

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

**HDRC CASE NO:** 2019-281  
**ADDRESS:** 6860 RAINTREE PATH  
**LEGAL DESCRIPTION:** NCB 16587 BLK LOT P-10A (DRAINAGE ROW) "RAINTREE"  
ANNEXATN  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 10  
**APPLICANT:** Marc Zak/Terra Design Group  
**OWNER:** CITY OF SAN ANTONIO  
**TYPE OF WORK:** Park Improvements  
**APPLICATION RECEIVED:** May 17, 2019  
**60-DAY REVIEW:** July 16, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness 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:**

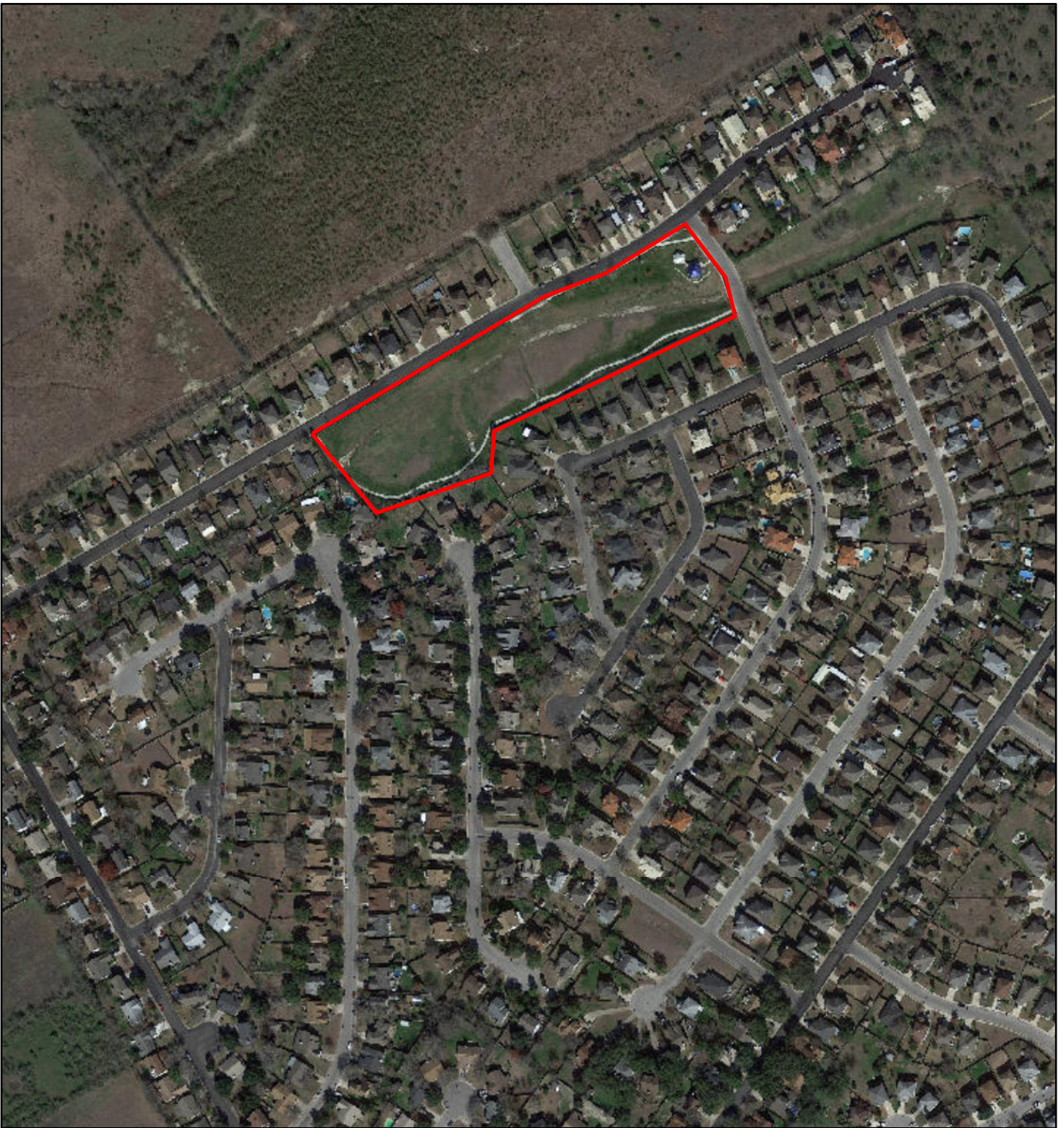
- a. The property located at 6860 Raintree Path, northeast of Downtown, is a public park with the common name of Raintree Park. The applicant is requesting approval for various park improvements.
- b. PARK IMPROVEMENTS – The applicant is requesting approval to install new playground equipment (swing), a shade canopy for the new playground equipment, playground safety surfacing, limestone block landscape walls in the playground area, and an Americans with Disabilities Act (ADA) accessible concrete walkway connecting the existing pavilion area to the playground, two picnic areas along the exiting trail (each to include a picnic table with trash/recycle receptacles), and site lighting. 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 of the proposed park improvements based on findings a through c with the following stipulation:

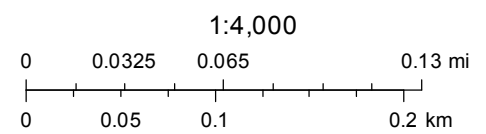
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

# 6860 Raintree Path



May 29, 2019

— User drawn lines





6860 Raintree Path





PROPOSED LOCATION  
FOR NEW SWING

RAINTREE PARK SITE



May 16, 2019

City of San Antonio  
Office of Historic Preservation  
1901 South Alamo  
San Antonio, Texas 78204

To whom it may concern:

The following is a detailed description of the improvements proposed for Raintree Park to be considered appropriate by the Office of Historic Preservation.

1. Playground area to include a swing. The playground area will have poured in place surfacing (fibar as a value engineering option) as the safety surfacing. Additionally, the swing will be covered by a shade canopy to match the existing shade canopy at the existing playground. Short landscape walls made of limestone blocks will be used to level the area for the new playground area. The playground area will be made accessible via concrete walk from the existing pavilion area.
2. Picnic nodes (2) along the existing trail, to include a picnic table with trash/recycle receptacles (one base bid, one as alternate). Locations to be determined on site.
3. Lighting for the playground area (new and existing) and the existing trail. Lighting will be concrete pole with an LED fixture.

Please let us know if you have any questions or comments regarding the proposed improvements at Raintree Park.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Marc R. Zak', with a stylized flourish at the end.

Marc R. Zak, PLA

Tdg

## RAINTREE PARK IMPROVEMENTS

REVISION	DATE
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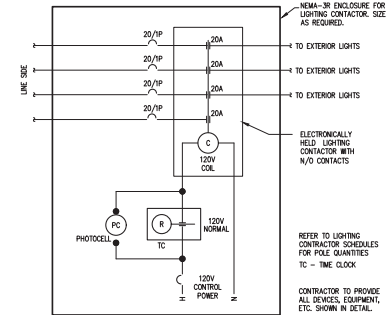


## SITE LAYOUT

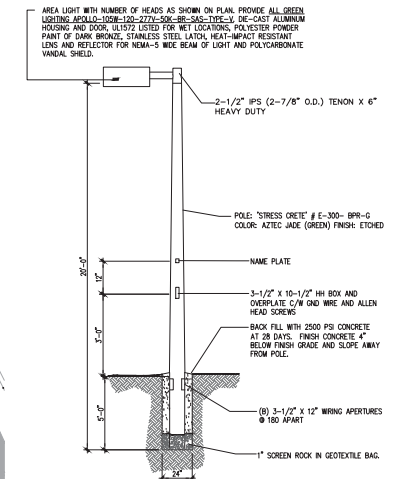
### Construction Documents (95%)

## GENERAL SITE GROUNDING NOTES:

- ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE CURRENT NEC WITH ALL CITY AMENDMENTS.
- GROUND RODS SHALL BE MINIMUM 3/4" INCH AND 8 FOOT LONG COPPER OR COPPER CLAD, BURIED VERTICALLY TO A MINIMUM DEPTH OF 8 FOOT 6 INCH BELOW GRADE. DRIVE ALL GROUND RODS INTO EXPOSED EARTH. IF DUE TO CONSTRUCTION, THE EARTH HAS BEEN DISTURBED AT THE GROUND ROD POINT, COMPACT THE LOCATION AND INSTALL GROUND ROD.
- EXPOSED GROUNDING CONDUCTORS SHALL BE SUPPORTED BY MECHANICAL MEANS AND PROPERLY PROTECTED FROM DAMAGE. ALL GROUNDING CONDUCTORS SHALL BE SLEEVED THROUGH BUILDING WALLS.



## 4 EXTERIOR LIGHTING CONTACTOR DETAIL



## 3 POLE DETAIL

### 1 ELECTRICAL KEYED NOTES:

- ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL ON/TIME-CLOCK OFF OPERATION. CIRCUIT USING 2 - #10 AND 1 - #10 GND MINIMUM. REFER TO VOLTAGE DROP SCHEDULE FOR CONDUCTOR DE-RATING.
- REFER TO DETAIL #3 ON THIS SHEET FOR POLE BASE. PROVIDE AND INSTALL 20A FUSES IN-LINE WITH CONDUCTORS SUPPLYING LIGHT FIXTURE. INSTALL WITHIN ACCESSIBLE HAND-HOLE.

20 AMP CIRCUIT VOLTAGE DROP		
120V 20 Amp CONDUCTOR	CONDUIT	MAX DISTANCE FROM PANEL TO LOAD
2 - #12 and 1 - #12 GRD	3/4" C	120 Feet
2 - #10 and 1 - #10 GRD	3/4" C	200 Feet
2 - #8 and 1 - #10 GRD	3/4" C	320 Feet
2 - #8 and 1 - #8 GRD	3/4" C	500 Feet
2 - #4 and 1 - #8 GRD	1" C	760 Feet
2 - #2 and 1 - #8 GRD	1 1/4" C	1100 Feet

Notes:  
1) Contractor to follow feeder voltage drop distance for circuiting

**HMB**  
**ENGINEERING**  
CONSULTANTS

2402 NORTH FLORES  
SAN ANTONIO, TEXAS 78212  
210.393.1840 PHONE  
SAN ANTONIO - 85V  
TPE FIRM REGISTRATION NO. 13361

THESE SHEETS ARE FOR PRELIMINARY REVIEW ONLY. THESE ARE NOT FOR CONSTRUCTION DOCUMENTS.



terra design group, inc.  
2015 ne loop 410  
san antonio, texas 78217  
210.220.1400  
210.220.1404  
mzak@terradesigngroup.com



## RAINTREE PARK IMPROVEMENTS

6860 Raintree Path  
San Antonio, Texas 78233

REVISION DATE

Project no: 19072  
Date: April 22, 2019  
Sheet: 1 of 2

## ES1.0 ELECTRICAL SITE PLAN PLAYGROUND AREA

Construction Documents (95%)

## 1 PLAYGROUND LIGHTING PLAN

1" = 10'-0"

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## RAINTREE PARK IMPROVEMENTS

6860 Raintree Path  
San Antonio, Texas 78233

REVISION DATE

Project no: 19072  
Date: April 22, 2019  
Sheet: 2 of 2

**ES1.1**  
ELECTRICAL SITE PLAN  
TRAIL LOOP

Construction Documents (95%)

PANEL LP1													
VOLTAGE (L-N):			120		ENCLOSURE TYPE:			N3R					
VOLTAGE (L-L):			240		MOUNTING:			SURFACE					
PHASES, WIRES:			1 $\phi$ , 3 W		AIC RATING:			10000					
MINIMUM BUS CAPACITY (A):			100 A		NOTES:			60A MCB					
MAIN O.C. DEVICE (A):			60 A										
CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA)				POLE	TRIP AMPS	DESCRIPTION	CKT NO		
				A	B	C	D						
1	PARK LIGHT POLES	20	1	465	750			1	20	TRAIL LIGHTING	2		
3	TRAIL LIGHTING	20	1	600		600	450	1	20	TRAIL LIGHTING	4		
5	TRAIL LIGHTING	20	1	600	600			1	20	TRAIL LIGHTING	6		
7	SPARE	20	1			0	0	1	20	SPARE	8		
9	BUSSED SPACE ONLY	----	----	0	0	0	0	----	----	BUSSED SPACE ONLY	10		
11	BUSSED SPACE ONLY	----	----			0	0	----	----	BUSSED SPACE ONLY	12		
				CONNECTED LOAD PHASE TOTALS (VA)									
				2415				1050					



**PROPOSED SWING SET FOR RAINTREE PARK**



**PROPOSED SHADE CANOPY FOR RAINTREE PARK**