

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-086
ADDRESS: 711 NAVARRO ST
LEGAL DESCRIPTION: NCB 408 BLK 15 LOT 1,2 3,4,5 & 6
ZONING: RIO-3, D
CITY COUNCIL DIST.: 1
APPLICANT: Verizon Wireless c/o Vincent Gerard & Associates, Inc.
OWNER: Graystreet Travis Office LLC
TYPE OF WORK: Rooftop telecommunications equipment installation
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 14, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install three rooftop antennas behind parapet wall corners and related equipment with a 12' x 20' lease area.

APPLICABLE CITATIONS:

Sec. 35-385. - Radio, Television Antennas, and Wireless Communication Systems.

- (5) **HDRC Review.** Antenna support structure towers are prohibited if they are: within two hundred (200) feet of the San Antonio River; or within two hundred (200) feet of a historic landmark; or within two hundred (200) feet of a historic district or river overlay district; or within a historic district or river overlay district; or in excess of the height specifications of a Mission Protection Overlay District. In conjunction with consideration by the zoning commission the application for city council approval may be presented to the Historic Design and Review Commission (HDRC) if the antenna support structure is located within two hundred (200) feet of the river improvement overlay district or within a historic district.

FINDINGS:

- a. The structure 711 Navarro was constructed circa 1970 and is located in RIO-3 and the Downtown District. The structure, commonly known as Jefferson Bank, is surrounded by three historic landmarks within 200 feet including Travis Park United Methodist Church, the St Anthony Hotel, and St Mark's Episcopal Church.
- b. **ROOFTOP ANTENNA** – The applicant has proposed to install rooftop antenna equipment on the northeast, northwest, and southwest corners on the rooftop parapets. Most notably, the two antennas proposed the west elevation faces Travis Park and is in closest proximity to the three historic landmarks.
- c. **LOCATION** – According to the site, the antenna is proposed to be installed on or immediately adjacent to the parapet wall; the total height of the antennas will extend 3 feet above the parapet wall. According to photo simulations, the proposed antennas would not be visibly by pedestrians in the immediate right-of-way in front of the structure (the sidewalk in front of Jefferson Bank). However, staff does find that the proposed antennas would be visible from the public right-of-way at Travis Park and the three historic landmarks within proximity. Staff finds that providing a setback from the parapet wall may reduce visibility of the antenna for pedestrians.
- d. **DESIGN** – The proposed antennas are pole-mounted featuring a two square foot panel on center; the total height of the antennas will extend 3 feet above the parapet wall. Staff finds that the uninterrupted flat concrete parapet perpendicular to the concrete columns that extends to the ground is a character-defining feature of this Modern style building, and that the proposed antennas in design and location would detract from the building and its surrounding context. Staff finds that a stealth design and/or setback condition should be explored to reduce visibility of the antennas for pedestrians.

RECOMMENDATION:

Staff does not recommend approval of the 3 rooftop antennas as proposed based on findings b through d. Staff finds that a stealth design or setback condition should be explored to reduce visibility from the public right-of-way.

CASE MANAGER:

Huy Pham

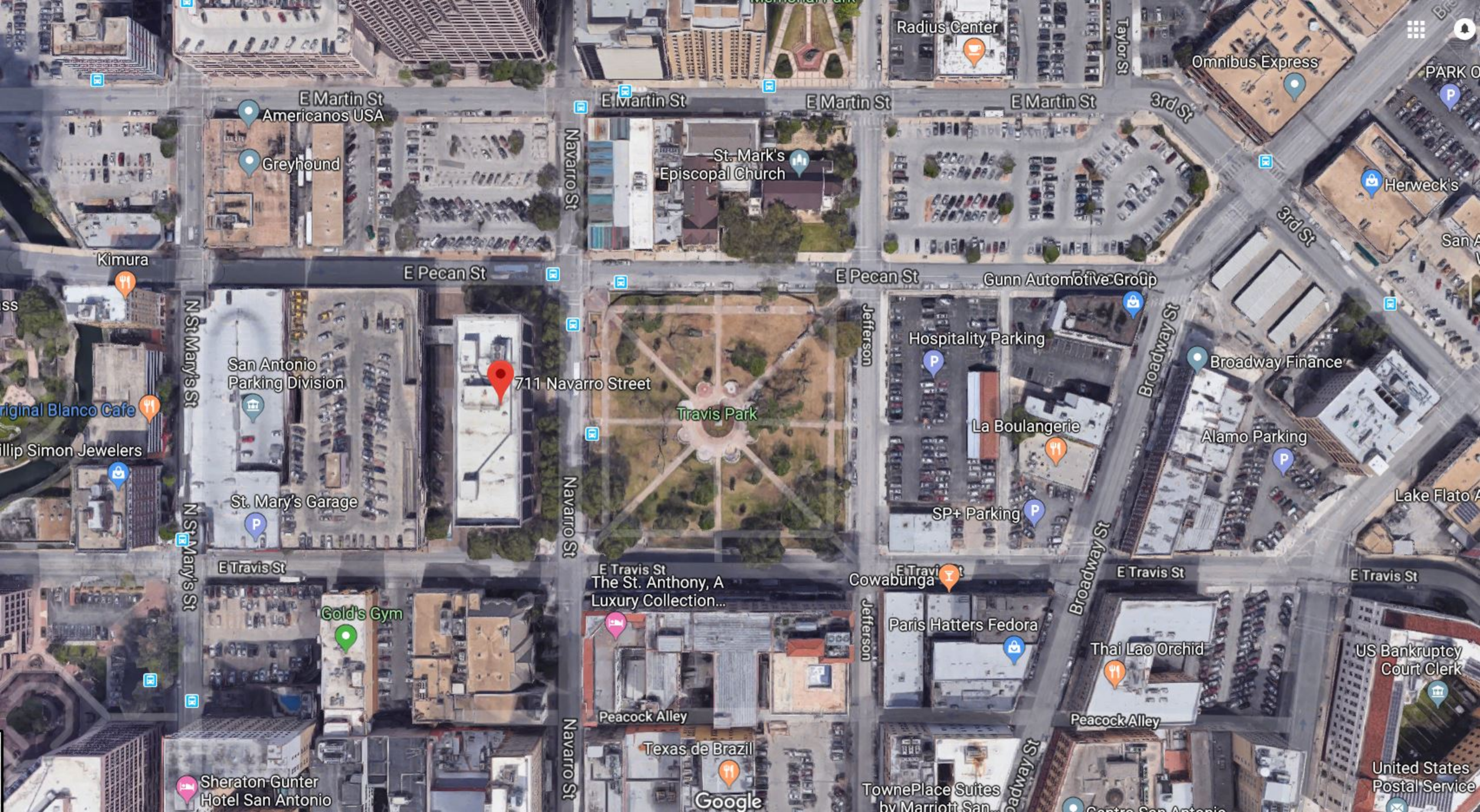


711 Navarro

Powered by ArcGIS Server

Printed: Feb 26, 2019

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E Martin St
Americanos USA

Greyhound

E Martin St

E Martin St

E Martin St

Omnibus Express

PARK O

St. Mark's
Episcopal Church

Herweck's

Kimura

E Pecan St

E Pecan St

Gunn Automotive Group

San Antonio
Parking Division

711 Navarro Street

Hospitality Parking

Broadway Finance

Original Blanco Cafe

Phillip Simon Jewelers

St. Mary's Garage

Travis Park

La Boulangerie

Alamo Parking

SP+ Parking

Lake Flato A

E Travis St

E Travis St
The St. Anthony, A
Luxury Collection...

E Travis St
Cowabunga

E Travis St

E Travis St

Gold's Gym

Paris Hatters Fedora

Thai Lao Orchid

US Bankruptcy
Court Clerk

Sheraton-Gunter
Hotel San Antonio

Peacock Alley

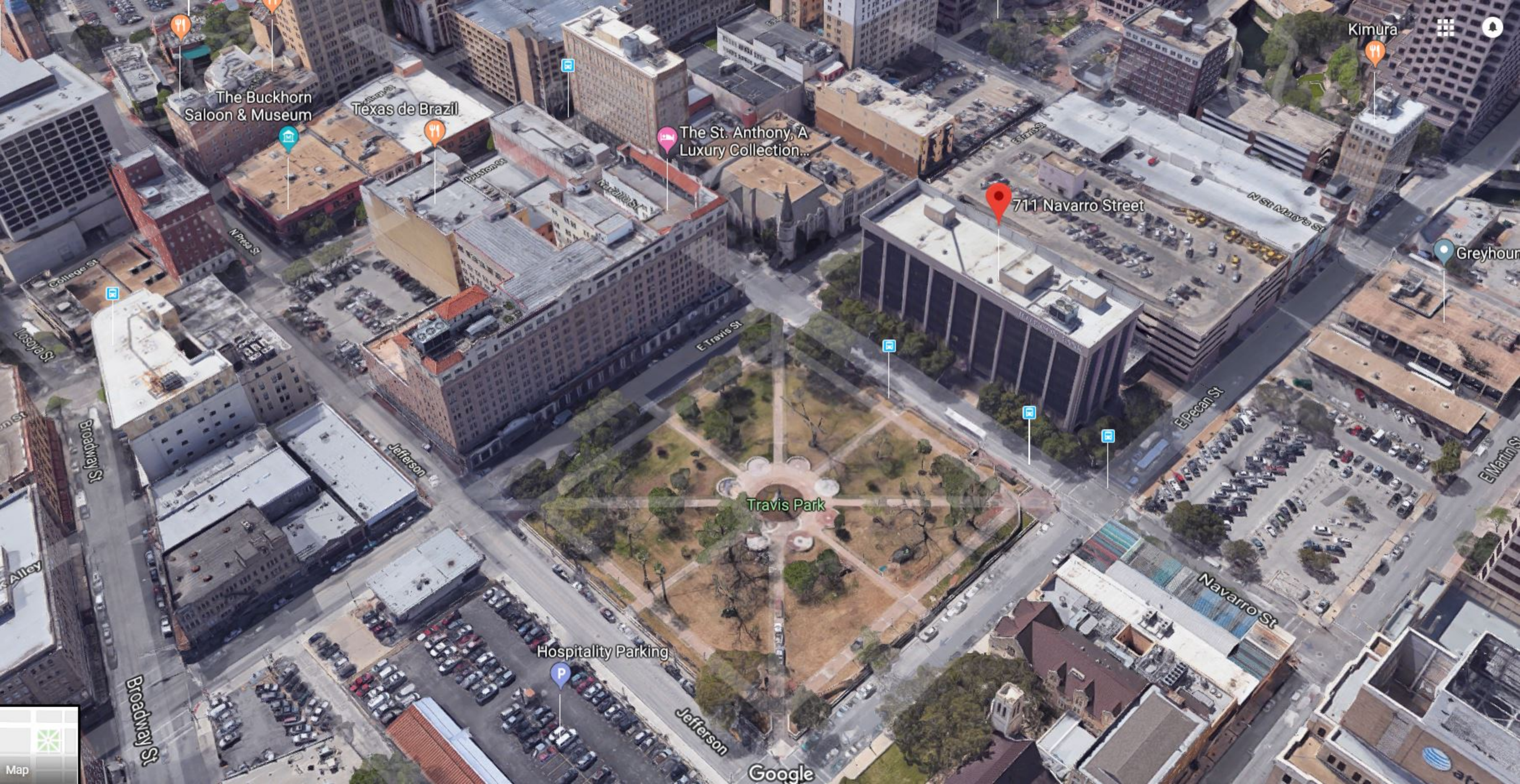
Texas de Brazil

Google

TownePlace Suites
by Marriott San

Peacock Alley

United States
Postal Service



The Buckhorn Saloon & Museum

Texas de Brazil

The St. Anthony, A Luxury Collection...

711 Navarro Street

Kimura

Greyhound

Travis Park

Hospitality Parking

Google

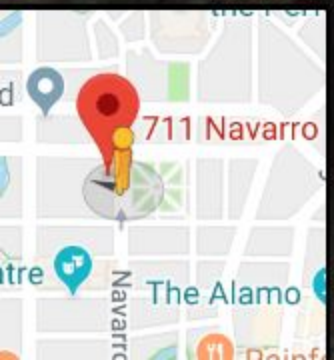


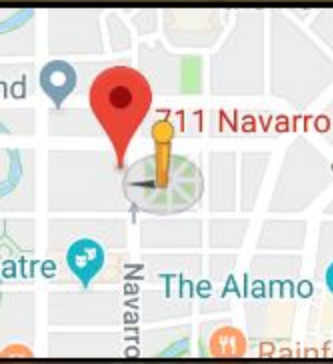


751 Navarro St
San Antonio, Texas

Google

Street View - Jan 2017





H:\VERIZON\South TEXAS\Rooftops\Travis St. Mary's-475224-RT\20171683019-NB\CAND\1\TRAVIS ST MARY'S-01-T1 TITE SHEET.dwg, 11/9/2018 1:47:06 PM, jromero

verizon

SITE NAME

TRAVIS ST. MARY'S

(475224)

SITE ADDRESS

711 NAVARRO ST
SAN ANTONIO, BEXAR COUNTY, TX 78205



PROJECT DATA

PROJECT INFORMATION

JURISDICTION CITY OF SAN ANTONIO

CONSTRUCTION TYPE UNMANNED TELECOMMUNICATIONS

APPLICANT

VERIZON WIRELESS
6696 TRI COUNTY PARKWAY, STE. 100
SCHERTZ, TEXAS 78154
CONTACT TIM CALETKA
PHONE (210) 834-1664

LANDLORD

GRAYSTREET TRAVIS OFFICE LLC
711 NAVARRO ST
SAN ANTONIO, TX 78205
CONTACT RICHARD GILL
PHONE 210-602-3564

LATITUDE ALPHA: 29° 25' 42.43"N BETA: 29° 25' 42.43"N GAMMA: 29° 25' 39.85"N
LONGITUDE 98° 29' 24.57"W 98° 29' 23.64"W 98° 29' 24.57"W

DRIVING INSTRUCTIONS

FROM SAN ANTONIO INTERNATIONAL AIRPORT
FOLLOW US-281 S TO BROOKLYN AVE. TAKE EXIT 141C FROM US-281 S. TAKE EXIT 141C
TOWARD MCCULLOUGH AVE. NOLAN ST. TURN LEFT ONTO AVE E. TURN RIGHT ON 6TH
STREET. TURN LEFT ONTO BROADWAY STREET. TURN RIGHT ONTO E TRAVIS ST. TURN
RIGHT ONTO NAVARRO ST. DESTINATION WILL BE ON THE LEFT.

SHEET INDEX

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A3 7TH LEVEL PHOTOGRAPHS
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S4 EQUIPMENT CURB PLAN
S5 DETAILS AND SECTIONS
G1 DETAILS AND SECTIONS
G2 GROUND DIAGRAM
E1 CONNECTION DETAILS
E2 SITE PLAN
E3 EQUIPMENT PLAN
E4 DETAILS NOTES
E5 ELECTRICAL RISER
ELECTRICAL SPECIFICATIONS

PROJECT PARTICIPANTS

ARCHITECTS ENGINEERS
ARCHCOMM LLC.
1006 BECKETT
SAN ANTONIO, TEXAS 78213
PHONE (210) 308-9905
FIRM NUMBER F-15659

ELECTRICAL ENGINEER
AZTECH ENGINEERING
1846 LOCKHILL-SELMA, STE. 101
SAN ANTONIO, TEXAS 78213
PHONE (210) 222-1970

SURVEYOR
ONES CARTER
150 VENTURE DRIVE, SUITE 100
COLLEGE STATION, TEXAS 77845
PHONE (979) 731-8000

CONSTRUCTION ENGINEER
TIM CALETKA
(210) 834-1664

CONSTRUCTION MANAGER
TRACY REEVES
(682) 831-3245

UTILITIES

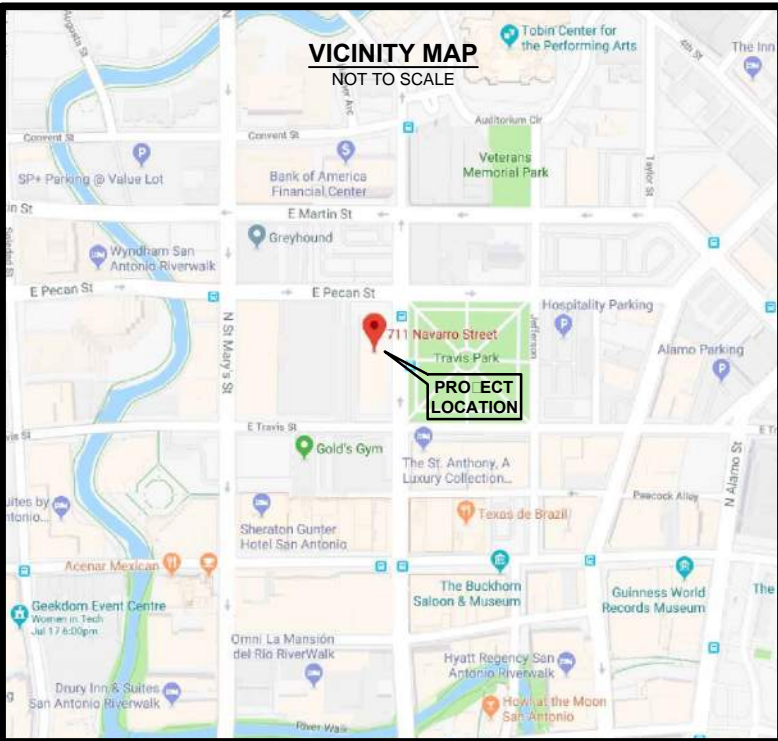
ELECTRIC COMPANY CPS
TELEPHONE COMPANY AT&T

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

TRAVIS ST. MARY'S

711 NAVARRO ST
SAN ANTONIO, BEXAR COUNTY, TX 78205
(475224)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

11.09.18



EXP. DATE: 06/30/19



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

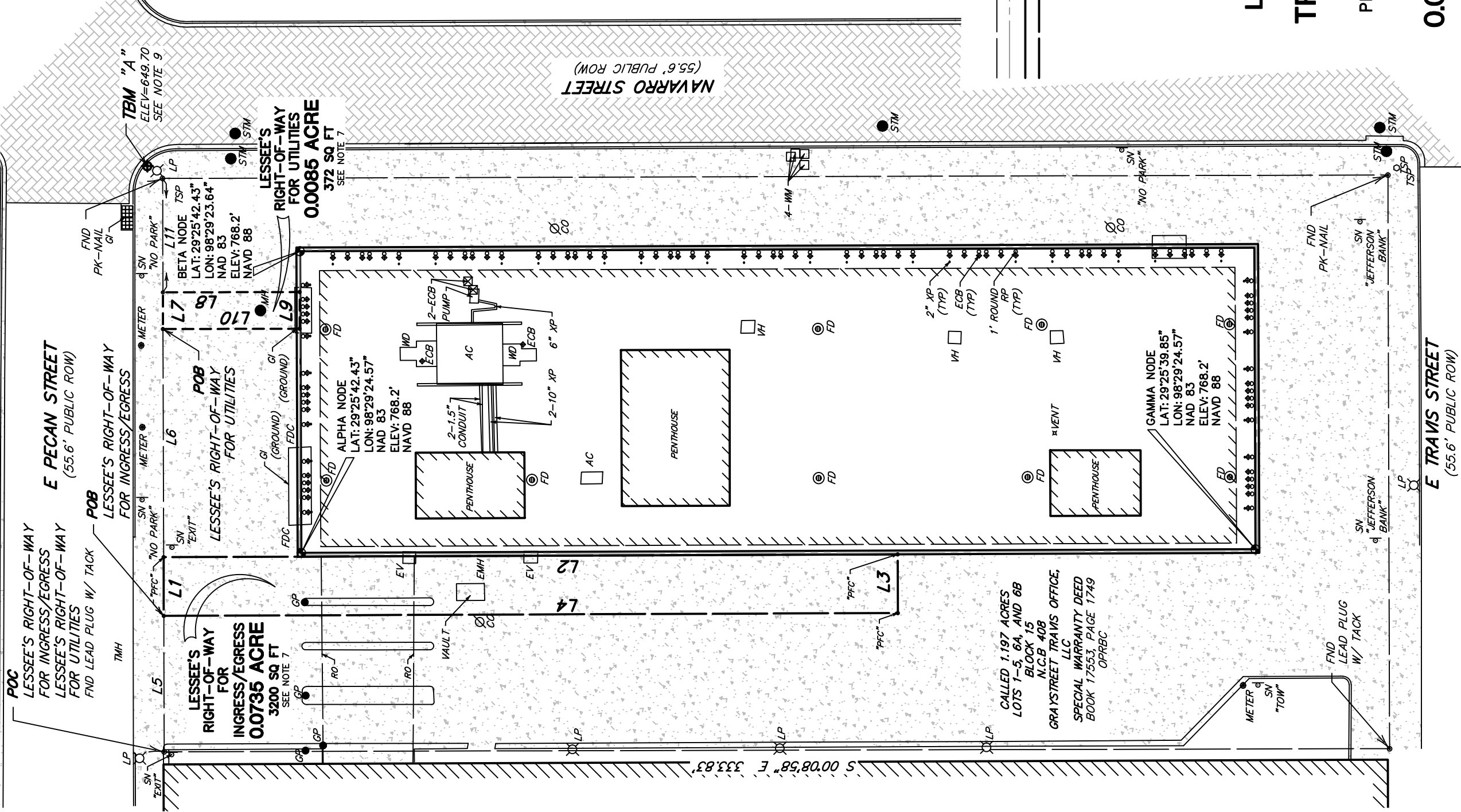
SHEET TITLE

TITLE
SHEET

SHEET HISTORY

07.16.18 PCD
11.09.18 FCD

T1



LINE	BEARING	DISTANCE
L1	N 89°50'59" E	16.00'
L2	S 00°13'32" E	199.98'
L3	S 89°46'28" W	16.00'
L4	N 00°13'32" W	200.00'
L5	N 89°50'59" E	37.03'
L6	N 89°50'59" E	62.14'
L7	N 89°50'59" E	10.00'
L8	S 00°09'01" E	37.24'
L9	S 89°59'32" W	10.00'
L10	N 00°09'01" W	37.21'
L11	S 89°50'59" W	31.06'

- LEGEND
- A/C UNIT
 - CLEAN OUT
 - ECB
 - EMH
 - EV
 - FD
 - FDC
 - FND
 - GI
 - GRATE INLET
 - GUARD POST
 - LP
 - GP
 - MANHOLE
 - No.
 - OPBC
 - PFC
 - PG
 - POB
 - POC
 - RO
 - ROW
 - RP
 - SN
 - STM
 - TMH
 - TSP
 - VH
 - XP
 - WD
 - WM
 - ASPHALT
 - BRICK PAVERS
 - CONCRETE

ADJOINER LINE
BUILDING AT GROUND LEVEL
BUILDING AT ROOF LEVEL
LESSEE'S RIGHT-OF-WAY
FOR UTILITIES

LAND TITLE SURVEY
OF THE
TRAVIS ST. MARY'S
SITE

PROJECT NO. 20171683019
LOCATION CODE: 475224
BEING

0.0735 OF AN ACRE
OUT OF

LOTS 1-5, 6A, & 6B
BLOCK 15

NEW CITY BLOCK 408
BEXAR COUNTY, TEXAS
OCTOBER, 2018



JONES | CARTER

Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

H:\VERIZON\South TEXAS\Rooftops\Travis St. Mary's-475224-RT\20171683019-NB\CAND \1\TRAVIS ST MARYS-03-P1 PHOTOS.dwg, 11/8/2018 10:49:20 AM, jromero

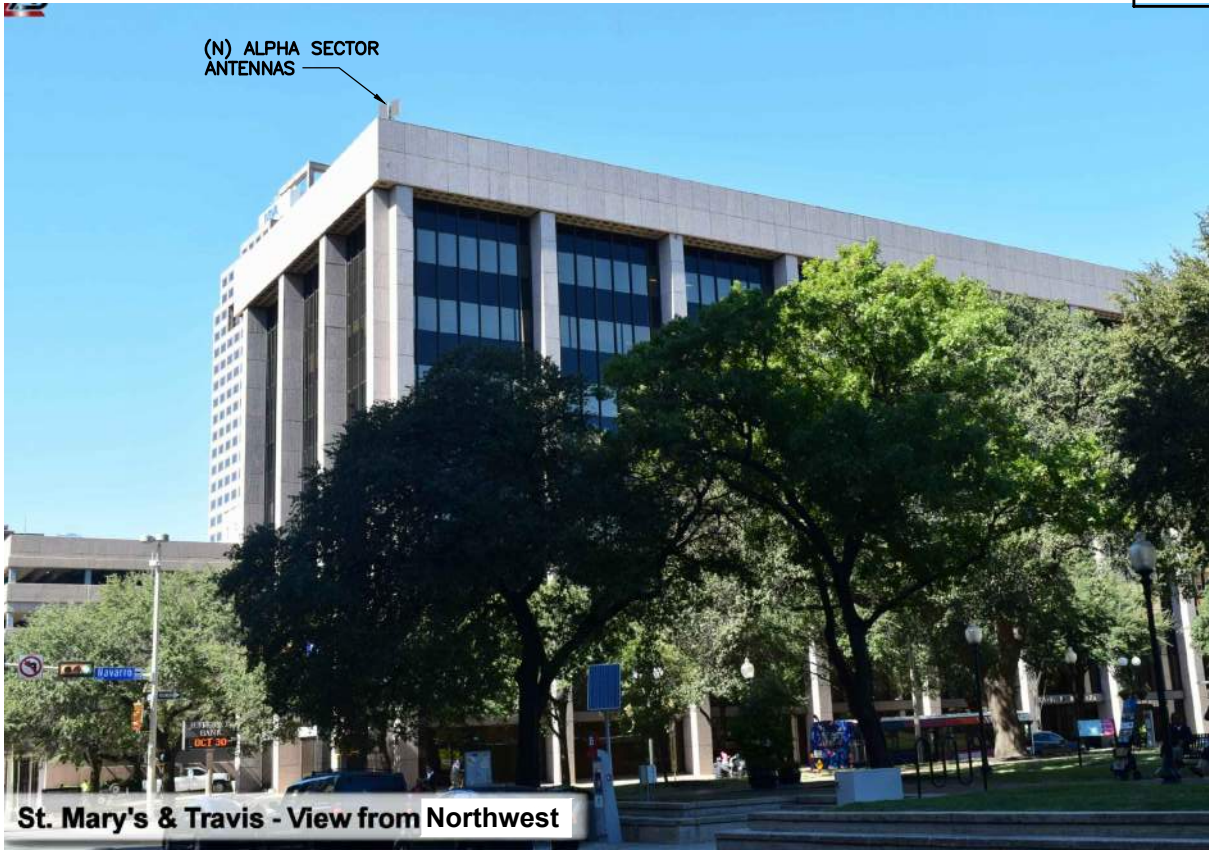


1 PHOTO SIMULATION

NOTE: REFER TO SHEET A1 AND OR A1-1 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



2 PHOTO SIMULATION



3 PHOTO SIMULATION

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TRAVIS ST. MARY'S

711 NAVARRO ST
SAN ANTONIO, BEXAR COUNTY, TX 78205

(475224)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

11.09.18



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(210) 308-9905
TBPE NO. F-15659

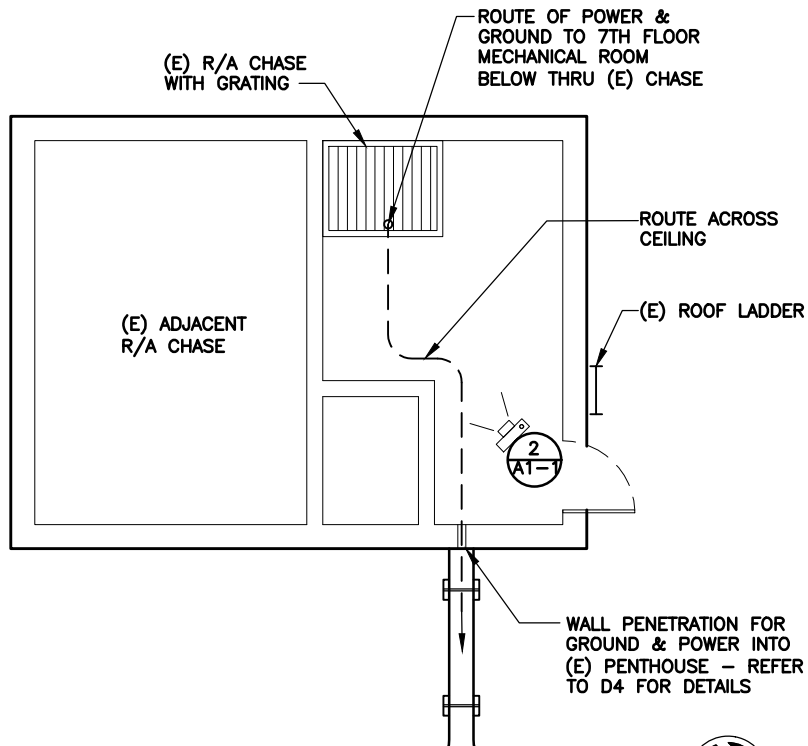
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PHOTO SIMULATIONS

SHEET HISTORY
07.16.18 PCD
11.09.18 FCD

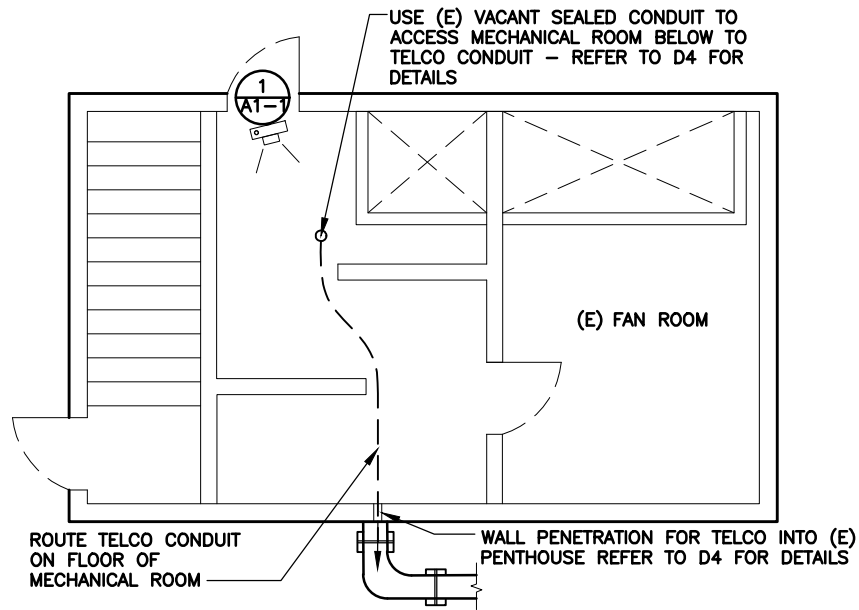
P1

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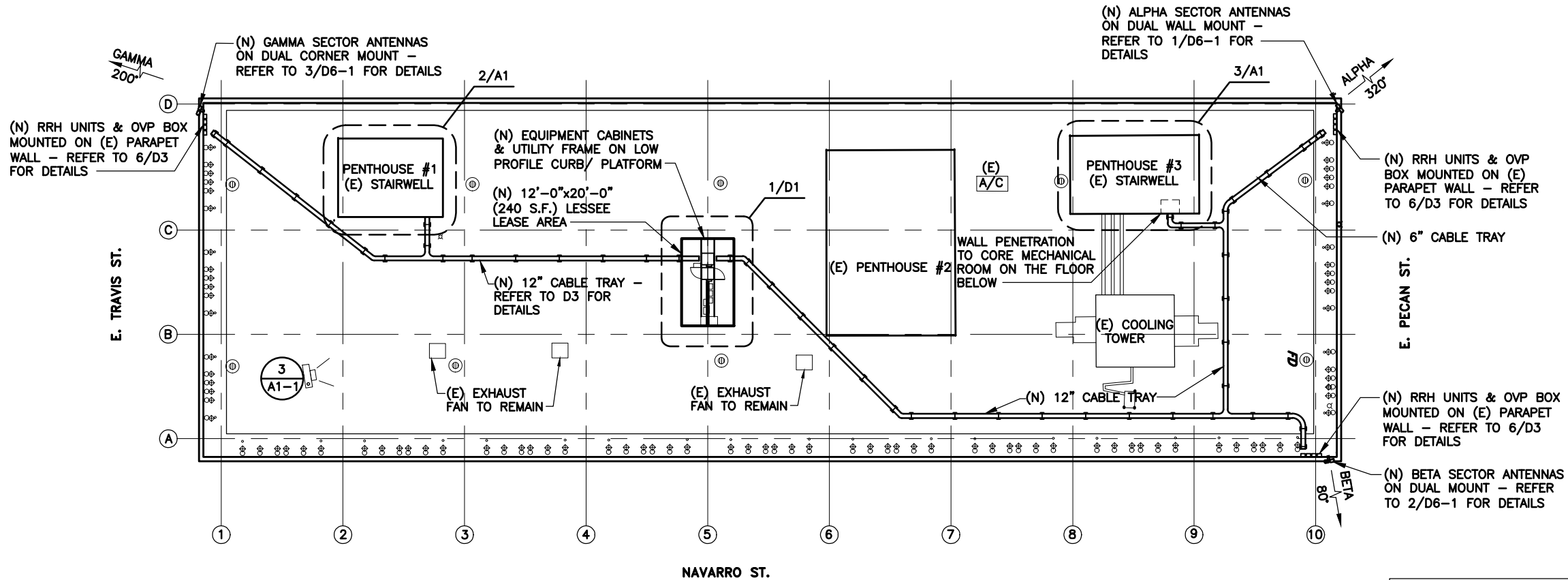
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2 PENTHOUSE #1 DETAIL
SCALE: 1/8"=1'-0"

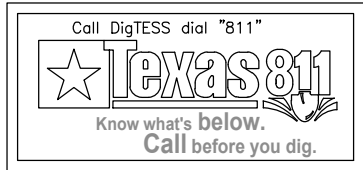


3 PENTHOUSE #3 DETAIL
SCALE: 1/8"=1'-0"



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

1 ROOF PLAN
SCALE: 1"=30'-0"



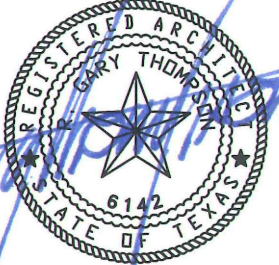
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(475224)

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SHEET TITLE

ROOF PLAN

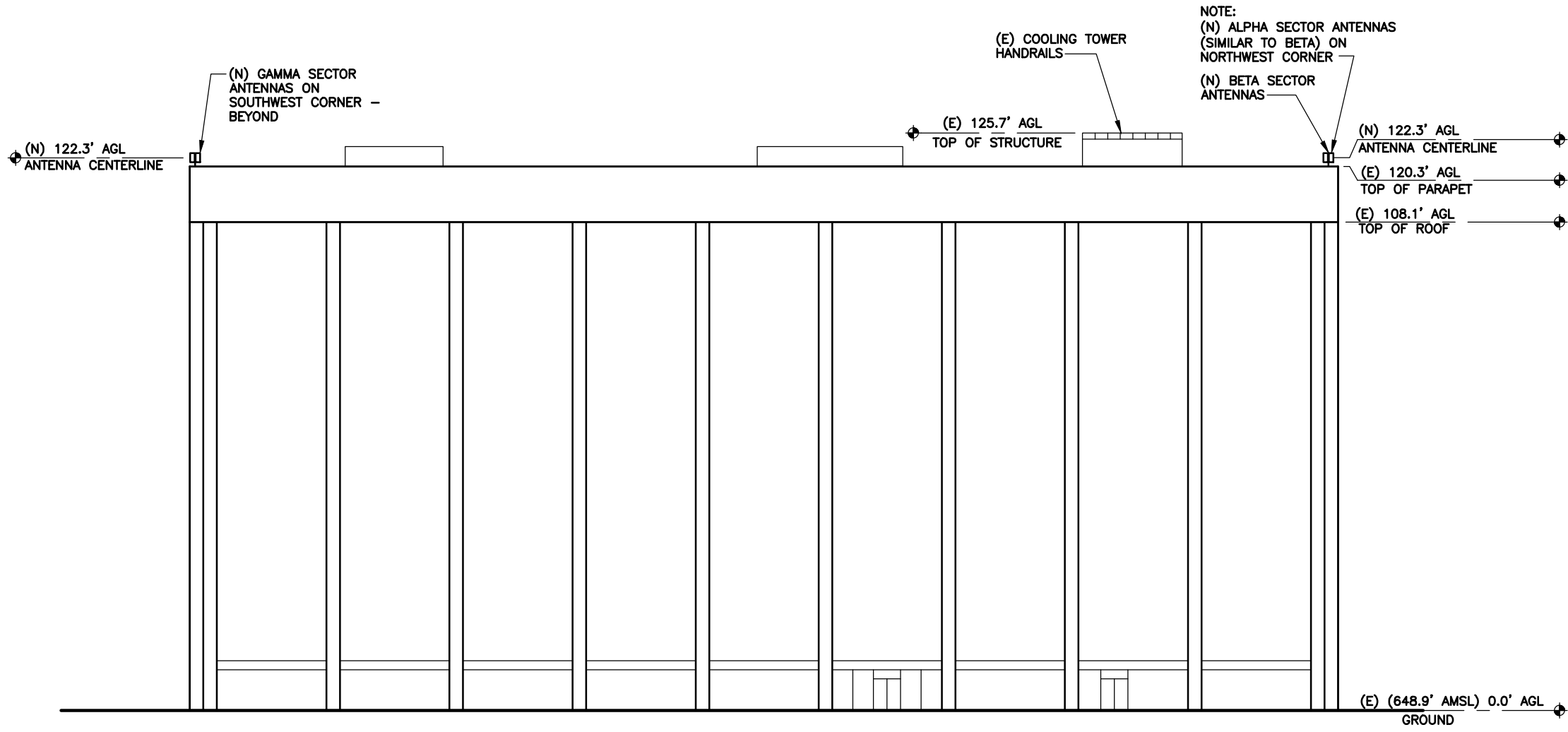
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05.29.18 ISSUE
11.09.18 FCD

A1

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NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.

1 EAST BUILDING ELEVATION
SCALE: N.T.S.

TRAVIS ST. MARY'S

711 NAVARRO ST
SAN ANTONIO, BEXAR COUNTY, TX 78205
(475224)

APPROVAL SIGNATURES

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11.09.18

EXP. DATE: 06/30/19

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SHEET TITLE

BUILDING ELEVATION

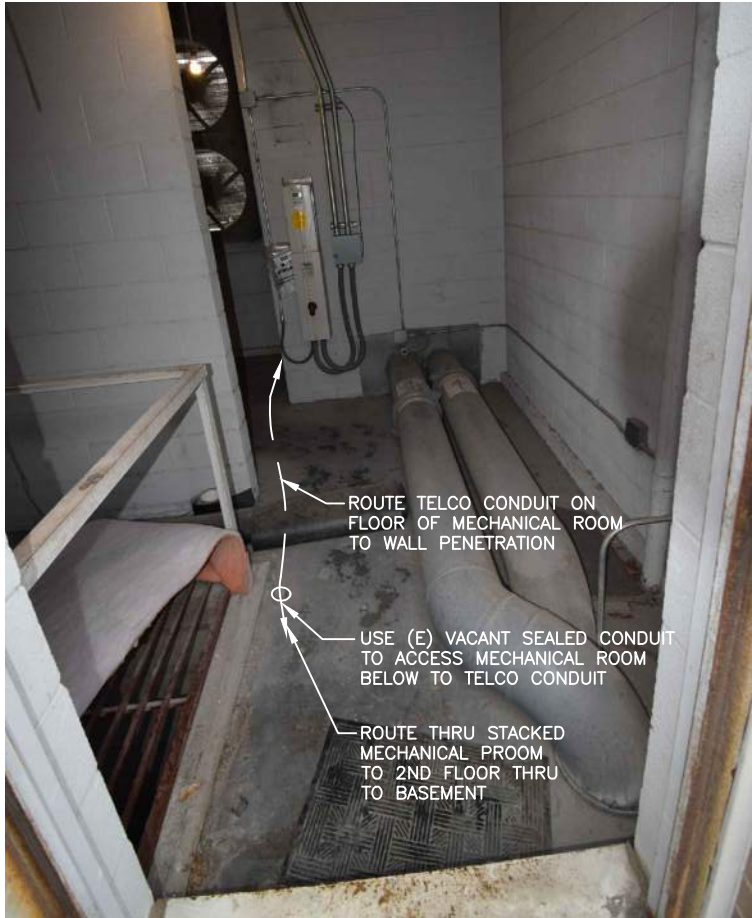
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07.16.18	PCD
11.09.18	FCD

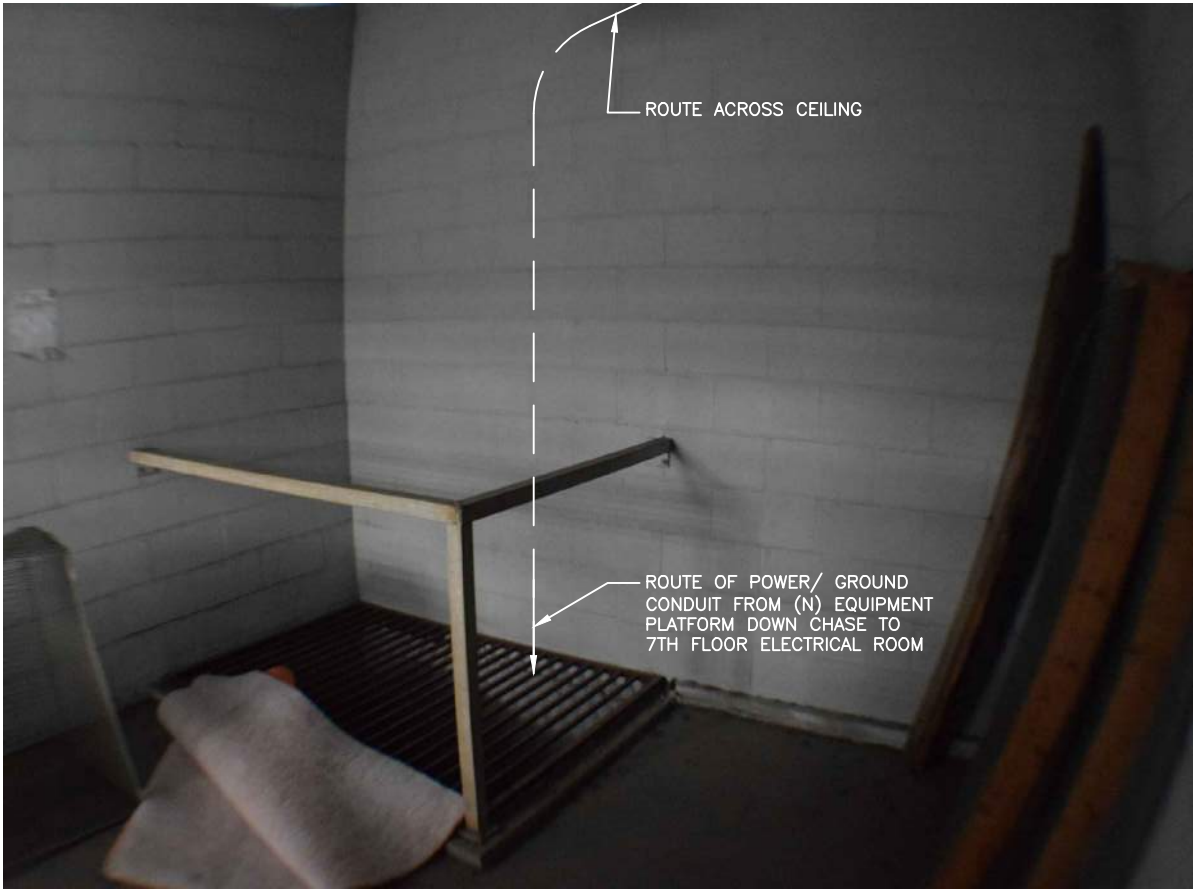
A6

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1 PENTHOUSE 3 PHOTOGRAPH



2 PENTHOUSE 1 PHOTOGRAPH



3 ROOF PHOTOGRAPH

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TRAVIS ST. MARY'S

711 NAVARRO ST
SAN ANTONIO, BEXAR COUNTY, TX 78205

(475224)

APPROVAL SIGNATURES
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SHEET TITLE

ROOF
PHOTOGRAPHS

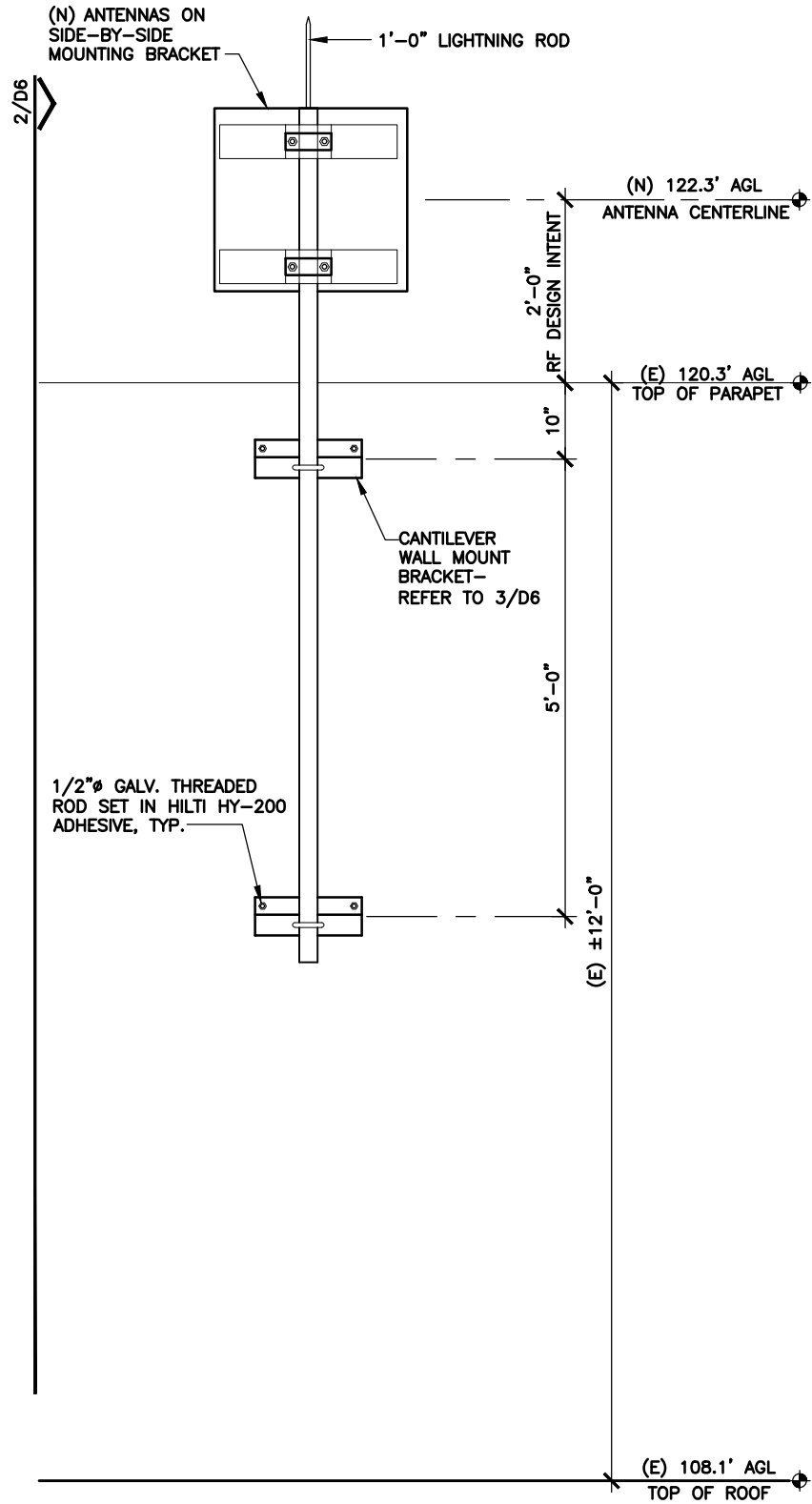
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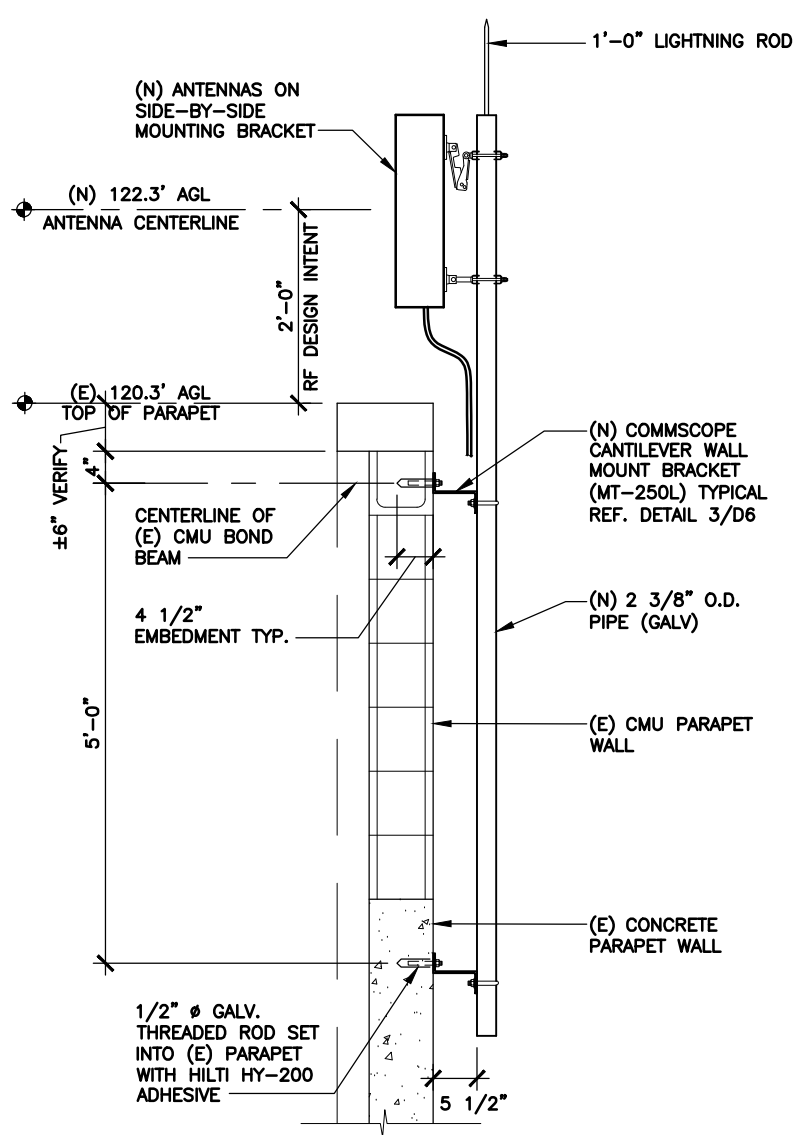
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A1-1

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1 SECTOR MOUNT DETAIL
SCALE: 1/2" = 1'-0"



2 SECTOR MOUNT DETAIL
SCALE: 1/2" = 1'-0"

Cantilever Wall Mount Bracket		Part Number	Description	Weight, lb (kg)
Application:	Roof-top	Cantilever Wall Mount Bracket for 2-3/8" Pipe		
Size:	14-1/2" (368.3 mm) wide, 2-3/4" (69.85 mm) or 5-1/2" (139.7 mm) deep	MT-250	2-3/4" (69.9 mm) Stand-off Pipe Ordered Separately, Kit of 2	20.6 (9.3)
Design:	Z-shaped wall brackets	MT-250L	5-1/2" (139.7 mm) Stand-off, Pipe Ordered Separately, Kit of 2	24.5 (11.1)
Feature:	Low profile design			
Mounts to:	Solid or hollow walls			
Material:	Hot dip galvanized steel			
Includes:	Two brackets, u-bolts, anchors, and wall mount hardware			
Order Separately:	2-3/8" (60.3 mm) OD pipe			

3 DETAIL
SCALE: N.T.S.

IMAGE ABOVE WAS TAKEN FROM COMMSCOPE CATALOG AT WWW.COMMSCOPE.COM

NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.

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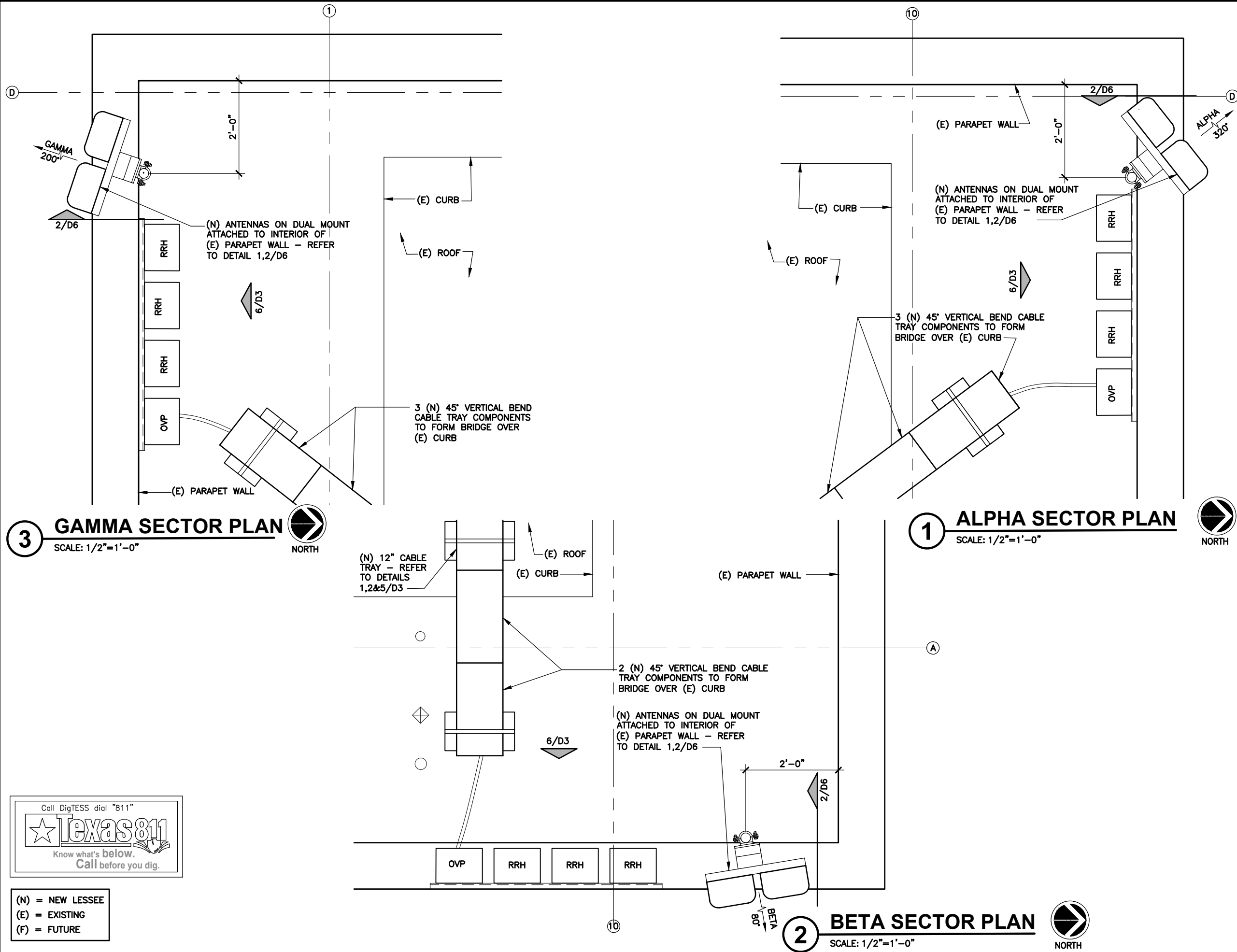
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
SECTOR MOUNT
DETAILS

SHEET HISTORY
08.16.18 PCD
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D6

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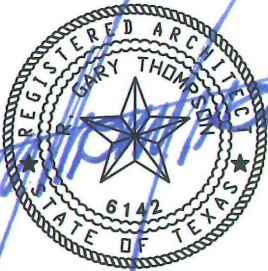
TRAVIS ST. MARY'S

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SAN ANTONIO, BEXAR COUNTY, TX 78205

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SHEET TITLE

ROOF PLAN

SHEET HISTORY

11.09.18 FCD

D6-1