

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-278
ADDRESS: 2265 AUSTIN HWY
LEGAL DESCRIPTION: NCB 12162 BLK LOT 18 CLEAN WERKS AUSTIN HIGHWAY
ZONING: C-2
CITY COUNCIL DIST.: 2
APPLICANT: Edgar Sanchez/Debra J. Dockery, Architect, P.C.
OWNER: CITY OF SAN ANTONIO
TYPE OF WORK: Construction of a 1-story fire station
APPLICATION RECEIVED: May 14, 2019
60-DAY REVIEW: July 13, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting conceptual approval to construct a new fire station building.

APPLICABLE CITATIONS:

DIVISION 4. – PUBLIC PROPERTY.

Sec. 35-642. - New Construction of Buildings and Facilities.

(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.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade. (Ord. No. 98697 § 6)

FINDINGS:

- a. The applicant has proposed to construct an approximately 16,000 square foot fire station on the lot addressed 2265 Austin Hwy. The lot currently features a non-conforming pole cabinet sign, a surface parking lot, and an open field.
- b. **SCALE AND DESIGN** – According to UDC Section 35-642, buildings should be designed to be in scale with their adjoining surroundings and harmonious with the surrounding characteristics of the neighborhood. Scale and massing should be compatible with the adjacent area and the design should reflect the highest quality standards. Based on the submitted site plan and drawings, the front of the building, which will face the direction of existing 1-story commercial facilities, will have a multislope roofline that is primarily 1-story in height. Staff finds that the proposed structure is conceptually consistent with the UDC.
- c. **MATERIALS** – The applicant has proposed a metal roof and a combination of brick, stucco, and stone masonry for the façade. The applicant is responsible for complying with the UDC regarding materiality, which states that materials should be suitable to the building typology and should be human scale at the pedestrian level. Colors should be harmonious with the surrounding environment.
- d. **MECHANICAL EQUIPMENT** – The applicant is responsible for screening all mechanical equipment in conformance with UDC Section 35-642(b)(6).
- e. **HARDSCAPING AND PARKING** – The applicant has proposed to install 28'-0" and 36'-0" wide driveways, which will provide access to the new facility. The larger driveway will access the fire truck bay and the smaller driveway will provide access to a rear parking lot for employees and visitors, as well as a trash receptacle area. Staff finds the proposal generally consistent with the UDC. Staff is responsible for complying with UDC standards for screening and landscaping as noted in finding f, and for verifying parking and egress requirements with the appropriate Development Services Department divisions and reviewers.
- f. **LANDSCAPING** – According to the UDC, parking areas should be screened from view from the public right-of-way and should feature attractive fences, berms, plantings, or other means appropriate to the site. Per the submitted site plan, landscaping elements will be incorporated on the northern, western, and eastern edges of the proposed structure to screen parking and the building. Staff finds this to be generally consistent with the UDC, but Staff requires a final landscaping plan indicating the location and species of all proposed plantings.
- g. **SIGNAGE** – The submitted renderings indicate potential proposed signage. The applicant is responsible for submitting signage details in the submission for final approval or at a later date in a separate application.
- h. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through h with the following stipulations:

- i. That the applicant submits all material specification information and a full landscaping and hardscaping plan for final approval.
- ii. That the applicant submits comprehensive information on proposed signage for final approval, if applicable.
- iii. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations

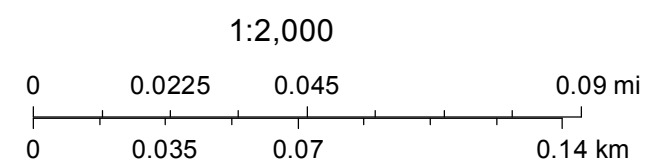
regarding archaeology.

City of San Antonio One Stop



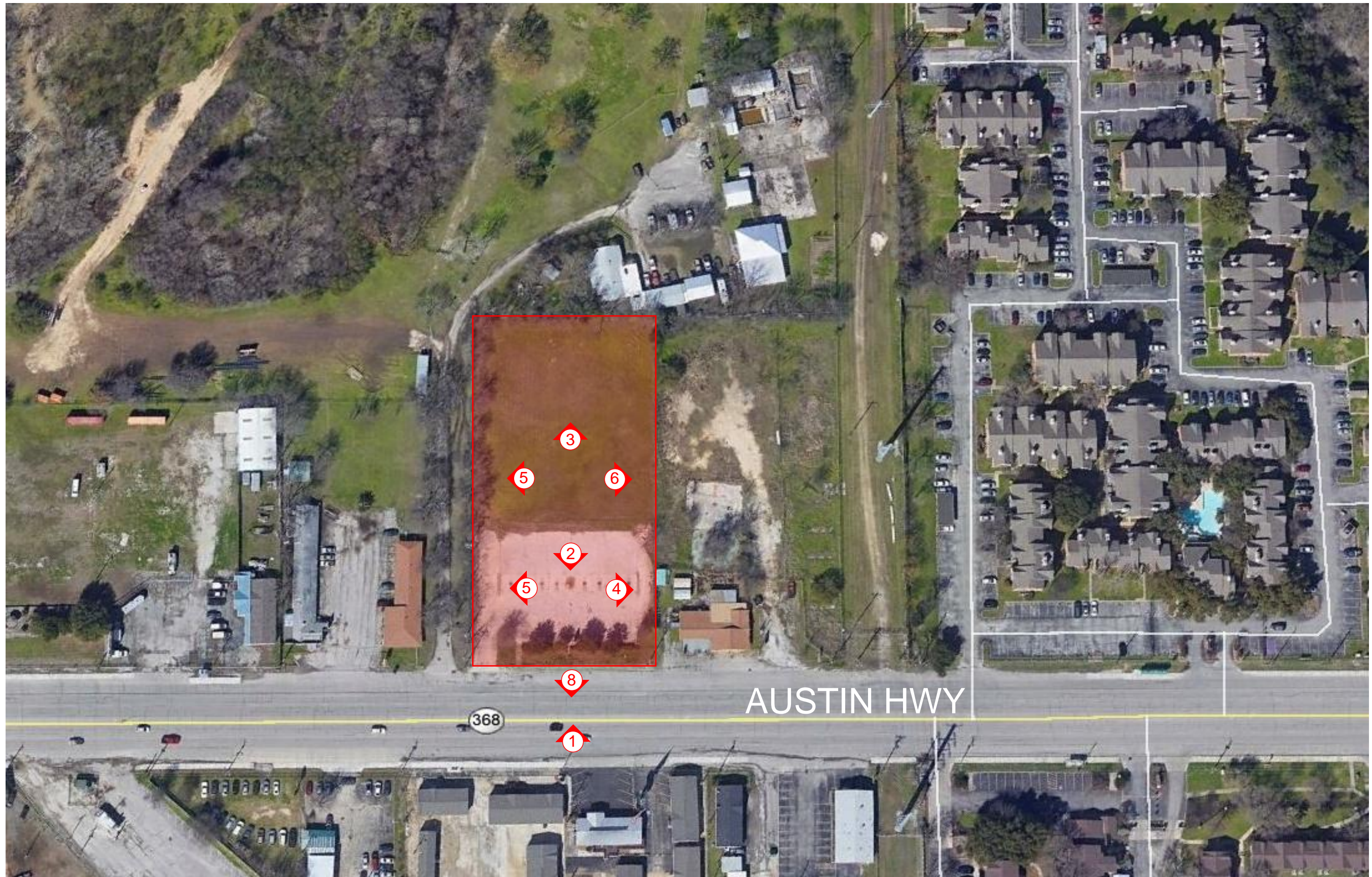
May 29, 2019

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HDRC CITY OF SAN ANTONIO FIRE STATION #24

VIEWS OF SITE



HDRC CITY OF SAN ANTONIO FIRE STATION #24

VIEWS OF SITE



HDRC CITY OF SAN ANTONIO FIRE STATION #24

VIEWS OF SITE



Fire Station #24 currently operates from a facility on Austin Highway in the northeast quadrant of San Antonio. The existing facility is outdated and does not accommodate modern fire and emergency services equipment. The replacement facility will be constructed on Austin Highway at a site further north. The site is 200' by 400' and was formerly a car wash facility. Clearing of the remaining car wash foundations will be needed to develop the site. The existing tree line along the south and west boundaries will be preserved along with the trees along Austin Highway.

Project Goals & Functions

The primary goals of the design of Fire Station #24 are to provide a functional, long-lasting building that facilitates immediate response times by the fire fighter and emergency service providers. The facility is single story and approximately 16,150 gross square feet.

The new station includes three drive-through fire apparatus bays and a separate EMS bay located at the front entry of the building. The apparatus bay support area includes a bunker gear storage room and decontamination area completely opposite the living quarters.

The living quarters are complete with kitchen, dining, day room, exercise room and laundry. Care has been taken in the layout of spaces to insure direct access to the apparatus bays from the dorms. There are eight fire fighter dorm rooms, with toilet and shower room facilities. The EMS area consists of three 3 dorm rooms, locker area and storage room. There are four officer dorms, each opening directly to one of two office / conference rooms.

When entering the main public entrance, the vestibule allows a display area which could house items such as historical information about the department. From the lobby, the offices may be accessed for public assistance but the remainder of the building still remains secure.

Design Solution

In preparation for a new fire station for the City San Antonio, the design team worked with the San Antonio Fire Department and the City's Transportation and Capital Improvements Department to complete a site analysis and several concept design solutions before arriving at the selected option. The site area is very tight to accommodate a single story station with the number of parking spaces, storm water detention and landscape requirements.

The position of the building on the site is governed by a circulation route of fire apparatus and ensuring the required turning radius and a "pull thru" bay design are met. Direct access to Austin Highway for the apparatus is desired. This necessitated a long narrow building for the offices and quarters, and the location of the EMS bay at the front of the station. Other considerations are a floor plan layout that follows the San Antonio Fire Department standard to facilitate familiarity by personnel.

Materials and Systems

The recommendations for exterior form and materials are made with considerations for energy efficiency, functionality, low maintenance, longevity, compatibility with the neighborhood, and a goal of creating significant public architecture. The exterior form has a high sloped roof over the apparatus area which extends through the living quarters, with single sloped and gable roofs adjoining. The exterior materials are brick and stone masonry with stucco and metal roofing.





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CITY OF SAN ANTONIO FIRE STATION #24		DEBRA J. DOCKERY, ARCHITECT, P.C. 118 BROADWAY, SUITE 516 SAN ANTONIO, TX 78205 PHONE (210) 225-6130 FAX (210) 225-7588	
REVISIONS		PROJECT NO. 18-14	
		PHASE Project Status	
		DATE Issue Date	
		DESCRIPTION SITE PLAN	
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CITY OF SAN ANTONIO
FIRE STATION #24
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REVISIONS

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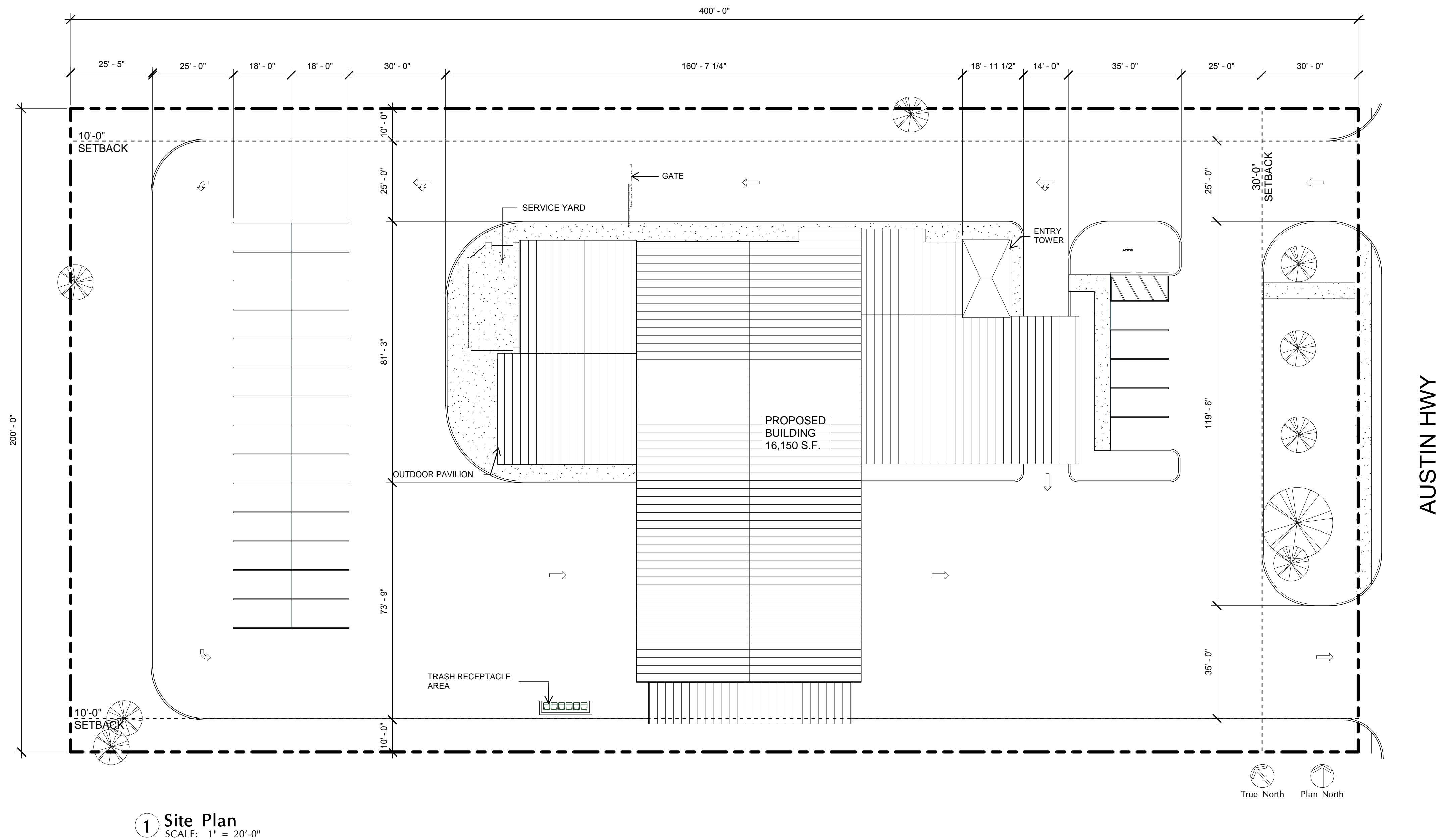
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Issue Date
DESCRIPTION

SITE PLAN

A2.02





- 16,150 sq. ft.
- 2 Office Training Rooms
- 4 Officer's Quarters
- 8 Fire Fighters Dorms
- Kitchen/Dayroom
- 3 EMS Dorms
- 1 Laundry Facility
- 1 EMS Bay
- 3 Fire Fighter Apparatus Bays w/ Bunker and Wash down

INTERIM REVIEW ONLY
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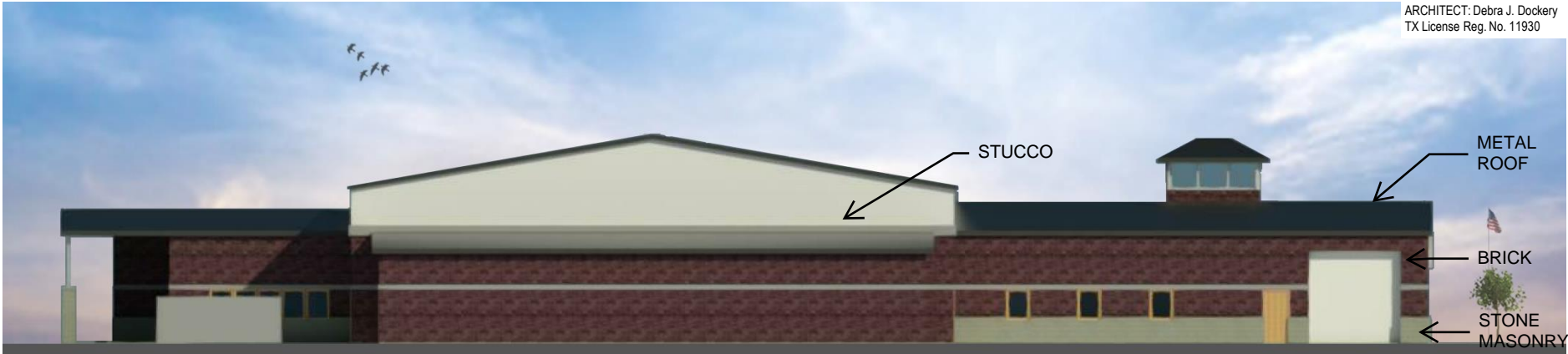


FLOOR PLAN



DEBRA J. DOCKERY, ARCHITECT, P.C.

City of San Antonio **FIRE STATION #24**
Schematic Design



South Elevation



North Elevation



METAL ROOF

STUCCO

BRICK

STONE
MASONRY

East Elevation



METAL ROOF

STUCCO

BRICK

West Elevation