HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO:	**2018-153**
COMMON NAME:	201 BURNET
LEGAL DESCRIPTION:	NCB 534 BLK 24 LOT S IRR 140.28 FT OF 11, S 60 FT OF 12 & S 21.32 FT OF 13
ZONING:	IDZ, D
CITY COUNCIL DIST.:	2
APPLICANT:	Mitsuko Ramos/Government Relations Group of TX
OWNER:	StrEat Parks, LLC
TYPE OF WORK:	Construction of a three story, commercial structure, signage, a community garden and a mobile food park
APPLICATION RECEIVED:	February 16, 2018
60-DAY REVIEW:	April 17, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a mobile food park with a three story structure that will include commercial space on the ground level with the upper two levels consisting of outdoor patio dining. The proposed project will include improvements to streets, an expanded sidewalk, a community garden and a partial closure of Burnet Street.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide
Required Design Standards

Chapter 2: Sidewalks and Setbacks
A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.
A.4. Provide continuous landscaped and hardscaped area, commonly referred to as "parkway," adjacent to the curb on predominantly non-commercial streets.
A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.

Chapter 3: Ground Floor Treatment
A.1. Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
A.2. Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 foot to 0 inch floor-to-ceiling height, with heights above 14 feet being very desirable.
A.3 The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street or alley.
A.4. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.
A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.
A.6. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.
A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.

Chapter 4: Parking and Access
A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.
A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.
A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.
B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

Chapter 6: On-site Open Space
Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.
Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.
Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7: Architectural Detail
A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.
C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.
C.12. Prohibited Exterior Materials

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. Lumpy stucco, CMU;
4. Rough sawn or natural (unfinished)wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building‘s entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).
E.9. Parking and security lights shall not provide spillover to neighboring residential properties.
H.1. Exterior roll-down doors and security grills are not permitted in downtown
I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.
I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8: Streetscape Improvements
B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

B.2. Asphalt is not permitted for public sidewalks in downtown.
C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.
E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."
F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.
G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.
G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.
G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.
G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:

a. Vending machines
b. Automatic teller machine
c. Pay phones
d. Photo booths
e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
f. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals,

Chapter 11: Sustainable Design

D.1. All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).
Encouraged Design Guidelines

Chapter 2: Sidewalks and Setbacks
A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
A.9. Where existing sidewalks are narrow, the reviewing body may determine that a canopy or similar shading device be provided, in lieu of street trees.
A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.
A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.
A.12. New development should be landscaped or paved to match the adjacent public frontage.
B.1. Adjacent to retail, the setback, if any, should be used primarily for sidewalk widening and may be used for outdoor dining and other commercial activities.
B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.

Chapter 3: Ground Floor Treatment

A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
A.12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.
B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
B.3. Architectural features that reinforce the retail character of the ground floor street and river wall and/ or help to define the pedestrian environment along the sidewalk, such as canopies, awning, and overhangs are encouraged and should be integral to the architecture of the building.
B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access
A.2. Parking areas should be integrated into the project it serves. Public parking may be either freestanding structure, shared parking, or integrated into a project, provided it is clearly signed as public parking.
A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.
A.5. On-street parking lanes may be converted to travel lanes during rush hour.
A.6. Provide on-street parking for visitors and customers.
A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.
B.4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; on all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk. Additional treatments such as "live" green walls similar to a chia pet provides for a more aesthetic and pleasing facade.
B.7: Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.
C.5. Where there is no alley and the project includes frontage on a street, parking access should be located midblock or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall
A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into "modules" that are similar in scale.
A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.
A.3. A new building should incorporate design elements that provide a base, middle and a top.
A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.
A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.
B.1. Street walls should be located against the back of sidewalk.
B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
B.4. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means
B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.
Chapter 6: On-site Open Space
Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.
Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench

and curb whenever possible.
Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.
Ch.6.other. Landscape Elements to Provide Shade and Function:
• On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
• Landscape elements should support an easy transition between indoor and outdoor through spaces, wellsited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
• Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail
A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.
A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.
A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).
B.1 Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
B.2. Vertically articulate the street wall façade, establishing different treatment for the building’s base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
B.4. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.
C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
C.3. Use especially durable materials on ground floor façades.
C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.
C.5. Detail buildings with rigor and clarity to reinforce the architect’s design intentions and to help set a standard of quality to guide the built results.
C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building’s massing and structural elements. The skin should reinforce the integrity of the design concept and the building’s structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.
C.7. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.
C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space. C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7and not from a parking area.
D.3. Strong colors should emphasize architectural details and entrances.

D.4. Deep recessed entries into the building are encouraged.
E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
F.1. Ground-floor window and door glazing should be transparent and non-reflective.
F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
I.3. Penthouses should be integrated
.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.

Chapter 8: Streetscape Improvements
A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.
C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
C.4. Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
D.3. Paving surfaces must be chosen for easy rollability.
E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical

tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:

- Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
- Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
- All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
- All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.

G.5. Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.
G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.
G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.
H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.
H.3. Light poles should be separate from power poles.
Chapter 11: Sustainable Design
A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.
C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a mobile food park with a three story structure that will include commercial space on the ground level with the upper two levels consisting of outdoor patio dining. The proposed project will include improvements to streets, an expanded sidewalk, a community garden and a partial closure of Burnet Street.
b. SIDEWALKS & SETBACKS – The applicant has proposed sidewalks around the proposed new construction that will include widths that are consistent with the Downtown Design Guide. The applicant has noted the installation of brick pavers, that sidewalks will not be impeded upon by patio furniture, that a community garden will be installed through a partial closure of Burnet Street and that trees will be planted per the landscaping plan. The applicant has noted that sidewalks will be paved with slip resistant surfaces or broom finished concrete. The applicant has also noted the consideration of decorative paving.

c. GROUND FLOOR TREATMENT – The applicant has proposed an active use of the space on the ground floor (mobile food park), has located the primary entrance to have frontage along a public street, has proposed a curtain wall system to provide transparency into the proposed retail space, will not use dark or tinted glass and has noted that the primary entrance will be located off of Brooklyn Avenue at the corner of Live Oak Street. Staff finds the proposed ground floor treatment to be appropriate.
d. PARKING & ACCESS – The applicant has proposed off street parking to be located under and along IH-37, south and north of Brooklyn Avenue, subject to a lease agreement with TXDOT. Additionally, the applicant has noted the inclusion of a drop off zone within the parking lot under IH-37, secure bicycle parking to be located on site and possibly on Burnet Street, that no vehicular access will be provided to the property with the exception of food trucks and that curb cuts will be at the minimum number required and the minimum width permitted. The applicant has noted that parking along and under IH-37 will be landscaped subject to terms under the TXDOT lease.
e. MASSING & STREET WALL – The applicant has proposed a three story structure to feature setbacks on each side from Brooklyn, Live Oak and Burnet. The proposed setback along Brooklyn will feature a landscape buffer between the sidewalk and new construction. The setback along Burnet include a landscape buffer and the proposed partial street closure. The setback on Live Oak is the greatest and features green space and a driveway for food trucks. The applicant has also noted a human scale, breaks in façade massing, public open space of approximately 500 square feet, a rooftop terrace space, landscaping and seating and anti-skateboard and anti-graffiti design features.
f. ARCHITECTURAL DETAIL – Through material changes and solids and voids, the applicant has provided horizontal variation in the design, vertical variation through the use of an elevator tower and exposed structural members and a variation in materials. Additionally, the applicant has incorporated a visual break between the ground and upper floors.
g. MATERIALS – The applicant has proposed materials that include brick and exposed steel and other metal materials.
h. BUILDING ENTRANCES – The proposed building entrances are distinguished in a primary sense by the proposed steel canopy, a recessed entry bay and signage. Additionally, the primary entrance is adjacent to the sidewalk and not the parking locations.
i. WINDOWS – The applicant has noted that windows will be transparent grey, low-e glass. Staff finds that the use of white windows should be avoided. Windows should feature metal frames and be recessed within walls at least two inches.
j. LIGHTING – The applicant has noted that security lighting will be added to the parking lot and fixed to the structure to provide security for pedestrians. The applicant has noted that parking lot lighting will be used in a way to be aesthetically pleasing.
k. MECHANICAL EQUIPMENT – The applicant has noted that mechanical equipment will be integrated into the architectural design of the building. Staff finds that all mechanical equipment should be screened from view.
l. SUSTAINABLE DESIGN – The applicant has noted that rainwater collection will be used to irrigate the community garden and may implement recycled materials and LID features into the design. The applicant has noted that solar collectors may be added to the roof.
m. PUBLIC ART – At this time, public art has not been proposed; however, the applicant has noted its inclusion in the project at a later date.

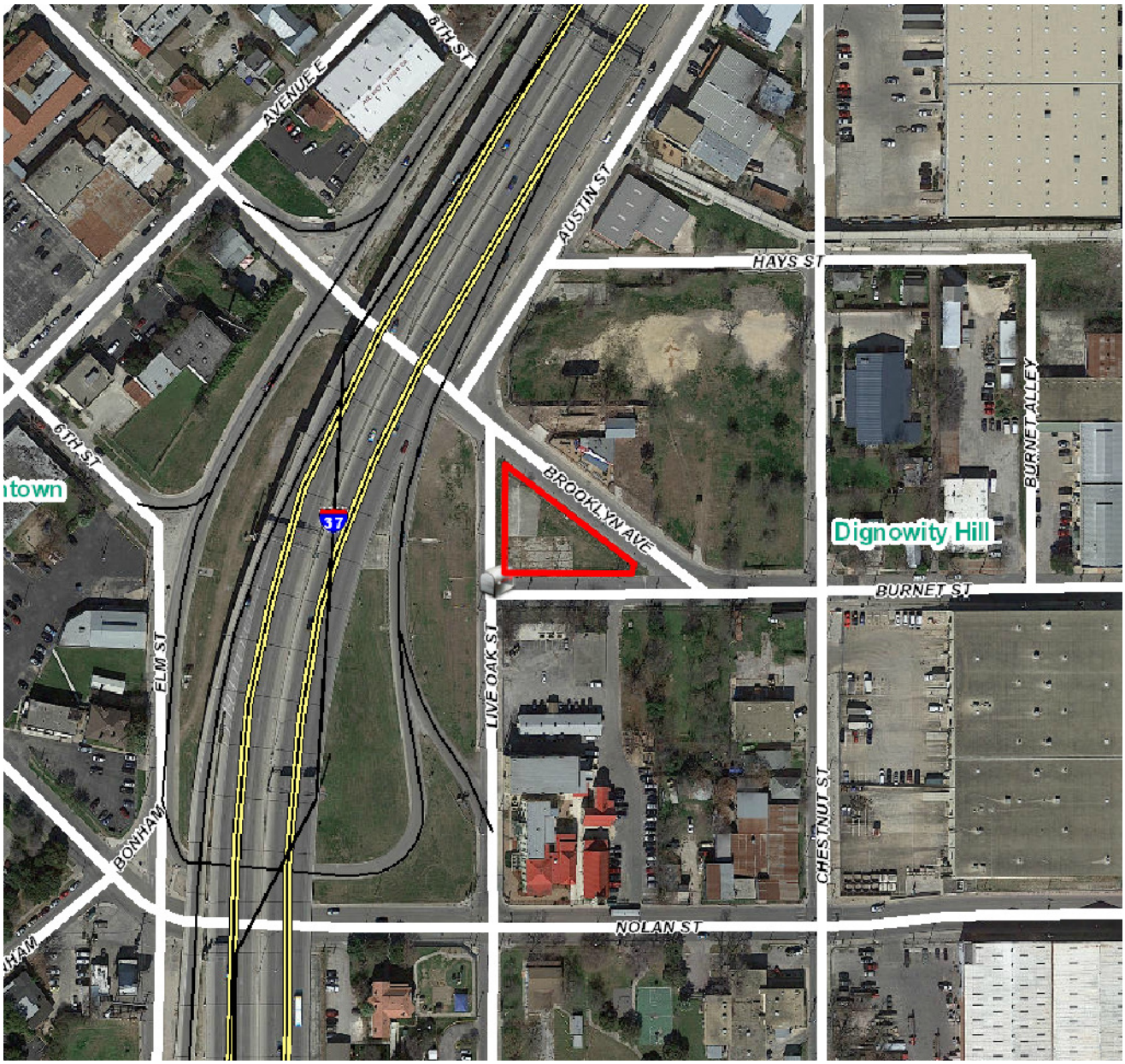
RECOMMENDATION:

Staff recommends approval based on findings a through m with the following stipulations:

i. That all windows feature metal or dark colored frames and be recessed at least two inches within walls.
ii. That all mechanical equipment be screened from view at the public right of way.

CASE MANAGER:

Edward Hall



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Flex Viewer

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Printed:Apr 13, 2018

February 16, 2018

Ms. Micah Diaz
Planning Coordinator – Citywide Planning Division
Department of City & Regional Planning
City of San Antonio
1400 South Flores | San Antonio, Texas 78204

VIA: HAND DELIVERY

RE: HDRC Hearing for Brooklyn StrEat Food Park located at 201 Burnet St.

Ms. Diaz:

I am writing on behalf of my client, StrEat Parks LLC, developer of a mixed-use project at 201 Burnet Street, San Antonio, Texas in City Council District 2 ("Project"), which is currently zoned "IDZ" with uses permitted in "D" and authorization for a mobile food park. The proposed Project is comprised of a mobile food park on the grounds with a 3-story structure that will include a small enclosed area on the first floor that will be used as a juice bar, including the sale of alcoholic beverages permitted by Ordinance No. 2015-06-18-0605 (Exhibit "A"). A drive through area on the first floor will be used exclusively by mobile food trucks as a commissary. The unenclosed areas on top two floors will allow adequate space for dining with a rooftop view of downtown. The proposed use is permitted by Ordinance No. 2015-06-18-0607 (Exhibit "B"), which requires the following standards:

SG/cla
06/18/2015
Z-4

CASE NO. Z2015190

AN ORDINANCE 2015-06-18-0607

...

SECTION 3. The standards for use as a mobile food court shall comply with the following standards:

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.
B. Buildings, colonnades and landscaping shall be utilized to define edges and create a sense of three-dimensional containment to urban spaces and plazas.
C. Parking and security lights shall not provide spillover to neighboring residential properties.
D. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.
E. Site furniture shall be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features such as fountains and in plazas.
F. All fascia signage shall be integrated into the architecture.
G. Signage material shall be weather proof and fade resistant.
H. Signs shall use appropriate means of illumination such as: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.
I. Asphalt is not permitted for public sidewalks.
J. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:
    1) Vending machines
    2) Automatic teller machines

3) Pay phones
4) Photo booths
5) Automated machines such as, but not limited to, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
6) Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board

Please find enclosed the following documents for your review and for consideration by the Historic Design Review Commission ("HDRC"):

1. **HDRC Application – Compliance with Downtown Design Guide**
   a) Downtown Design Guide Narrative
   b) Photographs of Existing Site
   c) Renderings
   d) Architectural Plans
      - Site Plan
      - Elevation Drawings
      - Floor Plan
      - Specifications of Materials Used
      - Documentation of all materials, finishes, and/or fabrics

2. **Thumb Drive** – Includes PDF copy of all exhibits, photos, and drawings

3. **Application Fee ($100)**

I appreciate your scheduling this item on the next available HDRC agenda, which is March 7, 2018. Feel free to contact me at (210) 887-0198 or mitsuko@grg-tx.com if you have questions or wish to discuss.

Sincerely,

Ms. Mitsuko E. Ramos
Government Relations Group of TX

Brooklyn StrEat Food Park – HDRC Application Packet

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Brooklyn StrEat Food Park – HDRC Application Packet

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Downtown Design Guide- Compliance Narrative

Date: February 16, 2018
Project: Brooklyn StrEat Food Park
Proposed Use: Mixed Use- Mobile Food Park and Food Establishment
Address: 201 Burnet Street, San Antonio, TX (City Council District 2)
Zoning: Infill Development Zone ("IDZ") with uses permitted in "D" and authorization for a Mobile Food Park.

BEST PRACTICES
Downtown San Antonio

Chapter 2 - SIDEWALKS AND SETBACKS

A. SIDEWALKS

The City of San Antonio has the opportunity to reinforce downtown as a distinct living and entertaining environment: a pedestrian precinct, where pedestrians share the downtown with automobiles and public transportation. The mix of traffic can provide a sense of excitement and actually enhance the pedestrian's experience if these other elements are kept in balance. Paramount could be providing a sense of comfort for pedestrians. This includes ensuring that sidewalks are designed to facilitate walking and that public spaces are created which are lively and inviting.

Design sidewalks that are walkable and accommodate a variety of uses.

1. **Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.**

Fig 2.1
Example showing the parkway along the curb, the clear path of travel and use of the remaining sidewalk for outdoor dining.

RESPONSE: A portion of Live Oak St. (eastern lane) will be closed to provide an expanded sidwalk that exceeds minimim requirements. The estimated width of the expanded sidewalk is approximately 12 ft. and will incorporate a rollover curb to allow for improved ADA and bicyclist access, as well as emergency access. In addition, Burnet St. will be closed between Live Oak St. and Brooklyn Ave. to allow pedestrian access on 100% of that area. Finally, Brooklyn Ave. (TXDOT owned) will have a minimum 6 ft. wide sidewalk. Please refer to Attachment I.

2. *Provide an 18 inch to 24 inch wide access or utility zone next to the curb, which includes the six (6) inch curb and 12 inch wide decorative granite or brick edge band adjacent to the back of curb.*

RESPONSE: Brick pavers will be installed on 100% of Burnet St.

3. *Outdoor dining may occur on any portion of the paved sidewalk provided a minimum wide (72 inches) continuous clear path of public travel is maintained and obtain proper permits.*

RESPONSE: Outdoor dining will not occur on any portion of the paved sidewalk and will be limited to the Project's grounds and top two floors of the structure. However, Burnet St. will be developed as an open space that may allow pedestrians to dine on outdoor benches/tables in that area.

Design sidewalks to accommodate and support large street trees and collect storm water, and allow for continuous parkways where appropriate.

4. **Provide continuous landscaped and hardscaped area, commonly referred to as "parkway," adjacent to the curb on predominantly non-commercial streets.** The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.

RESPONSE: All streets abutting the lot are commercial streets so this does not apply. However, a portion of Burnet Street between Live Oak St. and Brooklyn Ave. will be closed in order to construct an open space and community garden that will capture rain water. Please refer to Attachment II (Rendering- Burnet Street), which shows an option for planters.

5. *In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.*
6. *Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.*

RESPONSE: Trees will be planted on the Property to provide shade for pedestrians on Burnet St., Live Oak St., and Brooklyn Ave., as noted in the landscape plan. Please refer to Attachment III, which shows the location of trees. Trees will not be planted between the street and sidewalk along Live Oak St. due to existing underground utility lines. In addition, any new trees planted along Live Oak St. will negativly impact drainage and will create an obstruction for fire aerial access to the Property.

Where it is not feasible to plant street trees in continuous landscaped parkways, (i.e. Ultra Urban Streets such as Commerce Street) provide large street wells with gap-graded soil beneath the sidewalk.

7. **Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.**

RESPONSE: As previously stated, no trees will be planted in the Right of Way.

8. *Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.*

RESPONSE: N/A

9. *Where existing sidewalks are narrow, the reviewing body may determine that a canopy or similar shading device be provided, in lieu of street trees.*

RESPONSE: N/A

Install and maintain streetscape improvements on all streets adjacent to a project.

10. *Install streetscape improvements as specified in Chapter 8—Streetscape Improvements.*

RESPONSE: N/A

11. *All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.*

RESPONSE: StrEat Parks LLC is installing and maintaining all sidewalk improvements, as well as the community garden on the closed portion of Burnet Street. As stated earlier, the students at Healy Murphy will also help irrigate the community garden as part of their education on horticulture.

12. *New development should be landscaped or paved to match the adjacent public frontage.*

RESONSE: The new development's landscpaping will be a great improvement to the existing conditions of the Property and adjacent lots. Existing landscaping conditions are depicted in Attachment IV. In addition, the expanded sidewalk on Live Oak will extend beyond 201 Burnet by reaching an area just north of the onramp to IH37 north of Nolan Street.

B. SETBACKS

Provide setbacks in accordance with the district regulations contained in the Unified Development Code or other regulatory documents.

1. *Adjacent to retail, the setback, if any, should be used primarily for sidewalk widening and may be used for outdoor dining and other commercial activities.*

RESONSE: This project complies with setback requirements. Outdoor dining will be provided on Property grounds with widened sidewalks primarily being accessible to pedestrians and bicyclists.

2. *Variation in the setback are encouraged to respond to building type and function in order to create visual interest as seen in Figure 2.2.*

RESONSE: There is a large setback between the sidewalk on Live Oak Street and the building, as illustrated in Attachment I-D (Site Plan).

Chapter 3 - GROUND FLOOR TREATMENT

A. GROUND FLOOR TREATMENT: NON RESIDENTIAL STREETS IN DOWNTOWN

Design ground floor space for retail or other active uses, orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

1. **Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.**

RESPONSE: Active uses (mobile food trucks) are facing Brooklyn Ave, Live Oak St. and Burnet St., which can also be seen by the public from IH37 North.

2. **Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 foot to 0 inch floor-to-ceiling height, with heights above 14 feet being very desirable.**

RESPONSE: The primary use is mobile food park and food establishment, as opposed to retail.

3. **The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street or alley.**

RESPONSE: The primary entrance to each street-level tenant has frontage along a public street.

4. **Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.**

RESPONSE: All wall openings comprise at least 70% of the building's street façade.

5. **Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.**

RESPONSE: No dark tinted, reflective or opaque glazing will be used for any wall openings. A majority of the structure is not enclosed in order to provide outdoor patio dining space.

6. **A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.**

RESPONSE: The building's primary entrance to the property is located off Brooklyn Ave. on the corner of Live Oak Street, which is visible from both streets, as well as from IH37 North.

7. **At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.**

RESPONSE: The main entrance is located off Brooklyn Ave. on the corner of Live Oak St.

8. *Use clear windows and doors to make the pedestrian level façade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.*
9. *The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.*
10. *Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.*
11. *Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.*
12. *If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.*
13. *More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.*

RESPONSE: The Project complies with the aforementioned recommendations identified in #8-13

Incorporate a pedestrian-oriented scale at the street and river level.

1. **Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.**

RESPONSE: The canopy is fabricated of gavalum metal and steel, which is compatible with the building's architecture.

2. *Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street. (Fig 3.5)*
3. *Architectural features that reinforce the retail character of the ground floor street and river wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.*
4. *The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible.*
   Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible

Don't waste valuable street frontage on "back of house" uses.

5. *Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.*
6. *Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located with 100 feet of the corner property line as seen in Figure 3.6 or visible from public right-of-way.*

RESPONSE: The Project complies with the aforementioned recommendations in #2-6.

Chapter 4 - PARKING AND ACCESS

A. ALL PARKING AND ACCESS

Locate parking areas, loading and vehicular circulation to minimize its visibility.

1. **Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.**

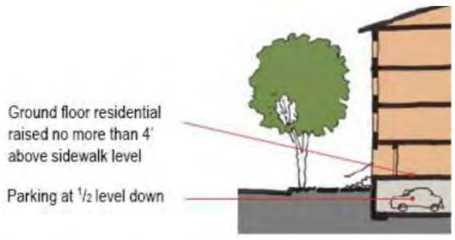


Fig 4.2 Residential Street

Fig 4.3 Residential Street Subterranean Parking

RESPONSE: Off street parking is proposed under and along IH37, south and north of Brooklyn Ave., subject to a lease agreement with TXDOT, as depicted in Attachment VI.

Locate drop-off zones along the curb or within parking facilities to promote sidewalk and street wall continuity and reduce conflicts with pedestrians.

7. *Drop-offs, including residential, hotel and restaurant drop-offs, should be provided either 1) within the off street parking facilities using the parking access or 2) along the required curb line where there is a full-time curbside parking lane with no sidewalk narrowing. Exception: where there is no curbside parking lane and off street drop-off is not feasible, a hotel may have a drop-off lane provided the required sidewalk width of 48 inches is maintained as shown in Figure 4.4.*

RESPONSE: A drop-off zone will provided in the parking lot area under IH-37. In addition, a new bus-stop location off Brooklyn Ave. near Live Oak St. will be proposed to VIA.

Encourage the use of alternate modes of transportation by providing incentives for reduced automobile use.

8. *Provide secure bicycle parking space for residential, commercial and institutional building occupants.*

RESPONSE: Secure bicycle parking will be provided by bike racks located on the Property and possibly also on Burnet St., as noted in Attachment I-B and/or in the proposed parking area under IH-37. Alternate modes of transportation will be encouraged by proposing a new bus stop off Brooklyn Ave. near Live Oak St. to VIA.

9. **Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.**

RESPONSE: There is no vehicular access to the Property, with the exeception of food trucks. The Project is intended for pedestrian access only with parking available on adjacent lots (IH37 parking lot and/or Healy Murphy)

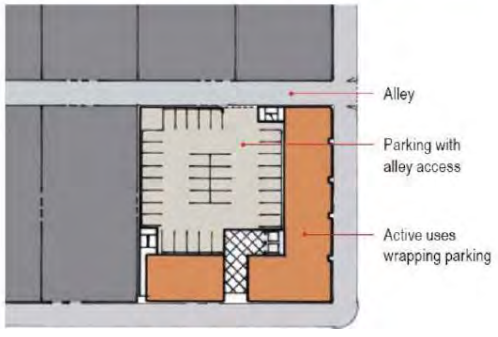
10. **Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.**

RESPONSE: Curb cuts for driveways are limited to food truck access after business hours and are limited to the minimum width permitted, as noted in Attachment VII.

11. **Where a vehicular exit from a parking structure is located within five (5) feet of the back of the property line, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.**

RESPONSE: N/A

12. *Parking and loading access should be shared with adjacent properties where feasible.*



RESPONSE: Parking will be available on adjacent lots. Food Trucks will load their vehicles with commissary items by accessing a driveway located at the rear of the Property, which access is limited to food trucks only after business hours. The driveway will provide egress for food trucks off Burnet St., which will be owned by both the Property owner and adjacent property owner.

Architectural Treatment

Parking structures may exhibit the same principles as great building design noted in previous sections. Providing an exterior screen comprised of high quality materials that screen the underlying concrete structure can elevate the building's stature and contribute to the overall quality of Downtown's built environment.

1. **Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. Not withstanding development standards incremental to Section 35-384: Parking Lots as Primary use, this can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.**

RESPONSE: N/A- No parking structures will be constructed on the Property. The proposed parking under IH37 will include colorful lighting that will contribute to the overall quality of Downtown's environment.

2. *Vertical pedestrian circulation cores (elevator and stairs) should be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points, in order to eliminate pedestrians using the vehicular ramps.*
3. *Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, landscaping and storm water treatment wherever possible.*

RESPONSE: N/A- No parking structures will be constructed on the Property.

4. *Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; on all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk. Additional treatments such as "live" green walls similar to a Chia Pet provides for a more aesthetic and pleasing façade.*
5. *Signage and way finding should be integrated with the architecture of the parking structure as seen in Figure 4.7.*
6. *Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to downtown Figure 4.8.*
7. *Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.*

RESPONSE: N/A- No parking garage structures will be constructed on the Property. However, the proposed parking under IH37 will include lighting.

Landscape Treatment

8. *In most circumstances, the streetscape elements and landscaping should complement the building design. If a parking structure is well-designed, it does not need to be fully screened by dense landscaping in an urban setting.*
9. *Alternatively, an additional row of evergreen columnar trees may be provided in a minimum eight (8) foot wide setback and staggered with the street trees. In combination, the setback and street trees should screen the parking structure from view.*

RESPONSE: No parking structures will be constructed on the Property. The proposed parking under IH37 and any landscape treatment is subject to terms under the TXDOT lease. However, the recommendations in #8-9 will be taken into consideration.

C. ALLEYS AND BUILDING WALLS FACING ALLEYS

Maintain and enhance alleys.

1. **No existing alley shall be vacated for a project if 1) vehicular access to the project is otherwise provided; and 2) vacating the alley will result in the need for additional curb cuts for other parcels on the same block.**

RESPONSE: N/A- There are no existing alleys within the Project area.

2. *As a general rule, Downtown alleys should not be gated as they provide pedestrians with route alternatives.*

Use alleys primarily for parking structure vehicular access, loading and service .

3. *The primary purpose of most Downtown alleys is vehicular access and loading.*
4. *Access to parking should be from an alley where one exists or can be provided.*
5. *Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.*
6. *Where lots abut pre-existing alleys, alleys should be used to provide vehicular access to the side or rear of property, including parking, utilities, solid waste disposal, and/or emergency access.*
7. *Alleys should have adequate lighting to ensure a safe pedestrian friendly passage.*

Provide access to utilities and mechanical equipment from alleys .

8. *Electrical transformers should be located to be accessed from an alley where one exists or can be provided. If located adjacent to a sidewalk, they should be screened and incorporated into the building.*

Design building walls that face alleys to be attractive to those who see them.

9. *While they can be more simply designed than street-facing façades, interior building walls that face alleys nonetheless should be visually attractive.*
10. *Parking levels may be visible but should be designed to alleviate the horizontality and lack of articulation and to screen lighting from the public rights-of-way and surrounding residential units, as described in the prior discussion of free-standing parking structures.*

Incorporate green elements in alleys.

11. *Subject to approval by Transportation and Capital Improvements, install permeable paving to infiltrate storm water and eliminate standing water.*

RESPONSE: N/A- There are no existing alleys within the Project area

Chapter 5 - MASSING AND STREET WALL

A. MASSING

The street is often described by urban designers as "a large outdoor room." The opportunity to shape this room exists on every street, as its shape is defined by the primary façades of its buildings, which create a street wall.

Reducing large floor plates and varying a building's height through the creation of smaller structures or façades is a valuable concept when designing large projects that consume half a block or more. Sculpting a building's mass can also help avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of downtown's built environment.

Figures 5.1 through 5.4 illustrate various residential densities ranging from low-rise residential to high-rise residential massing and low-rise commercial massing diagrams. Buildings are generally defined by three types of massing. Low-rise massing is generally less than 6-story structures as seen in Figure 5.1. Figure 5.2 illustrates Mid-rise massing at seven (7) to 20 stories and typically 12 to 20 stories. Fig 5.3 illustrates High-rise massing that is more than 20 stories. Figure 5.4 illustrates how a low-rise commercial building height ranging between 70 feet to 85 feet incorporating a mix of uses. Parking is usually located in a structured facility behind (attached or detached) the mixed use building, or beneath the building footprint.

Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

Fig 5.4 Low Rise Commercial Massing Diagrams

Low-rise commercial buildings should be placed along the property line, with little setback provided. Their massing should form open spaces. High parking ratios require structured parking often almost equivalent in gross square feet to the building space it serves.

RESPONSE: The low-rise commercial building includes a set back, forms open spaces with the closure of Burnet Street for the community garden and greater pedestrian access, and is well-scaled that is consistent with neighborhood context.

Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

1. *Street walls should be located against the back of sidewalk as seen in Figure 5.5.*
2. *Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.*
3. *Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.*

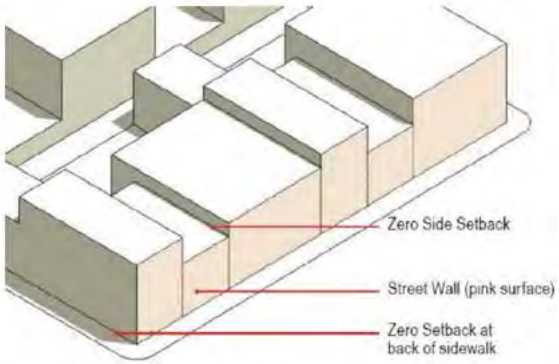


Fig 5.5 Desirable Street Wall and Setbacks

RESPONSE: The building walls along the sidewalks provide a comfortable scale for pedestrians.

4. *An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means as seen in Figure 5.6.*

RESPONSE: An identifiable break between the ground level and the second and third floors are provided with a change in its structure from being enclosed on the ground level to an open patio setting on the top two floors.

5. *Vertical breaks should also be taken into account with fenestration, such as columns or bays.*
6. *When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the river, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:*
   a. *Enhanced building façade*
   b. *Enhanced garden or landscape in an open space*
   c. *Variation in roof shape*
   d. *Change material and color*
   e. *Tower element*

RESPONSE: N/A

C. HIGH RISE TOWER SPACING

Towers ought to be spaced to provide privacy, natural light and air, as well as to contribute to an attractive downtown skyline.

RESPONSE: N/A- The Project is not considered to be a high rise tower.

Chapter 6 - ON-SITE OPEN SPACE

Provide publicly accessible open spaces at street level that provide pedestrian linkages throughout Downtown.

1. *Open space should be:*
   - *Located at the ground level;*
   - *Open to the public during daylight hours and it should be clear that all are encouraged to take advantage of the space - that they are not a private amenity, but rather a public one;*
   - *At least 500 square feet in size;*
   - *Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20 percent of its frontage.*

RESPONSE: A portion of Burnet St. between Live Oak St. and Brooklyn Ave. will provide a public open space, which will include a community garden and safer pedestrian access. The open space is at least 500 SF and is adjacent to the mobile food court and juice bar.

2. *A paseo should:*
   - *Connect from a public street to another public street, public alley or the San Antonio River;*
   - *Be at least 15 feet wide and should be located in the middle one-third of a block and provide vertical access from the public sidewalk to the River Walk as seen in figure 6.1;*
   - *Be open to the public during normal business hours;*
   - *Have a clear line of sight to the river of the adjoining street;*
   - *Be at least 50 percent open to the sky or covered with a transparent material;*
   - *Be lined with some ground floor spaces designed for retail, especially restaurants, and/or cultural uses along at least 25 percent of its frontage;*
   - *Include at least one gathering place with a fountain or other focal element.*
   - *Provide a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and*
   - *Add effective lighting to enhance visibility and safety.*

RESPONSE: N/A

Provide adequate open space for residential projects.

3. *At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings as seen in Figure 6.2.*
4. *Required trees may be planted off-site if Planning and Community Development and Development Services Departments determine that they cannot be accommodated on-site. Off-site trees may be planted, in the following locations in order of preference: nearby streets on the preferred location for of-site tree planting. Public parks are the next most preferred. The least preferred is payment of monies into a tree mitigation fund.*

RESPONSE: N/A- The project is not residential.

Establish a clear hierarchy of common open spaces distinguished by design and function to create and connect a pedestrian realm that is conducive to both active and passive uses.

The common open spaces in downtown are comprised of the following features:

…

- Roof Terraces: *Roof terraces and gardens can augment open space and are especially encouraged in conjunction with hotels or residential uses.*

RESPONSE: A roof top terrace is being provided as open space on the top of the proposed structure for uses that include dining, relaxing, enjoying the view of the Tower and downtown, yoga, etc.

Incorporate amenities that facilitate outdoor activities such as standing, sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics. Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance a building's setting.

- **Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.**

RESPONSE: Landscaping and seating will be provided in the open space on Burnet St., the 2nd floor, and rooftop of the building.

- **Ensure anti-skateboard and anti-graffiti design features, pedestrian-scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.**

RESPONSE: Anti-skateboard and anti-graffitti design features will be incorporated, as well as the area being properly gated. Pedestrian-Scaled signage (contingent upon approval of sign permits) will identify art work, fountains, seating, etc.

- *Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.*

- **Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.**

- *Plazas and courtyards are encouraged to incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate enjoyment and use. Seating should be placed with consideration to noontime sun and shade; deciduous trees should be planted to provide the most comfortable access to sun and shade.*

- *Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas.*

- *Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings.*

- *Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.*

RESPONSE: All seating will be provided on Property grounds. Street furniture may be provided on the closed portion of Burnet St., such as concrete benches and tables, etc.

Use landscape elements to provide shade and other functional and aesthetic principles.

- *On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.*

RESPONSE: The roof top terrace will incorporate planters to provide shade, as well as milkweed and other plantings that will make this a Monarch Butterfly Wayfinding Station. Moveable seating will be provided for patrons to dine and/or simply relax.

- *Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.*

- *Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.*

- *Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the development site's identity is encouraged.*

- *Landscaping should be used to screen or divide up blank wall massing. For example, trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.*

RESPONSE: The aforementioned recommendations are either already incorporated in the Project or will be taken into consideration.

Chapter 7 - ARCHITECTURAL DETAIL

Most commercial buildings in the heart of downtown are variations on the traditional American commercial storefront. These buildings were designed for retail-related functions on the ground level, and therefore relatively large openings were used to maximize visibility and access to goods and services offered inside. Early structures were built to one, two or three stories. Later, this building type was adapted to a taller structure. The front wall is typically masonry construction and built to the sidewalk edge. Upper-story windows are smaller, with vertically oriented openings. The upper floor appears more solid than transparent.

Buildings ought to be well-detailed with long-lived materials that can be appreciated when viewed as a part of a distant skyline, or at an intimate level by the pedestrian. The design of a new infill building in the Downtown, particularly the front façade, can seek inspiration from the historically significant facades on the street but should not attempt to copy them. The contemporary infill structure should be compatible with existing details in terms of height, façade rhythm, placement of doors and windows, color and use of materials, without duplicating an architectural style from the past.

Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this façade rhythm is encouraged in new buildings, even if a singular structure. (Figure 7.1)

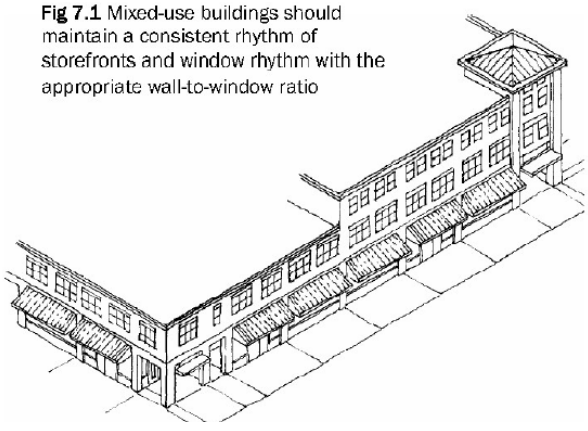


Fig 7.1 Mixed-use buildings should maintain a consistent rhythm of storefronts and window rhythm with the appropriate wall-to-window ratio

A. HORIZONTAL VARIATION

Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

1. **Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.**

RESPONSE: The entrances to the Property are unique in that the Project is an outdoor mobile food park and the first floor structure is an open juice bar. The building is designed with horizontal variation, as illustrated in Attachment VIII.

2. *Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.*

RESPONSE: N/A- There are no continuous massing longer than 150 feet.

3. *Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.*
4. *Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.*
5. *While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").*

RESPONSE: Horizontal variation reflects the change in uses in the building with unenclosed spaces on the 2nd floor and rooftop for the dining and relxation area for patrons of the mobile food park and juice bar. The ground floor is enclosed since it is used as a juice bar and commissary for the mobile food trucks. The very back of the ground floor faces the corner of Brooklyn Ave. and Burnet Street, which includes the drive-in window used as a commissary for food trucks only (no sale of food to public). Please refer to Attachment IX, which illustrates the 2nd floor and “back of house”.

B. VERTICAL VARIATION

Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane — often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3.

Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses from core functions and how the building "meets the sky."

1. *Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.*
2. *Vertically articulate the street wall façade, establishing different treatment for the building's base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.*

RESPONSE: Different architectural treatment is used on the ground floor façade than the upper floors.

3. *Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.*
4. *In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.*
5. *On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.*

RESPONSE: There is an identifyable break between the building's ground floor and upper floors. There are no existing datums; The façade includes an overhang where outdoor seating is provided at the juice bar.

C. MATERIALS

After establishing a new infill building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed façades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.

Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.

1. **San Antonio has strong sun conditions. Use deep reveals to get shadow lines.**

RESPONSE: Shadow lines are created by the structure's design.

2. *Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.*

RESPONSE: Brick is the main material that will be used for the building.

3. *Use especially durable materials on ground floor façades.*
4. *Generally, stucco is not desirable on the ground floor as it is not particularly durable.*
5. *Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.*
6. *To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.*
7. *Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.*
8. *Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.*
9. *Design curtain walls with detail and texture, while employing the highest quality materials.*
10. *Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.*

RESPONSE: Durable materials will be used for the ground floor façade with a variety of textures being used to provide visual clarity and depth. All recommendations will be taken into consideration.

11. *Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.*
12. *Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.*

RESPONSE: Metal and brick will be used on the buidling exterior and can be easily cleaned; This is a corner buidling so the architecture is exceptional.

Prohibited Exterior Materials

1. **Imitation stone (fiberglass or plastic);**
2. **Plywood or decorative exterior plywood;**
3. **"Lumpy" stucco, CMU;**
4. **Rough sawn or "natural" (unfinished) wood, EIFS;**
5. **Used brick with no fired face (salvaged from interior walls);**
6. **Imitation wood siding;**
7. **Plastic panels.**

RESPONSE: The materials listed in #1-7 will not be utilized for this Project.

D. BUILDING ENTRIES

Design building entries to be clearly visible from the street, and to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

1. **Reinforce a building's entry with one or more of the following architectural treatments:**
   - **extra-height lobby space;**
   - **distinctive doorways;**
   - **decorative lighting;**
   - **distinctive entry canopy;**
   - **projected or deep recessed entry bay;**
   - **building name and address integrated into the facade;**
   - **artwork integrated into the facade or sidewalk;**
   - **a change in paving material, texture, or color within the property line;**
   - **distinctive landscaping, including plants, water features and seating.**

RESPONSE: The unique open air structure has a distinctive entry canopy, deep recessed entry bay, building name and address are integrated into the façade and the project incorporates distinctive landscaping and seating.

2. *The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.*
3. *Strong colors should emphasize architectural details and entrances.*
4. *Deep recessed entries into the building are encouraged.*

RESPONSE: The primary entrance of the buiding is off the public sidewalk and not from a parking area; Strong colors (red signage, metal canopy, etc.) emphasize the architectural details and entrance; A deep recessed entry from the grounds into to the building is provided.

E. WINDOWS AND DOORS

Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's façade.

1. **Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).**
2. *Window placement, size, material and style should help define a building's architectural style and integrity as seen in Figure 7.8.*
3. *In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.*
4. *Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.*
5. *Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.*

RESPONSE: All windows will be transparent grey, low-e glass.

F. GLAZING

Incorporate glazing that contributes to a warm, inviting environment for interior spaces.

1. *Ground-floor window and door glazing should be transparent and non-reflective.*
2. *Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.*
3. *A limited amount of translucent glazing at the ground floor may be used to provide privacy.*

RESPONSE: The project will comply since most of the building is open.

G. LIGHTING

Provide well-designed architectural and landscape lighting. On each project site, all lighting fixtures should be from the same "family" with respect to design, materials, color, style, and color of light.

1. *Light fixtures less than 16 feet in height are considered pedestrian scale as seen in Figure 7.9.*
2. *All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.*

Fig 7.9 Lighting Pedestrian Path

3. *Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.*
4. *Architectural lighting should relate to the pedestrian and accentuate major architectural features as seen in Figure 7.10.*
5. *Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features as seen in Figure 7.11.*
6. *Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.*
7. *In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.*
8. *Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.*

RESPONSE: Light fixtures on/near the Property will be installed to provide a sense of safety and support Downtown's vital nightlife. Unique lighting in the parking lot will be installed to provide a safer environment, as well as attract customers to this area. Please refer to Attachment X (Light Fixtures on Property and Lighting in Parking Lot).

Security Lighting

9. **Parking and security lights shall not provide spillover to neighboring residential properties.**
10. *Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.*
11. *Illuminate alleys at levels for both vehicles and pedestrians.*

RESPONSE: Parking and security lights will not spillover to neighoring residential properties. No alleys or residential properties are within close proximity to the Property.

H. SECURITY GRILLS AND ROLL-DOWN DOORS AND WINDOWS

Balance the need for security doors and windows with the need to create an attractive, inviting streetscape environment.

1. **Exterior roll-down doors and security grills are not permitted in downtown.**

RESPONSE: No exterior roll-down doors or security grills are being proposed along the perimeter of the lot for this Project. County service doors that will secure the outdoor bar are part of the architectural design and will feature artwork from local artists as part of the project's art program, as illustrated in Attachment XI (Counter Service Doors).

I. MINIMIZING IMPACTS ON NEIGHBORS

In downtown, many projects can be viewed directly from adjacent properties where tenants and residents have clear sight lines to roofs and back-of-house functions. It is important that new projects respect neighboring properties, and that the major mechanical systems, penthouses and lighting should be designed to limit adverse impacts.

Architecturally incorporate or arrange roof top elements to screen equipment such as mechanical units, telecom antennas, or satellite dishes.

1. **Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.** *Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.*

RESPONSE: Vent is noted in Attachment XII.

2. *Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.*
3. *Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.*

RESPONSE: Mechanical equipment will be integrated with the architectural design of the building. No penthouses exist.

Minimize glare upon adjacent properties and roadways.

4. *Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.* **No fixture shall be directed at the window of a residential unit either within or adjacent to a project.**

RESPONSE: There are no residential units within or adjacent to the Project. The Project faces IH37 and is surrounded by commercial and industrial uses.

5. *Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.*

RESPONSE: No sources of glare will be designed to impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to the Project.

Chapter 8 - STREETSCAPE IMPROVEMENTS

In downtown, buildings should be sited in ways that create a vibrant streetscape, balanced with a comfortable and safe public realm environment that accommodates pedestrian transit, bicycles and vehicles.

A. RESPONSIBILITIES OF THE CITY AND OTHER PUBLIC AGENCIES

1. **Improvement projects undertaken by public agencies, shall comply with the Complete Street Policy**

RESPONSE: Meetings have been held with Art Reinhardt, Assistant Director of the Transportation and Capital Improvements ("TCI") Department, to ensure that all public improvemnets related to this Project comply with the Complete Street Policy. Plans will also be reviewed for compliance by Development Services Department before any permits will be issued.

2. *The shared use of the public right-of-way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.*

3. *All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.*

RESPONSE: The public right of way near the Project will be enhanced to stimulate activity in the area that will result in economic growth and improved quality of life for residents and workers.

B. SIDEWALK MATERIALS

1. **Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.**
2. **Asphalt is not permitted for public sidewalks in downtown.**

RESPONSE: Sidewalks along Live Oak Street and Brooklyn Ave., as well as the proposed sidewalk on TXDOT property subject to the lease, will be paved with a slip resistant surface or broom finished/stamped concrete to ensure safety.

3. *Permeable paving sidewalks are encouraged.*

RESPONSE: Permeable paving on sidewalks will not be used due to underlying soil conditions. However, paving is being considered on the closed portion of Burnet St. that will be open space.

C. CURB EXTENSIONS AND CROSSWALKS

1. **Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.**
2. *Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.*

RESPONSE: Meetings were held with TCI Dept. to discuss sidewalk locations. Crosswalks will be provided at all intersections, as well as mid-block on Live Oak Street. In addition, in pavement lighting will be used at public crosswalks, as noted in Attachment XIII.

3. *Curb extensions should be provided at all corners and mid-block crossings, except at the intersection of two arterial streets (Major or Secondary Arterials) and on streets where the curb lane is used as a peak-hour traffic lane, subject to approval by Public Works and TxDOT, if State ROW.*
4. *Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.*
5. *On streets with significant retail activity, mid-block protected crosswalks should be considered by COSA Public Works and TxDOT.*

RESPONSE: The Developer is proposing the recommended standards provided in #3-5.

D. PAVING PATTERN

1. *Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.*

2. *Reinforce a building's entry with a change in paving material as seen in Figure 8.3.*
3. *Paving surfaces must be chosen for easy rollability.*

Fig 8.3 Special Paving

RESPONSE: Decorative paving is being considered in the closed portion of Burnet St. where the community garden will be constructed. Pavers are not recommended for the public right of way along Live Oak Street, per Art Reinhardt, Asst. Director of TCI Dept so stamped concrete on those streets that resemble pavers is being considered as an alternative.

E. STREET TREES

Tree Species and Spacing

1. *An owner should agree to maintain street trees so that the pedestrian light fixtures are accessible for maintenance purposes.*
2. *Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.*
3. *Street trees should be planted adjacent to a project when they cannot be accommodated on-site.*
4. *In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.*
5. *Required street trees should perform as shade trees. However, if approved by the Development Services Department and Department of Planning and Community Development, palms may be planted between or in addition to required shade trees for vertical emphasis.*
6. *On streets where parking spaces are marked - either parallel or angled - trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.*

RESPONSE: Street trees are not required for this project. However, the developer will comply with the aforementioned recommendations in #1-6 if trees are planted on TXDOT property.

Planting Standards

7. *Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.*
8. **Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."**

RESPONSE: Permits will be obtained prior to any pruning, etc.

9. *Plant a minimum 36 inch box tree wherever possible. Other sizes may be employed to add additional trees.*
10. *Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.*

RESPONSE: The Developer will take the aforementioned recommendations in #9-10 under consideration.

F. STREET LIGHTS

1. **The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high.**

   Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.

2. *In other locations, pedestrian street light should be attached to each existing roadway light and a matching pedestrian light fixture specified by the City should be installed approximately equidistant between the roadway lights* . Pedestrian light spacing must be carefully coordinated with street tree planting in order to meet light spacing requirements and maintain the required tree spacing. *An alternative street lighting pattern may be approved by the HDRC.*

RESPONSE: Any existing street light poles along Live Oak St. that may be replaced will comply with Street Light requirements.

3. *On streets having established historic street lights, continue the predominant street light pattern. If a project includes roadway widening, refurbish and relocate the historic street lights with supplemental replicas as approved by HDRC.*

RESPONSE: N/A- The Project is located in a blighted area where no historic street lights exist.

4. *All street light or pedestrian light should have a Color Rendering Index of 80 or higher.*

RESPONSE: The Developer is proposing colorful lighting under IH37 where the proposed parking and bike racks may be provided subject to a lease with TXDOT. Please refer to Attachment X-B, which illustrates the proposed parking lot lighting.

5. *In historic districts the street light should be a 16 flat flute historic pole between 25 and 32 feet high. The pole should be painted "Tavern Green".*
6. *Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.*
7. *Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:*

   • *Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.*

   • *Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.*

   • *All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.*

   • *All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.*

RESPONSE: The street lights, lighting fixtures, and pedestrian street lights comply with the aforementioned requirements listed in #5-7.

G. STREET AND SITE FURNITURE

Street furnishings are exterior amenities, such as including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. "Urban tested" street furnishings are particularly important in San Antonio. The choice, use, and implementation of site furniture is very important to convey a desired aesthetic. **Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.** Projects using these amenities should give consideration to minimize the cost of replacement.

1. **Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.**

RESPONSE: Bike racks will be provided under or near IH37 subject to a lease with TXDOT. Additional bike racks, as well as planters, benches and waste receptacles will be provided on the closed portion of Burnet Street where the community garden will be constructed. These furnishings will be aestehically pleasing and durable.

2. *Kiosks and directories should be provided adjacent to vehicular and pedestrian entrances and pedestrian nodes.* Kiosk siting maximizes visibility and minimizes traffic hazards or obstructing views.

RESPONSE: N/A- Kiosks are not proposed at this time.

3. **Design the lower portion of the buildings to support human-scaled streetscapes, open spaces and quality pedestrian environments.** *This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.*

RESPONSE: N/A- The building has a front setback that is not within close proximity to the street. Mobile food trucks will be parked along the fenceline within the Property. An expanded sidewalk (approx. 13.4 ft wide) will separate the Property from Live Oak Street. Please refer to the attached renderings and site plan.

4. **The following street furnishings are prohibited within the publicly owned portion of the right-of-way adjacent to streets or the River Walk:**
   a. **Vending machines**
   b. **Automatic teller machines**
   c. **Pay phones**
   d. **Photo booths**
   e. **Automated machines such as, but not limited to, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.**
   f. **Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.**

RESPONSE: None of the aforementioned street furnishings are proposed.

5. *Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.*
6. *Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.*
7. *Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.*

RESPONSE: Bike racks will be provided under or near IH37. Additional bike racks, as well as planters, benches and waste receptacles will be provided on the closed portion of Burnet Street. These furnishings will be aestehically pleasing and durable.

H. ENHANCE OVERHEAD UTILITY DISTRIBUTION SYSTEM

Overhead power lines and poles create clutter and distraction for San Antonio's urban fabric. Advantages of underground lines include aesthetics, higher public acceptance, fewer interruptions, and lower maintenance costs.

1. *Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.*
2. *Power poles should have designated location and covers for transformers and conduit to provide vertical power and communication drops.*
3. *Light poles should be separate from power poles.*
4. *Street trees should be located on the street side of power poles and sidewalk side of street light poles.*
5. *Organize power and communication cables so that they only cross at street intersections.*
6. *Where there is limited sidewalk width, a cantilevered cross beam is preferred to increase the spacing between the wires and the buildings as seen in Figure 8.8 .*
7. *Mounting the power wires to the side of the pole instead of on a cross beam as seen in Figure 8.9 may help avoid conflicts with tree and buildings.*

RESPONSE: Overhead lines on Burnet St. and Live Oak St., as noted on Exhibit XIV, will be moved underground. In addition, power sources to mobile food trucks will be provided on the ground of each space to avoid use of generators, thus reducing noise.

Chapter 9 - SAN ANTONIO RIVER WALK

RESPONSE: N/A- This Project is not located along or near the River Walk.

G. SIGNAGE

1. **All signs within the downtown "D" district shall conform to all City codes and must have recommendation of the DPCD and HDRC prior to approval.**
2. **Permits must be obtained following approval of a Certificate of Appropriateness.**
3. **No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the Development Services Department in accordance with the provisions of this section and applicable city code provisions.**
4. **All graphic elements shall reinforce the architectural integrity of any building.**

RESPONSE: All signs shall comply with Chpt. 28 (Sign Ordinance) of the City Code; Permits will be obtained following approval of a Certificate of Appropriateness. Please refer to Attachment XV.

5. *Freestanding signs are allowed, provided the sign does not interfere with pedestrian or vehicular traffic. Freestanding signs shall be perpendicular to the street, two sided and no taller than six (6) feet. Freestanding signs shall not be located in the right-of-way.*
6. *For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building façade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition.*

RESPONSE: Freestanding signs are not planned at this time.

Chapter 10 - SIGNAGE

The provisions in this section supplement City Code, Chapter 28: Signs.

Projects involving new building construction must submit a conceptual signage plan with the building elevation plans for design review and approval before individual signs will be reviewed. The sign plan shall address:

- **Proposed location of signage;**
- **General dimensions of signage area; and**
- **Design & materials guidelines, including colors, letter size, illumination method, etc.**

RESPONSE: Please refer to Attachment XV, Conceptual Signage Plan and Elevation Plan.

A. MASTER SIGN PLAN

RESPONSE: N/A- A sign master plan is not being proposed for this Project.

B. SIGNAGE GUIDELINES BY TYPE

The following design guidelines do not supersede current sign height and area regulations, but are intended to provide design guidance to achieve visually effective and attractive signage throughout Downtown. These design recommendations and visual examples are meant to help applicants understand what is generally considered appropriate signage design for a downtown development project.

High Rise Office Uses
Residential Project Signs

RESPONSE: N/A- This Project does not incorporate high rise office or residential uses.

Storefront Commercial

12. **Electrical transformer boxes and raceways are required to be concealed from public view.**

RESPONSE: No electrical transformer boxes will be placed in public view.

13. *Windows signs should not exceed 15 percent of the window area. Signs should not obstruct visibility.*
14. *For projects that have multiple storefront tenants of similar size, all signage should be of the same type (i.e., cut out letters, blade or the like) and relative size and source of illumination.*

RESPONSE: N/A- No window signs are proposed and there are no mulitple storefront tenants. However, the mobile food trucks parked on the property may have vehicle wrap signage.

15. *Signs should respect architectural features such as vertical piers and trim work. Signage should be placed in accordance with façade rhythm, scale and proportion, including windows, storefronts and entries.*

RESPONSE: The proposed signs respect the architectural features of the building and Project. Please refer to Attachment VX.

16. *When a large building contains several storefronts, signs for the individual business should relate to each other in terms of location, height, proportion, color and illumination while allowing the observer to readily distinguish between individual stores.*

RESPONSE: The building does not contain several storefronts. However, the mobile food trucks parked on the property may have vehicle wrap signage and other signage attached to the vehicles.

17. *External projected lighting fixtures are the preferred method of lighting signs. External lighting emphasizes the continuity of the building's surface and signs should appear to be more of an integral part of the building's façade.*

RESPONSE: The main sign on the Property will be internally lit letters located on the building's façade, as permitted by Chapter 28 of the City Code. Please refer to Attachment XV.

18. *Signs should generally not exceed 14 to 20 feet above the ground or be higher than the building cornice line or street wall height.*

RESPONSE: The main sign is considered a wall sign on an open air structure so this is non-applicable. No free standing pole signs are proposed.

19. *Tenant directory signs are allowed as wall mounted or freestanding signs for businesses located in alleys, courtyards, arcades or paseos.*

RESPONSE: N/A- The Project is not located in an alley, courtyard, arcades or paseos.

C. SIGNAGE GUIDELINES FOR ALL SIGN TYPES

Signs in Context

1. **All fascia signage shall be integrated into the architecture.** *Signs may be mounted to architectural canopies or painted or mounted directly onto building surfaces without a back plate.* **The signage material will be weather proof and fade resistant.**
2. *Signs should be conceived as an integral part of the project design so as not to appear as an afterthought.*
3. *The location, size, and appearance of signs should complement the building and character of the Downtown districts in which they are located.*
4. *Signs should respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.*
5. *Wall mounted signs on fascias above storefront window should be sized to fit within existing friezes, lintels, spandrels, and other such features and not extend above, below, or beyond them.*
6. *Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor.*

RESPONSE: The main sign will be mounted onto the building surface. The design is an inegral part of the Project's design, which is complementary to EastPoint. There are no residential uses within or adjacent to the Project. The main sign will be internally illuminated, which will not shine light onto surrounding areas, but rather glow internally. Since the building faces IH37 with no residential property located near the property, this should not be problematic. Please refer to Attachment XV.

Sign Location in Relation to Street Trees

7. **No signs shall be located between 20 feet above sidewalk elevation and 40 feet above sidewalk elevation to avoid conflicts with the tree canopy, except where the applicant demonstrates that no conflict will occur.**

RESPONSE: No conflict will occur with signage adhered to the building.

8. **Trees may not be topped or headed back on the sides to expose signs.**

RESPONSE: No trees will be topped or headed back to expose signs.

Sign Illumination and Animation

9. **Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.**

RESPONSE: Sign will be internally illuminated and located on the building's façade, as permitted by Chapter 28 of the City Code.

Discouraged Signs

10. *The following signs are strongly discouraged in downtown:*
    - *Internally illuminated awnings*
    - *Conventional plastic faced box or cabinet signs (can signs)*

- *Formed plastic faced box or injection molded plastic signs*
- *Luminous vacuum formed letters*
- *Animated or flashing signs*

RESPONSE: The Property is not located downtown; None of the aforementioned signs are proposed.

Chapter 11 - SUSTAINABLE DESIGN

To promote a more livable Downtown, projects must address sustainability at multiple levels. The design of the street, buildings, and landscape must work in tandem to achieve the most effective results. This chapter provides an overview of the intent of the Downtown Design Guide with respect to sustainability.

A. NEIGHBORHOOD DESIGN

1. *Support walkability through sensitive design of the site, building and streetscape.*
2. *Since all of Downtown San Antonio is within walking distance of transit stops, design all projects as Transit-Oriented Developments (TODs) that encourage residents, tenants and visitors to use transit.*
3. *Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.*
4. *New infill construction buildings should be certified as Green Buildings by LEED or other ratings systems.*

B. STREET AND ALLEY DESIGN

1. *Design sidewalks, including street trees, parkways, tree wells and paving, to collect storm water runoff, thereby contributing to sustainable Green Streets and enhancing the value of the project.*
2. *Design alleys, placitas and paseos to collect storm water where feasible.*

C. SITE AND LANDSCAPE DESIGN

1. *Incorporate on-site landscape elements that reduce energy use and enhance livability.*
2. *Consider providing a green roof to reduce solar gain (which contributes to the urban heat island effect) and to reduce the quantity of water entering the storm drains system as seen in Figure 11.2.*
3. *All new development should support a coordinated and comprehensive storm water management system strategy through the utilization of Low Impact Development (LID).*

RESPONSE: The Project includes a rooftop garden and will strive to incorporate best building practices with Low Impact Development.

D. BUILDING DESIGN

1. **All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).**
2. **Projects that preserve or rehabilitate historic structures must be reviewed with the City of San Antonio Historic Design Guidelines.**

RESPONSE: This Project is an open air structure but measures will be taken to comply with the City's green building ordinance, which may include VRF air conditioning and recycled steel/brick from local sources. as noted in Attachment XVI ("Green" Building Features) the attached exhibit listing all green building features, which may include VRF air conditioning and recycled steel/brick

from local sources; This commercial Project is new construction on a vacant lot so no historic structure is being preserved or rehabilitated.

3. *Wherever possible, existing structures should be re-used and integrated into new projects to retain the authentic architectural fabric of Downtown.*
4. *Integrate LID to include: roof water collection and reuse, cisterns, green roofs, living machines, inlet devices, deep mulching, structural soils, sand and organic and peat filters, biodetention and bioretention, meadow and pocket and gravel and shallow marsh wetlands, subsurface detention, filter-vertical recovery structures, rain gardens, biofiltration, depressed parking lot islands, permeable concrete, open joint terrace and walk system, and green canopies.*

RESPONSE: The Developer will used recycled materials whenever posssible and LID will be considered, which may include: solar panels and/or solar lighting, roof water collection and reuse, and a roof top dining area that will incorporate many potted plants. Also, roof water collection will be implemented to irrigate the community garden.

E. MEASURES IN ULTRA URBAN AREAS

LID projects are engineered systems that manage storm water as close to the ground as possible, replicates the pre-development hydrology of the site and maintains pre-development flow conditions in a watershed. There are many LID techniques that can be selected for use, and studies have shown that utilizing these techniques actually can result in savings over the life of a project.

Green Walls and Roofs Rain Gardens

1. A green roof cover is a veneer of vegetation that is grown on and covers an otherwise conventional flat or pitched roof (30° slope), endowing the roof with hydrologic characteristics that more closely match surface vegetation than a typical roof. The overall thickness of the veneer may range from two (2) to six (6) inches and may contain multiple layers, consisting of waterproofing, synthetic insulation, non-soil engineered growth media, fabrics, and synthetic components. Green roof covers can be optimized to achieve water quantity and water quality benefits. Through the appropriate selection of materials, even thin vegetated covers can provide significant rainfall retention and detention functions. Vegetated roof covers that are 10 inches, or deeper, are referred to as 'intensive' vegetated roof covers. Intensive assemblies can also provide substantial environmental benefits, but are intended primarily to achieve aesthetic and architectural principles.

RESPONSE: A green roof cover is not appropriate for the roof top patio. However, the Developer is considering placing potted plants and trees on the roof top, which will beautify that dining area for customers, as noted in Attachment XVII.

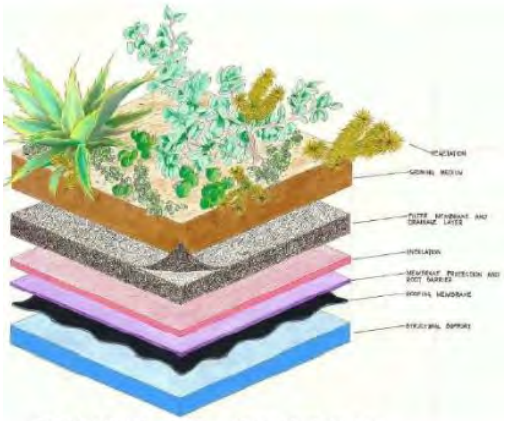


Fig 11.6 Roof Layers for a Green Roof Garden

Rain Capture and Reuse

2. Storm water can be routed into cisterns above or below ground to detain the water onsite. The storm water can then be used to irrigate landscaping or routed into other treatment features for water quality polishing before released offsite. Below grounds cisterns can be covered with parking lots, reducing the footprint of the site.

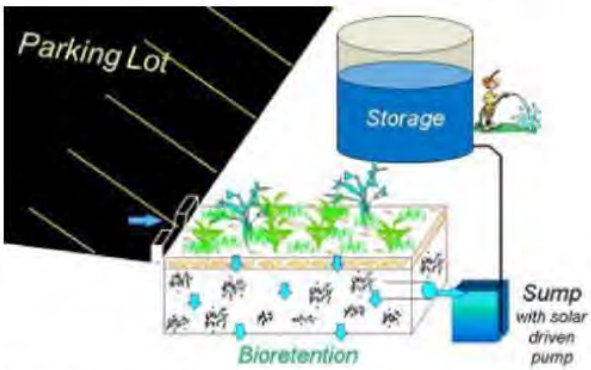


Fig 11.7 Rain water Capture from a Surface Parking Lot

Bioretention

3. Tree box filters are very small bioretention areas installed beneath trees that can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes effectively irrigates the trees. The system consists of a container filled with a soil mixture, a mulch layer, under-drain system and a tree or shrub. Storm water runoff drains directly from impervious surfaces through a filter media. Treated water flows out of the system through an underdrain connected to a storm drainpipe and inlet or into the surrounding soil. Tree box filters can also be used to control runoff volumes and flows by adding storage volume beneath the filter box with an outlet control device. Typical landscape plants (shrubs, ornamental grasses, trees and flowers) are used as an integral part of the bioretention and filtration system. They can fit into any landscape scheme, increasing the quality of life in urban areas by adding beauty, habitat value, and reducing urban heat island effects.

RESPONSE: Rainwater collection will be designed to capture and route rain water to the community garden on Burnet St. The Developer will also work with Healy Murphy so their students can learn about methods for rain capture, reuse and bioretention when using the community garden for horticulture classes.

Permeable Pavement

4. Porous pavement is a permeable pavement surface with a stone reservoir underneath. The reservoir temporarily stores surface runoff before infiltrating it into the subsoil. Runoff is thereby infiltrated directly into the soil and receives some water quality treatment. Porous pavement often appears the same as traditional asphalt or concrete but is manufactured without "fine" materials, and instead incorporates void spaces that allow for infiltration.

RESPONSE: The Developer will take this recommendation into consideration.

Planters

5. Planters can be designed in a variety of formats to serve as both as a storm water control as well as an amenity with trees and public interest.

RESPONSE: Planters on the rooftop and on Burnet St. will be designed in a variety of formats.

Chapter 12 - PUBLIC ART

A. GOALS

Integrate public art in the overall vision of the project's architecture, landscape and open space design by incorporating the artist into the design team early in the process. The goals are as follows:

- Artistic excellence. Aim for the highest aesthetic standards by enabling artists to create original and sustainable artwork, with attention to design, materials, construction, and location, and in keeping with the best practices in maintenance and conservation.

- Visibility. Generate visual interest by creating focal points, meeting places, landmarks, modifiers or definers that will enhance Downtown's image locally, regionally, nationally and internationally.

- Authenticity. Enliven and enhance the unique quality of Downtown's sense of place, adding to its diverse visual and cultural environments. Provide meaningful opportunities for communities to participate in cultural planning, and for citizens and neighbors to identify and connect with each other through arts and culture in common areas.

- Cultural literacy. Foster common currency for social and economic exchange between residents, and attract visitors by ensuring that they have access to visual 'clues' that will help them navigate and embrace a potentially unfamiliar environment. This can be further achieved through promotional materials and tours that enhance and expand upon the impact of public art installations.

- Appropriateness. Artworks must meet or exceed professional standards for visual art, ultimately adding to the relevancy and appreciation of the city's collection of public art and will illustrate themes and levels of sophistication that are appropriate for their location.

- Responsiveness. Without formally injecting art into the early stages of the planning process for each new development, it will either be left out, or appear out of sync with the overall growth of the built environment.

RESPONSE: The structure itself is an example of an excellent work of architectural art. In addition, local artists will be involved to provide artwork on the counter service doors and wall facing Brooklyn Ave. In addition, public art will be incorporated in the expanded sidewalk along Live Oak St. with mozaic tile inserts created by local artists.

B. GENERAL GUIDELINES

1. **All artwork erected in or placed upon City property must be approved by the Public Art Board. In cases where artwork is erected or placed upon private properties located within a designated historic districts or historic overlay districts, approvals must be approved by the Public Art Board and the Historic and Design Review Commission.**

RESPONSE: Future selection of artwork is being proposed by the Developer through a public contest process in coordination with the City of San Antonio for approval by the Public Art Board and HDRC at a later date.

2. *Artwork in privately owned developments should be fully integrated into the development's design, in the most accessible and visible locations. In addition to publicly accessible exterior locations, enclosed lobbies and roof top gardens are considered appropriate locations.*
3. *Artwork in retail streets and developments will need to be reviewed in relation to existing signage and shop frontage.*
4. *Attention should be paid to how the artwork will appear amidst mature landscaping.*
5. *Special care should be made to avoid locations where artworks may be damaged, such as the vehicular right-of-way.*

RESPONSE: All artwork on the Property and incorporated in the sidewalks, as approved by the City of San Antonio, Public Art Board and/or HDRC.

C. CONTRIBUTING TO AN URBAN TRAIL

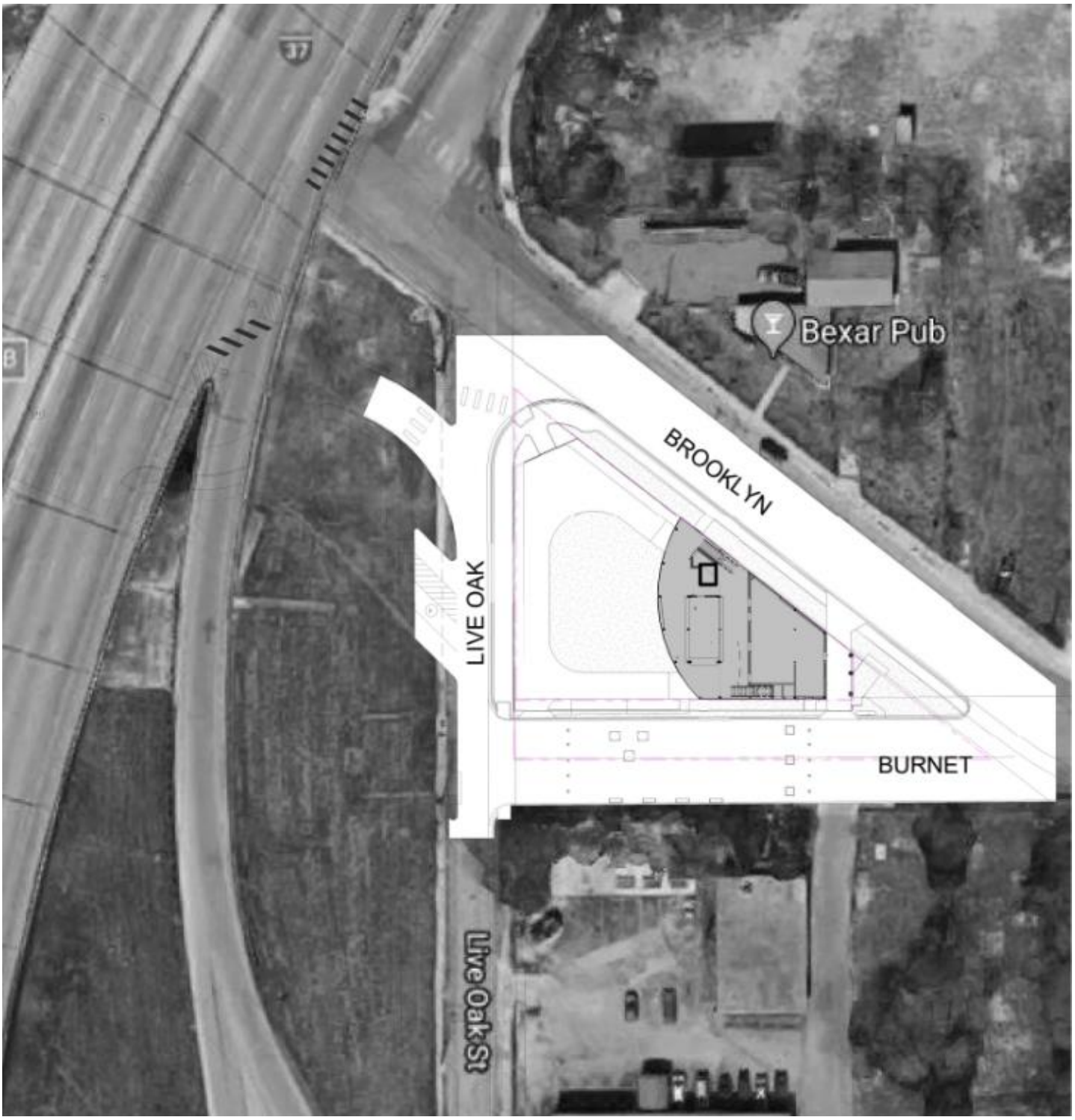
Ideally, each Downtown neighborhood would develop an aesthetic "heart" with unique characteristics. It could be represented by a neighborhood boundary, main boulevard, business core or cultural corridor. The art that defines the heart can also branch out to offer connections that form an "Urban Trail." This trail could provide physical and visible connections, a path of discovery using public art elements, as part of the following:

- Icons, gateways and emblems
- Civic buildings
- Street furnishings
- Plazas
- Parks, paseos and courtyards
- Façades and storefronts

Fig 12.4 Art Incorporated into Public Improvement Project

RESPONSE: Mozaic tile inserts created by local artists will be inserted into the expanded sidewalk on Live Oak St. from Nolan St. to Brooklyn Ave., which is consistent with Figure 12.4.

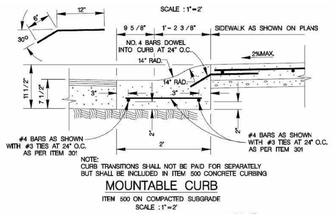
Attachment I-A (Expanded Sidewalk on Live Oak St. & Burnet St.)



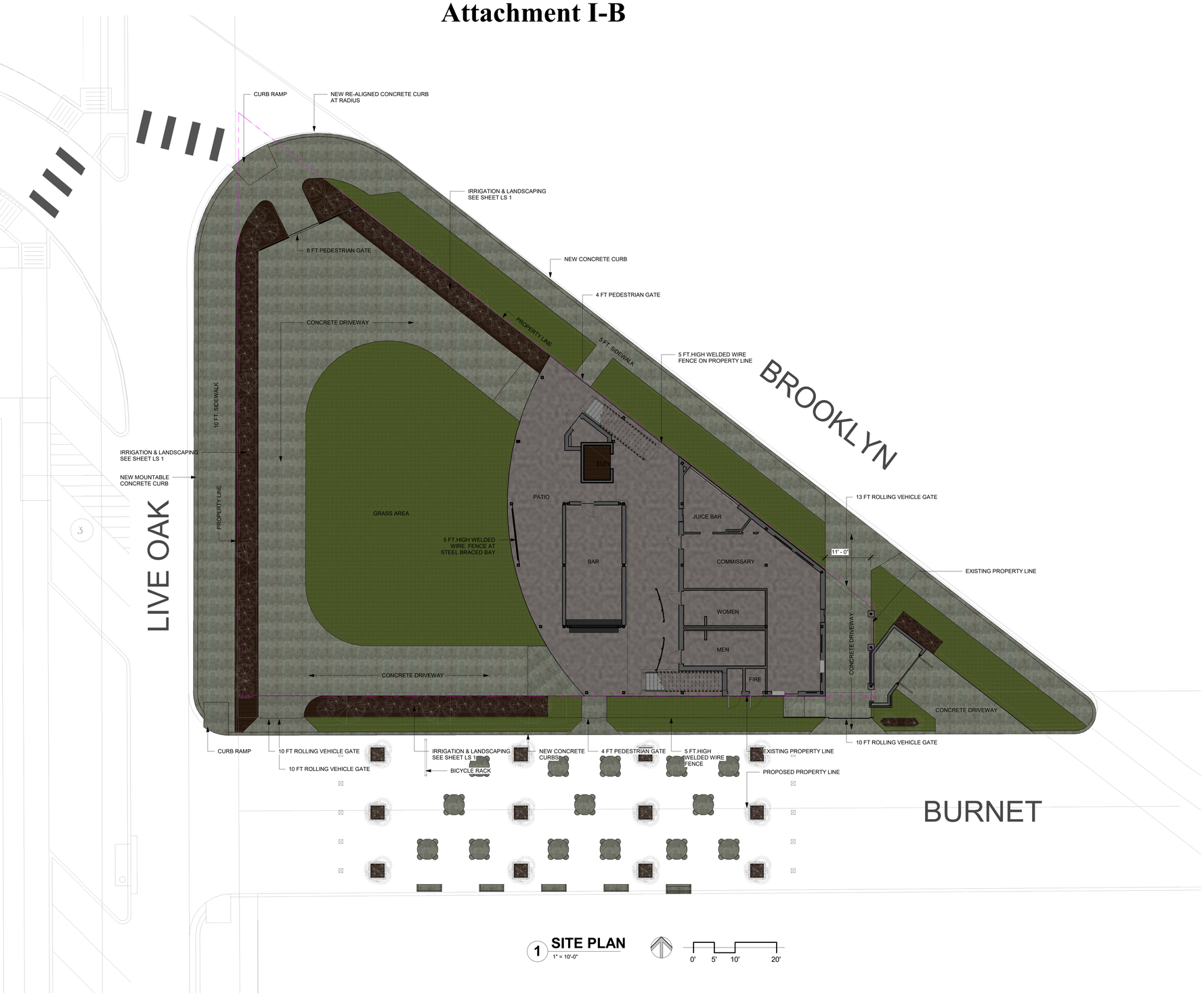
BROOKLYN STREAT FOOD PARK

201 BURNET, SAN ANTONIO, TEXAS

Attachment I-B



MOUNTABLE CURB



1 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

BROOKLYN STREAT FOOD PARK

201 BURNET, SAN ANTONIO, TEXAS

EXHIBIT A-3
SITE PLAN

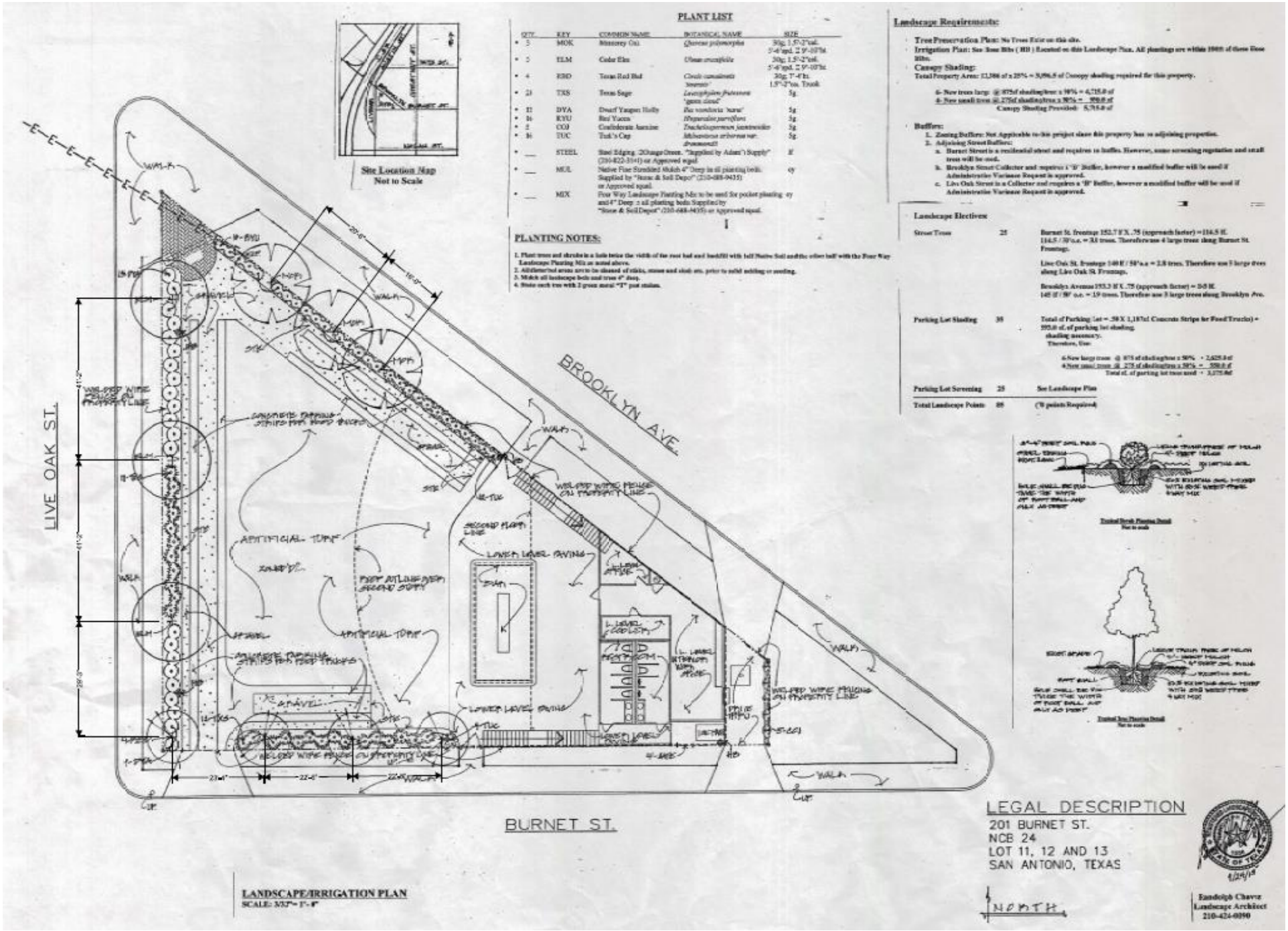
SKA Project No. 1709080

SHAWN KAARLSEN & ASSOCIATES
13438 BANDERA RD., SUITE 202
HELOTES, TX. 78023

2/14/2018 5:20:27 PM

Attachment II-A (Community Garden on Burnet Street)

Attachment III-A (Landscape Plan)



Attachment IV- Existing Landscaping

Attachment IX - "Back of House"

3D- Northeast

BROOKLYN STREAT FOOD PARK

201 BURNET, SAN ANTONIO, TEXAS

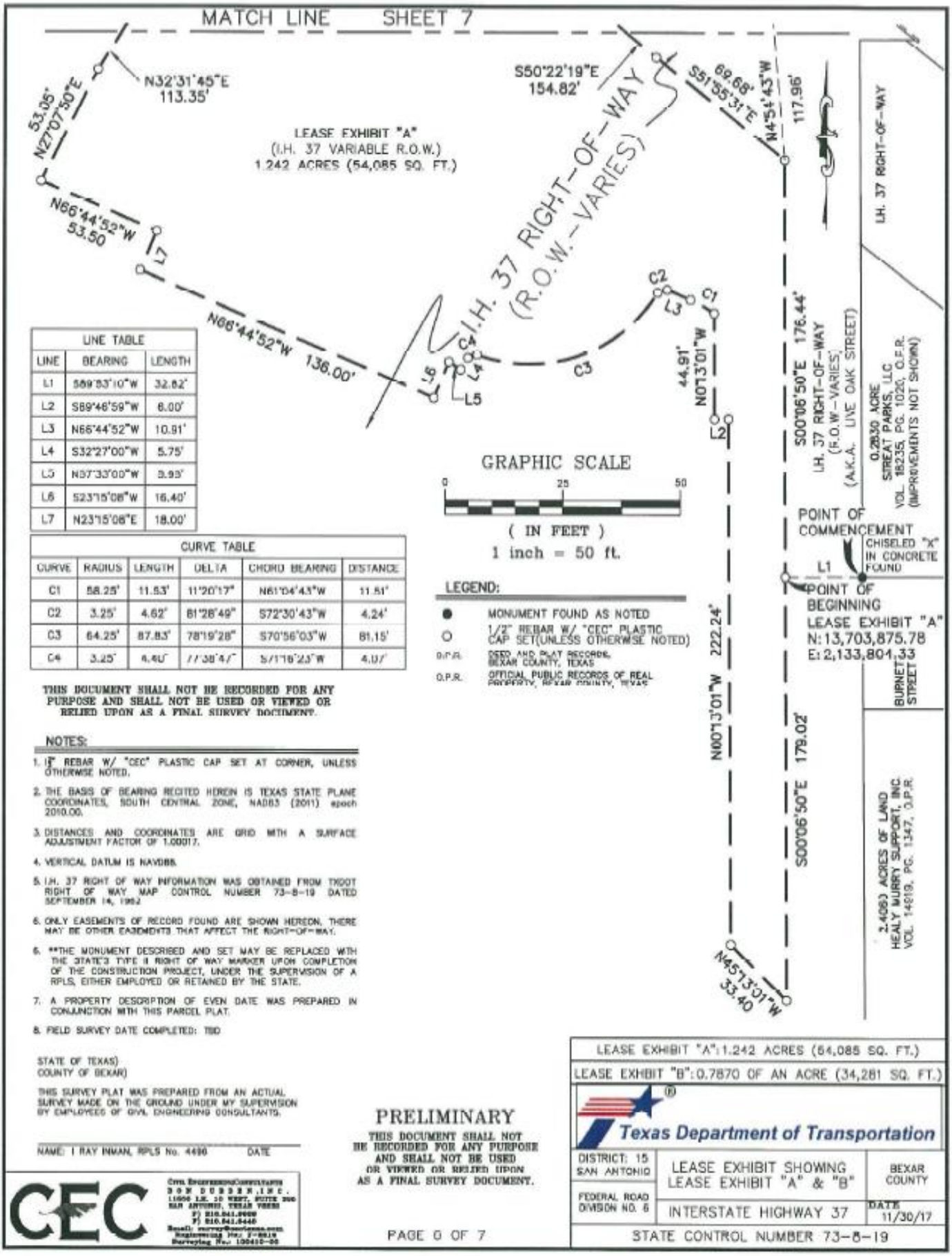
Attachment V (Active Use off Live Oak St.)

Attachment VI-A (Photos of Areas for Future Parking)

Attachment VI-A (Photos of Areas for Future Parking)

Attachment VI-A (Photos of Areas for Future Parking)

Attachment VI-B (Survey of TXDOT Property for Future Parking)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°53'10"W	32.82'
L2	S89°46'59"W	6.00'
L3	N66°44'52"W	10.91'
L4	S32°27'00"W	5.75'
L5	N37°33'00"W	3.93'
L6	S23°15'08"W	16.40'
L7	N23°15'08"E	18.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	58.25'	11.53'	11°20'17"	N61°04'43"W	11.51'
C2	3.25'	4.62'	81°28'49"	S72°30'43"W	4.24'
C3	64.25'	87.83'	78°19'28"	S70°56'03"W	81.15'
C4	3.25'	4.40'	77°36'47"	S11°19'23"W	4.07'

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTES:

1. 1/2" REBAR W/ "CEC" PLASTIC CAP SET AT CORNER, UNLESS OTHERWISE NOTED.
2. THE BASIS OF BEARING RECITED HEREIN IS TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (2011) epoch 2010.00.
3. DISTANCES AND COORDINATES ARE GRID WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. VERTICAL DATUM IS NAVD88.
5. I.H. 37 RIGHT OF WAY INFORMATION WAS OBTAINED FROM TXDOT RIGHT OF WAY MAP CONTROL NUMBER 73-8-19 DATED SEPTEMBER 14, 1962
6. ONLY EASEMENTS OF RECORD FOUND ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS THAT AFFECT THE RIGHT-OF-WAY.
6. **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH THE STATE'S TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT, UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY THE STATE.
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. FIELD SURVEY DATE COMPLETED: TBD

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION BY EMPLOYEES OF GIVIL ENGINEERING CONSULTANTS.

NAME: I RAY INMAN, RPLS No. 4490 DATE

CEC
Civil Engineering Consultants
309 DUBOSE, INC.
11000 I.H. 10 WEST, SUITE 300
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.9440
Email: survey@cecsa.com
Engineering Reg: F-9819
Surveying No: 100410-00

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

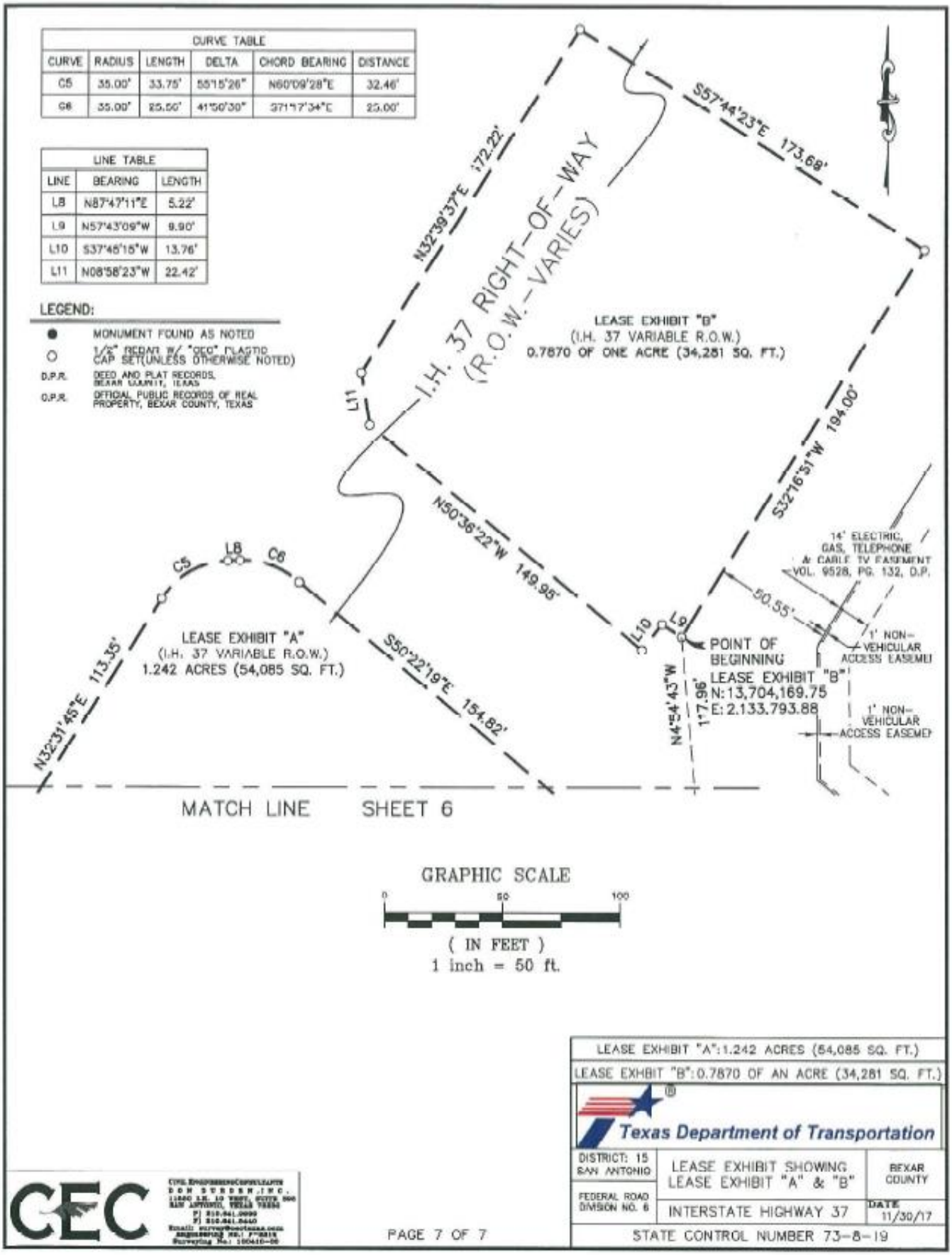
PAGE 6 OF 7

LEASE EXHIBIT "A": 1.242 ACRES (54,085 SQ. FT.)
LEASE EXHIBIT "B": 0.7870 OF AN ACRE (34,281 SQ. FT.)

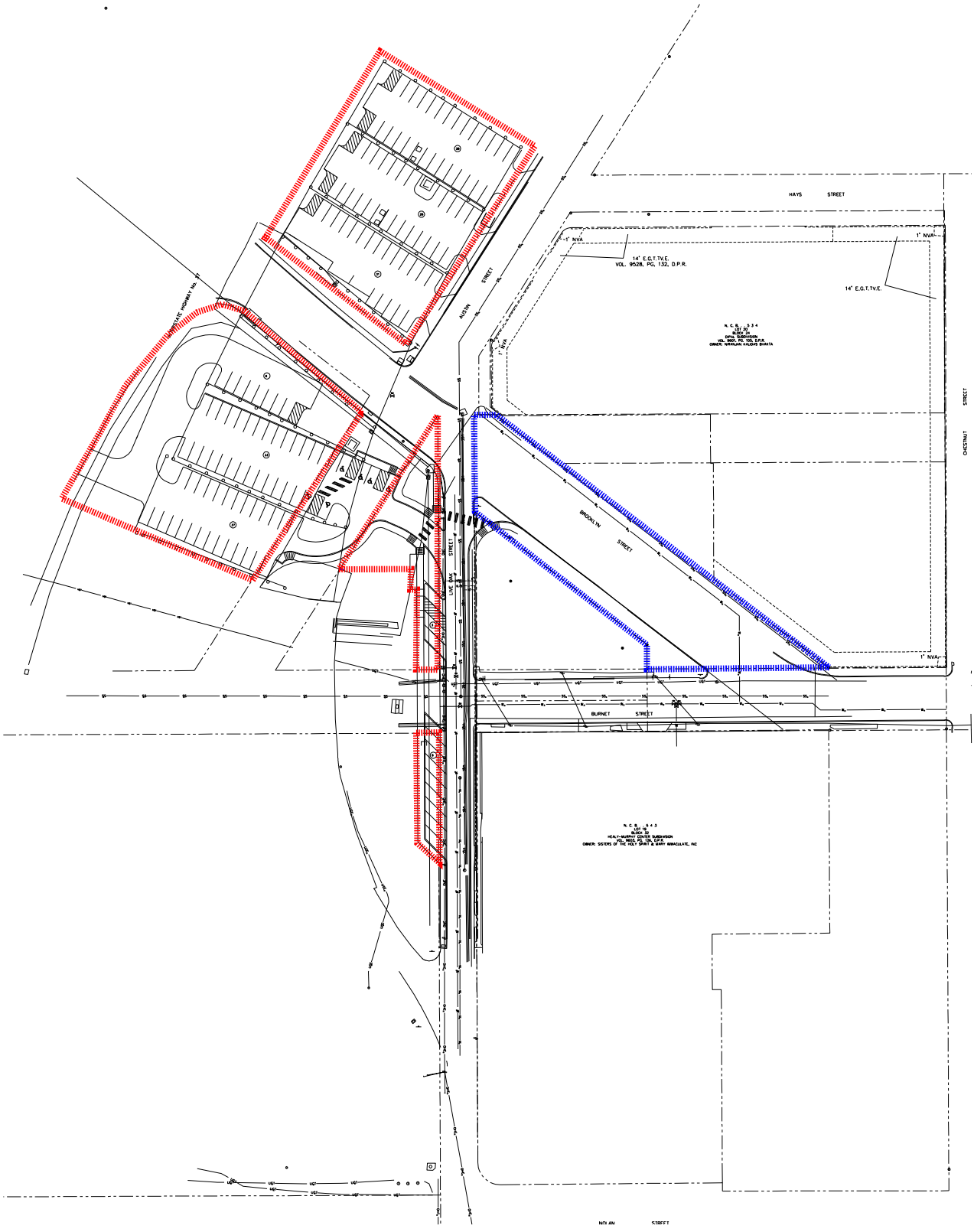
Texas Department of Transportation

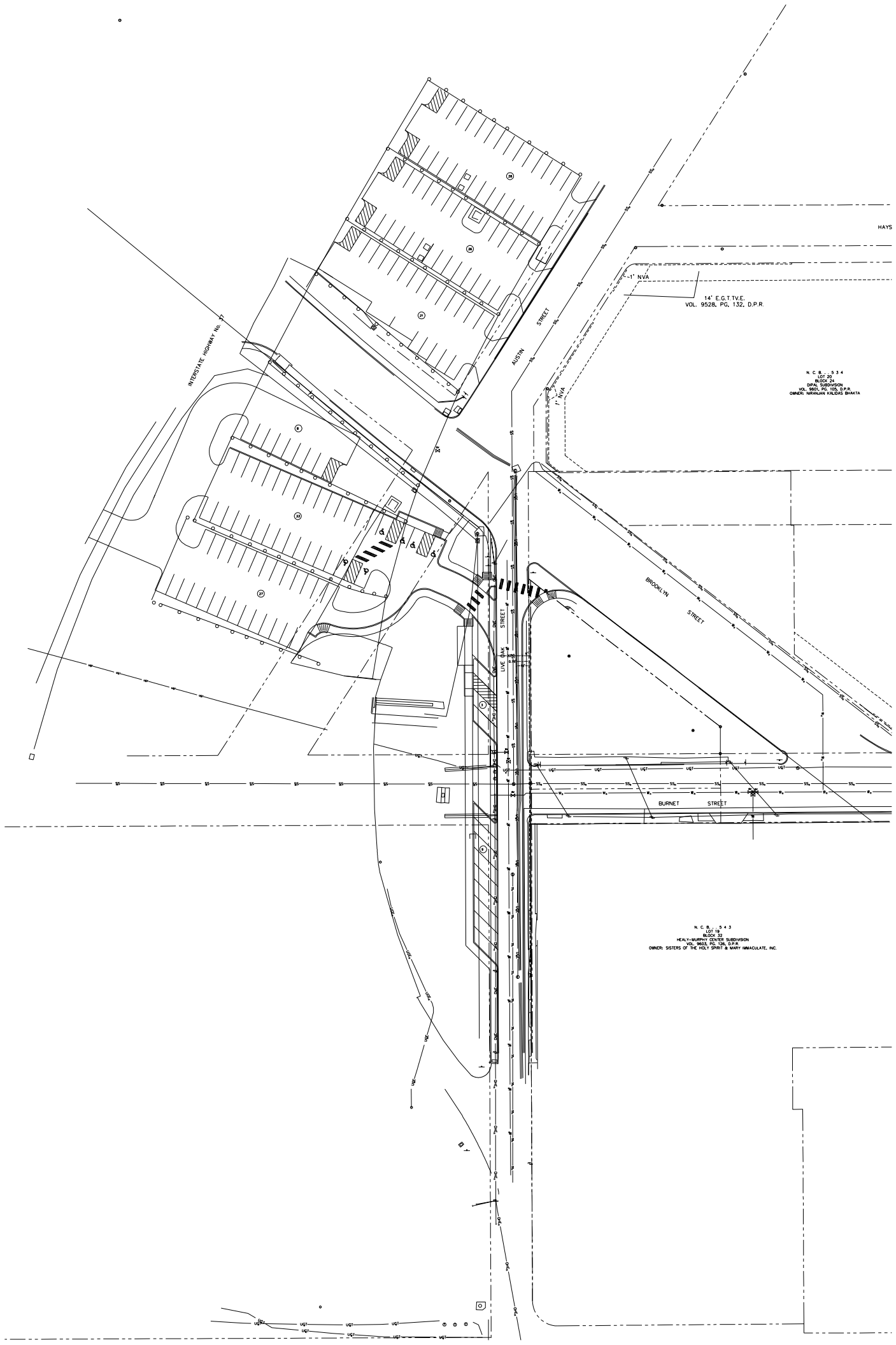
DISTRICT: 15 SAN ANTONIO	LEASE EXHIBIT SHOWING LEASE EXHIBIT "A" & "B"	BEXAR COUNTY
FEDERAL ROAD DIVISION NO. 6	INTERSTATE HIGHWAY 37	DATE 11/30/17
	STATE CONTROL NUMBER 73-8-19	

Attachment VI-B (Survey of TXDOT Property for Future Parking)

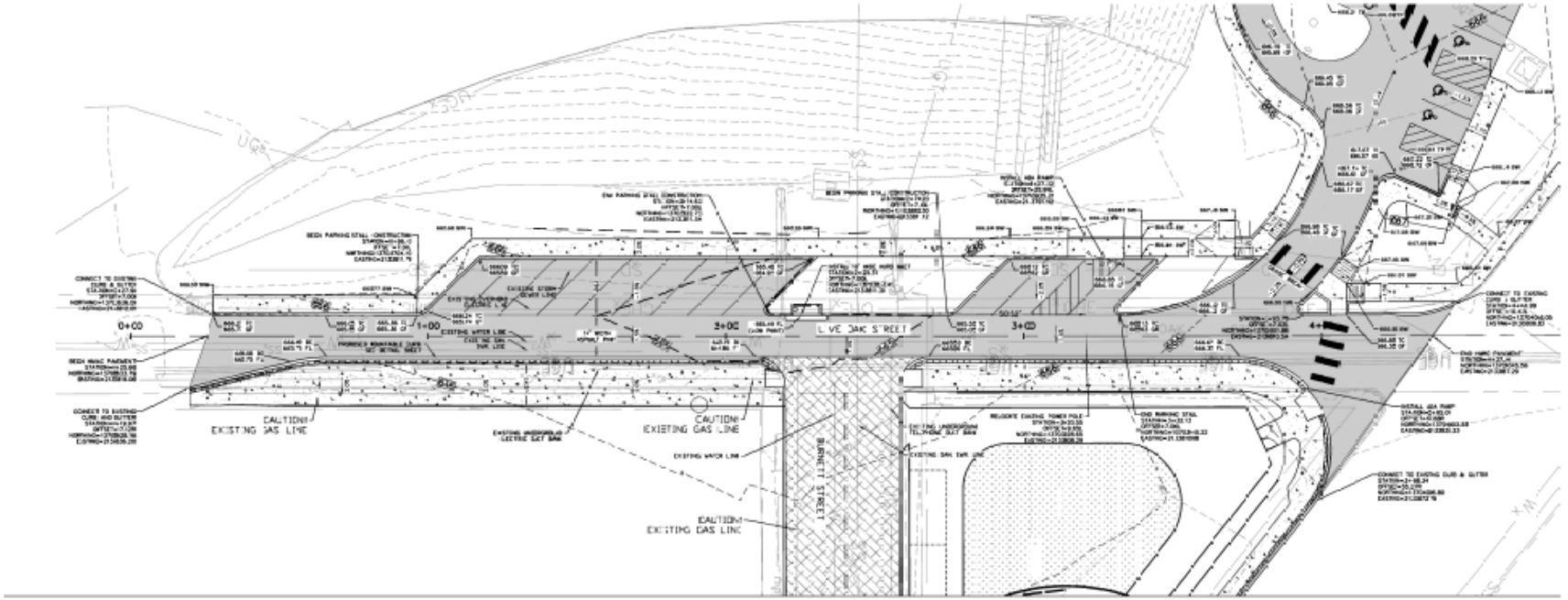


Attachment VI-C (Preliminary Drawings of Parking)



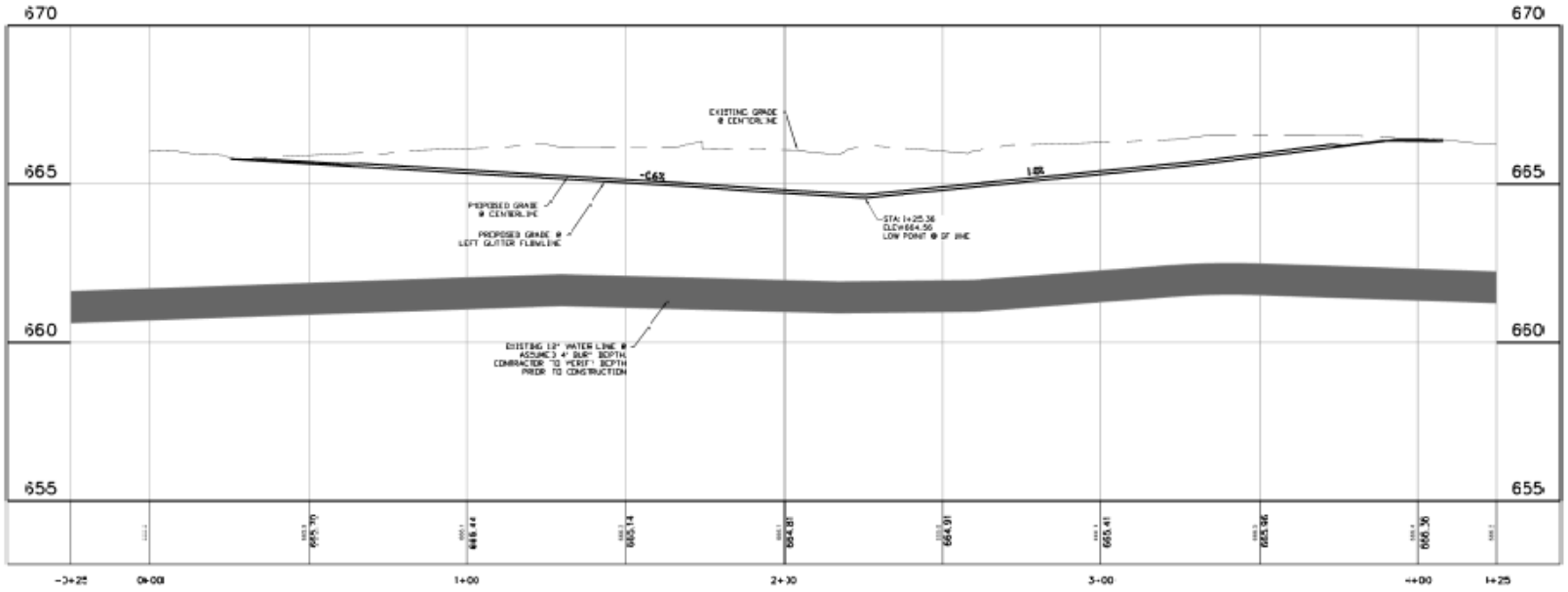

INTERSTATE HIGHWAY No. 37
AUSTIN STREET
HAYS
-1' N/A
14' E.G.T.TV.E.
VOL. 9528, PG. 132, D.P.R.
1' N/A
N. C. B. . 534
LOT 20
BLOCK 24
DIPAL SUBDIVISION
VOL. 9601, PG. 105, D.P.R.
OWNER: NIRANJAN KALIDAS BHAKTA
BROOKLYN STREET
LIVE OAK STREET
BURNET STREET
N. C. B. . 543
LOT 19
BLOCK 32
HEALY-MURPHY CENTER SUBDIVISION
VOL. 9604, PG. 126, D.P.R.
OWNER: SISTERS OF THE HOLY SPIRIT & MARY IMMACULATE, INC.

Attachment VI-D (Civil Drawings of Off-Street Parking)

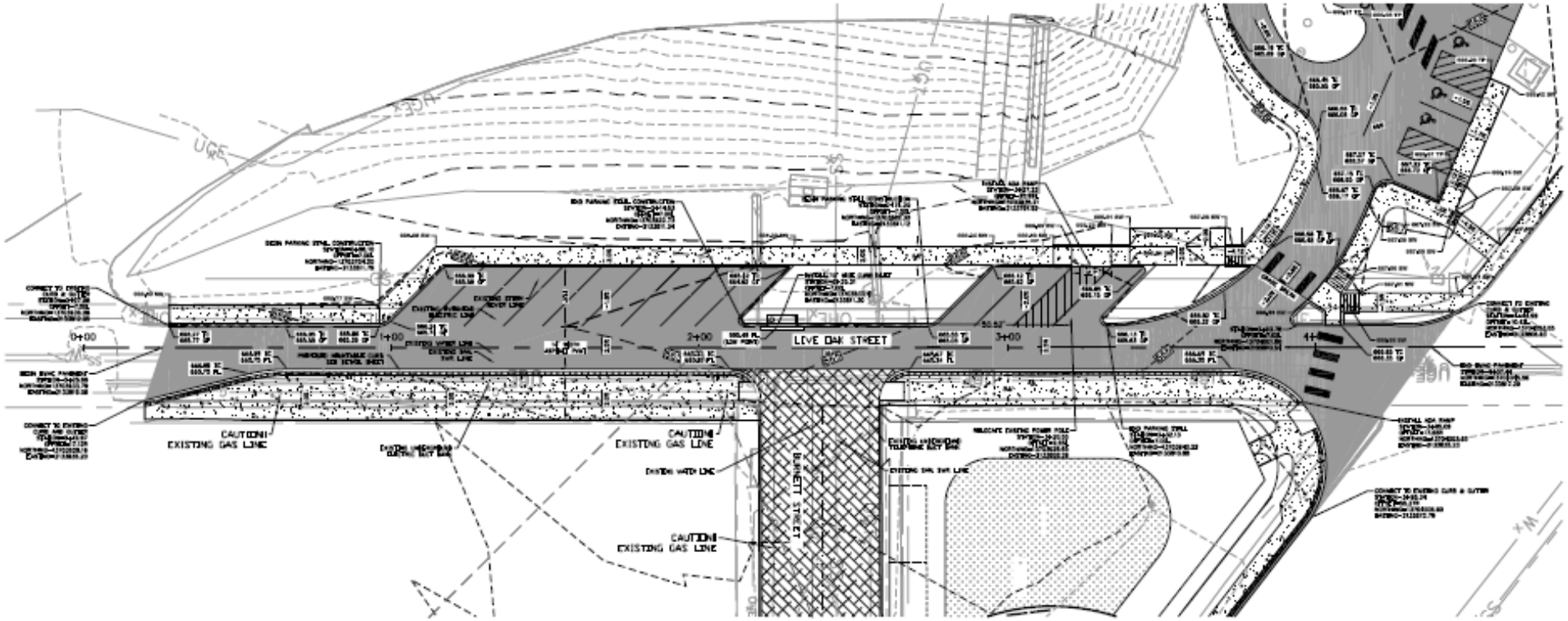


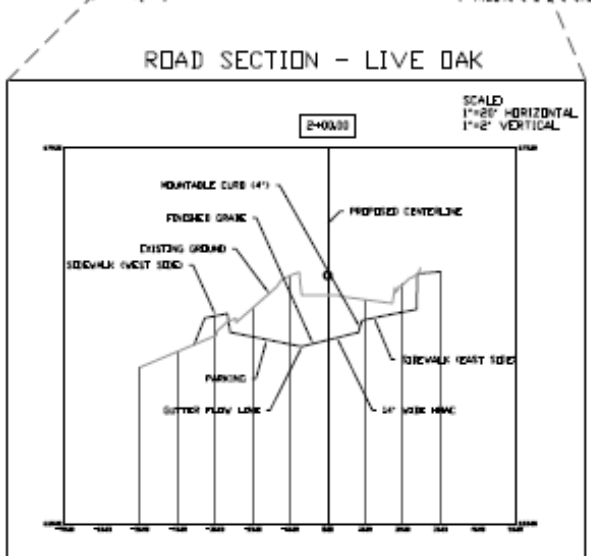
Live Oak Street Profile

Station = -0+21.00 - 4+25.00

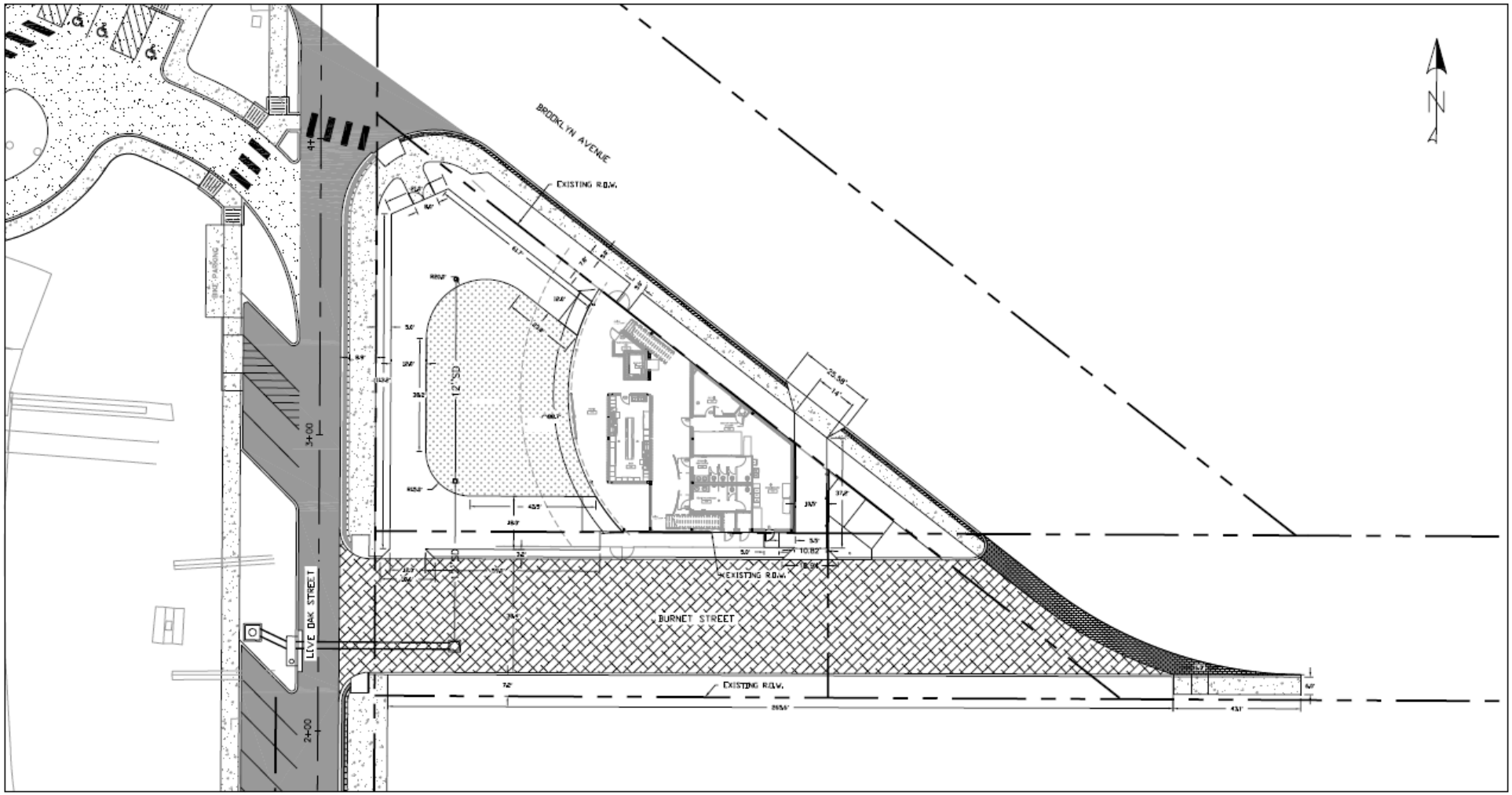


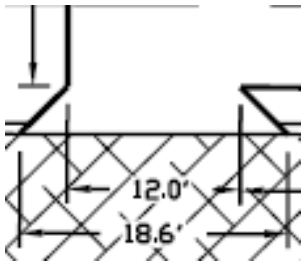
Attachment VI-D (Civil Drawings of Off-Street Parking)



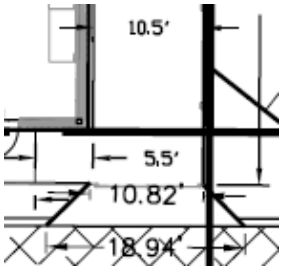


Attachment VII- Curb Cuts

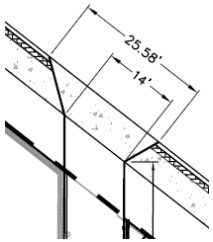




Food Truck Entrance off Burnet St.



Food Truck Exit at Drive Thru Commissary off Burnet St.



Food Truck Entrance off Brooklyn Ave.

Attachment VIII

PERSPECTIVE - NORTHWEST

BROOKLYN STREAT FOOD PARK

201 BURNET, SAN ANTONIO, TEXAS

EXHIBIT A-1

PERSPECTIVE - NORTHWEST

SKA Project No. 1709080

SHAWN KAARLSEN & ASSOCIATES
13438 BANDERA RD., SUITE 202
HELOTES, TX. 78023

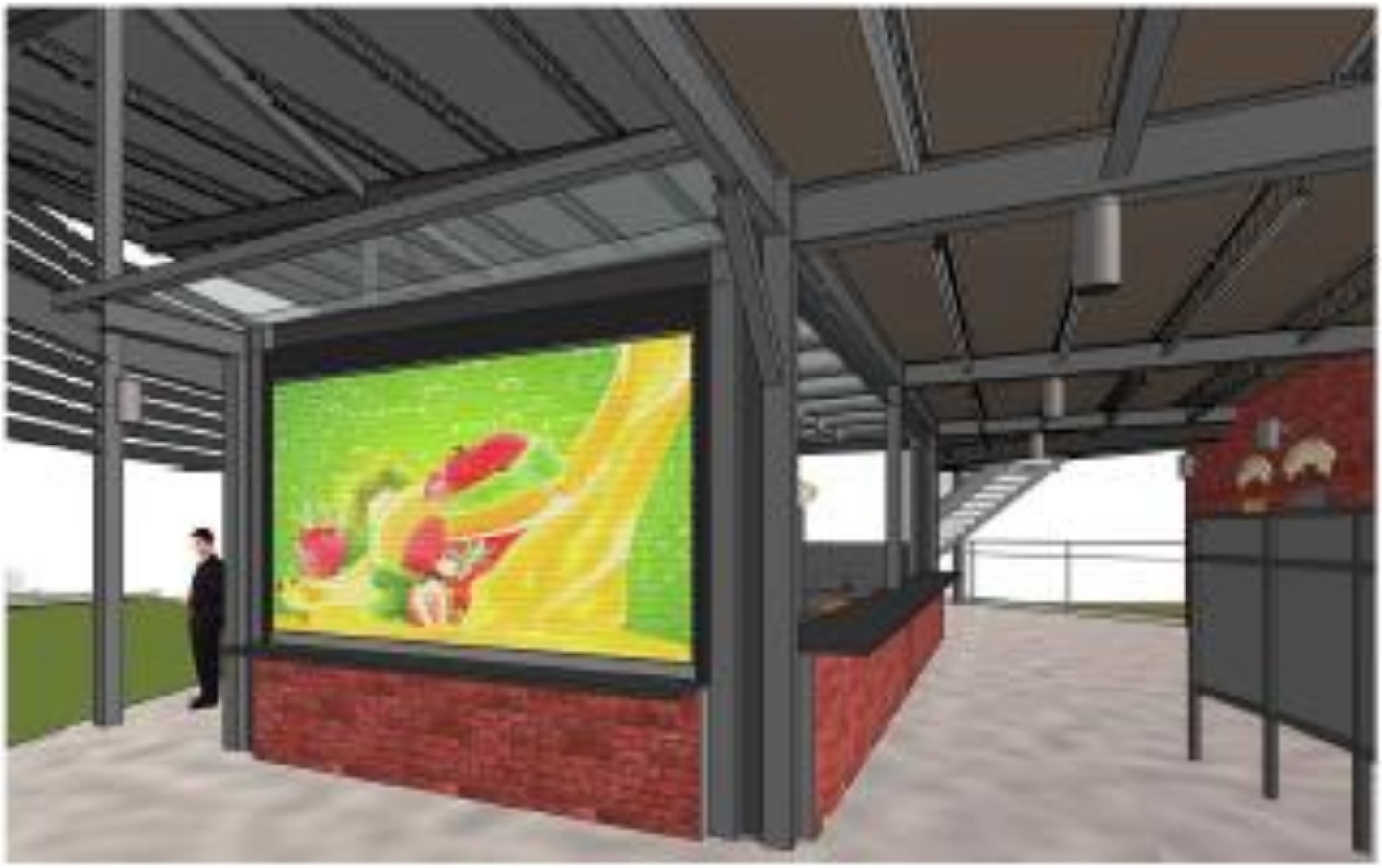
2/6/2018 2:31:18 PM

Attachment X-A
Light Fixtures (on Property)

Saturn 1-4

Attachment X-B (Proposed Lighting Under IH-37 for Parking Lot)

Attachment XI
(Counter Service Doors with Artwork from Local Artist)



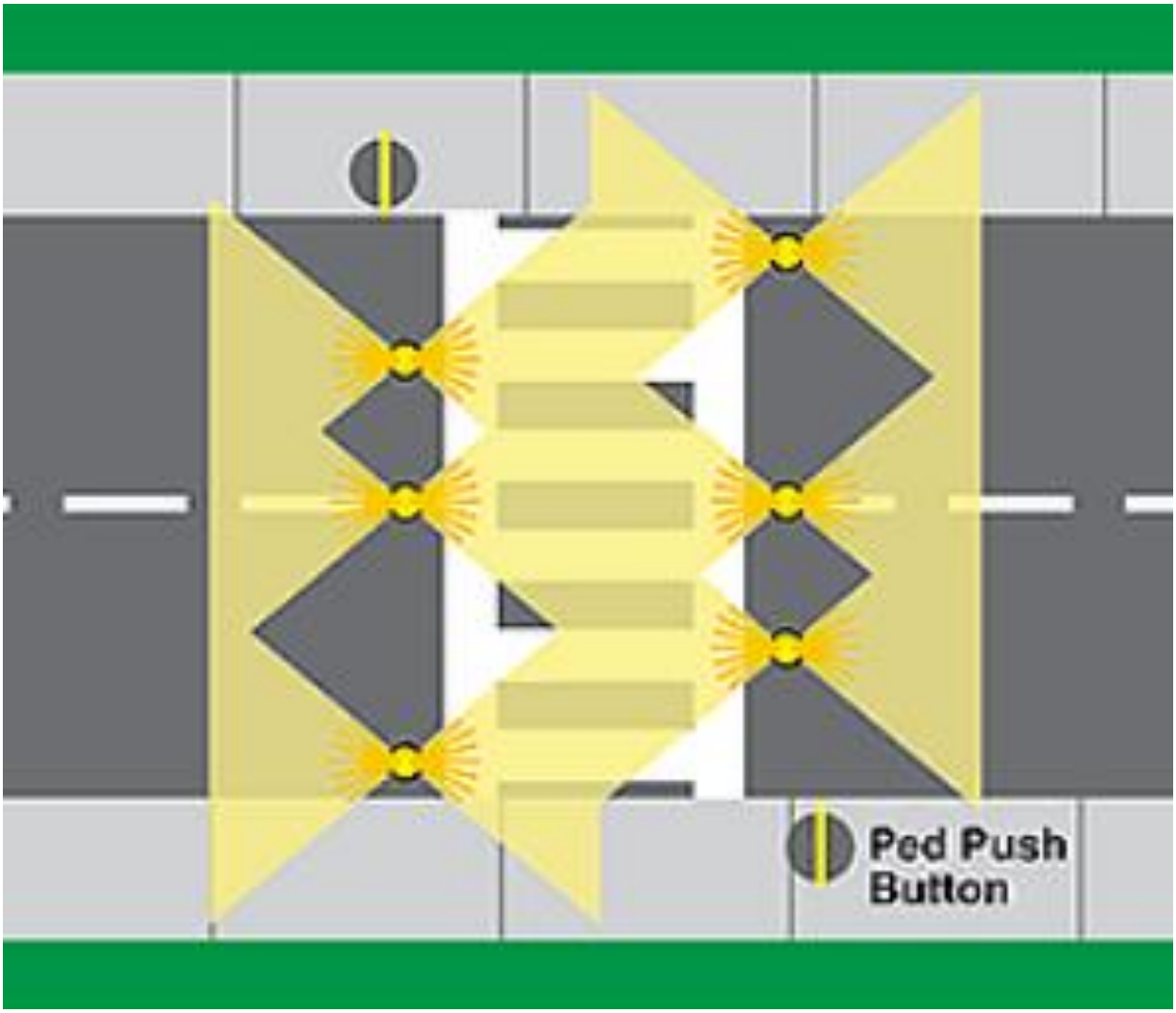
BAR PERSPECTIVE

***NOTE**: Image on Counter Service Door is just for illustration purposes and is not the selected art piece. Artwork will be selected from pieces submitted by local artists.*

Attachment XII- Vent (Chimney- Brick Design)

3D- Southeast

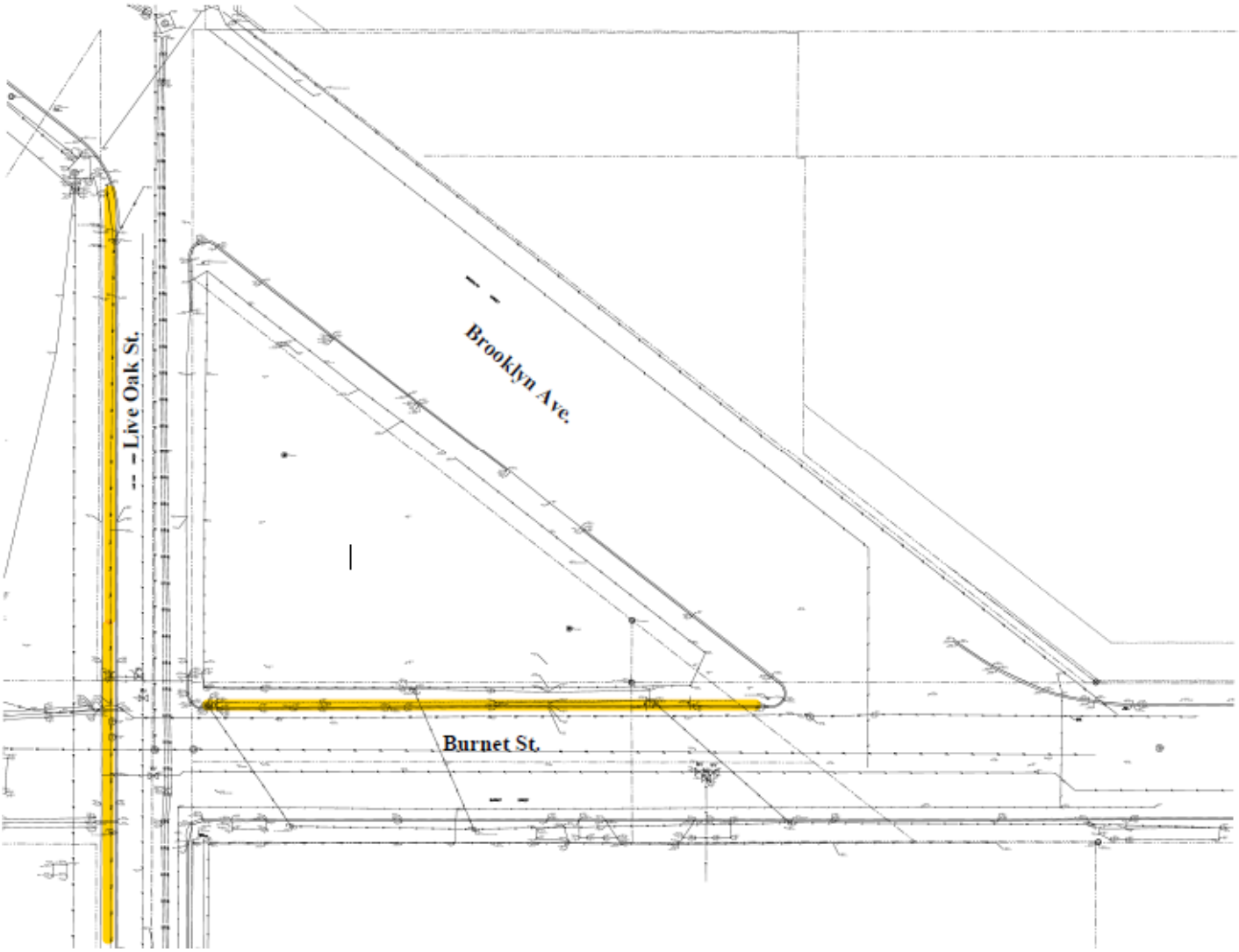
Attachment XIII- Illuminated Crosswalks



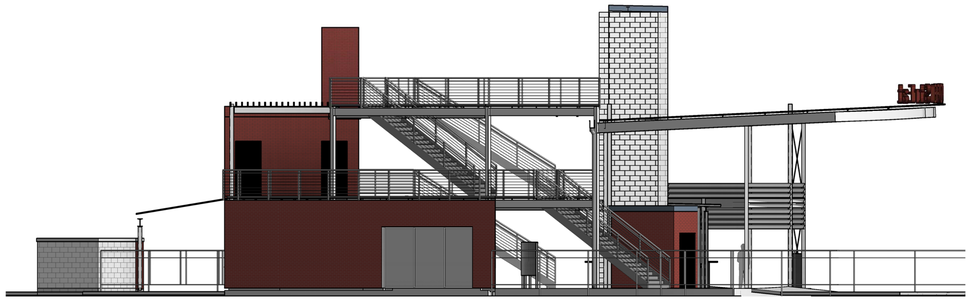
Attachment XIII- Illuminated Crosswalks

Our Enlighten1™ flash rate has been proven effective at alerting motorists. Its flash pattern is recognized by a primitive part of the brain that senses motion and responds to danger. Developed in conjunction with UC Berkeley Vision Detection Laboratory, Enlighten1™ catches the motorists' attention and is photosensitive epilepsy safe.

Attachment XIV- Proposed Removal of CPS Energy Poles

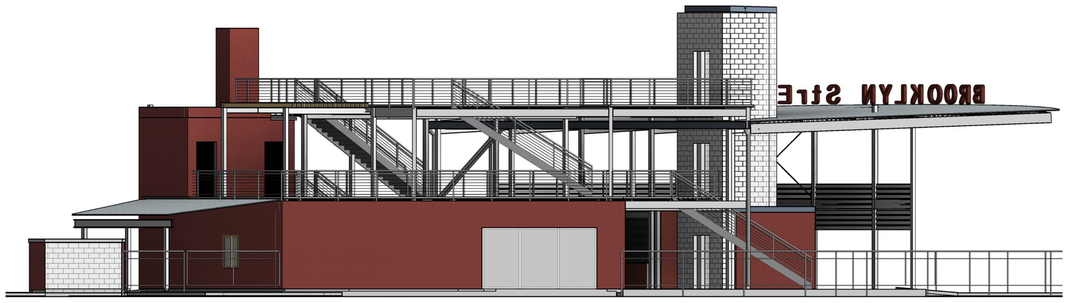


Attachment XV- Conceptual Signage Plan & Elevations

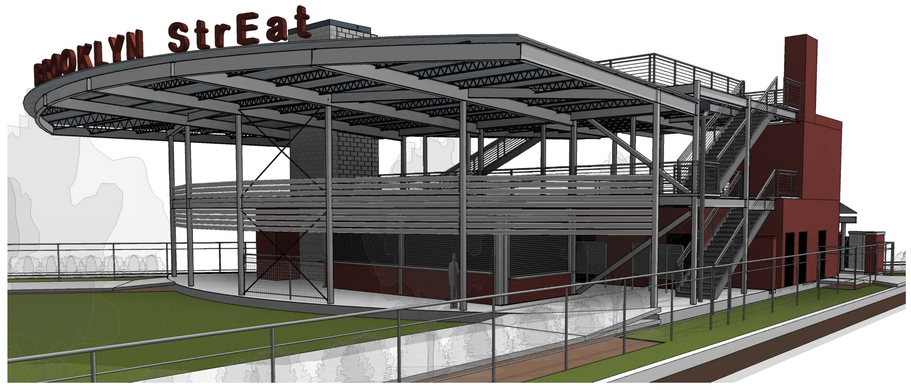


① NORTH ELEVATION
1/8" = 1'-0"

② SOUTH ELEVATION
1/8" = 1'-0"

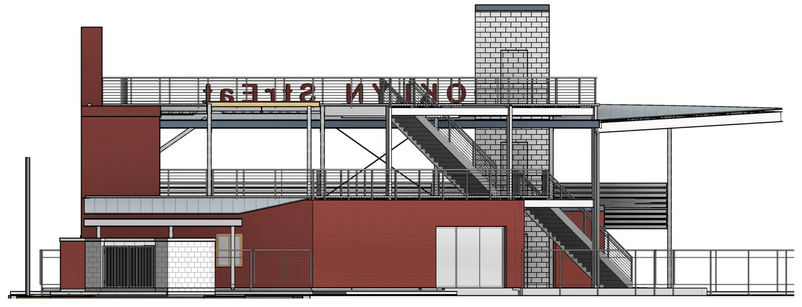


③ NORTHEAST ELEVATION
1/8" = 1'-0"



⑥ 3D- Northwest

④ WEST ELEVATION
1/8" = 1'-0"



⑤ EAST ELEVATION
1/8" = 1'-0"

INTERIM REVIEW DOCUMENTS
DO NOT USE FOR CONSTRUCTION
THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION PURPOSES.
Shawn Kuerbis
PA REGISTRATION NO. 18782

BROOKLYN STREAT FOOD PARK
ADDRESS TO BE DETERMINED

Shawn Kuerbis and Associates
in association with
Robert C. Hanna AIA
Architecture & Construction Services

13438 Bandera Rd., Ste. 202
Helotes, Texas 78023
Ph: 210.695.5714
Fx: 210.695.5714
Email: SK@Skiarch.com

Inc.

Project No.	1709080
Drawn:	MRH
Checked:	FG
Date:	10/18/17

No.	Description	Date

A501
ELEVATIONS

Attachment XVI- Green Building Features

1. Roof top Garden
2. Rain water capturing system
3. Solar Panels
4. Recycled Metal (if possible)

PERSPECTIVE - ROOF LEVEL

Attachment XVII- Rooftop Garden

PERSPECTIVE - ROOF LEVEL

Exhibit "A"

JD: 6/18/2015
Item No. 75
Corrected

AN ORDINANCE 2015-06-18-0605

WAIVING THE REQUIREMENTS OF SECTIONS 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), AND 4-6(c)(4), 4-6(d)(1), 4-6(d)(6), AND 4-6(e)(1) OF THE CITY CODE AND AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES ON A PORTION OF LOT 11, LOT 12, AND LOT 13, BLOCK 24, NCB 534 GENERALLY LOCATED AT 201 BURNET STREET FOR ON-PREMISE CONSUMPTION WITHIN A MOBILE FOOD COURT, WITHIN THREE-HUNDRED (300) FEET OF HEALY-MURPHY CENTER, A PUBLIC EDUCATION INSTITUTION LOCATED IN THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT WITHIN COUNCIL DISTRICT 2.

* * * * *

WHEREAS, Section 109.33 of the Texas Alcoholic Beverage Code authorizes the governing board of an incorporated city to enact regulations prohibiting the sale of alcoholic beverages if the place of business is within three hundred feet of any church, public school or public hospital as measured in a direct line from the property line of the public or private school to the property line of the place of business; and

WHEREAS, Section 109.33 of the Texas Alcoholic Beverage Code authorizes the governing body of an incorporated city to allow variances to the regulation if the governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the governing board, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community; and

WHEREAS, pursuant to Section 109.33 (a)(1) of the Texas Alcoholic Beverage Code, Chapter 4 of the City Code of the City of San Antonio prohibits the sale of alcoholic beverages if the place of business is within three hundred feet of any church, public school or public hospital; and

WHEREAS, the subject property is situated within three hundred (300) feet of the nearest property line of Healy-Murphy Center, a public education institution located in the San Antonio Independent School District, thus, making the sale of alcoholic beverages a violation; and

WHEREAS, Ordinance No. 88724, passed and approved on October 22, 1998, amended the City Code of the City of San Antonio adopting this distance requirement in Chapter 4, Article I, Sec. 4-6, and established a procedure for the granting of a variance to the prohibition; and

WHEREAS, staff recommends any approval of the variance request contain the conditions that the authorization for the sale of alcoholic beverages shall apply only to the proposed "Mobile Food Court" and not transfer to different land uses and that such authorization shall terminate in

the event of non-operation or non-use of the identified establishment for a period of twelve (12) or more successive calendar months; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), AND 4-6(c)(4), 4-6(d)(1), 4-6(d)(6), AND 4-6(e)(1), prohibiting on-premise consumption pursuant to the City Code of the City of San Antonio are waived and the variance request of Guerrero & Morales, LLC, Applicant, to sell alcoholic beverages for on-premise consumption as a "Mobile Food Court" on a portion of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534 generally located at 201 Burnet Street, as shown on the accompanying map labeled "Attachment 1," within three hundred (300) feet of Healy-Murphy Center, is hereby granted. This variance to sell alcoholic beverages for on-premise consumption is based on the following conditions: (a) that alcohol sales shall not be permitted between the hours of 12:00 a.m. and 10:00 a.m. on Sunday through Wednesday, and 2:00 a.m. and 10:00 a.m. on Thursday through Saturday; (b) that authorization for the sale of alcoholic beverages shall not transfer to different land owners or land uses; and (c) that such authorization shall terminate in the event of non-operation or non-use of the identified establishments for a period of twelve or more successive calendar months.

SECTION 2. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 18 day of June, **2015.**

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

ON BEHALF OF

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**75**
Date:	06/18/2015
Time:	02:14:01 PM
Vote Type:	Motion to Appr w Cond
Description:	ALCOHOL VARIANCE # AV2015006 (Council District 2): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6 (e)(1) of the City Code and authorizing the sale of alcoholic beverages on a portion of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534 generally located at 201 Burnet Street for on-premise consumption within three-hundred (300) feet of Healy-Murphy Center, a public education institution located in the San Antonio Independent School District within Council District 2.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Exhibit "B"

SG/cla
06/18/2015
Z-4

CASE NO. Z2015190

AN ORDINANCE 2015-06-18-0607

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of a tract of land out of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534 from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and authorization for a Mobile Food Court.

SECTION 2. The standards for any "D" Downtown District use shall comply with the standards of the Downtown Design Guide.

SECTION 3. The standards for use as a mobile food court shall comply with the following standards:

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.
B. Buildings, colonnades and landscaping shall be utilized to define edges and create a sense of three-dimensional containment to urban spaces and plazas.
C. Parking and security lights shall not provide spillover to neighboring residential properties.
D. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.
E. Site furniture shall be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features such as fountains and in plazas.
F. All fascia signage shall be integrated into the architecture.
G. Signage material shall be weather proof and fade resistant.
H. Signs shall use appropriate means of illumination such as: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.
I. Asphalt is not permitted for public sidewalks.
J. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:
    1) Vending machines
    2) Automatic teller machines

3) Pay phones
4) Photo booths
5) Automated machines such as, but not limited to, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
6) Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board

SECTION 4. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 6. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective June 28, 2015.

PASSED AND APPROVED this 18th day of June 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4**
Date:	06/18/2015
Time:	02:19:05 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2015190 (Council District 2): An Ordinance amending the Zoning District Boundary from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and a Mobile Food Court on Portion of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534, located at 201 Burnet Street. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8	x					
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Exhibit "A"

22015190

METES AND BOUNDS

Being 0.283 acres of land, more or less, consisting of a portion of Lots 11, 12 and 13, Block 24, New City Block 534, in the City of San Antonio, Texas, being described as Lots 11, 12, and 13, Block 24, New City Block 534, SAVE & EXCEPT that portion conveyed to the State of Texas in Deed recorded in Volume 5923, Page 94 of the Deed Records of Bexar County, Texas and SAVE & EXCEPT that portion conveyed in Volume 12099, page 976, Real Property Records, Bexar County, Texas, said 0.283 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the Sisters of the Holy Spirit 2.406 acres (Volume 14919, Page 1347), same being on the South Right-of-Way line of Burnet (55.6 foot Right-of-Way) and the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Burnet, South 89 degrees 32 minutes 33 seconds West (called South 89 degrees 46 minutes 00 seconds West), a distance of 315.68 feet (called 314.7 feet) to a 1/2 inch iron rod found for the northwest corner of said Sisters 2.406 acres, same being at the intersection of the South Right-of-Way line of said Burnet and the East Right-of-Way of Live Oak;

THENCE crossing said Burnet, North 00 degrees 05 minutes 15 seconds West, a distance of 55.60 feet to a point on a concrete walk for the southwest corner of this 0.283 acres, same being the southwest corner of said Lot 11 and at the intersection of the North Right-of-Way of said Burnet and the East Right-of-Way of said Live Oak, same also being the **POINT OF BEGINNING**;

THENCE along the East Right-of-Way line of said Live Oak, North 00 degrees 15 minutes 26 seconds West (called North 00 degrees 02 minutes 00 seconds West, a distance of 140.28 feet to a 1/2 inch iron rod set for the northwest corner of this 0.283 acres, same being the intersection of the East Right-of-Way line of said Live Oak and the southwest Right-of-Way line of Brooklyn (80 foot Right-of-Way);

THENCE along the southwest Right-of-Way line of said Brooklyn, South 52 degrees 28 minutes 11 seconds East (called South 52 degrees 14 minutes 45 seconds East), a distance of 193.28 feet (called 193.29 feet) to a 1/2 inch iron rod set for the upper southeast corner of this 0.283 acres;

THENCE along a chamfer corner between the southwest Right-of-Way line of said Brooklyn and the North Right-of-Way line of said Burnet, South 00 degrees 15 minutes 26 seconds East (called South 00 degrees 02 minutes 00 seconds East), a distance of 21.32 feet to a 1/2 inch iron rod set for the lower southeast corner of this 0.283 acres, same being on the North Right-of-Way line of said Burnet;

THENCE along the North Right-of-Way line of said Burnet, South 89 degrees 32 minutes 33 seconds West (called South 89 degrees 46 minutes 00 seconds West), a distance of 152.75 feet to the **POINT OF BEGINNING**, and containing 0.283 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 17, 2013

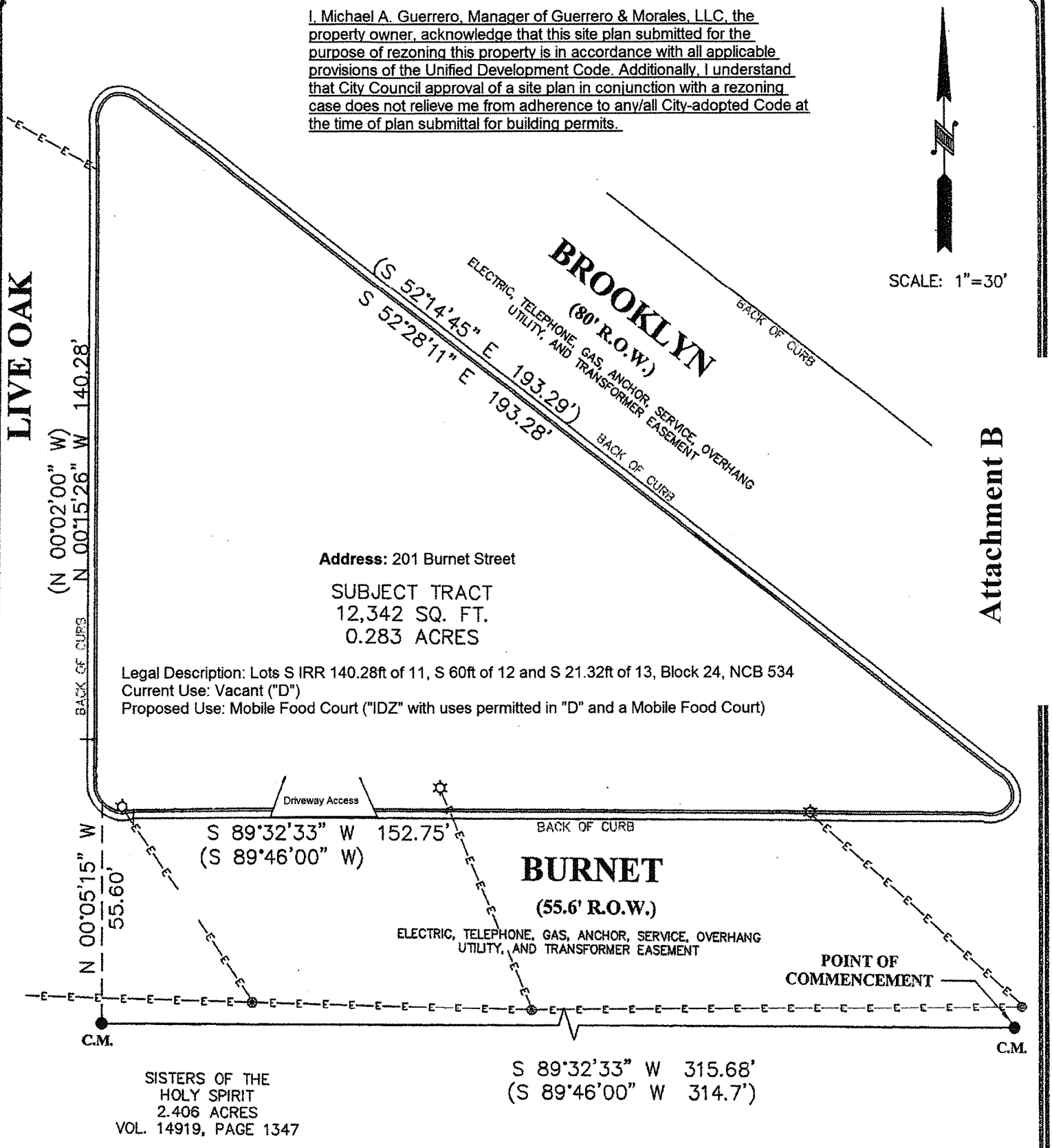
STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

W:\Word\Metes and Bounds\55734.doc

Attachment A

Z2015190

I, Michael A. Guerrero, Manager of Guerrero & Morales, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Code at the time of plan submittal for building permits.



Attachment B

The following Downtown Design Guide Regulations will be incorporated into the design of the property:

- Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
- Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban spaces and plazas
- Parking and security lights shall not provide spillover to neighboring residential properties
- Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk
- Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shades, clustered in groups near site features like fountains and plazas, etc.
- All fascia signage shall be integrated inth the architecture
- The signage material will be weather proof and fade resistant
- Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures