

## HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

**HDRC CASE NO:** 2018-498  
**ADDRESS:** 111 W CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 148 BLK 12 LOT 22 SOUTH BANK SUBD  
**ZONING:** D, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Vincent Gerard & Associates  
**OWNER:** Amreit Riverwalk LP  
**TYPE OF WORK:** Installation of rooftop communications equipment  
**APPLICATION RECEIVED:** September 19, 2018  
**60-DAY REVIEW:** November 18, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install rooftop antenna equipment screened by two faux chimney forms.

### APPLICABLE CITATIONS:

- 3. Guidelines for Additions
- 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### FINDINGS:

- a. The structure at 111 W Crockett is a two-story, multi-tenant structure that features three segments of different commercial architectural styles and periods of construction. The applicant is requesting to install new equipment on the rooftop of the northern segment of the structure, which features three floors, access and visibility from the River Walk, brick construction with vine cover, arched two-over-two wood windows, and a flat roof with a parapet wall. The property is located in the Downtown District and RIO-3.
- b. **ROOFTOP ANTENNA** – The applicant has proposed to install two (2) collections of antennas housed inside two (2) faux chimney forms on the rooftop abutting the River Walk façade. The proposed rooftop chimney forms will feature materials that simulate brick and stone
- c. **VISIBILITY** – Per the Guidelines for Additions 5.A.i, equipment should not be located on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way. Per Guidelines for Additions 5.B.iii, mounted devices should be screened and setback on the roof to avoid view from right-of-way. Staff finds that the proposed faux chimney forms would screen the antenna equipment from the immediate right-of-way and is appropriate. Staff also finds the faux chimneys are generally compatible with existing architectural elements of the commercial facades regarding materials, color, proportion, and configuration.
- d. **FUTURE COLLOCATION** – The proposed initial installation meets stealth requirements by featuring faux chimney form as opposed to traditional equipment cabinets or huts, materials that mimic the color and texture of existing brick and stone of the existing structure, and a height of approximately 10 feet from the rooftop and 6 feet from the parapet wall. Staff finds that future collocations that are placed within the proposed chimney forms, that do not add externally protruding or mounted equipment on the elevation planes, and/or add any additional height to the chimney forms may be considered a Non-Substantial Change Collocation and would be eligible for

administrative approval.

**RECOMMENDATION:**

Staff recommends approval of the two rooftop faux chimney forms to house antenna equipment with the following stipulations:

- i. That the chimney forms use materials that match the primary structure's brick and stone in color and texture.
- ii. That the installation of the chimney forms do not in any way irreversibly remove or alter the materials and configuration of the existing rooftop structure.
- iii. That the final height of the chimney form is limited to the height of 10 feet from the roof and/or 6 feet from the parapet wall.
- iv. That any other future modifications, colocations, and/or additions specifically to the penthouse structure that do not meet the stealth requirements proposed in finding d and determined as a Substantial Change Collocation would require HDRC approval.

**CASE MANAGER:**

Huy Pham



111 W Crockett

Powered by ArcGIS Server

Printed: Oct 09, 2018

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Hyatt Regency  
Antonio Riverwalk

Q Kitchen Bar

FedEx Office Print  
& Ship Center



Riverwalk Candy  
& Chocolate

Cowboy's Alamo City  
Harley-Davidson...



Jake's Place



Ben & Jerry's



111 West Crockett Street



Hard Rock Cafe



Kathryn A.  
MD, FACS



Shrimp Co



The County Line



ATM USA - \$3 Fee

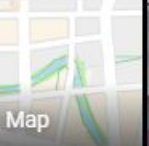


Rainforest Cafe

Christian Se

Isosya St

Google







Paesanos Riverwalk

Elevator to Riverwalk

111 West Crockett Street

Cowboy's Alamo City  
Harley-Davidson...

N Presa St

N Presa St

Google

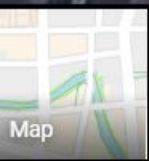




Cowboy's Alamo City  
Harley-Davidson...

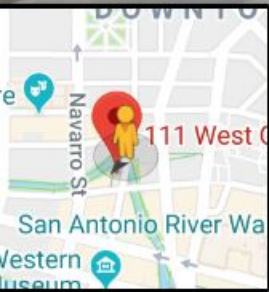


Joe's Crab Shack

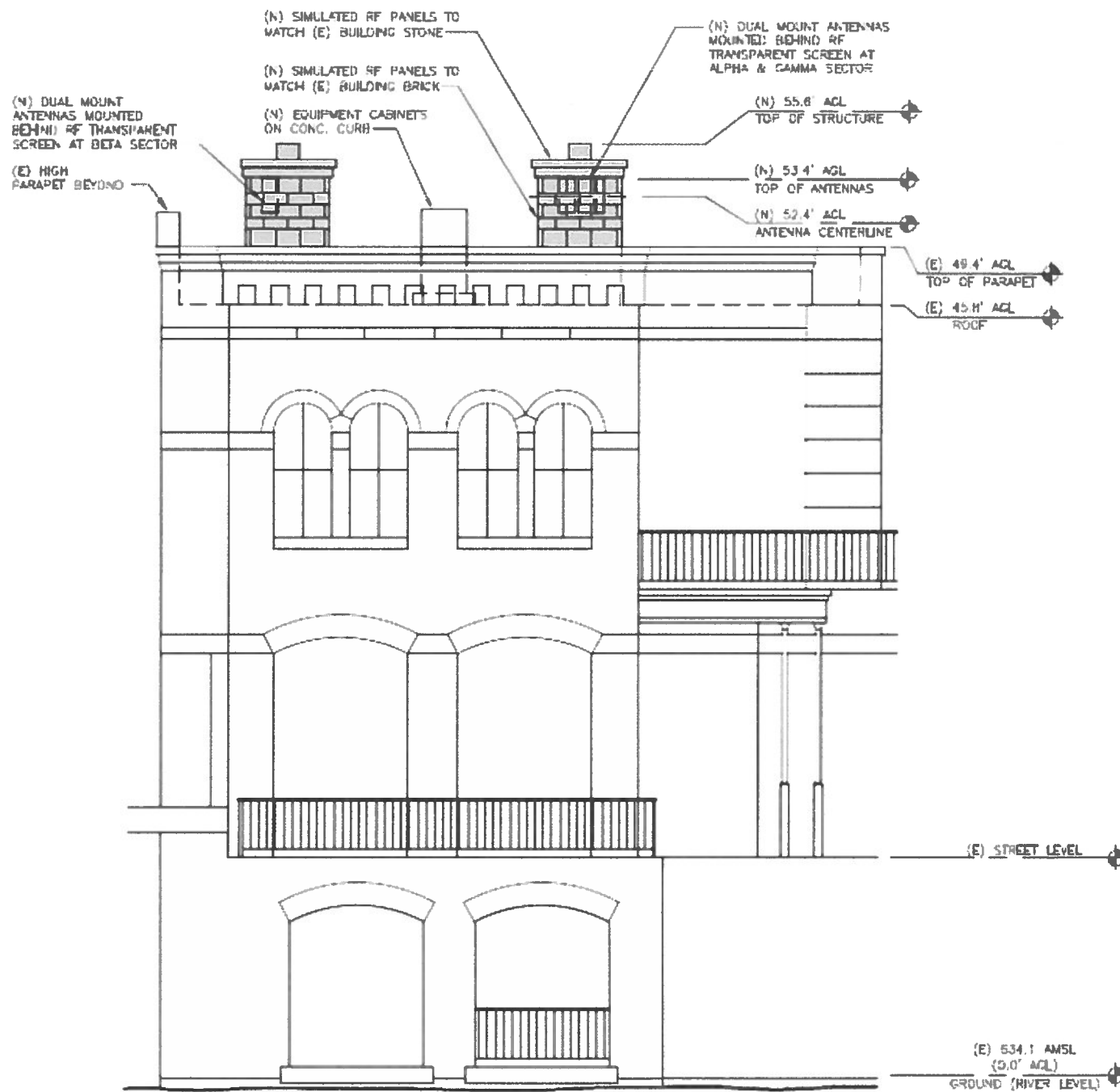


Google

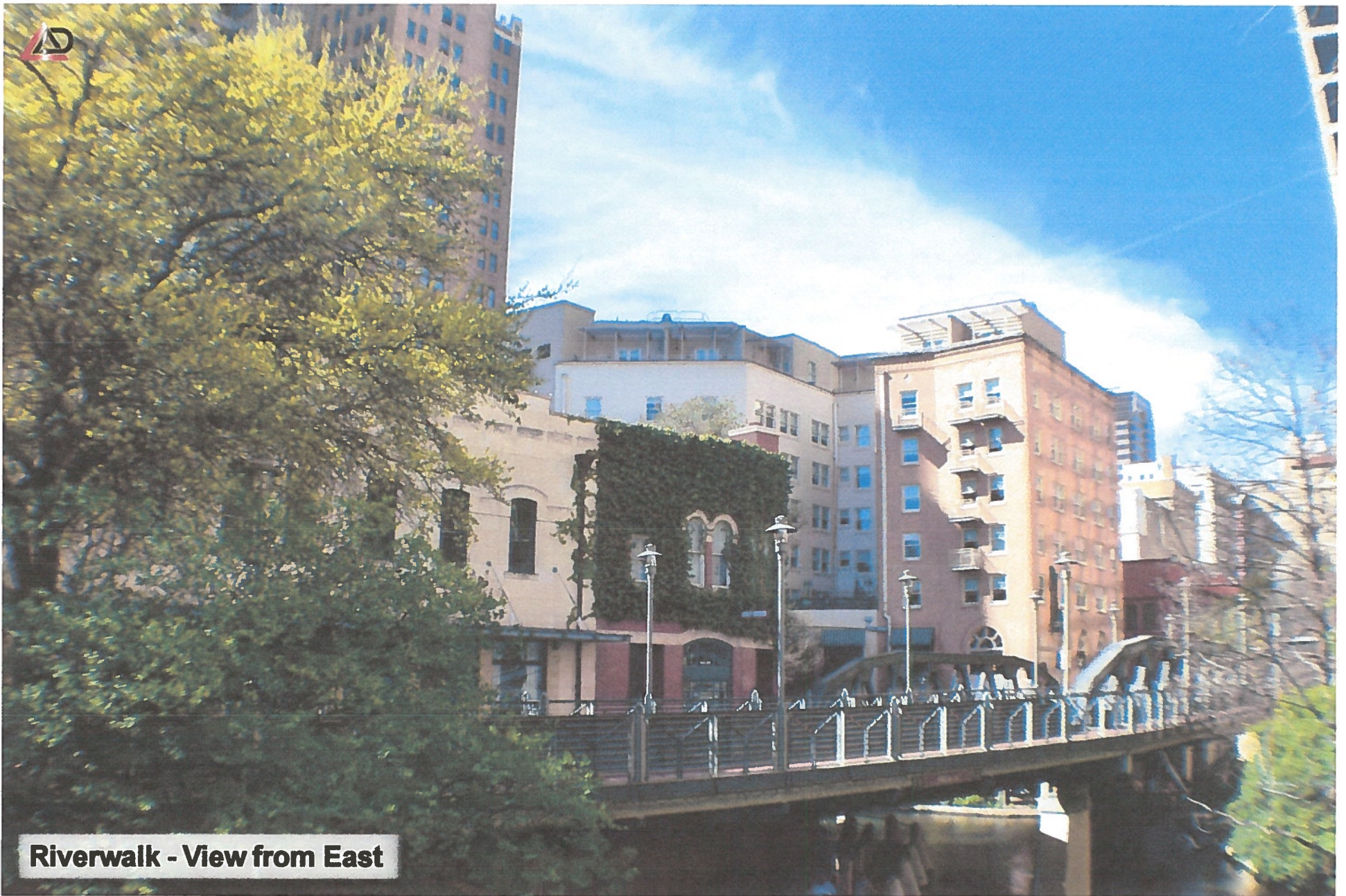






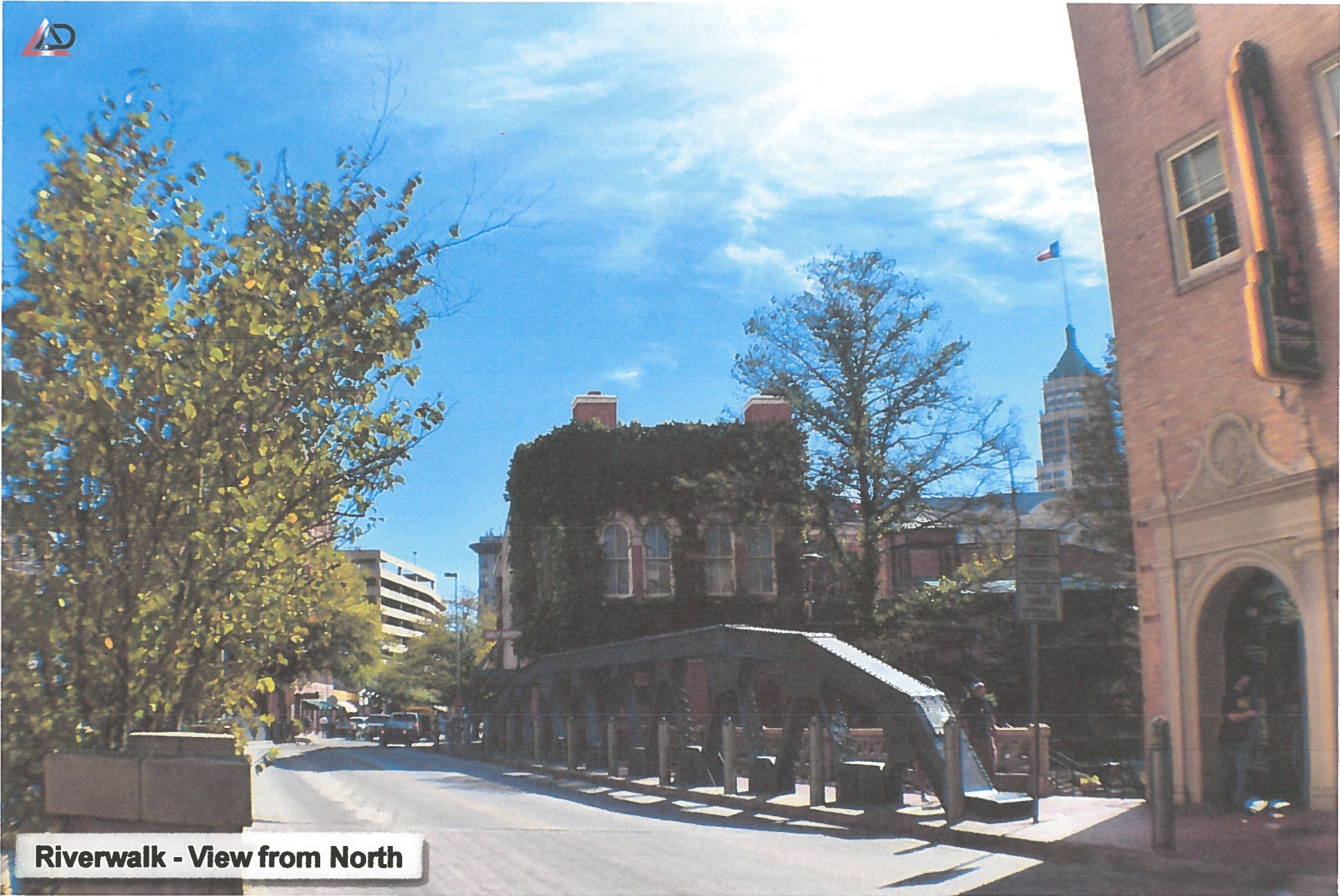






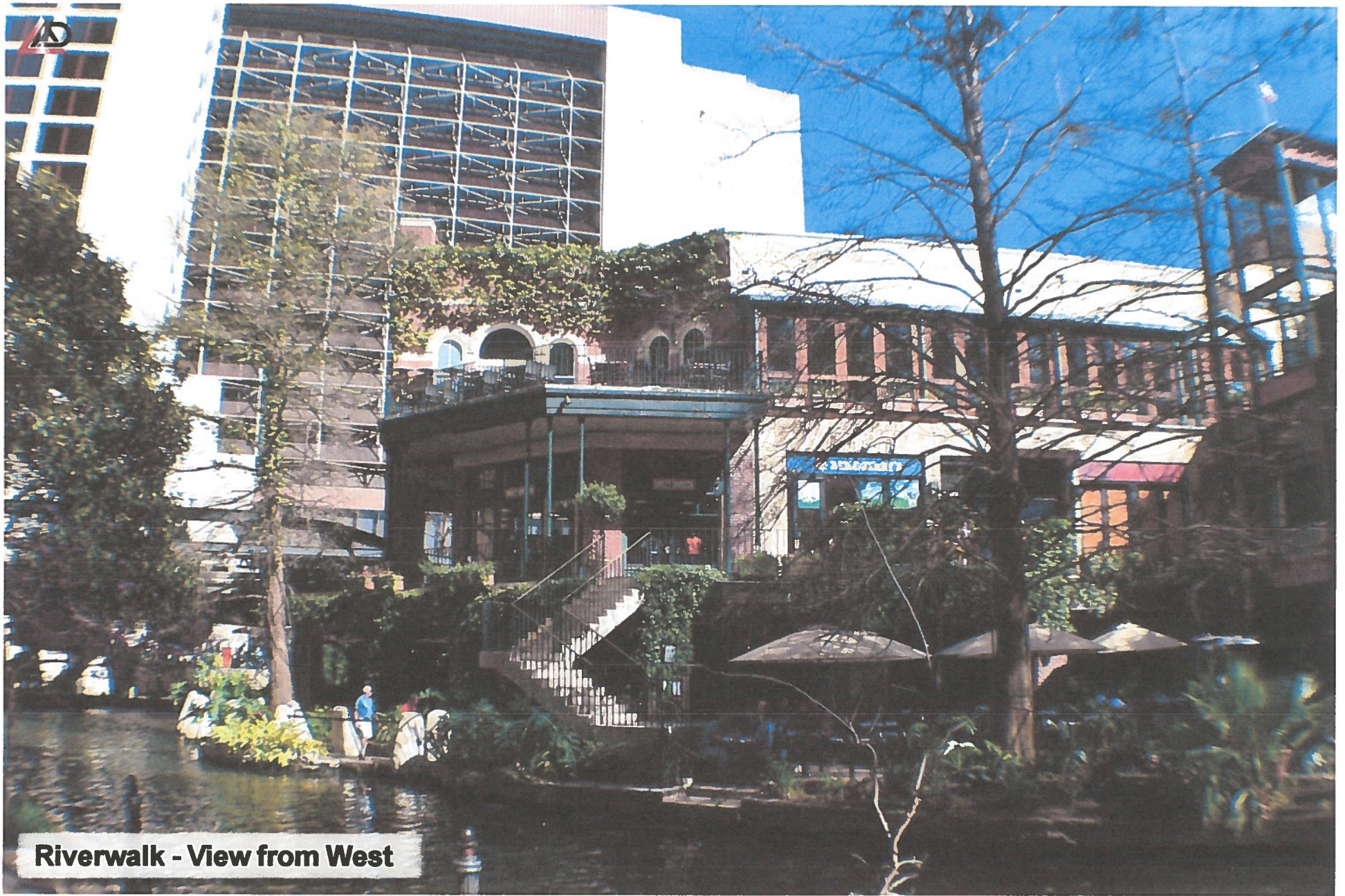
**Riverwalk - View from East**





**Riverwalk - View from North**





**Riverwalk - View from West**

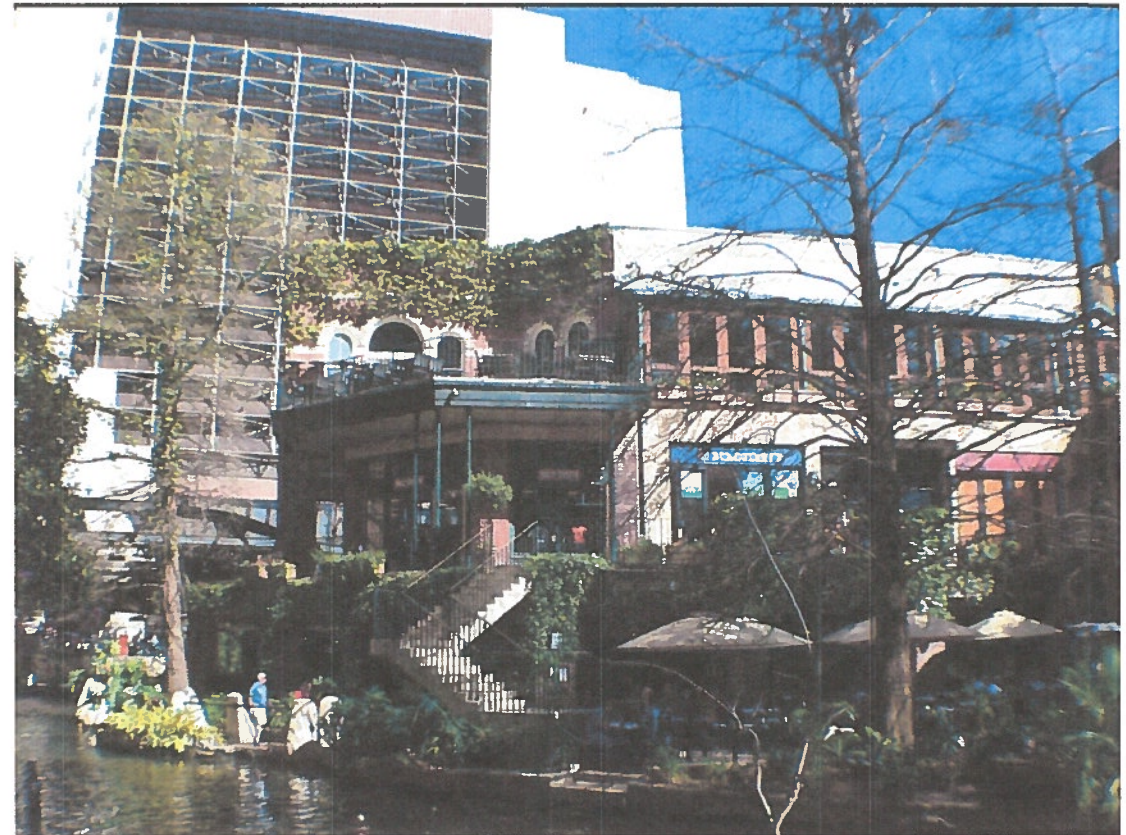


H:\VERIZON\South Texas\_Rooftops\Riverwalk-444594-RT\20171572370-NB\CAND 1\RIVERWALK-01-T1 TITLE SHEET.dwg, 7/30/2018 2:43:24 PM, Pfernandez

verizon

SITE NAME  
**RIVERWALK**  
(444594)

SITE ADDRESS  
111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205



#### PROJECT DATA

PROJECT INFORMATION:	APPLICANT:	LANDLORD:
JURISDICTION: CITY OF SAN ANTONIO	VERIZON WIRELESS 6696 TRI COUNTY PARKWAY, STE. 100 SCHERTZ, TEXAS 78154 CONTACT: TIM CALETKA PHONE: (210) 834-1664	AMREIT RIVERWALK, LP 5910 N CENTRAL EXPY #1680 DALLAS, TX 75206 CONTACT: BRENT BUCK PHONE: (972) 850-2883
CONSTRUCTION TYPE: UNMANNED TELECOMMUNICATIONS		
LATITUDE: ALPHA: 29° 25' 31.804" N	BETA: 29° 25' 31.779" N	GAMMA: 29° 25' 31.804" N
LONGITUDE: 98° 29' 19.871" W	98° 29' 19.705" W	98° 29' 19.871" W

#### DRIVING INSTRUCTIONS

FROM SAN ANTONIO INTERNATIONAL AIRPORT:  
FOLLOW US-281 S TO E COMMERCE ST. TAKE EXIT 141 A FROM US-281 S. EXIT 141A FOR COMMERCE ST TOWARD DOWNTOWN. KEEP RIGHT AT THE FORK AND MERGE ONTO E COMMERCE ST. TURN RIGHT ONTO N PRESA ST. TURN LEFT ONTO W CROCKETT ST. DESTINATION WILL BE ON THE RIGHT.

#### SHEET INDEX

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E2	CONNECTION DETAILS
E3	SITE PLAN
E4	EQUIPMENT PLAN
E5	DETAILS & NOTES
	ELECTRICAL RISER
	ELECTRICAL SPECIFICATIONS

#### PROJECT PARTICIPANTS

ARCHITECTS / ENGINEERS ARCHCOMM LLC. 1006 BECKETT SAN ANTONIO, TEXAS 78213 PHONE: (210) 308-9905 FIRM NUMBER: F-15669	ELECTRICAL ENGINEER AZTECH ENGINEERING 1846 LOCKHILL-SELMA, STE. 101 SAN ANTONIO, TEXAS 78213 PHONE: (210) 222-1970
STEALTH STEALTH CONCEALMENT SOLUTIONS 6549 FAIN BLVD. N. CHARLESTON, SOUTH CAROLINA 29408 PHONE: (800) 755-0689	SURVEYOR SMW ENGINEERING GROUP, INC. 158 BUSINESS CENTER DRIVE BIRMINGHAM, ALABAMA 35244 PHONE: (205) 252-6985
CONSTRUCTION ENGINEER TIM CALETKA (210) 834-1664	CONSTRUCTION MANAGER TRACY REEVES (682) 831-3245

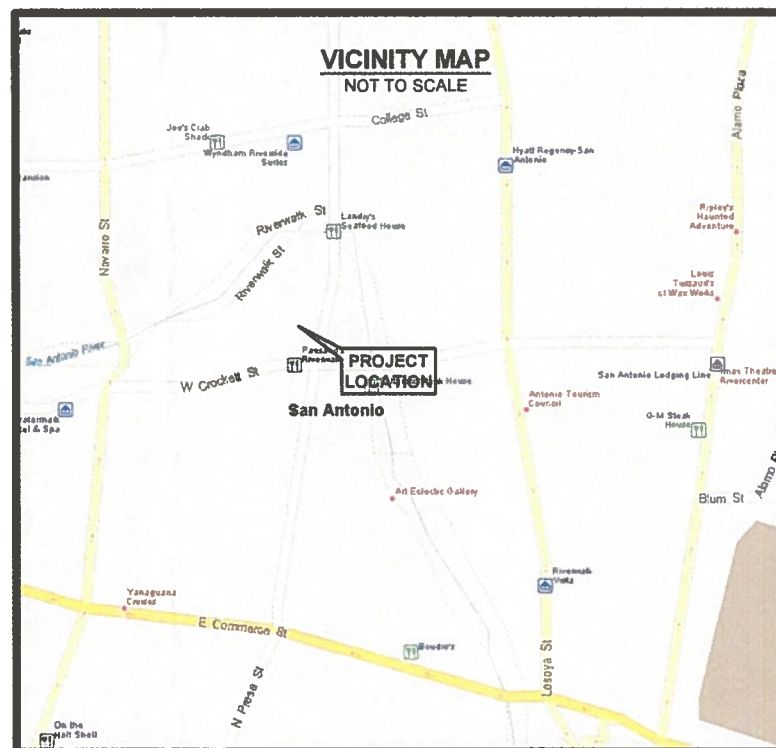
#### UTILITIES

ELECTRIC COMPANY CPS ENERGY	TELEPHONE COMPANY AT&T
--------------------------------	---------------------------

#### TEAM SIGNOFF

Site Acquisition	_____
Const Supervisor	_____
RF Engineering	_____
Equipment	_____
Telco	_____
Const Manager	_____

#### VICINITY MAP NOT TO SCALE



#### PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS  
EXCEPT UNDER WRITTEN AGREEMENT

verizon

RIVERWALK  
\*\*\*

111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205  
(444594)

APPROVAL SIGNATURES  
LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE  
SET NOT FOR  
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PERMITTING.  
APPROPRIATE  
PROFESSIONAL SEAL  
WILL BE APPLIED TO  
FINAL CONSTRUCTION  
SET



ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15669

SHEET TITLE

TITLE  
SHEET

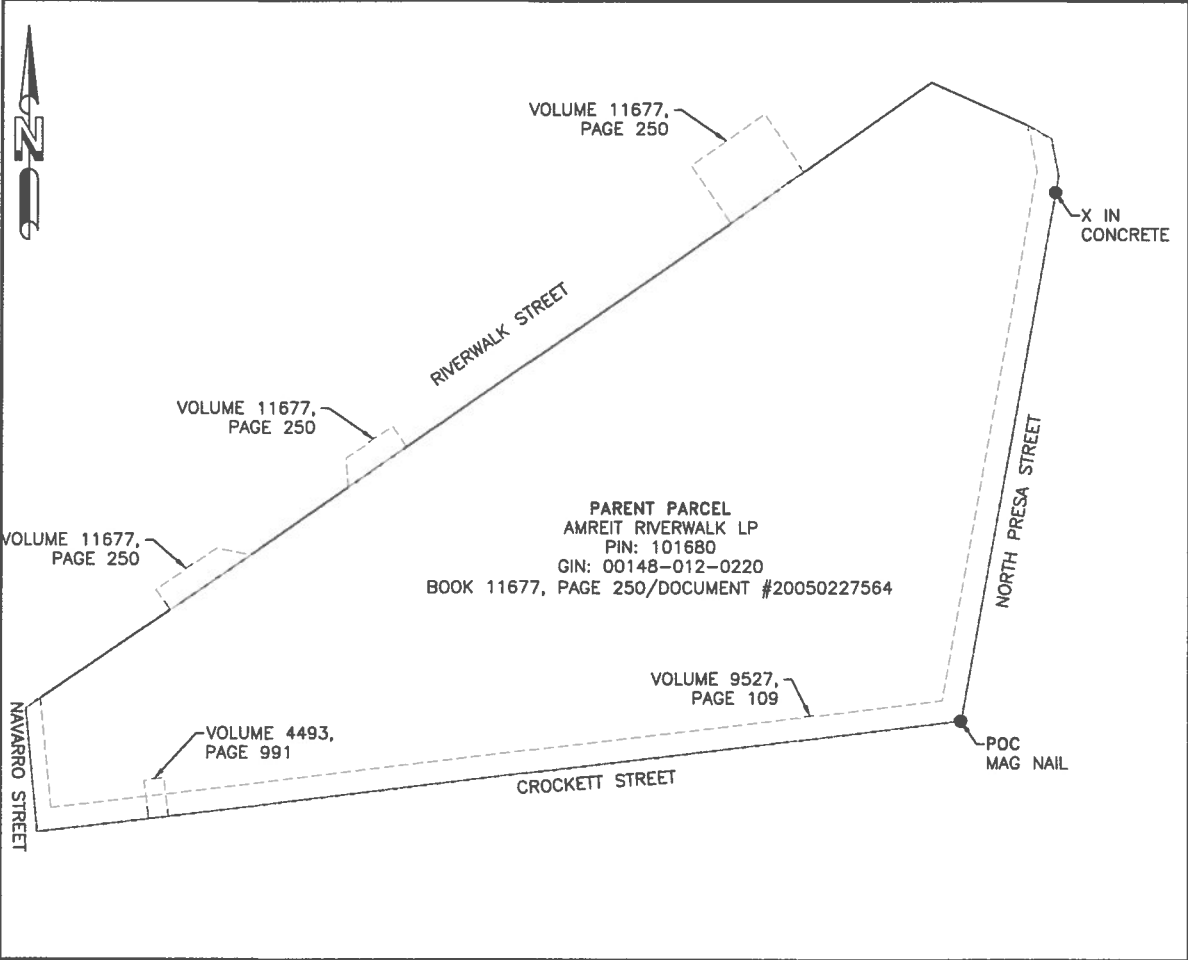
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07.30.18 PCD

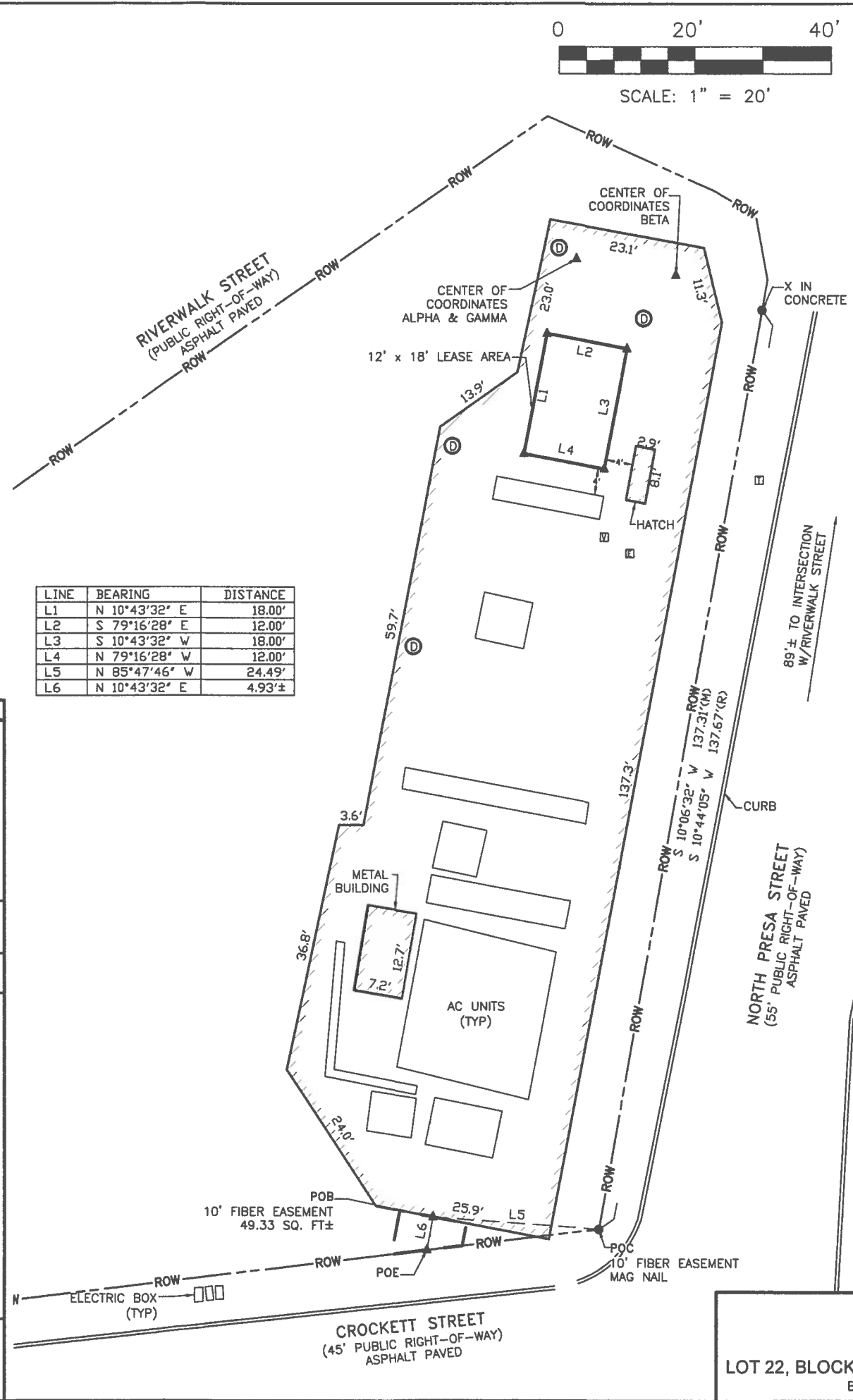
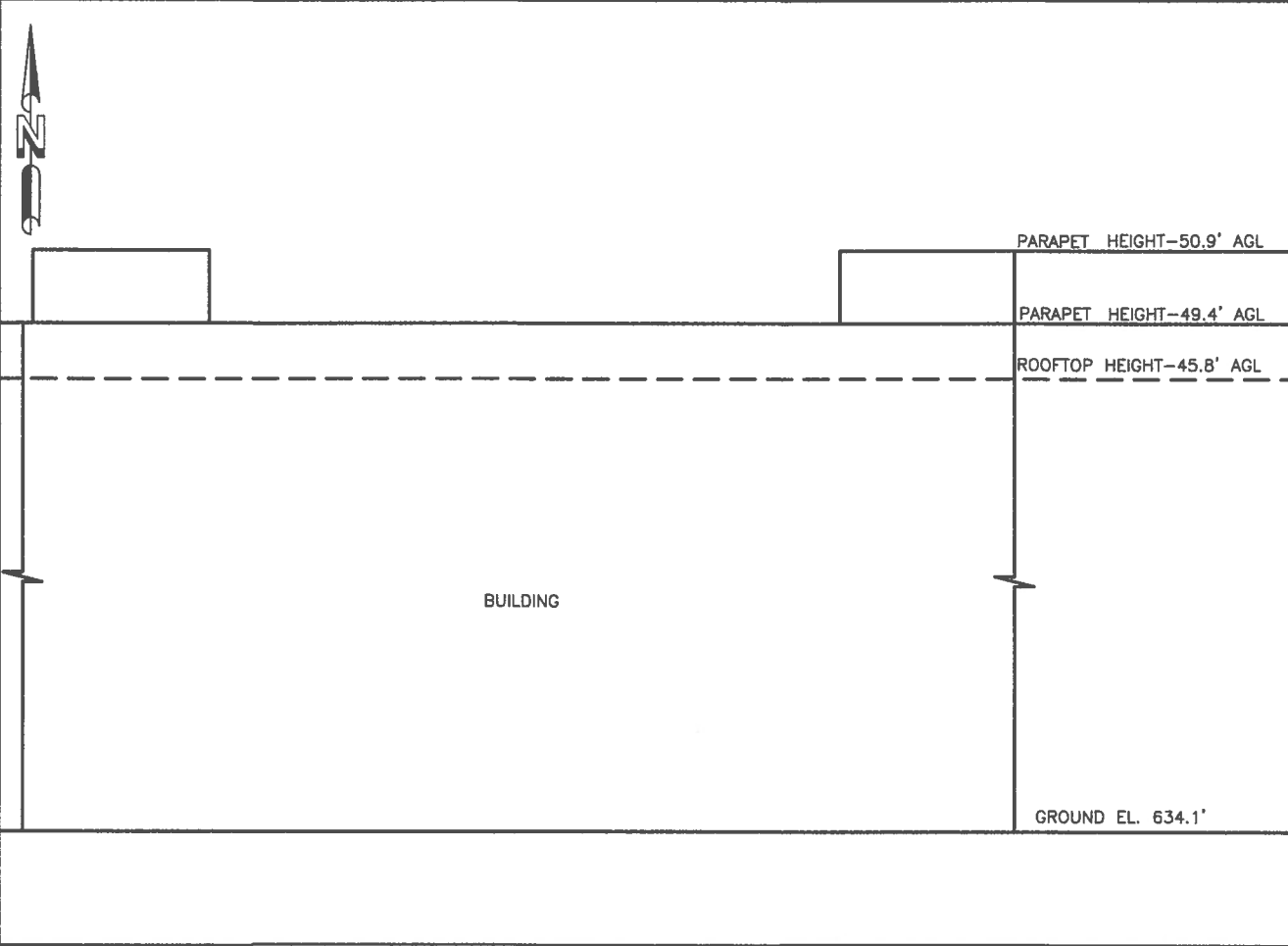
T1



PARENT TRACT OVERVIEW



ELEVATION DETAIL



**TOWER INFO**

**ALPHA & GAMMA**  
LATITUDE: 29°25'31.804" NORTH  
LONGITUDE: 98°29'19.871" WEST  
(NAD 83)  
GROUND ELEVATION: 634.1'  
ABOVE MEAN SEA LEVEL (NAVD88)

**BETA**  
LATITUDE: 29°25'31.779" NORTH  
LONGITUDE: 98°29'19.705" WEST  
(NAD 83)  
GROUND ELEVATION: 634.1'  
ABOVE MEAN SEA LEVEL (NAVD88)

**VICINITY MAP**  
NOT TO SCALE

**TEXAS SOUTH CENTRAL**  
GRID NORTH  
GRID TO TRUE NORTH  
CONVERGENCE  
0°15'

TRUE NORTH TO MAGNETIC  
DECLINATION  
4°14' E

COMBINED SCALE FACTOR  
0.999864489

**LEGEND**

- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ☐ = VENT
- ☐ = EXHAUST VENT
- ☐ = TELCO MANHOLE
- ⊙ = DRAIN

— RIGHT-OF-WAY

**FLOOD NOTE**  
By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 48029C0415G, which bears an effective date of September 29, 2010 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

**RIVERWALK TX**  
2017152370  
444594  
LOT 22, BLOCK 12 SOUTH BANK SUBDIVISION  
BEXAR COUNTY, TEXAS

**REVISION**

NO.	DATE	BY	REVISION
1.	2/21/18	JR	MOVED LEASE AREA
2.	2/28/18	JR	MOVED LEASE AREA
3.	7/24/18	JR	ADDED EASEMENT
4.	7/26/18	JR	ADDED LEGALS FOR EASEMENT
5.	7/30/18	JR	

**PROJECT NO.**  
18-0290

**DRAWN BY:** JR  
**CHECKED BY:** AAK  
**FIELD CREW:** DG  
**APPROVED BY:** WHS  
**DATE:** 02/13/18  
**SCALE:** AS SHOWN

**SHEET 1 OF 2**

**SMW Engineering Group, Inc.**  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6885  
www.smweng.com

**verizonwireless**

**ROOFTOP TOWER SURVEY**



10’ FIBER EASEMENT (AS–SURVEYED)

A portion of the Amreit Riverwalk, LP tract as Lot 22, Block 12, New City Block 148 in South Bank Subdivision Plat described in Volume 9527, Page 109 recorded in the Plat Records Office in Bexar County, Texas and being more particularly described as follows;  
COMMENCING at a mag nail found marking the Southeast corner of said Amreit Riverwalk, LP tract and on the intersection between Crockett Street and North Presa Street, Thence N 85°47’46” W a distance of 24.49 feet to the POINT OF BEGINNING of an easement being 10 feet wide and lying 5 feet on each side of the following described centerline, N 10°43’32” E a distance of 4.93 feet more or less, to a point on the Northerly right-of-way line of Crockett Street (45’ public right-of-way) and the POINT OF ENDING. Containing 49.33 square feet of land more or less.

SURVEYOR’S NOTES

1. This is an Rooftop Tower Survey, made on the ground under the supervision of an Texas Registered Land Surveyor. Date of field survey is February 1, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL–352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Texas South Central State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DJ7872. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rooftop Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR’S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

William H. Sommerville, III  
Texas License No. 6094

PLOTTABLE EXCEPTIONS  
Precise Land Records  
Commitment for Title Insurance Commitment No. 32931–Griffin Harris PLLC  
Exceptions

Instrument	Comment
Volume 4493, Page 991	As shown on survey.
Volume 9527, Page 109	As shown on survey.
Volume 11625, Page 109	Contains no survey matters.
Volume 11625, Page 122	Contains no survey matters.
Volume 11677, Page 250	As shown on survey.

NO.	REVISION	DATE	BY
2.	MOVED LEASE AREA	2/21/18	JR
3.	MOVED LEASE AREA	2/28/18	JR
4.	ADRESSED TITLE	7/24/18	JR
5.	ADDED EASEMENT	7/26/18	JR
6.	ADDED LEGALS FOR EASEMENT	7/30/18	JR

PROJECT NO.  
18-0290

DRAWN BY: JR  
CHECKED BY: AAK  
FIELD CREW: DG  
APPROVED BY: WHS  
DATE: 02/13/18  
SCALE: AS SHOWN

SHEET 2 OF 2

ROOFTOP TOWER SURVEY

FOR: 

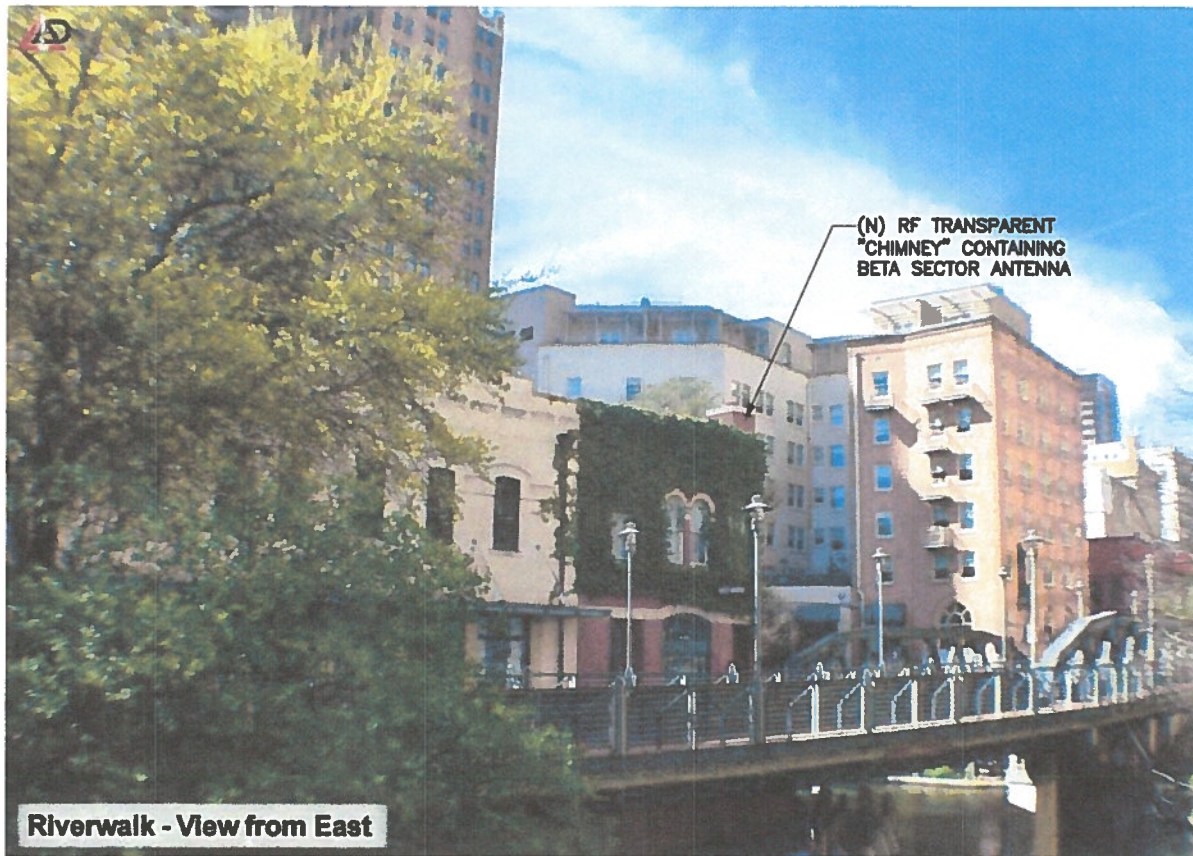
VERIZON WIRELESS  
600 HIDDEN RIDGE  
IRVING, TEXAS 75038

SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smweng.com

ENGINEERING GROUP, INC.

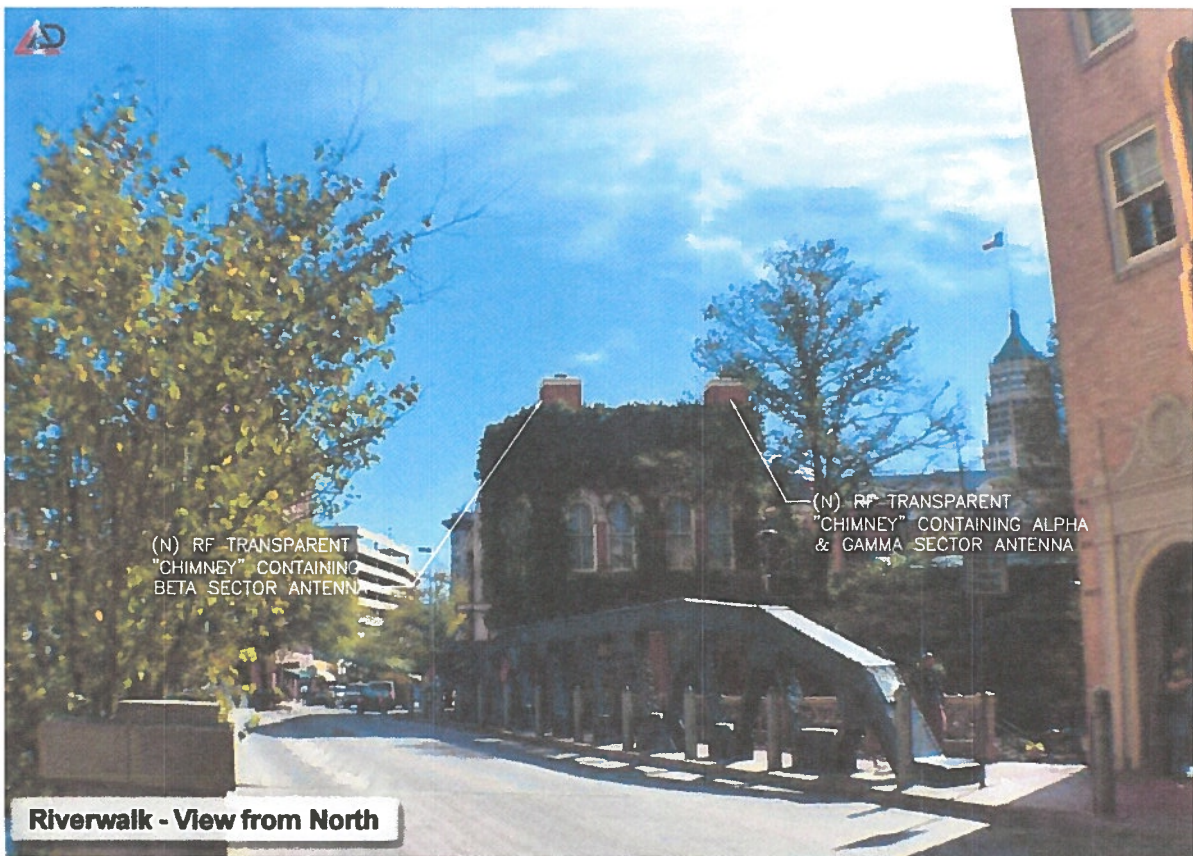
RIVERWALK TX  
20171572370  
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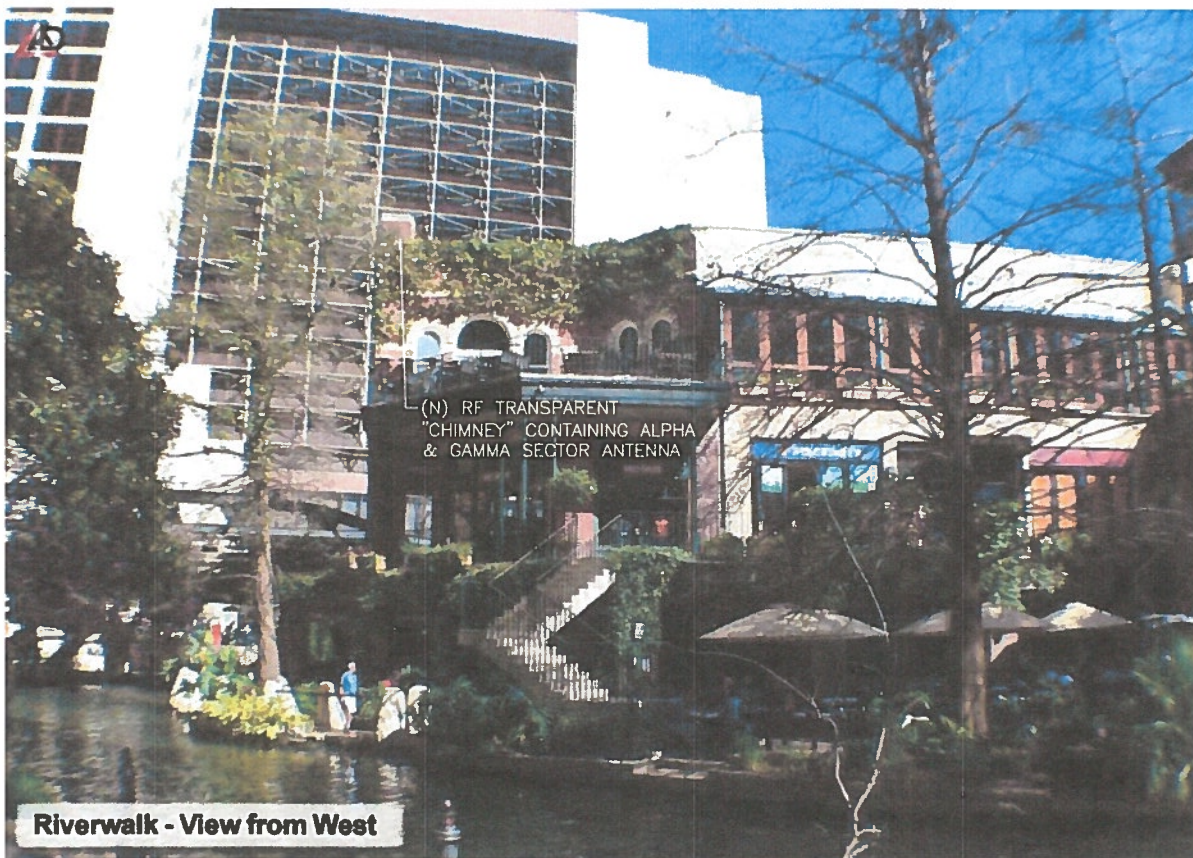


1 SITE PHOTOGRAPH

NOTE: REFER TO SHEET A2 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



2 SITE PHOTOGRAPH



3 SITE PHOTOGRAPH

verizon

RIVERWALK  
\*\*\*

111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205  
(444594)

APPROVAL SIGNATURES  
LANDLORD

LEASING

CONSTRUCTION

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APPROPRIATE  
PROFESSIONAL SEAL  
WILL BE APPLIED TO  
FINAL CONSTRUCTION  
SET



ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15859

SHEET TITLE

PHOTO SIMULATIONS

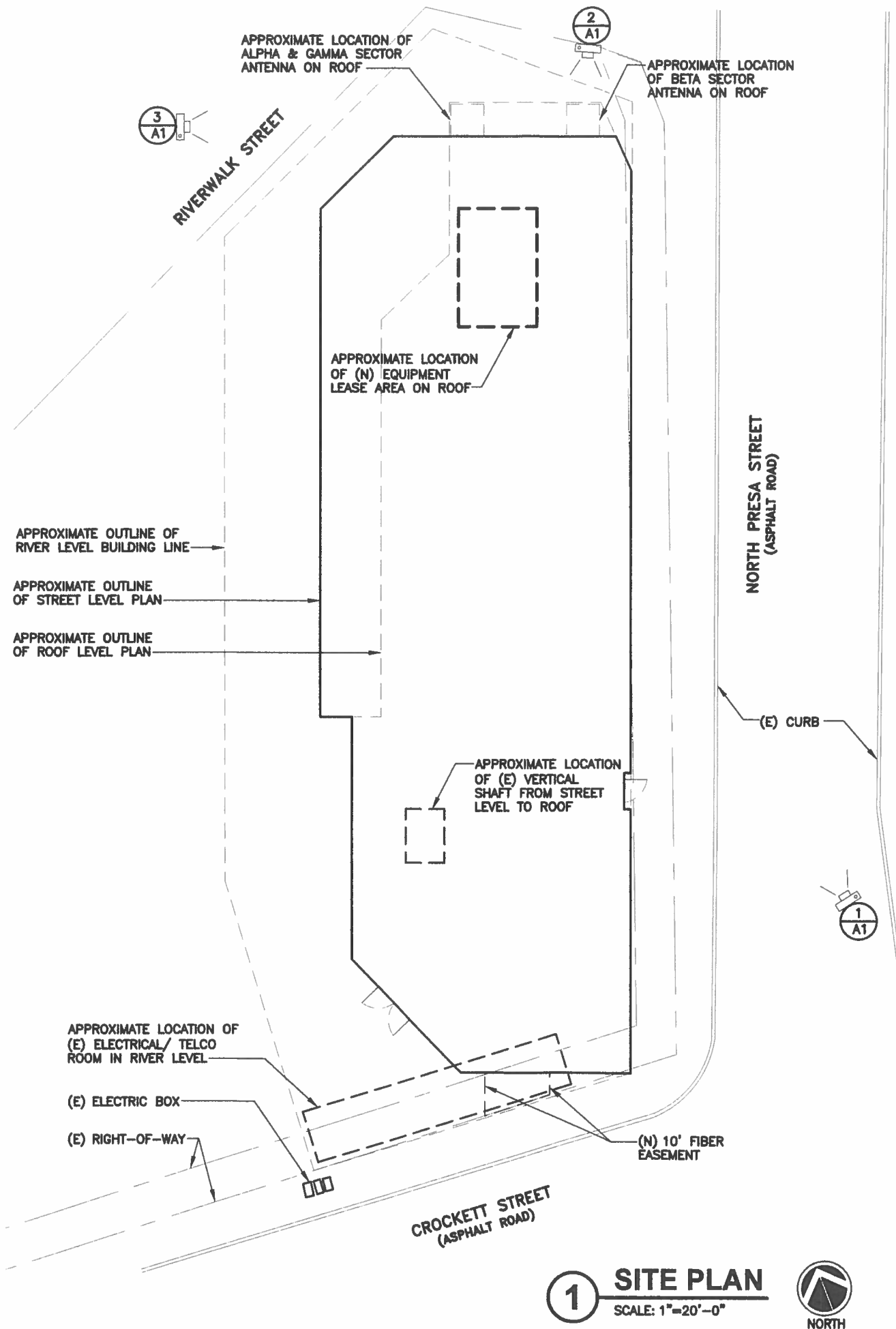
SHEET HISTORY

07.20.18 PCD

A1

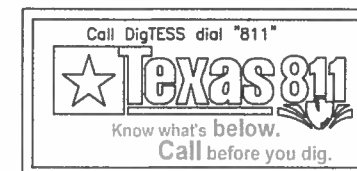


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(N) = NEW LESSEE  
(E) = EXISTING  
(F) = FUTURE

1 SITE PLAN  
SCALE: 1"=20'-0"



verizon

RIVERWALK  
\*\*\*  
111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205  
(444594)


APPROVAL SIGNATURES

LANDLORD

LEASING

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THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET



ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

SHEET TITLE

SITE PLAN

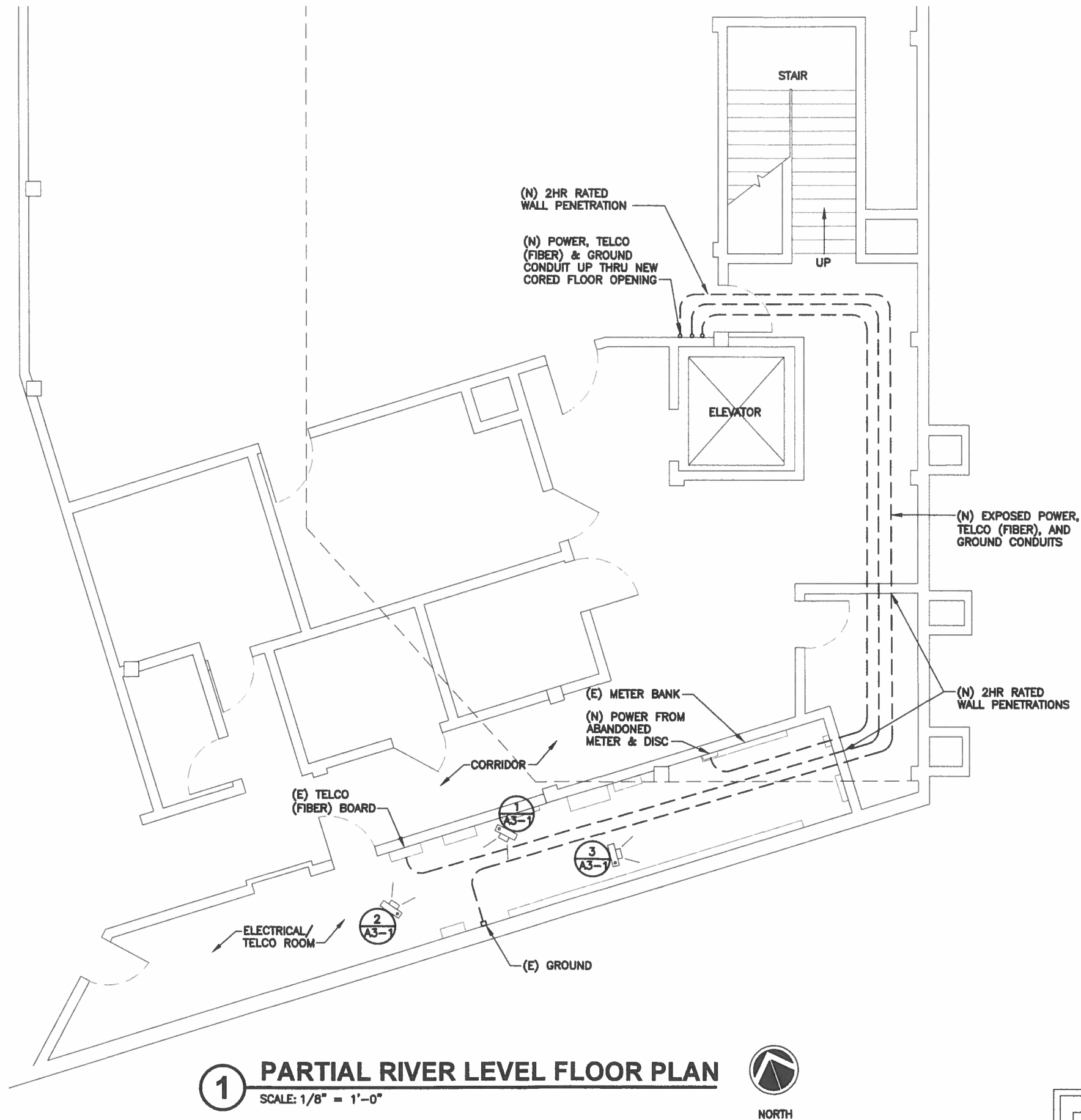
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07.20.18 PCD

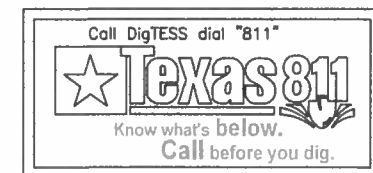
A2



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(N) = NEW LESSEE  
(E) = EXISTING  
(F) = FUTURE



verizon

**RIVERWALK**  
\*\*\*

111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205  
(444594)

APPROVAL SIGNATURES  
LANDLORD  
LEASING  
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**ARCHCOMM, LLC.**  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-16669

SHEET TITLE  
**PARTIAL RIVER LEVEL FLOOR PLAN**

SHEET HISTORY  
07.20.18 PCD

**A3**





1 RIVER LEVEL PHOTOGRAPH

NOTE: REFER TO SHEET A3 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



2 RIVER LEVEL PHOTOGRAPH



3 RIVER LEVEL PHOTOGRAPH

verizon

RIVERWALK  
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TBPE NO. F-16659

SHEET TITLE  
RIVER LEVEL PHOTOGRAPHS

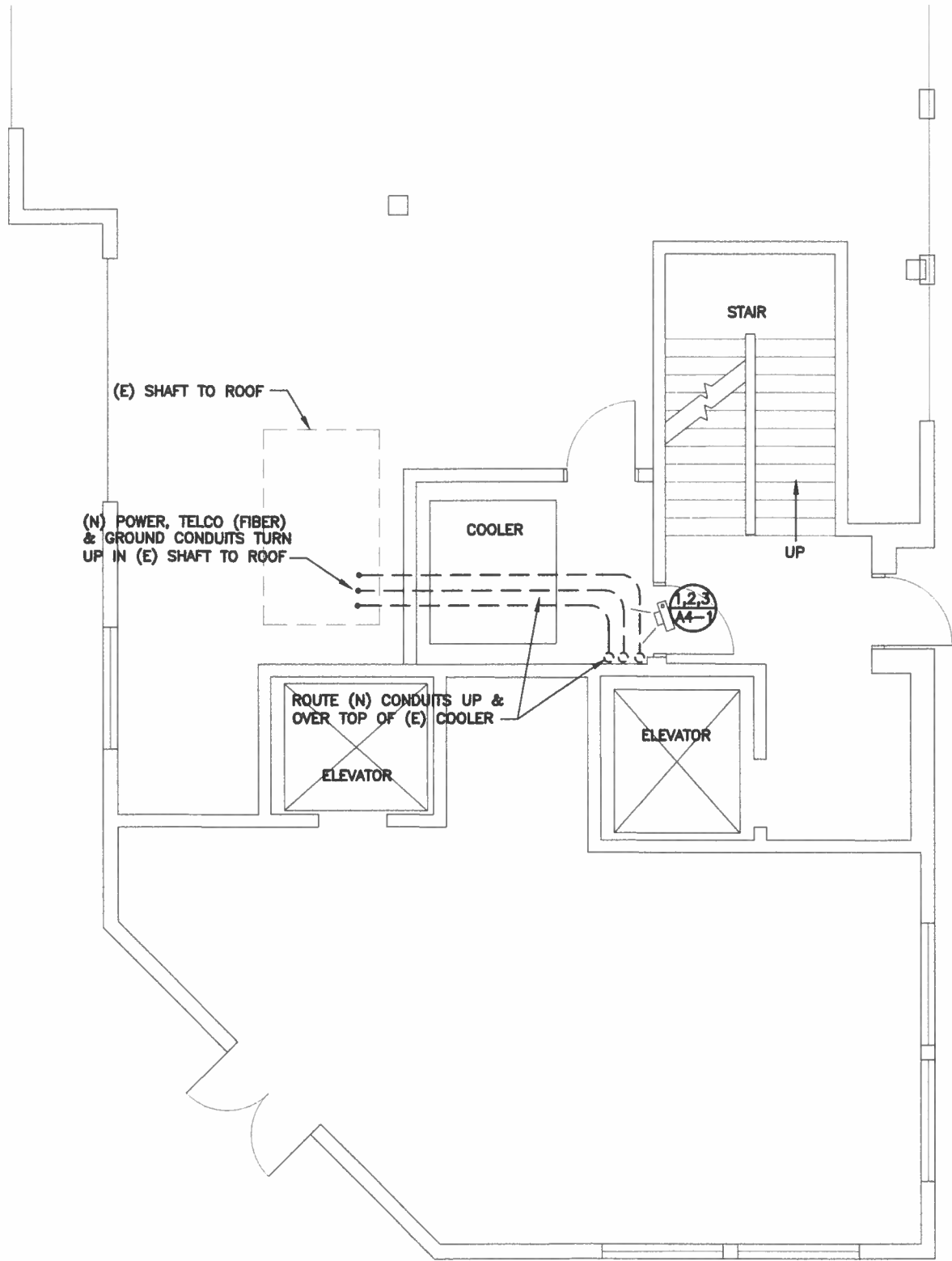
SHEET HISTORY  
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A3-1



H:\VERIZON\South Texas\Roofops\Riverwalk-444594-RT\20171572370-NB\CAND 1\RIVERWALK-04-A1A11D1 BASE.dwg, 7/18/2018 3:26:37 PM, PFernandez, DWG To PDF.pc3

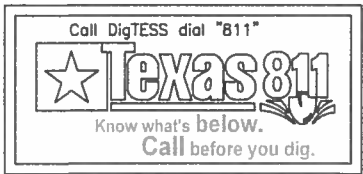
- (N) = NEW LESSEE  
(E) = EXISTING  
(F) = FUTURE



1

PARTIAL STREET  
LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



verizon

RIVERWALK  
\*\*\*

111 W. CROCKETT ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205  
(444594)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE  
SET NOT FOR  
CONSTRUCTION OR  
PERMITTING.  
APPROPRIATE  
PROFESSIONAL SEAL  
WILL BE APPLIED TO  
FINAL CONSTRUCTION  
SET

ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-16668

SHEET TITLE

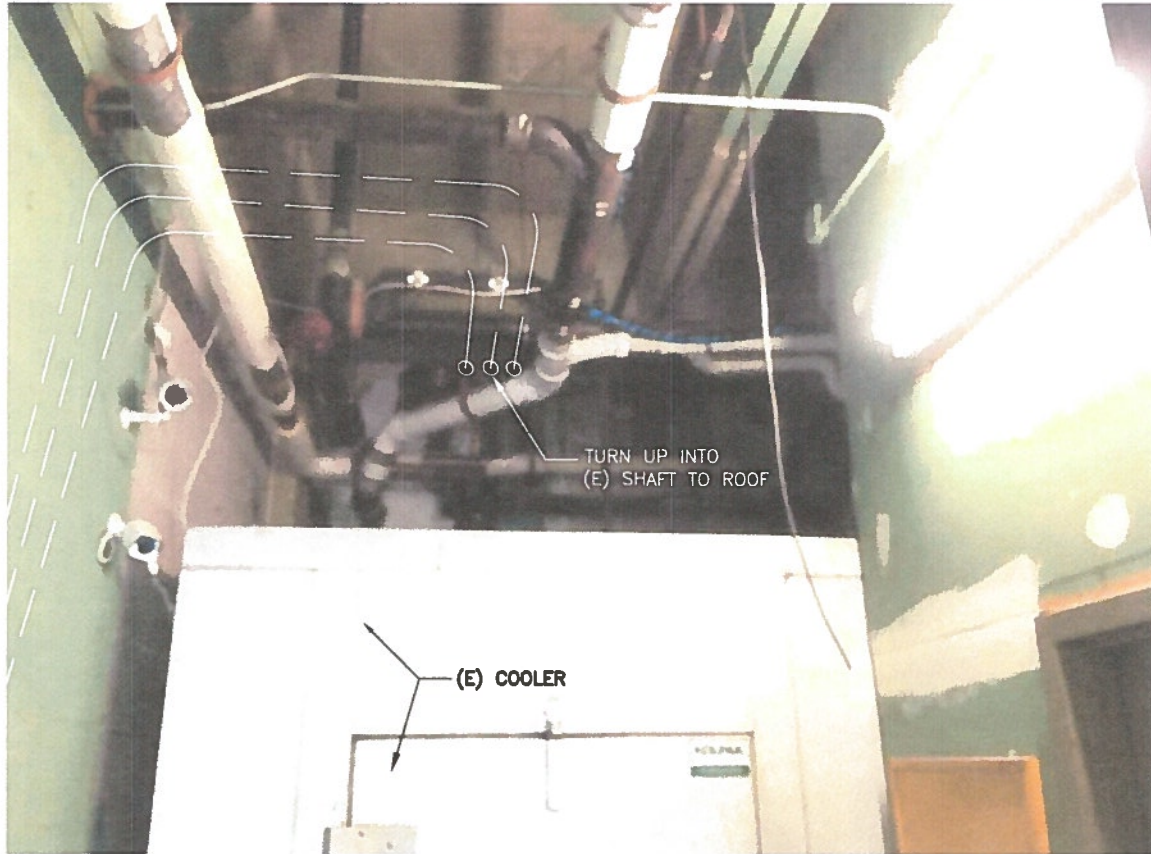
PARTIAL STREET  
LEVEL FLOOR PLAN

SHEET HISTORY

07.20.18 PCD

A4





1 STREET LEVEL PHOTOGRAPH

NOTE: REFER TO SHEET A4 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



2 STREET LEVEL PHOTOGRAPH



3 STREET LEVEL PHOTOGRAPH

verizon

RIVERWALK  
\*\*\*

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APPROVAL SIGNATURES  
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ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15859

SHEET TITLE  
STREET LEVEL PHOTOGRAPHS

SHEET HISTORY  
07.20.18 PCD