

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-132  
**COMMON NAME:** Gilbert Garza Park  
**ADDRESS:** 1450 MIRA VISTA  
**LEGAL DESCRIPTION:** NCB 11491 BLK LOT TR C OR P-3B 10.629 AC & P-3C 5.000 AC  
TOTAL 15.629 AC  
**ZONING:** MF-33  
**CITY COUNCIL DIST.:** 7  
**APPLICANT:** Joe Cannata/RVK  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Park Improvements  
**APPLICATION RECEIVED:** March 13, 2019  
**60-DAY REVIEW:** May 12, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to carry out various park 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 1450 Mira Vista is a public park with the common name of Gilbert Garza Park and is situated northwest of Downtown. The applicant is requesting approval for various park improvements.
- b. PARK IMPROVEMENTS – The applicant has proposed various park improvements, including the construction of a new toddler playground with poured-in-place rubber surfacing and installation a new steel frame (powder coated) fabric shade canopy, steel benches, trash receptacles, a prefabricated steel pavilion, a steel portable toilet enclosure, and two concrete picnic units. The applicant also proposes to replace existing solar light fixtures. 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 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.



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Callaghan Crossing  
Apartments

Accession Watches

United by Grace  
Baptist Church

Gregorio Esparza  
Elementary School

1450 Mira Vista

Max Tire Shop

Community  
Family Medicine

NDS Self-Services  
Car Washes

Performance Auto Glass

Ramona's Cafe #2

La Moreliana  
Meat Market

Google









The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. Neither the printed document nor the digital media may be altered or amended without the express written permission of the named professional.

**R/V/K**  
Landscape Architects  
Trinity Plaza II, Sixth Floor  
125 San Marcos  
San Antonio, Texas 78212  
Phone: 210-735-3355 Fax: 210-735-3349

**PARKS & RECREATION**  
SAN ANTONIO

Date:	Revisions/Submissions

**CITY OF SAN ANTONIO**  
**TRANSPORTATION AND CAPITAL IMPROVEMENTS**  
VERTICAL DIVISION  
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE  
P.O. BOX 539966  
SAN ANTONIO, TEXAS 78228  
TEL. (210) 207-2879 FAX (210) 207-2720

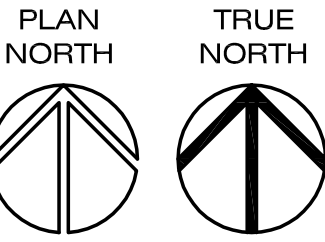
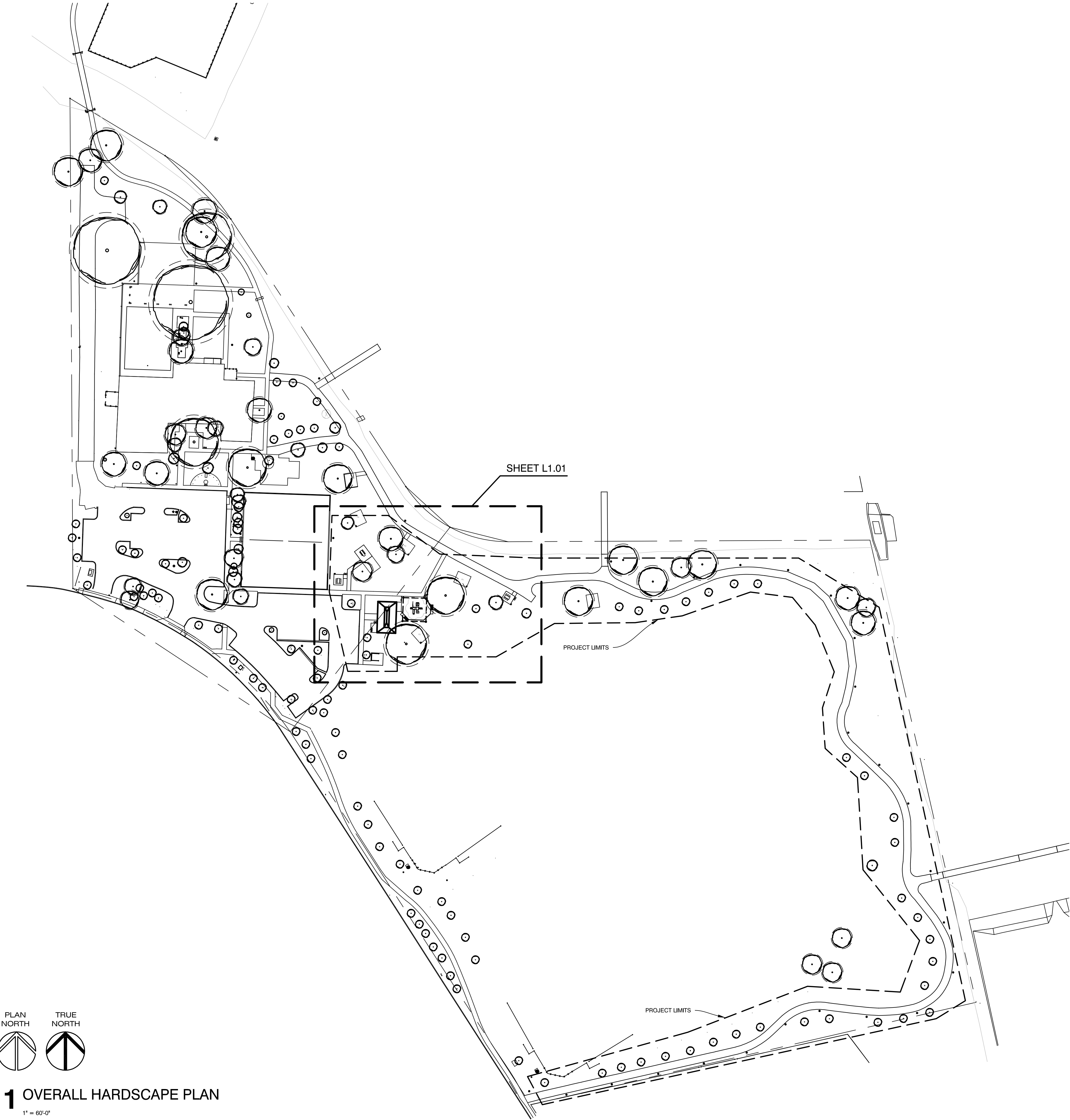
**GILBERT GARZA PARK**  
1450 MIRA VISTA  
SAN ANTONIO, TEXAS 78228  
**OVERALL HARDSCAPE PLAN**

Designed By: JC  
Drawn By: KB  
Date: 01-03-2019  
Project No.: 17098.D  
Filename:

L  
1.00

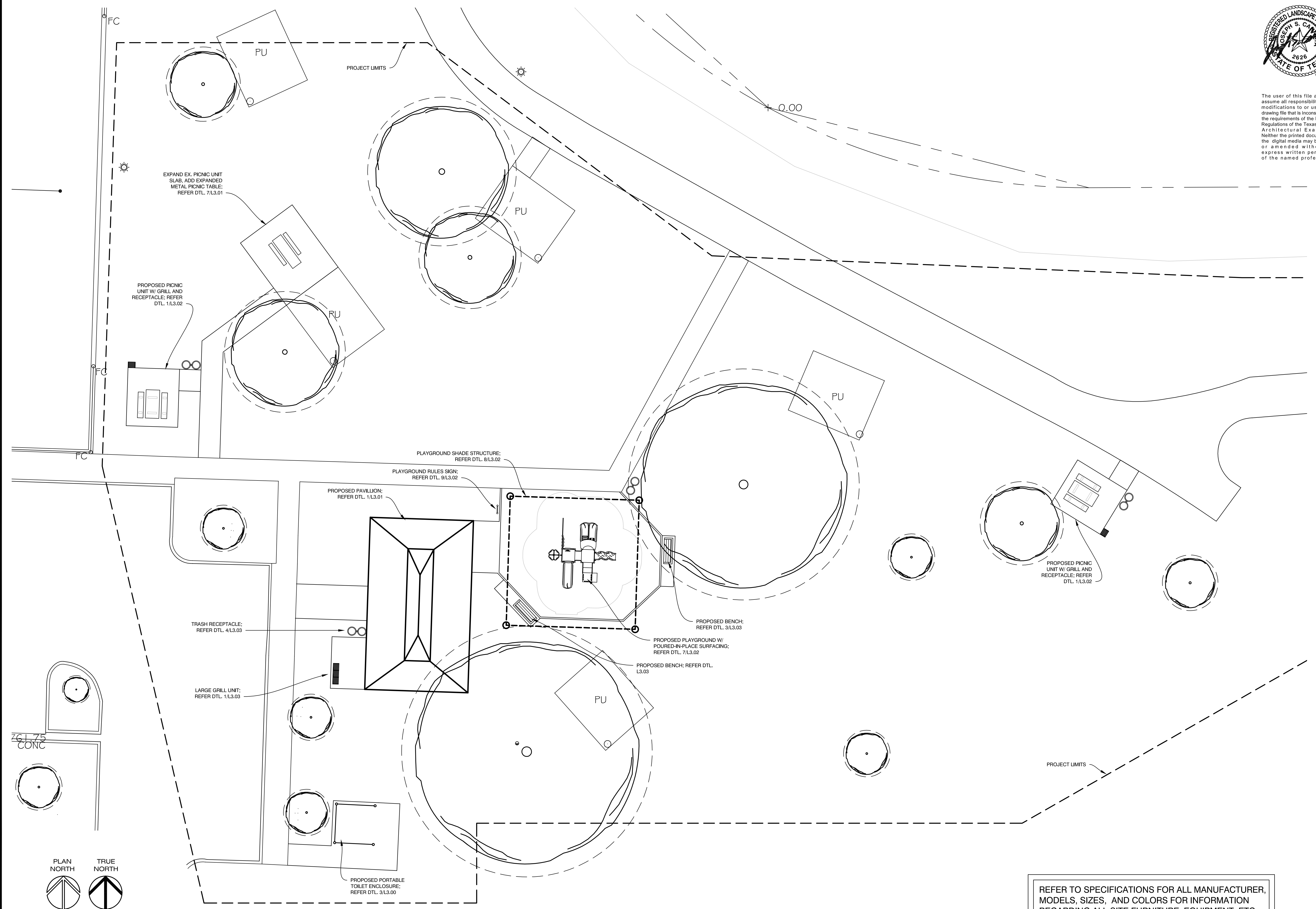
GENERAL LANDSCAPE NOTES:

1. CONTRACTOR RESPONSIBLE FOR RECONDITIONING THE SITE.
2. ALL AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING STORAGE OF MATERIALS AND EQUIPMENT AND MOVEMENT OF VEHICLES.
3. CULTIVATE OR ROTOTILL THE ENTIRE AREA TO A MINIMUM FOUR (4) INCH DEPTH.
4. REMOVE ROCKS AND DEBRIS, AND REPLACE WITH APPROVED TOPSOIL AS REQUIRED TO EVENLY MATCH GRADES. REPAIR ALL RUTS AND PROVIDE SMOOTH EVEN MATCHING GRADES.
5. ALL RECONDITIONED AREAS TO BE SODDED WITH TIFWAY 419 (CYNODON DACTYLON 'TIFWAY 419') HYBRID BERMUDA GRASS.
6. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION OF ALL SODDED AREAS UNTIL FINAL ACCEPTANCE OF PROJECT.
7. BEGIN MAINTENANCE IMMEDIATELY AFTER LAYING SOD. ROLL SURFACE TO REMOVE IRREGULARITIES.
8. PROTECT EXISTING VEGETATION, PAVEMENTS, AND FACILITIES FROM DAMAGE DUE TO MAINTENANCE ACTIVITIES/OPERATIONS.
9. CLEAN ADJACENT PAVEMENTS OF PLANT DEBRIS AND OTHER DEBRIS GENERATED MY MAINTENANCE AND CONSTRUCTION ACTIVITIES.



**1 OVERALL HARDSCAPE PLAN**  
1" = 60'-0"





The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. Neither the printed document nor the digital media may be altered or amended without the express written permission of the named professional.

**R/V/K**  
Landscape Architects  
Trinity Plaza II, Sixth Floor  
125 San Marcos  
San Antonio, Texas 78212  
Phone: 210-733-3355 Fax: 210-733-3349

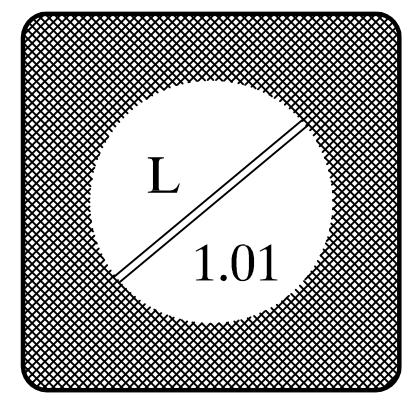
**PARKS & RECREATION**  
SAN ANTONIO

Date:	Revisions/Submissions

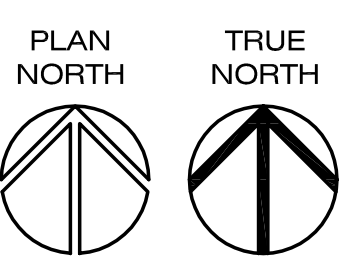
**CITY OF SAN ANTONIO**  
**TRANSPORTATION AND CAPITAL IMPROVEMENTS**  
VERTICAL DIVISION  
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE  
SAN ANTONIO, TEXAS 78203-3966  
TEL (210) 207-2879 FAX (210) 207-2720

**GILBERT GARZA PARK**  
1450 MIRA VISTA  
SAN ANTONIO, TEXAS 78228  
**HARDSCAPE PLAN**  
**ENLARGMENT**

Designed By: JC  
Drawn By: KB  
Date: 01-03-2019  
Project No.: 17098.D  
Filename:



REFER TO SPECIFICATIONS FOR ALL MANUFACTURER, MODELS, SIZES, AND COLORS FOR INFORMATION REGARDING ALL SITE FURNITURE, EQUIPMENT, ETC.



**1 ENLARGED HARDSCAPE PLAN**  
1" = 10'



























