

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-348
ADDRESS: 13102 JONES MALTSBERGER RD
LEGAL DESCRIPTION: NCB: 13733 BLK: O LOT: A (104.167AC & B(163.952AC)
ZONING: R-5
CITY COUNCIL DIST.: 10
APPLICANT: Joe Cannata/RVK
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: May 29, 2019
60-DAY REVIEW: July 28, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out the following park improvements:

1. Construct a bike park consisting of an asphalt pump track and bike skills course.
2. Expand the existing asphalt parking lot.
3. Install two prefabricated steel pavilions.
4. Add lighting to the existing parking lot.
5. Replace the existing concrete low water crossing.
6. Expand the existing dog park.
7. Repair the sewer at the former restroom building.
8. Demolish the washroom building
9. Install a Portland Loo restroom with a septic system.
10. Install concrete picnic units.

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 13102 Jones Maltsberger, northeast of Downtown, is a public park with the common name of McAllister Park. The applicant is requesting approval to carry out various park improvements.
- b. BIKE PARK – The applicant has proposed to construct a bike park consisting of an asphalt pump track and bike skills course. Staff finds the proposal consistent with the UDC.
- c. PARKING LOT EXPANSION – The applicant has proposed to expand the existing asphalt parking lot. Staff finds the proposal consistent with the UDC.
- d. PAVILIONS – The applicant has proposed to install two prefabricated steel pavilions. Staff finds the proposal consistent with the UDC.
- e. LIGHTING – The applicant has proposed to add lighting to the existing parking lot. Staff finds the proposal consistent with the UDC.
- f. REPLACEMENT OF LOW WATER CROSSING – The applicant has proposed to replace the existing concrete low water crossing. Staff finds the proposal consistent with the UDC.
- g. DOG PARK EXPANSION – The applicant has proposed to expand the existing dog park. Staff finds the proposal consistent with the UDC.
- h. SEWER REPAIRS – The applicant has proposed to repair the sewer at the former restroom building. Staff finds the proposal consistent with the UDC.
- i. DEMOLITION OF WASHROOM BUILDING – The applicant has proposed to demolish the washroom building. Staff finds the proposal consistent with the UDC.
- j. RESTROOM FACILITY – The applicant has proposed to install a Portland Loo restroom with a septic system. Staff finds the proposal consistent with the UDC.
- k. PICNIC UNITS – The applicant has proposed to install concrete picnic units. Staff finds the proposal consistent with the UDC.
- l. 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 l with the following stipulation:

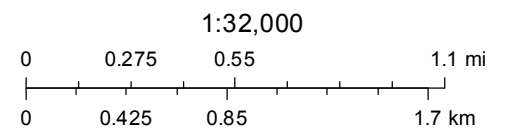
- i. That the applicant coordinate with the City Arborist's office to develop a comprehensive tree preservation plan.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

13102 Jones Maltberger



June 11, 2019

- User drawn lines
- COSA City Limit Boundary



CoSA



13102 Jones
Maltzberger Road

Blossom Athletic Center

Capitol Cement



Rev	By	Rev	By	Rev	By

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND
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1500 MARSHALL AVENUE
SAN ANTONIO, TEXAS 78202-3966
TEL: 210.205.2000 FAX: 210.205.2001

MCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
OVERALL SITE PLAN



Designed By:	JC
Drawn By:	JC
Date:	04-25-2019
Project No:	170PRLC
Filename:	

PRELIMINARY
This design document indicates the design concept and the general scope of the project. It is not to be used for regulatory approval, permit, or construction.

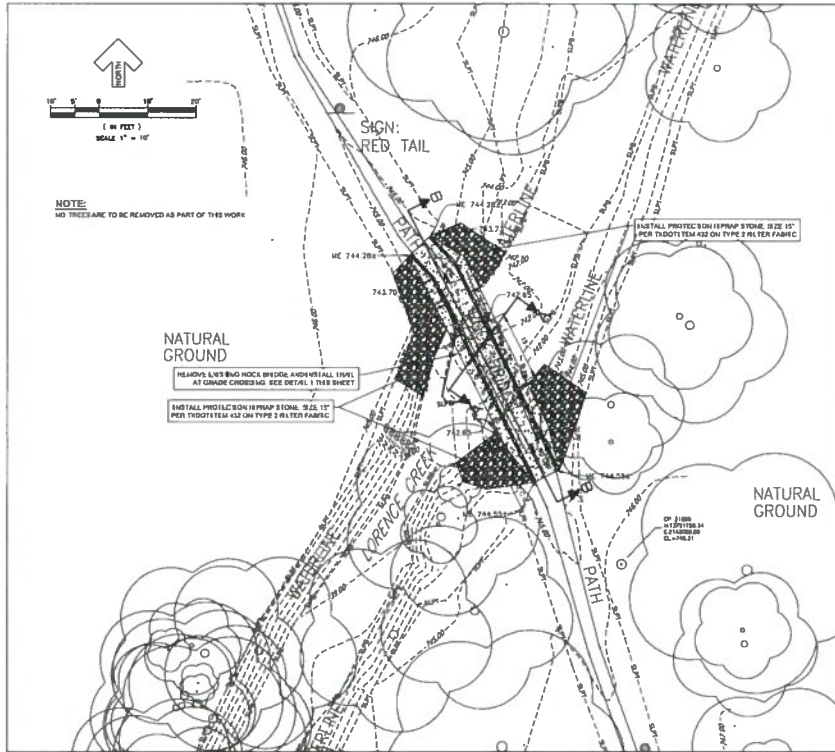


SITE KEYNOTES

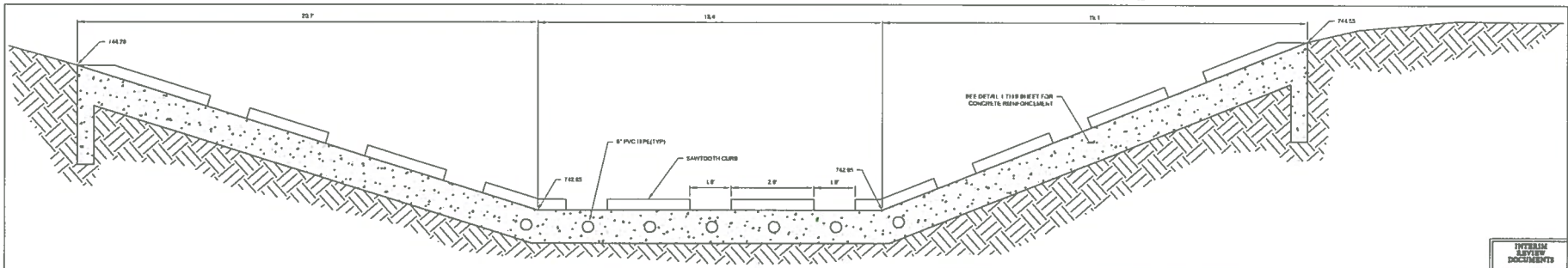
- 1. PLAYGROUND REF. ARC PLANS
- 2. SIDE PARK / BAY / BAY AREA REF. ARC PLANS
- 3. LOW WATER CROSSING
- 4. SIDE PARK DEFORMATION
- 5. BAY AREA REF. PLACED BAY AT REF. ROOM
- 6. PARK CAN BE PLACED BAY AREA
- 7. POWER CENTER AT PRACTICE FIELD
- 8. PARK CAN BE PLACED AT PRACTICE FIELD
- 9. LIGHTING AT PRACTICE FIELD
- 10. BAY AREA REF. PLACED BAY AT REF. ROOM
- 11. BAY AREA REF. PLACED BAY AT REF. ROOM
- 12. BAY AREA REF. PLACED BAY AT REF. ROOM
- 13. BAY AREA REF. PLACED BAY AT REF. ROOM
- 14. BAY AREA REF. PLACED BAY AT REF. ROOM
- 15. BAY AREA REF. PLACED BAY AT REF. ROOM
- 16. BAY AREA REF. PLACED BAY AT REF. ROOM
- 17. BAY AREA REF. PLACED BAY AT REF. ROOM
- 18. BAY AREA REF. PLACED BAY AT REF. ROOM
- 19. BAY AREA REF. PLACED BAY AT REF. ROOM
- 20. BAY AREA REF. PLACED BAY AT REF. ROOM



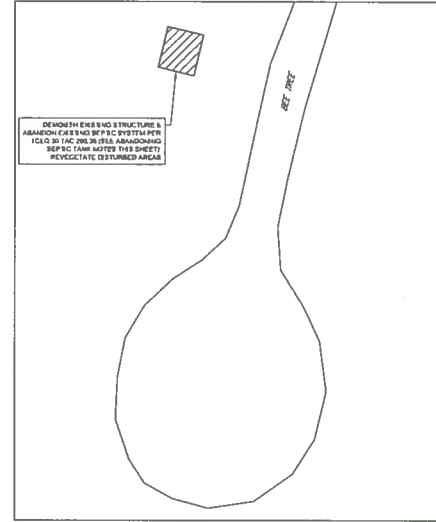
1 OVERALL SITE PLAN
SCALE: 1" = 100'



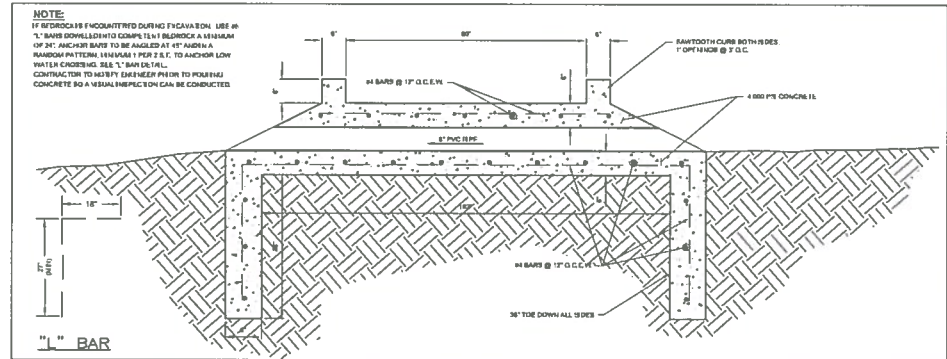
SITE PLAN - LOW WATER CROSSING
SCALE: 1" = 10'



2 TRAIL AT GRADE CROSSING - SECTION B-B
NOT TO SCALE



SITE PLAN - REF TREE PICNIC AREA RESTROOM REMOVAL
SCALE: 1" = 20'



1 TRAIL AT GRADE CROSSING - SECTION A-A
NOT TO SCALE

EXISTING CONDITIONS NOTE:
ALL SURVEY INFORMATION ON A-100 REE IMPROVEMENTS, ETC.)
SHOWN ON THESE PLANS WAS PROVIDED BY OTHERS.

INTELLIGENT
ENGINEERING
SERVICES
13102 JONES MALTSBERGER
SAN ANTONIO, TEXAS
78240-1000
TEL: 210.223.1000
FAX: 210.223.1000

Prepared by:
TJ
Checked by:
STAFF
Date:
10-23-2019
Project No:
17174
1 of 1

PRELIMINARY
This drawing indicates
the design concept
and/or general scope
of the project.
It is not to be used for
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permit, or
construction.

RVK
Landscape Architects
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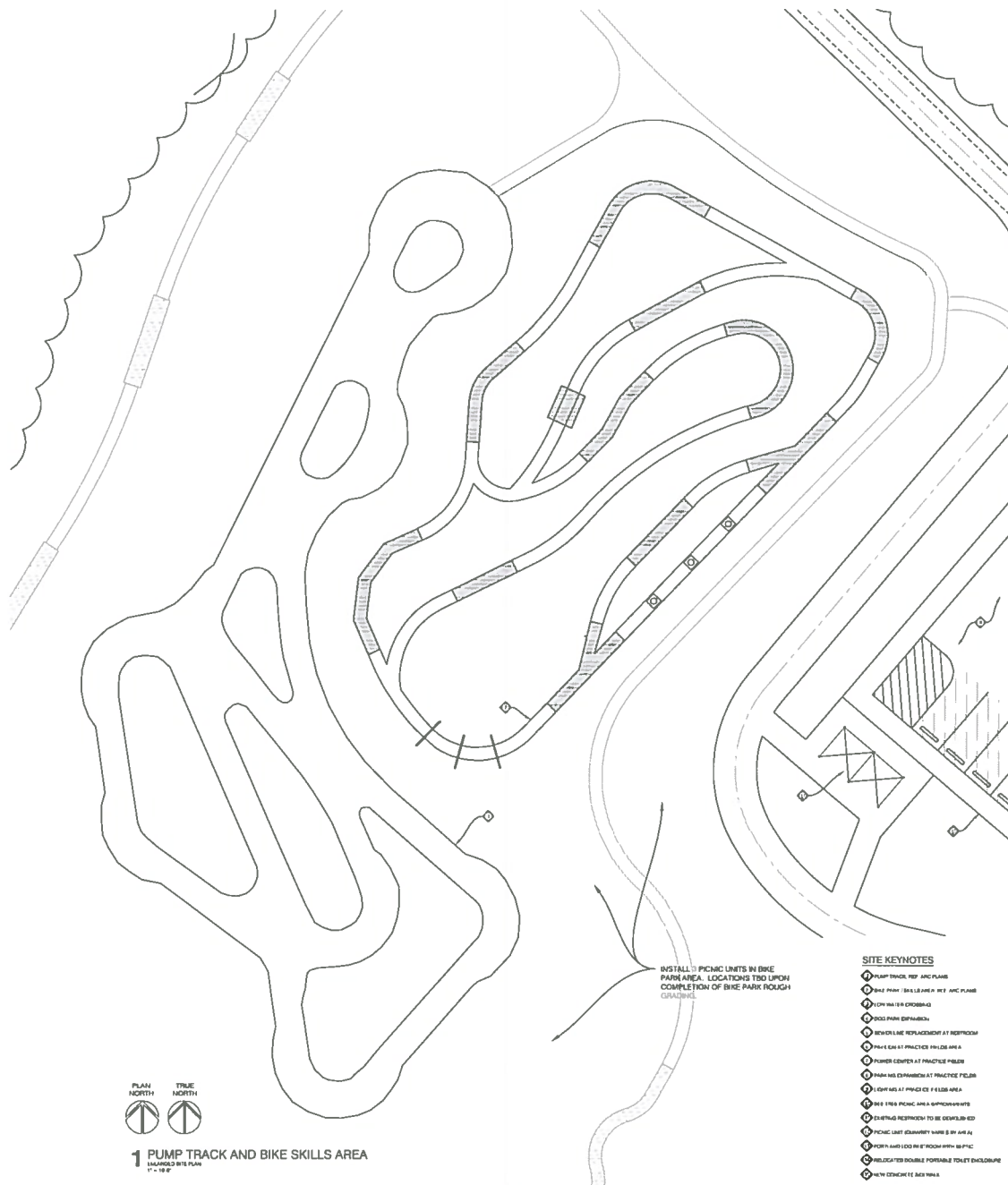


Date	Revision/Submitted

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MCALLISTER PARK IMPROVEMENTS
13102 JONES MALTSBERGER
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78240-1000
SITE PLAN - AREAS 2&3

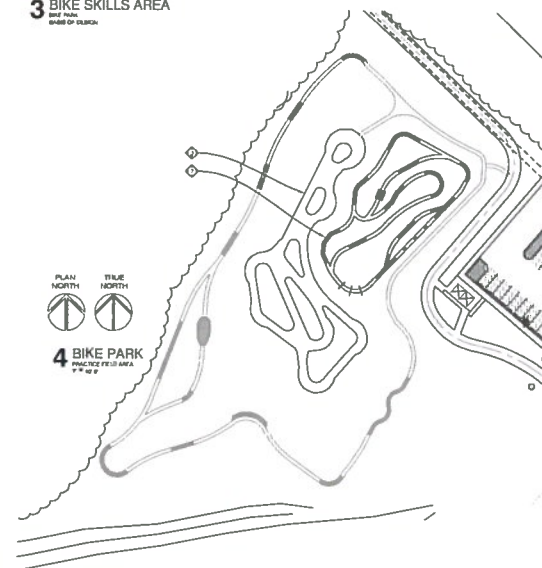




2 VELOSOLUTIONS PUMP TRACK
SIDE VIEW



3 BIKE SKILLS AREA
SIDE VIEW



PRELIMINARY
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Date	Revisions/Comments

CITY OF SAN ANTONIO
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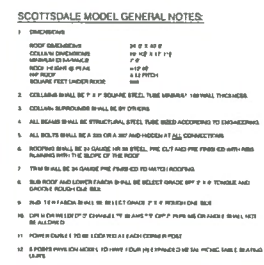
MCCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
ENLARGED SITE PLAN - BIKE PARK



Designed by:
JC
Drawn by:
JC
Title:
04-25-2019
Project No:
1709MLC
Filename:



Designed By:	JC
Drawn By:	JC
Date:	04-25-2019
Project No:	17098.C
Filename:	



NOTE: CONTRACTOR RESPONSIBLE TO SUBMIT SIGNED AND SEALED
ENGINEER SHOP DRAWINGS FOR FINAL APPROVAL AND PERMITTING

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Document indicates
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construction.



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MCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
CONSTRUCTION DETAILS - EAST PAVILION - 6 POSTS



Designed By:	JC
Drawn By:	JC
Date:	04-25-2019
Project No:	17098.C
Filename:	



1 OVERALL BIKE PARK AND PUMP TRACK AREA
30 PERSPECTIVE VIEW
NUT

PRELIMINARY
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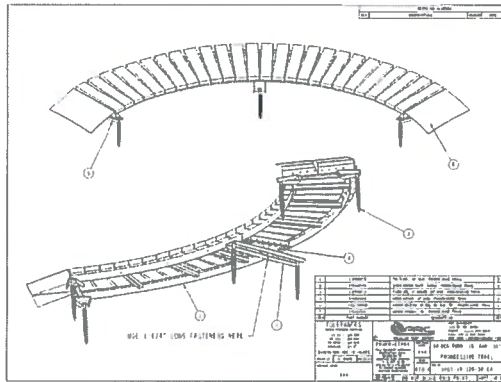
Rev	Revision/Submitted to

CITY OF SAN ANTONIO
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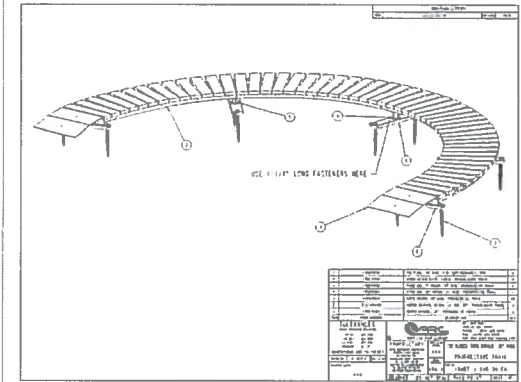
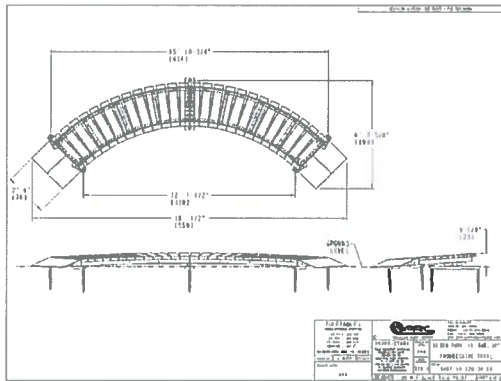
MCCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
BIKE PARK PERSPECTIVE



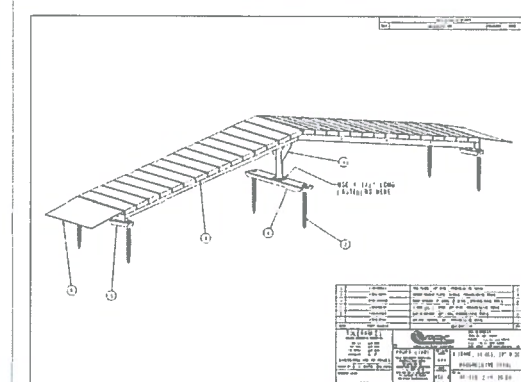
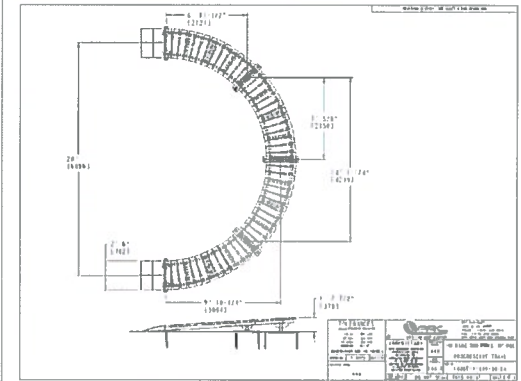
PROGRESSIVE BIKE RAMPS
Designed By: _____
Drawn By: _____
Date: 01-23-2019
Project No: 1709H.C
Location: _____



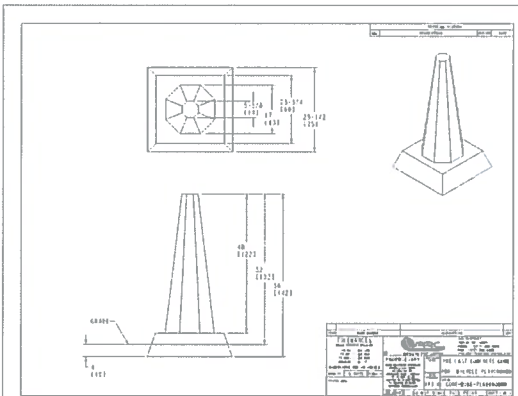
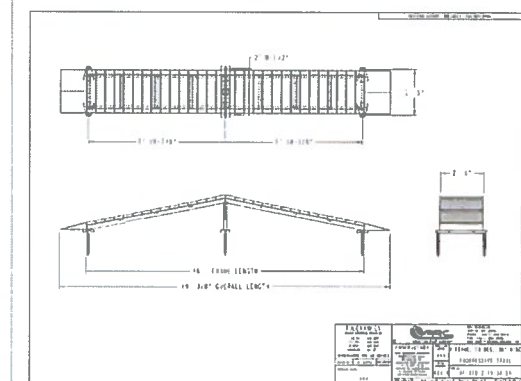
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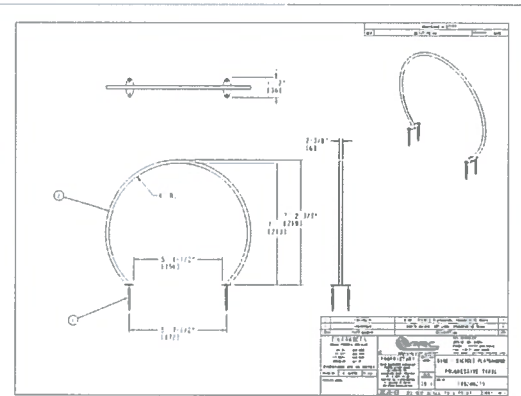
KEYNOTE ITEM 17



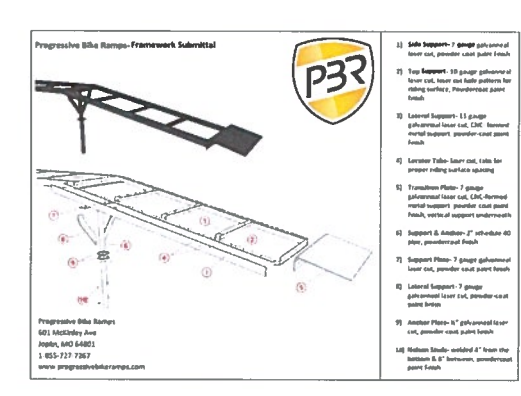
KEYNOTE ITEM 7



KEYNOTE ITEMS 3, 4, 5



KEYNOTE ITEM 8, 9, 10



TYPICAL FRAMEWORK

PRELIMINARY
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Item	Revision	Submitted

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MCALLISTER PARK IMPROVEMENTS
LINDA JONES MALTSBERGER
SAN ANTONIO, TEXAS
BIKE PARK CONSTRUCTION DETAILS



Designed By: _____
Drawn By: _____
Date: 01-23-2019
Project No: 1709MLC
Title: _____



PREFABRICATED STEEL PAULION



PICNIC SHADE CANOPY



PORTLAND-LOO RESTROOM



PUMP TRACK



TOILET ENCLOSURE W/ ROOF



CRITTER PROOF TRASH RECEPTACLE