

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-021
COMMON NAME: O.P. Schnabel Park
ADDRESS: 9606 BANDERA RD
LEGAL DESCRIPTION: NCB 17930 BLK LOT P-11 (CONCORD ANNEXATION)
ZONING: R-6
CITY COUNCIL DIST.: 7
APPLICANT: Veronica Barefield/COSA
OWNER: City of San Antonio
TYPE OF WORK: Park Improvements
APPLICATION RECEIVED: January 18, 2019
60-DAY REVIEW: March 19, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out various park improvements, including site modifications and drainage improvements.

APPLICABLE CITATIONS:

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of

ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

- a. The property located at 9606 Bandera Rd., commonly known as O.P. Schnabel Park, is a public park located northwest of Downtown. The applicant is requesting approval for various park improvements.
- b. **PARK IMPROVEMENTS** – The applicant has proposed site modifications and drainage improvements in the park. The improvements will include roadway reconstruction along the O.P. Schnabel Park entrance to reduce drainage issues and enhance safety and access. The low water crossing will be improved with the addition of improved drainage infrastructure and the installation of a railing for park safety. Based on the submitted documentation, staff finds the proposal consistent with the UDC.
- c. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

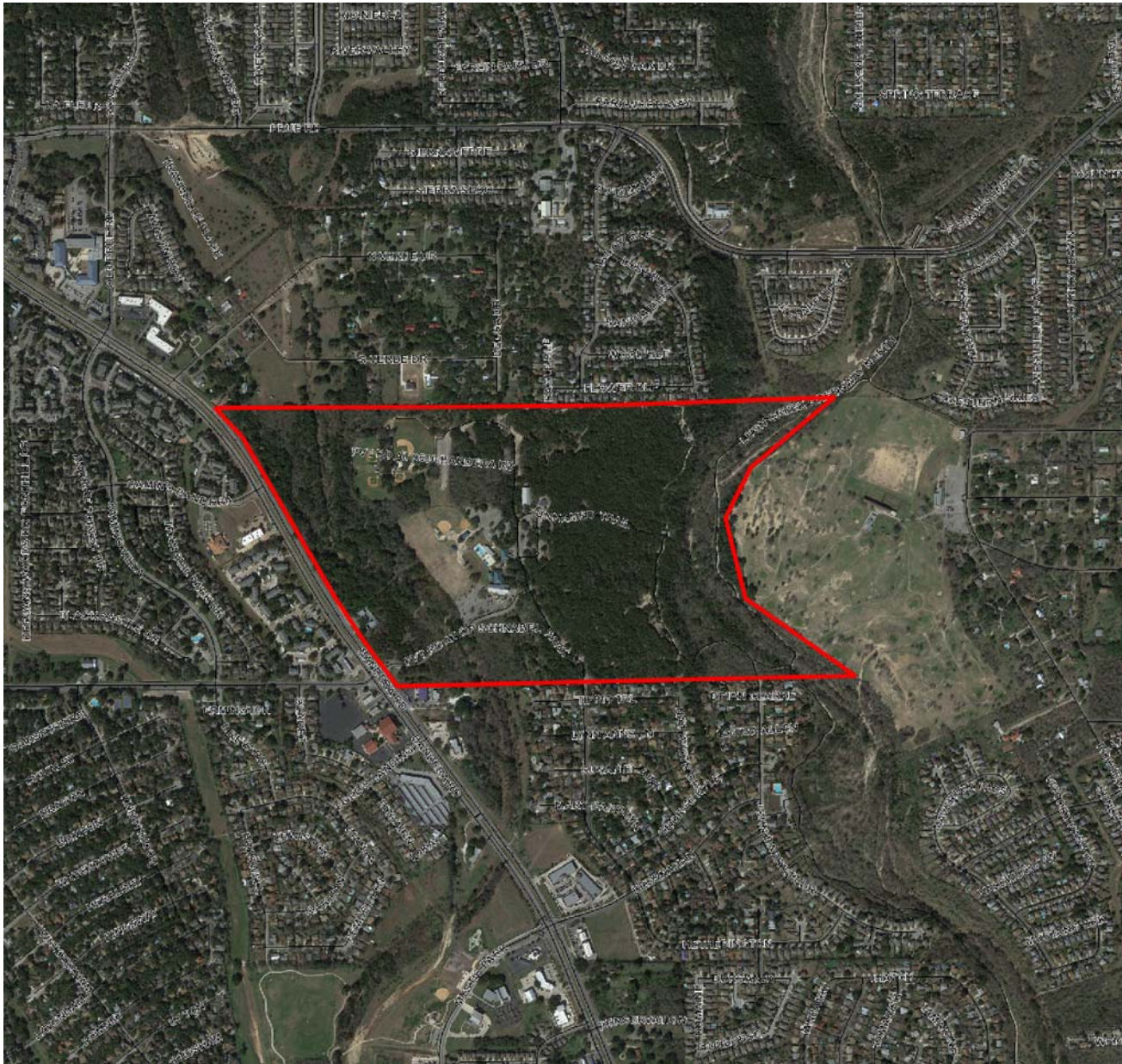
RECOMMENDATION:

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

- i. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 28, 2019

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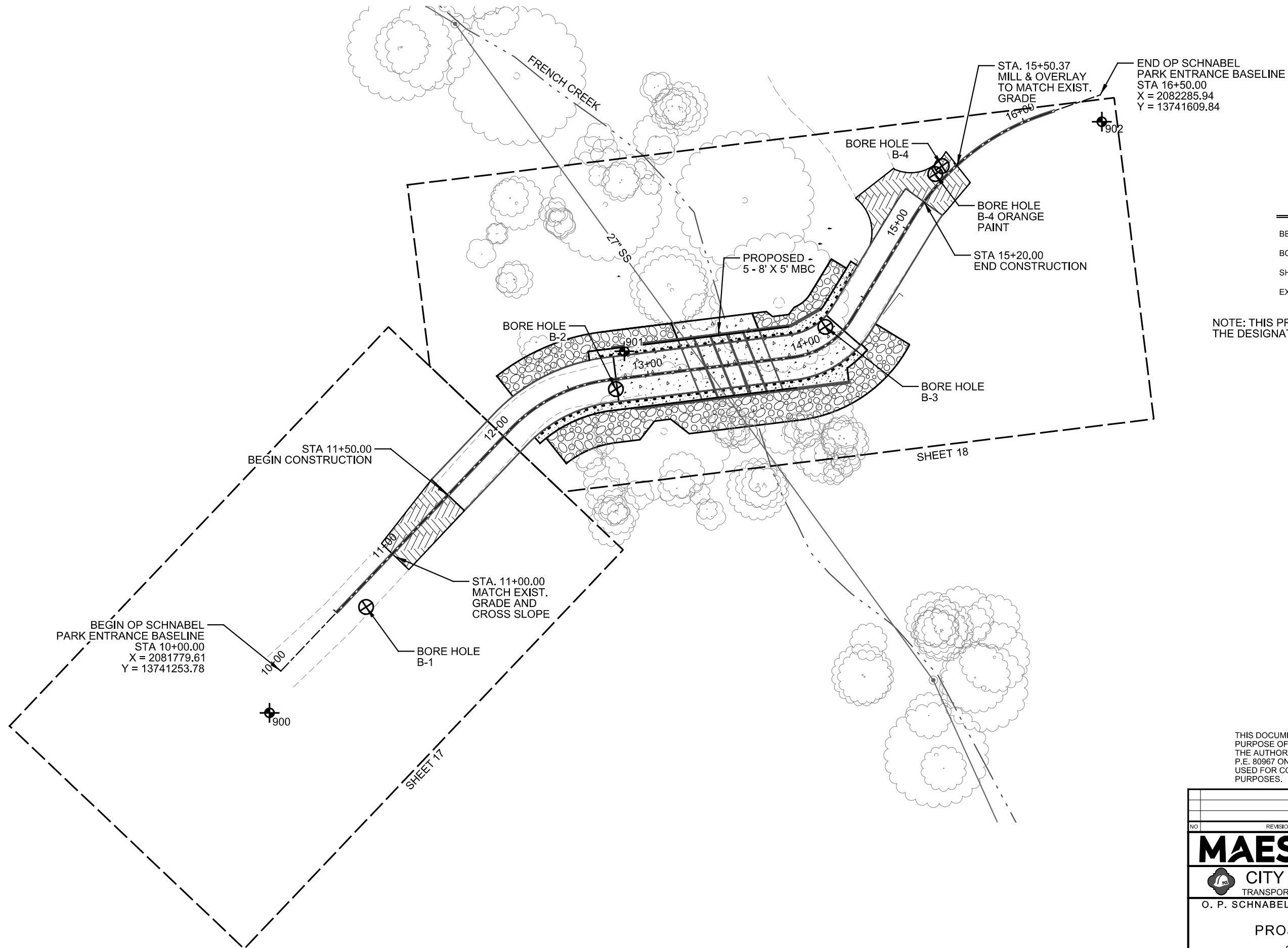
CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS



O.P. Schnabel Park Entrance & Bridge 2017-2022 Bond Program

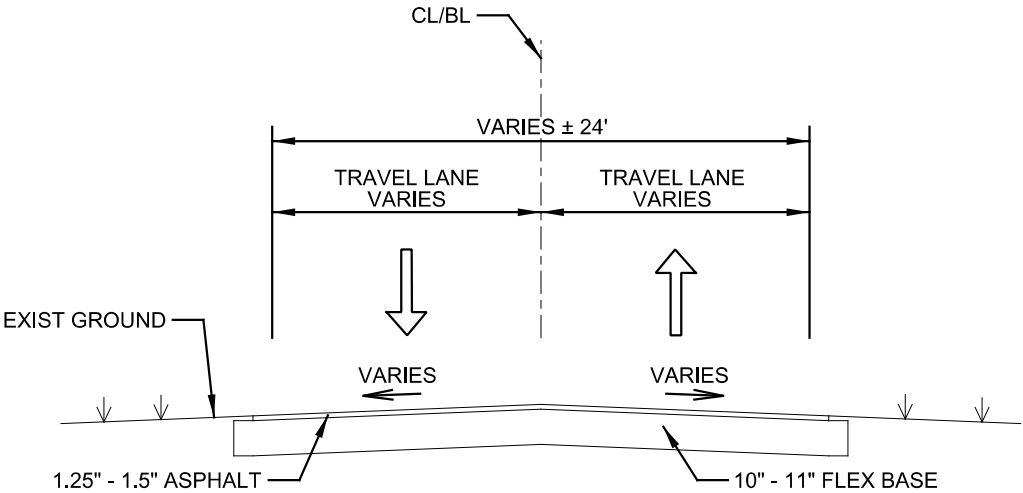
Project Scope: Reconstruct roadway along O.P. Schnabel Park entrance to reduce drainage issues and to enhance safety and access. Improve low water crossing by adding bridge class culvert and installing railing for safety within the park area.

10/19/2018 9:35:50 AM Z:\Projects\M076 O.P. Schnabel Park Entrance & Bridge\06 - CADD Files\06.35 - Cover Sheet\M076-PRJ-LAY-01.dgn

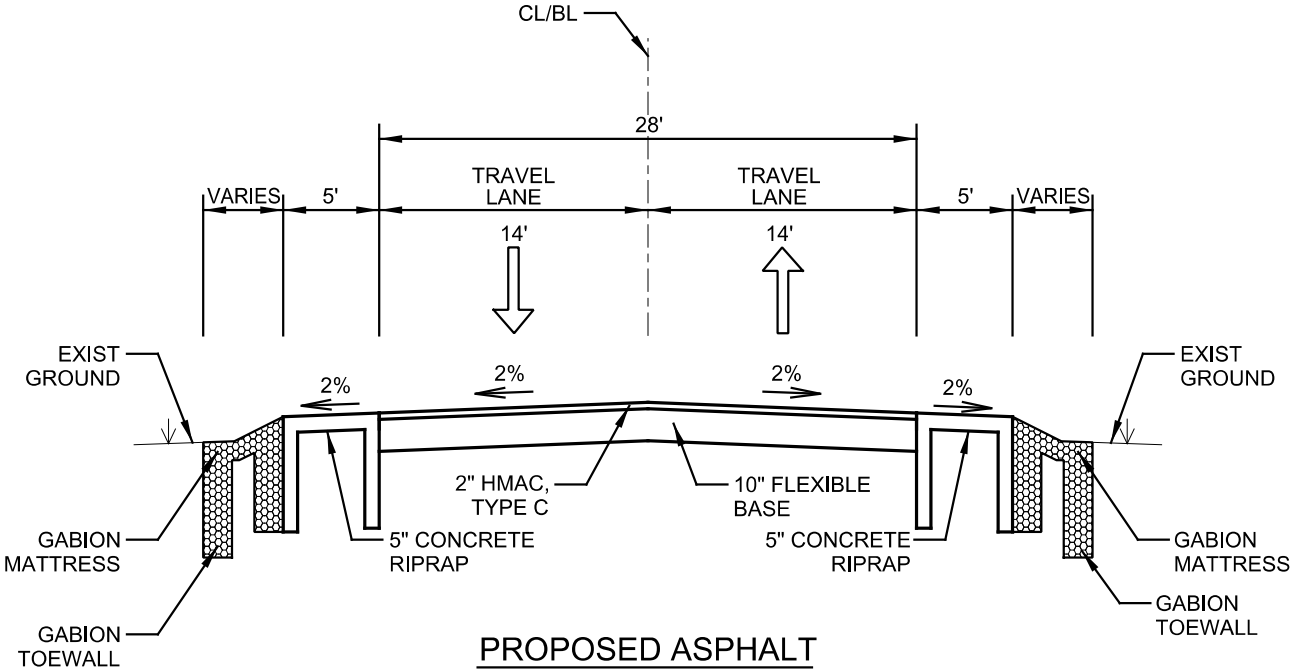


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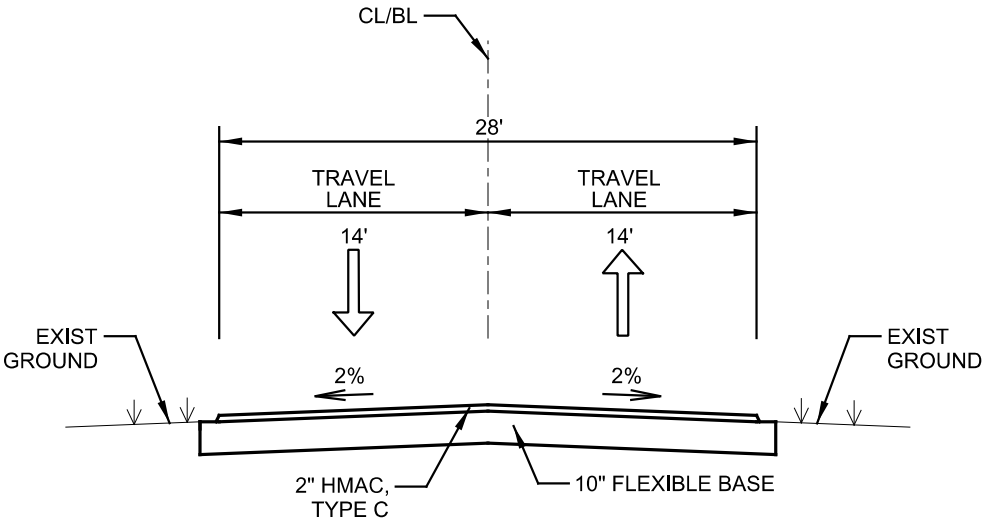
NO.	REVISION	DRAWN	APPROVED	DATE
MAESTAS				
11550 IH 10 WEST, STE. 350 SAN ANTONIO, TX 78230 (210) 366-1988 TBPE No.: F-333				
CITY OF SAN ANTONIO				
TRANSPORTATION & CAPITAL IMPROVEMENTS				
O. P. SCHNABEL PARK ENTRANCE & BRIDGE				
PROJECT LAYOUT				
SHEET 1 OF 1				
95% SUBMITTAL	PROJECT NO.: 23-01601	DATE: 10/19/2018		
DRWN, BY: VV/CAD	DSGN, BY: DSH	CHKD, BY: ETM/DSH	SHEET NO.: 3	



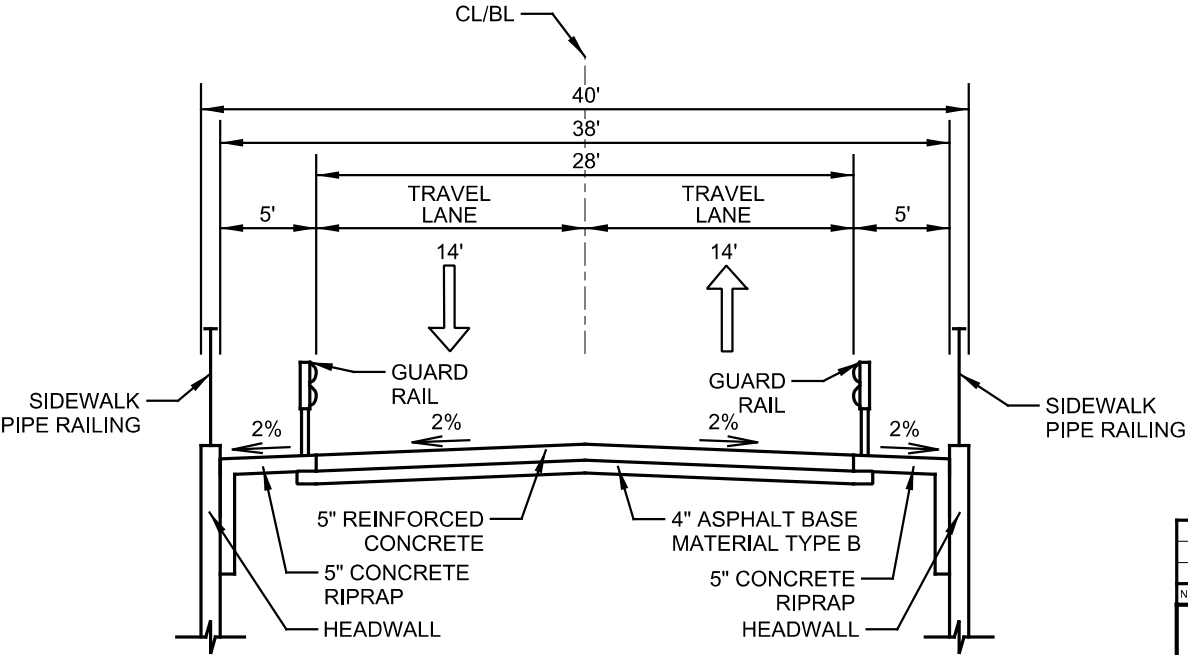
EXISTING TYPICAL SECTION
NOT TO SCALE



**PROPOSED ASPHALT
TYPICAL SECTION**
(STA. 12+15 TO 12+80)
(STA. 14+40 TO 14+65)
NOT TO SCALE



**PROPOSED ASPHALT
TYPICAL SECTION**
(STA. 11+50 TO 12+15)
(STA. 14+65 TO 15+20)
NOT TO SCALE

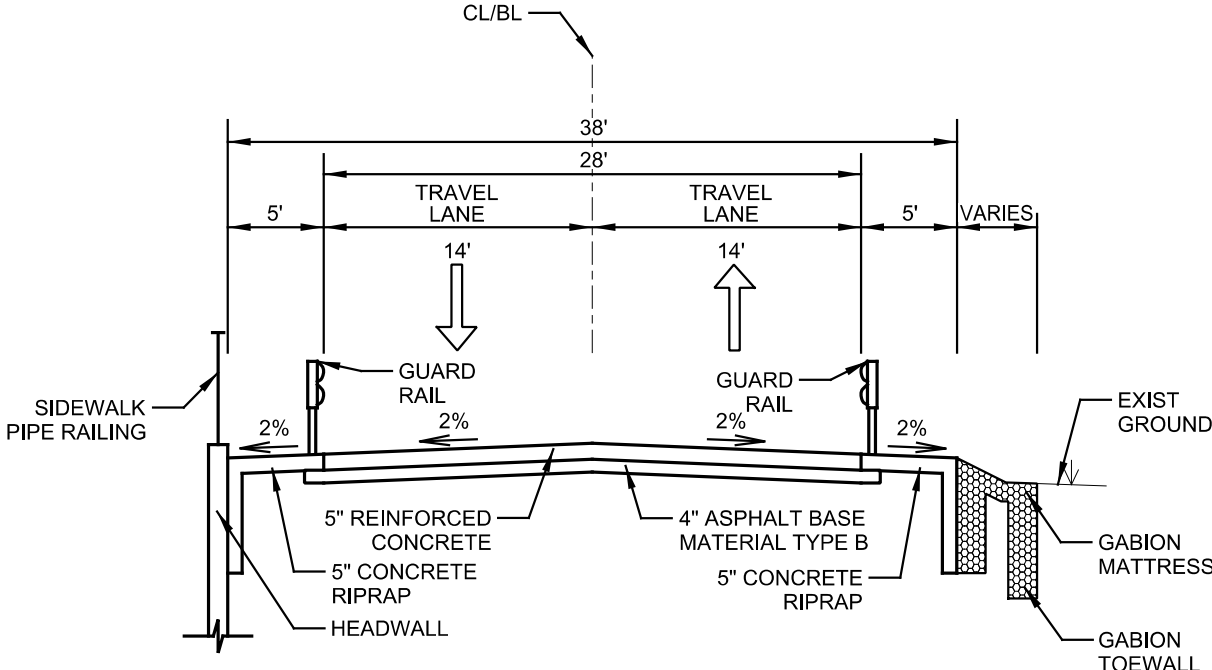


**PROPOSED CONCRETE
TYPICAL SECTION**
(STA. 12+80 TO 14+12)
NOT TO SCALE

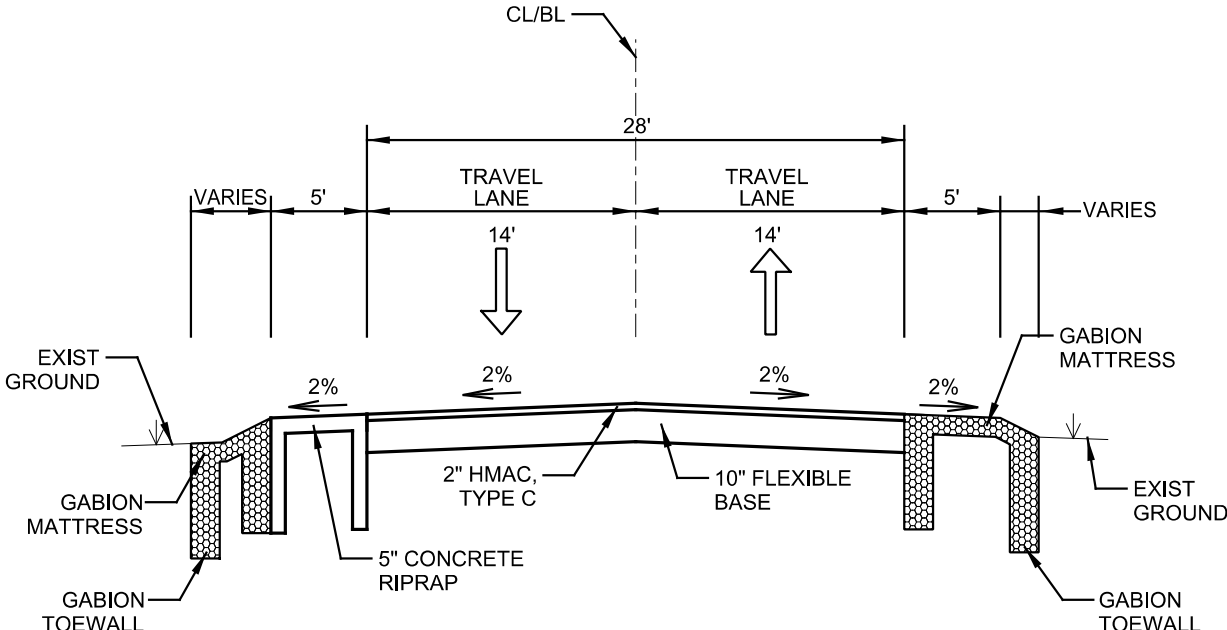
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CITY OF SAN ANTONIO TRANSPORTATION & CAPITAL IMPROVEMENTS				
O. P. SCHNABEL PARK ENTRANCE & BRIDGE				
ROADWAY TYPICAL SECTIONS SHEET 1 OF 2				
95% SUBMITTAL	PROJECT NO.: 23-01601	DATE: 10/19/2018		
DRWN, BY: VV/CAD	DSGN, BY: DSH	CHKD, BY: ETM/DSH	SHEET NO.: 6	

FOR GEOTECHNICAL REPORT AND PAVEMENT DESIGN
REFER TO GEOTECHNICAL ENGINEERING REPORT BY
TERRACON CONSULTANTS, INC., APRIL 26, 2018.




PROPOSED CONCRETE
TYPICAL SECTION
(STA. 14+12 TO 14+26)
NOT TO SCALE



**PROPOSED ASPHALT
TYPICAL SECTION
(STA. 14+26 TO 14+40)
NOT TO SCALE**

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		(210) 366-1988			
		TBPE No.: F-333			
CITY OF SAN ANTONIO					
TRANSPORTATION & CAPITAL IMPROVEMENTS					
O. P. SCHNABEL PARK ENTRANCE & BRIDGE					
ROADWAY					
TYPICAL SECTIONS					
SHEET 2 OF 2					
95% SUBMITTAL		PROJECT NO.: 23-01601		DATE: 10/19/2018	
DRAWN BY: JAVICAD		CHECKED BY: DEH		DATE: 10/19/2018	
		APPROVED BY: ETM/DEH		SHEET NO.: 7	

**Office of Historic Preservation
Interdepartmental Correspondence**

To: Jennifer Di Cocco
From: Kay Hindes, City Archaeologist
Copy: Office of Historic Preservation Files
Subject: OP Schnabel Park Entrance
Date: 5-16-18

The information submitted for the above-referenced request has been reviewed by the San Antonio Office of Historic Preservation (OHP) staff according to the city's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code as per agreement with the Texas Historical Commission. The review focused on the possible effects of the proposed project, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

Archaeology:

The Park area was surveyed in 2008. The Texas Sites Atlas indicates that apparently no archaeological sites were previously identified within the above referenced property. In the opinion of the City Archaeologist, it is not likely that significant sites or other archaeological resources are present.

However, if a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

Architectural:

There are no structures listed on the National Register of Historic Places (NRHP) or as State Antiquities Landmarks (SALs). Further, there are no properties that are potentially eligible to the NRHP within, adjacent to or within a study area for the APE.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any **federal agency involvement or jurisdiction relating to the property or its development**, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, City Archaeologist