

# HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

**HDRC CASE NO:** 2019-034  
**ADDRESS:** 7902 WESTSHIRE DR/LACKLAND TERRACE PARK  
**LEGAL DESCRIPTION:** NCB 15497 BLK 43 P-100  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 4  
**APPLICANT:** Mark Wittlinger/City of San Antonio City of San  
**OWNER:** 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:

1. Construct a new 56' x 90' shade structure with light fixtures for an existing basketball court.
2. Construct a new 36' x 40' shade structure with light fixtures for an existing playground.

## 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 7902 Westshire Dr, commonly known as Lackland Terrace Park, is a public park located west of Downtown, to the north of Lackland Air Force Base. The park features several City facilities including a playground, basketball courts, and large expanses of open green space.
- b. SHADE STRUCTURES – The applicant has proposed to construct two shade structures. One will be located at an existing playground and the other at an existing basketball court. The playground shade structure will measure approximately 36' x 40' and the basketball court shade structure will measure approximately 56' x 90'. The shade structures will feature metal and fabric canopy elements supported by a metal superstructure. Staff finds the proposal consistent with the UDC Sec. 35-642 (b).
- c. LIGHTING – The applicant has proposed to install pedestrian lighting at the proposed shade structure locations and nearby areas where required. Staff finds the proposal consistent with the UDC.
- d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

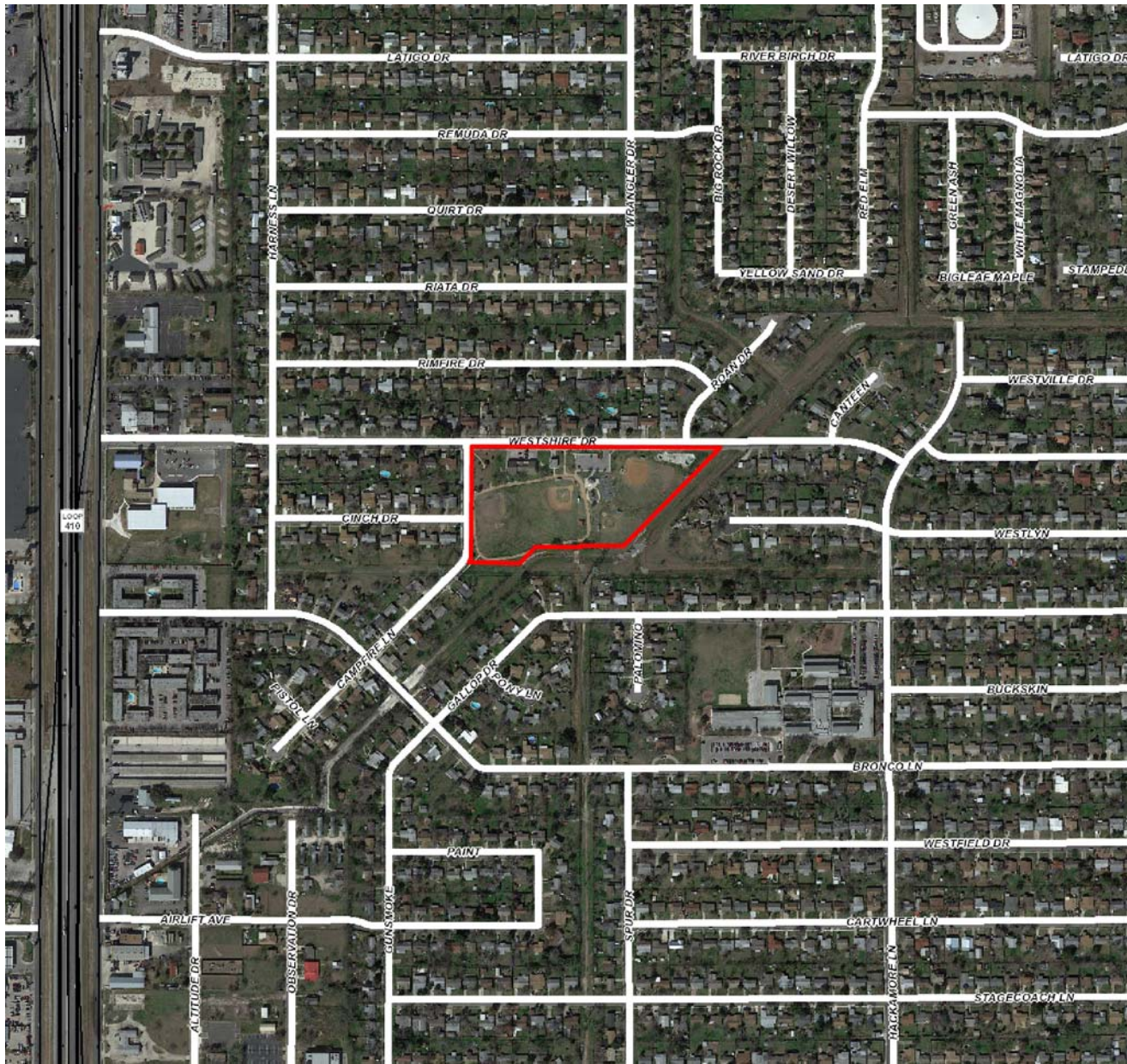
## **RECOMMENDATION:**

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

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

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 01, 2019

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January 17, 2019

HDRC Review Board  
City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo, San Antonio, Texas 78204



Re: Written Narrative for HDRC Application for Final Approval for Lackland Terrace Park  
(7902 Wiltshire, San Antonio, Texas 78227)

Dear HDRC Review Board:

The following are proposed park improvements at the existing Lackland Terrace Park:

- New 56'x90' shade structure with light fixtures to shade existing basketball court
- New 36'x40' shade structure with light fixtures to shade existing playground.

LANDSCAPE ARCHITECTURE  
SITE PLANNING  
MASTER PLANNING  
URBAN PLANNING

**SAN ANTONIO OFFICE**

1000 Central Parkway North  
Suite 268  
San Antonio, TX 78232  
210.349.3500  
210.349.3508 Fax

HOUSTON  
SAN ANTONIO

[www.kwtexas.com](http://www.kwtexas.com)

Sincerely,

Kristen Guinn, PLA  
LEED Green Associate  
Kudela & Weinheimer  
1000 Central Parkway N., Suite 268  
San Antonio, Texas 78232  
210-610-7103  
[kguinn@kwtexas.com](mailto:kguinn@kwtexas.com)



CITY OF SAN ANTONIO

DATE/ISSUE	
09/14/2018 ISSUED SCHEMATIC DESIGN	
01/17/2019 ISSUED FOR HDRC	

INTERIM REVIEW ONLY

Document incomplete; Not intended for regulatory approval, permitting or construction.

DATE: 01/17/2019

LANDSCAPE ARCHITECT: Dorin Weinheimer

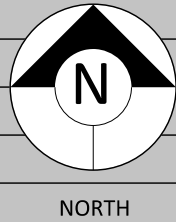
REGISTRATION: 1643



LANDSCAPE ARCHITECTURE  
SITE PLANNING  
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH  
SUITE 268  
SAN ANTONIO, TEXAS 78232  
210-349-3500  
WWW.KWTEXAS.COM

PROJECT NUMBER	
CSA 851	
SCALE 1" = 20' - 0"	



SHEET TITLE

SHADE STRUCTURE  
LAYOUT

SHEET NUMBER	
L0.01	



2 36' X 40' STANDARD SHADE STRUCTURE  
NOT TO SCALE



1 56' X 90' STANDARD SINGLE BASKETBALL  
SUPER SPAN SHADE STRUCTURE  
NOT TO SCALE

NOTE:  
SHADE CANOPY MATERIAL TO BE  
USA SHADE COLOUR  
SHADE IN BLUE AND POSTS TO BE POWDER  
COATED BLACK.