica 'Coppertone'	3 Gal.	48" - 60"	36" - 48"	
ESP	Gold Star Esperanza	Tecoma stans 'Gold Star'	3 Gal.	48" - 60"	36" - 48"	
TRK	Turk's Cap	Malvaviscus arboreus	3 Gal.	36" - 60"	36" - 48"	
BEL	Belinda's Dream Rose	Rosa SP	3 Gal.	36" - 60"	36" - 48"	
URM	Upright Rosemary	Rosmarinus officinalis 'Pyramidalis'	3 Gal.	36" - 48"	36" - 48"	3'-4' tall (4' tall max.)
THR	Golden Thryallis	Galphimia glauca	3 Gal.	36" - 48"	36" - 48"	
GLC	Grey Leaf Cotoneaster	Cotoneaster glaucocephalus	3 Gal.	36" - 48"	36" - 48"	
DWM	Dwarf Wax Myrtle	Myrica pusillia	3 Gal.	36" - 48"	36" - 48"	
EGA	Ed Goucher Abelia	Abelia x grandiflora 'Edward Goucher'	3 Gal.	36" - 48"	36" - 48"	
FMB	Flumbago	Plumbago auriculata	3 Gal.	24" - 48"	36" - 48"	
FAI	Fairy Rose	Rosa SP	3 Gal.	24" - 36"	24" - 36"	
DMG	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	3 Gal.	36" - 48"	24" - 48"	
DFF	Dwarf Purple Fountain	Pennisetum setaceum	3 Gal.	24" - 36"	24" - 36"	
DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	24" - 36"	12" - 24"	
BBL	Big Blue Liliyurf	Liriope muscari 'Big Blue'	2 Gal.	12" - 24"	12" - 24"	
LAN	Trailing Lantana	Lantana montevidensis	2 Gal.	12" - 18"	24" - 48"	

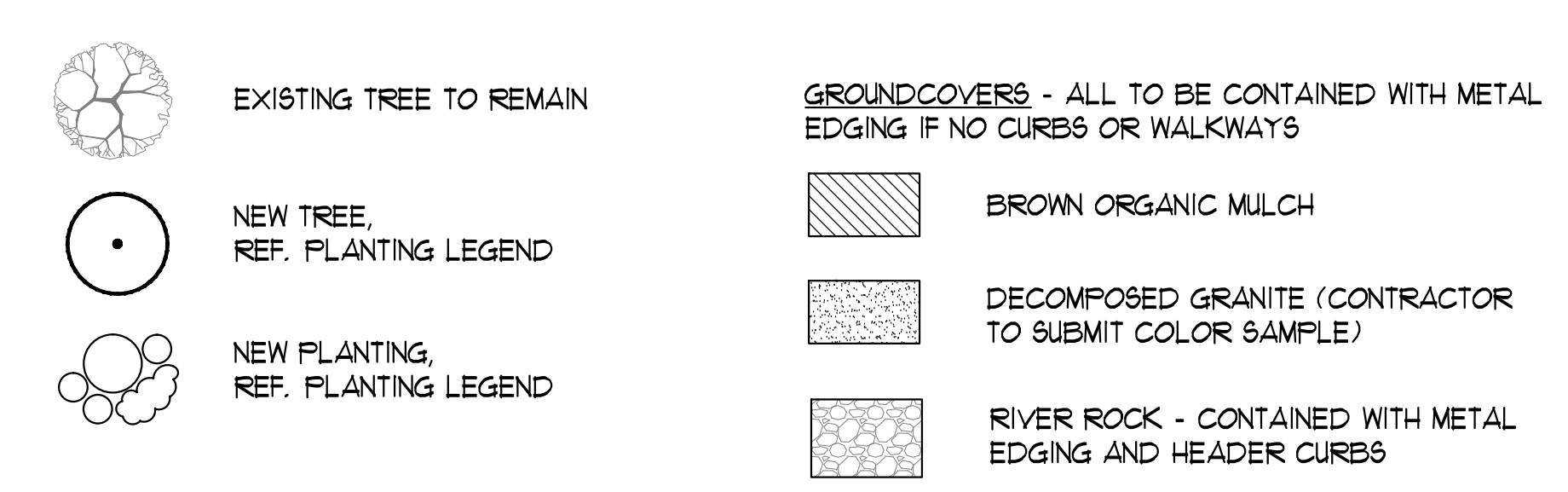


4 PARTIAL LANDSCAPE PLAN - SOUTHEAST CORNER
SCALE: 1/8"=1'-0"

LANDSCAPING NOTES:

- EXISTING TREES TO REMAIN SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
- PROVIDE 8" TOPSOIL AFTER SETTLEMENT IN ALL AREAS TO REVIVE PLANTING. EXCAVATE AS REQUIRED TO ESTABLISH SUBGRADE TO ALLOW FOR TOPSOIL. POCKET PLANT TREES AND SHRUBS. BACKFILL PITS WITH 50% APPROVED TOPSOIL AND 50% ROSE MIX. INSTALL A 4" LAYER OF SHREDDED NATURAL MULCH BY GARDENVILLE. FERTILIZE WITH GARDENVILLE SOIL FOOD.
- AT EXISTING MULCHED AREAS, CLEAN OUT CONSTRUCTION & ORGANIC DEBRIS, REPAIR OR REPLACE ANY EXISTING EXPOSED OR DAMAGED WEED BARRIER, AND REPLENISH WITH NEW MULCH, 4" MIN.
- AT ALL INSTANCES WHERE DECOMPOSED GRANITE MEETS THE EDGE OF A SIDEWALK OR CURB, FINISH GRADE OF THE GRANITE SHALL BE A MINIMUM OF 1" BELOW TOP OF CURB OR SIDEWALK. NO GRANITE SHOULD SPILL ONTO THE SIDEWALK OR OVER CURB.
- RIVER ROCK TO BE FROM "TEXAS BLEND" ROCKS FROM STONE & SOIL (HWY 1-10 NORTH, FAIR OAKS, TEXAS) LAID OVER WEED BARRIER. USE 3" DIA. MAX. SIZE / 1 1/2" MIN. SIZE STONES

LANDSCAPE LEGEND



PRELIMINARY - NOT FOR CONSTRUCTION

FORD
POWELL
& CARSON
ARCHITECTS & PLANNERS INC.

Architecture
Planning
Preservation
Interior Design
1138 East Commerce Street
San Antonio, Texas 78205
210-226-1246 / Fax 210-226-9482

H-E-B

LANDSCAPE PLAN,
PLANTING LEGEND, & DETAILS
H.E.B. 501 SOUTH MAIN PARKING
SAN ANTONIO, TEXAS

SHEET NO. L-20
DATE: 07/31/2017
DRAWN: C.T. AS
CHECKED: JG

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