

## HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-611  
**ADDRESS:** 244 W CEVALLOS  
**LEGAL DESCRIPTION:** NCB 1011 BLK 1 LOT 13  
**ZONING:** O-1  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Mike Sepeda/ADA Consulting Group Inc.  
**OWNER:** Key Properties  
**TYPE OF WORK:** Flatwork and installation of 8ft tall wrought iron fence  
**APPLICATION RECEIVED:** October 30, 2017  
**60-DAY REVIEW:** December 29, 2017  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a surface parking lot at 244 W Cevallos, including the installation 8 foot tall wrought iron fence around the perimeter of the property.

### APPLICABLE CITATIONS:

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. .

- (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 districts.

\* 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 buffer yards 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.
- (4) **Parking Structures Shall Be Compatible With Buildings in the Surrounding Area.** Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.
- A parking garage will be considered compatible if:
- A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
  - B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.
- (5) **Parking Structures Shall Provide Clearly Defined Pedestrian Access.** Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.
- (6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

**Sec. 35-673. - Site Design Standards.**

- (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 abut 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 applicant is requesting a Certificate of Appropriateness for approval to construct a surface parking lot at 244 W Cevallos. The lot featured a natural grass lawn until circa December 2016, which it was then converted into a gravel lot. At an unspecified date in 2017, it was then converted to a paved parking lot with a wrought iron fence prior to receiving a Certificate of Appropriateness. A post-work application fee was paid on October 30, 2017. The lot is located within RIO-7E district and is zoned R-6 CD.
- b. PEDESTRIAN ACCESS – The UDC Section 35-672(a) notes that pedestrian access shall be provided among properties to integrate neighborhoods. The existing sidewalks are 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 existing paving and sidewalks are 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-7 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-7. The applicant's proposed parking location and site design is consistent with the UDC.
- e. CURB CUTS – The applicant has proposed two curb cuts with gated entry to facilitate automobile entry into the parking lot. These curb cuts and corresponding entry is to be located on Marty and W Cevallos , at the interior of the site, removed from major automobile and pedestrian thoroughfares. The UDC notes that a width of twenty-five (25) should not be exceeded for curb cuts. Staff finds the proposed curb cut locations to be appropriate and consistent with the UDC.
- f. FENCE – The applicant has proposed a black wrought iron fence that is to be eight (8) feet in height. Per the UDC 35-673(h)(1) noting the use of 2 to 4 feet low scale walls to divide space between properties and right-of-ways and the use of solid walls up to 6 feet walls screen equipment or unsightly areas -- staff finds a fence height of six (6) feet appropriate at this location.

## **RECOMMENDATION:**

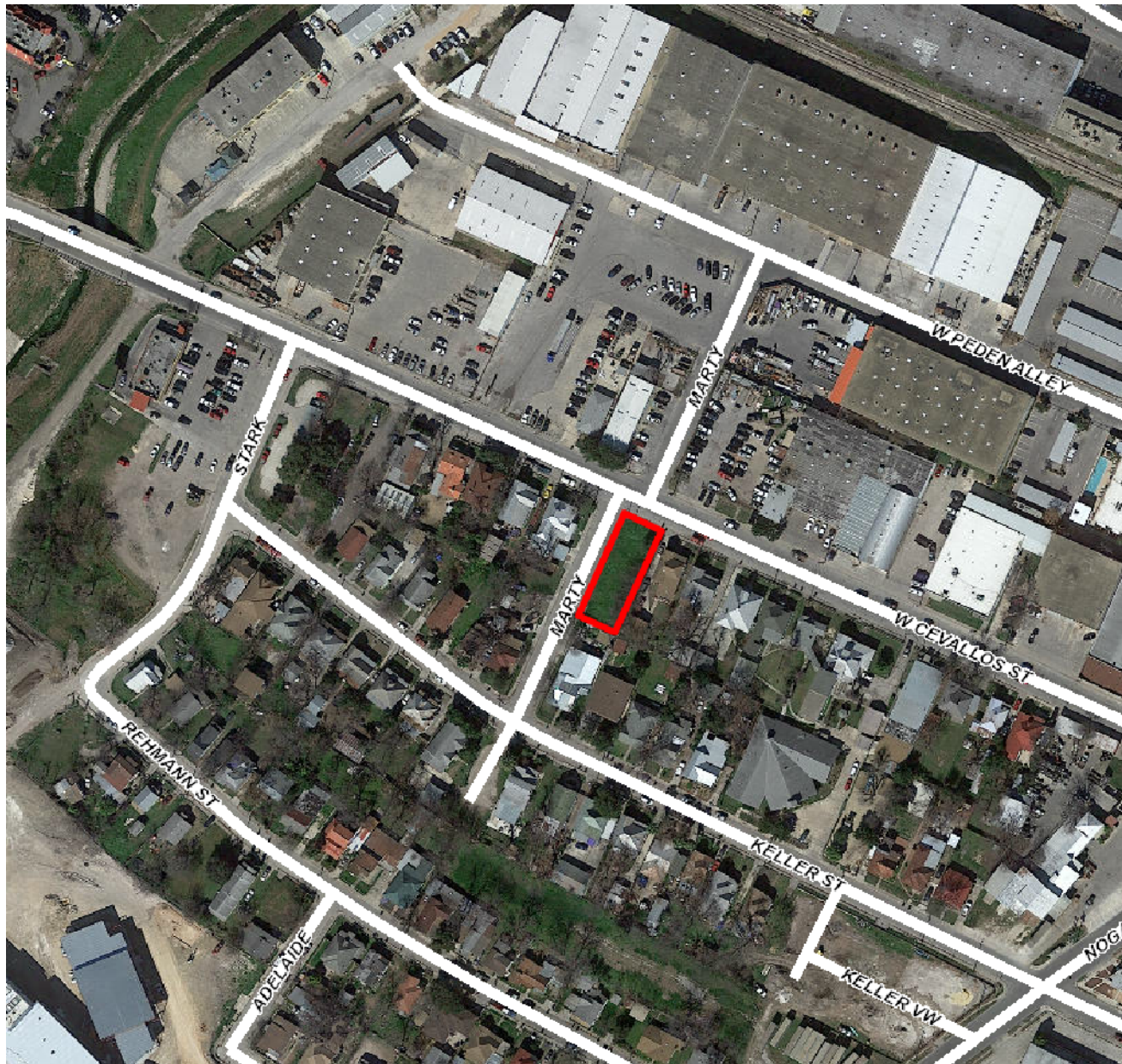
Staff recommends approval with the stipulation that the overall height of the fence be reduced to 6 feet based on the findings.

## **CASE COMMENT:**

The lot featured a natural grass lawn until circa December 2016, which it was then converted into a gravel lot. At an unspecified date in 2017, it was then converted to a paved parking lot with a wrought iron fence prior to receiving a Certificate of Appropriateness. A post-work application fee was paid on October 30, 2017.

## **CASE MANAGER:**

Huy Pham



244 W Cevallos

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Printed: Nov 29, 2017

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SAN ANDRES USA

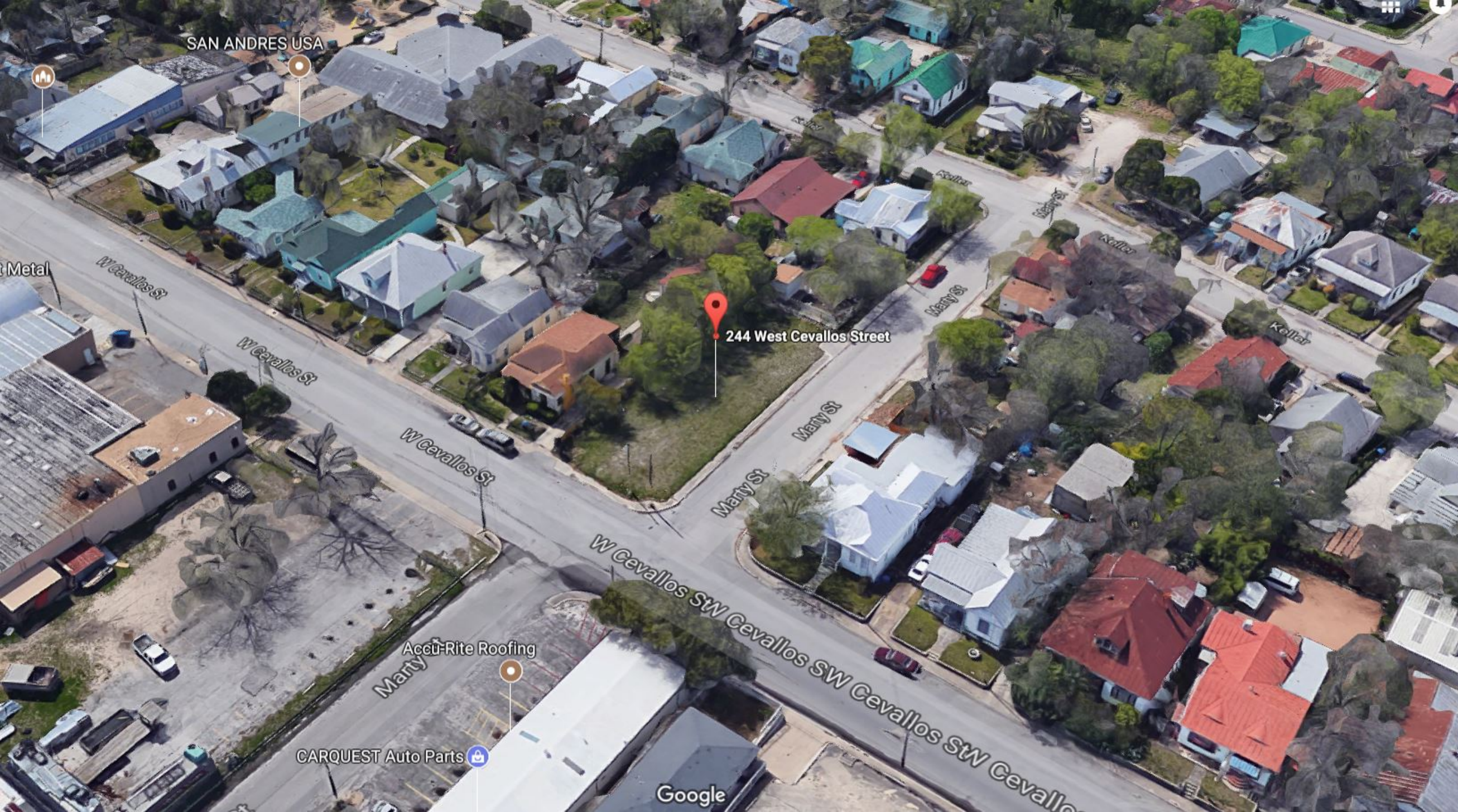
Metal

244 West Cevallos Street

Accu-Rite Roofing

CARQUEST Auto Parts

Google





Eddie's Taco House



W Cevallos St

CARQUEST Auto Parts



Accu-Rite Roofing



Marty St

W Peden Alley

Texas Sheet Metal



San Antonio  
Belting & Pulley



244 West Cevallos Street

W Cevallos St

W Cevallos St

SAN ANDRES USA



Best Buy  
Office Furn

W Cevallos St

Marty St

Keller

Keller

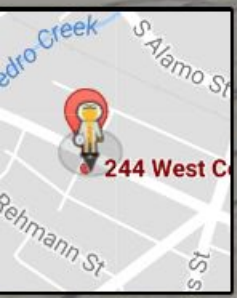
Rehmann St

Google

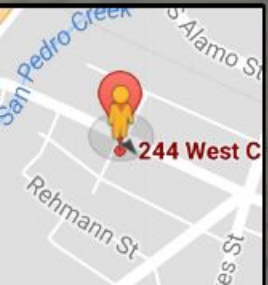
Blood N Fire Ministries





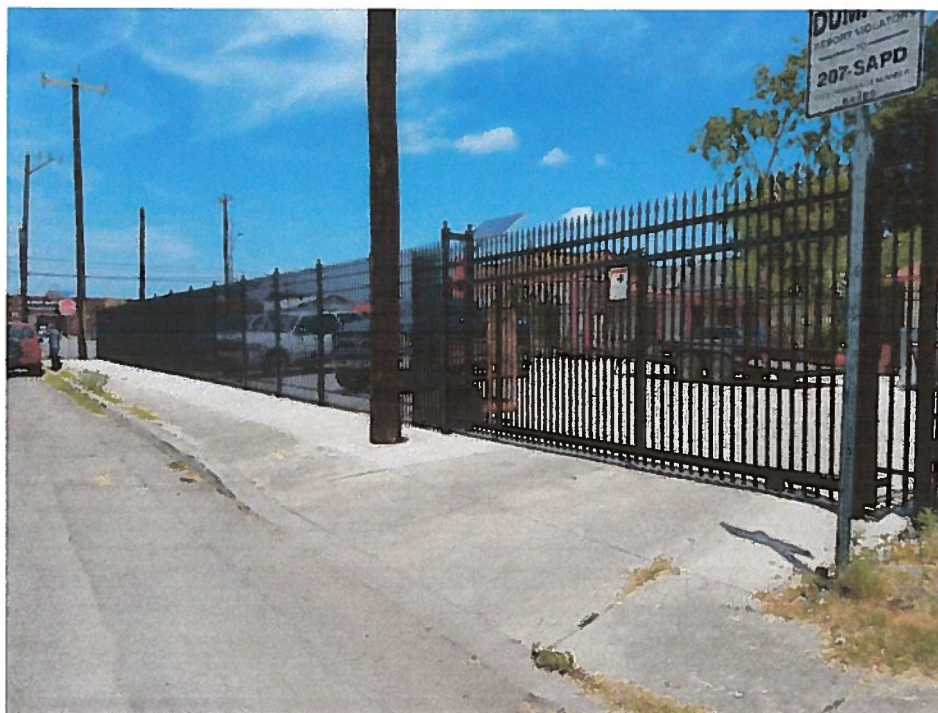








Fence Permit Application  
244 W. Cevallos St  
San Antonio, TX 78204

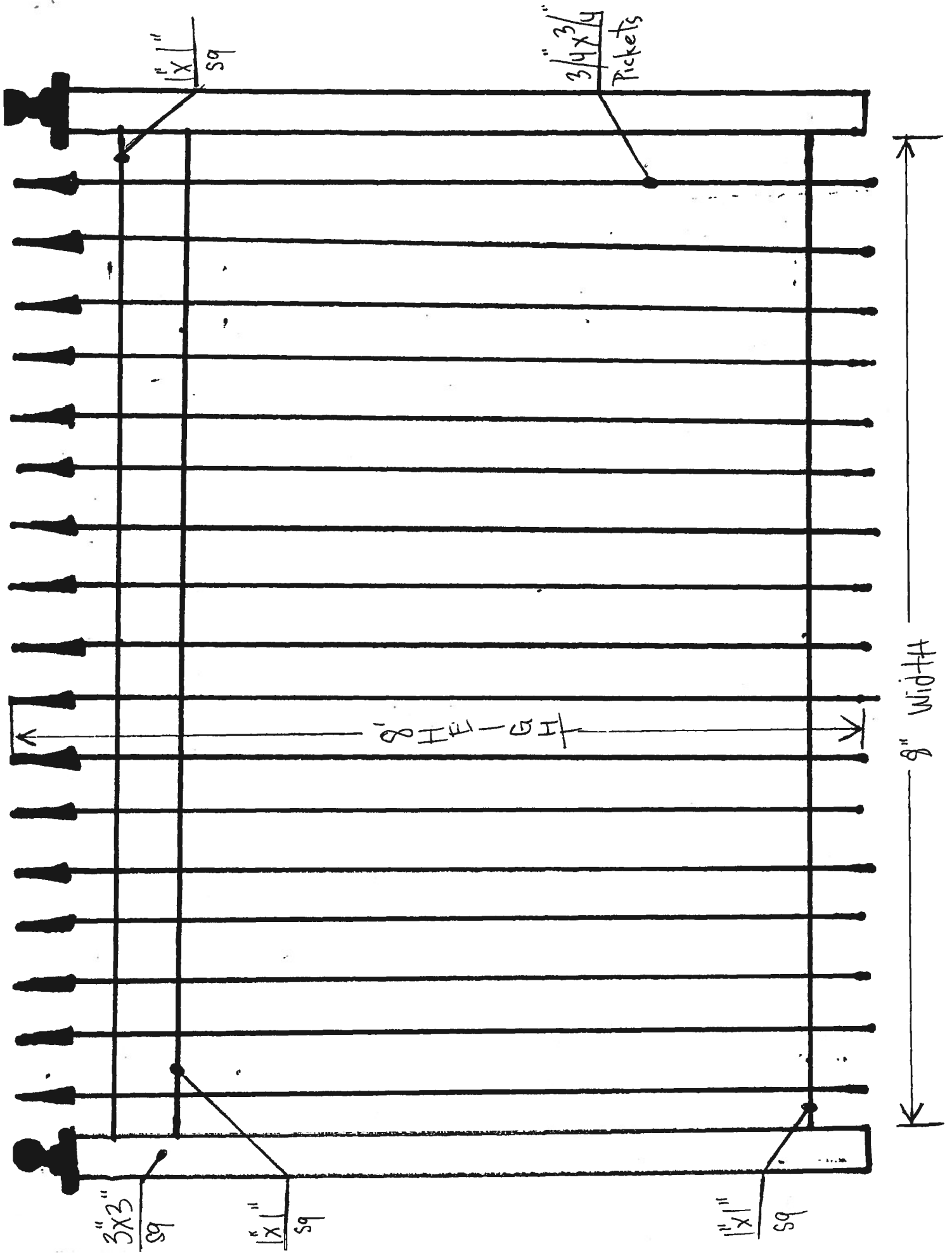


View of 8 ft tall wrought iron fence w/ gate installed along Marty Street



View of 8 ft tall wrought iron fence w/ gate installed along W. Cevallos St







SITE PLAN FOR FENCE AT  
244 W. CEVALLOS ST.  
8 ft tall wrought iron fence on all  
sides of Lot 13  
(50 ft x 138.88 ft rectangular lot)  
with gate at existing driveways  
on W. Cevallos & Marty Streets

