

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

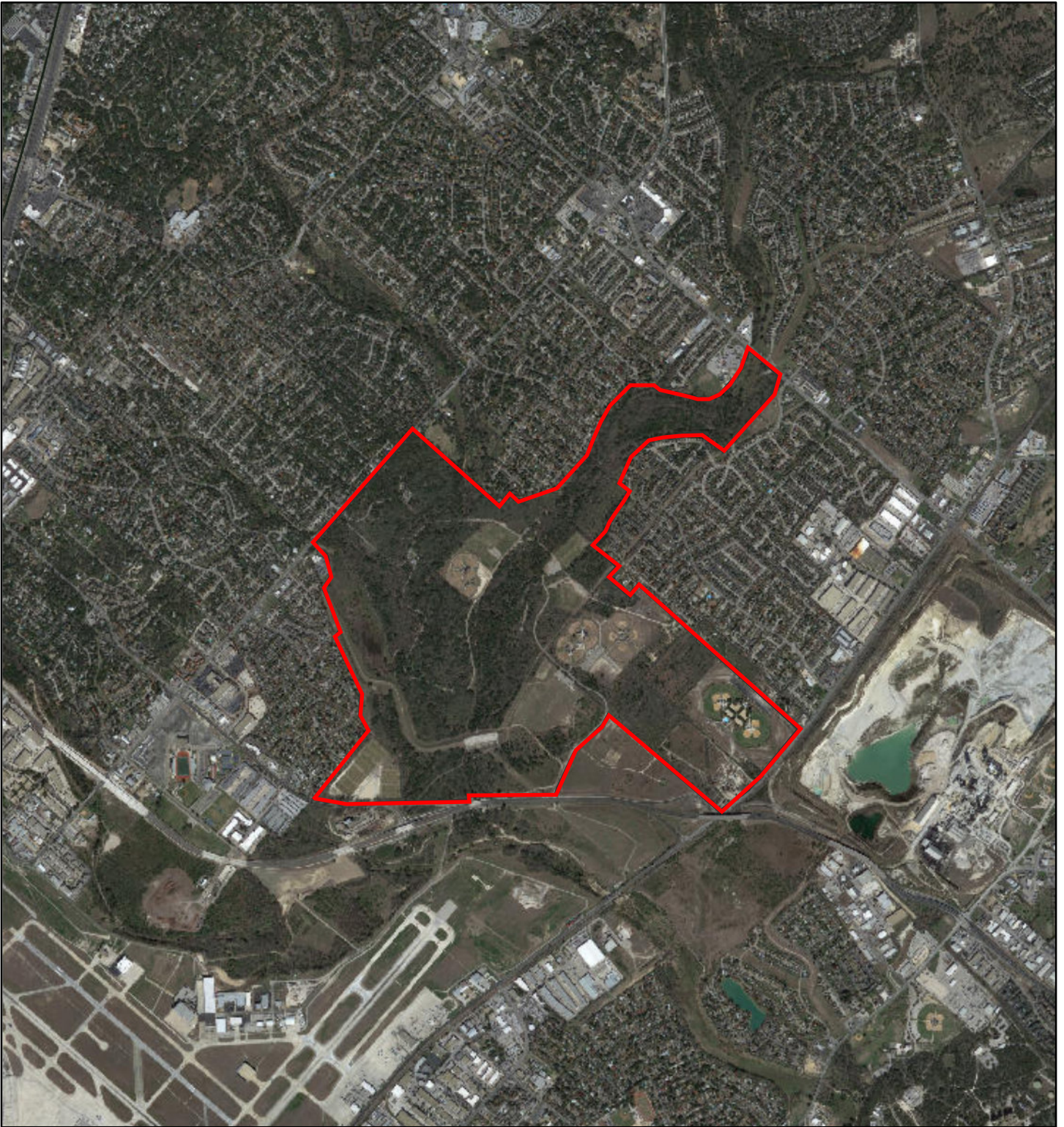
archaeology.

RECOMMENDATION:

Staff recommends approval of the proposed park improvements based on findings a through l with the following stipulation:

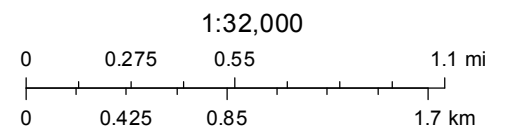
- i. That the applicant coordinate with the City Arborist's office to develop a comprehensive tree preservation plan.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

13102 Jones Maltberger

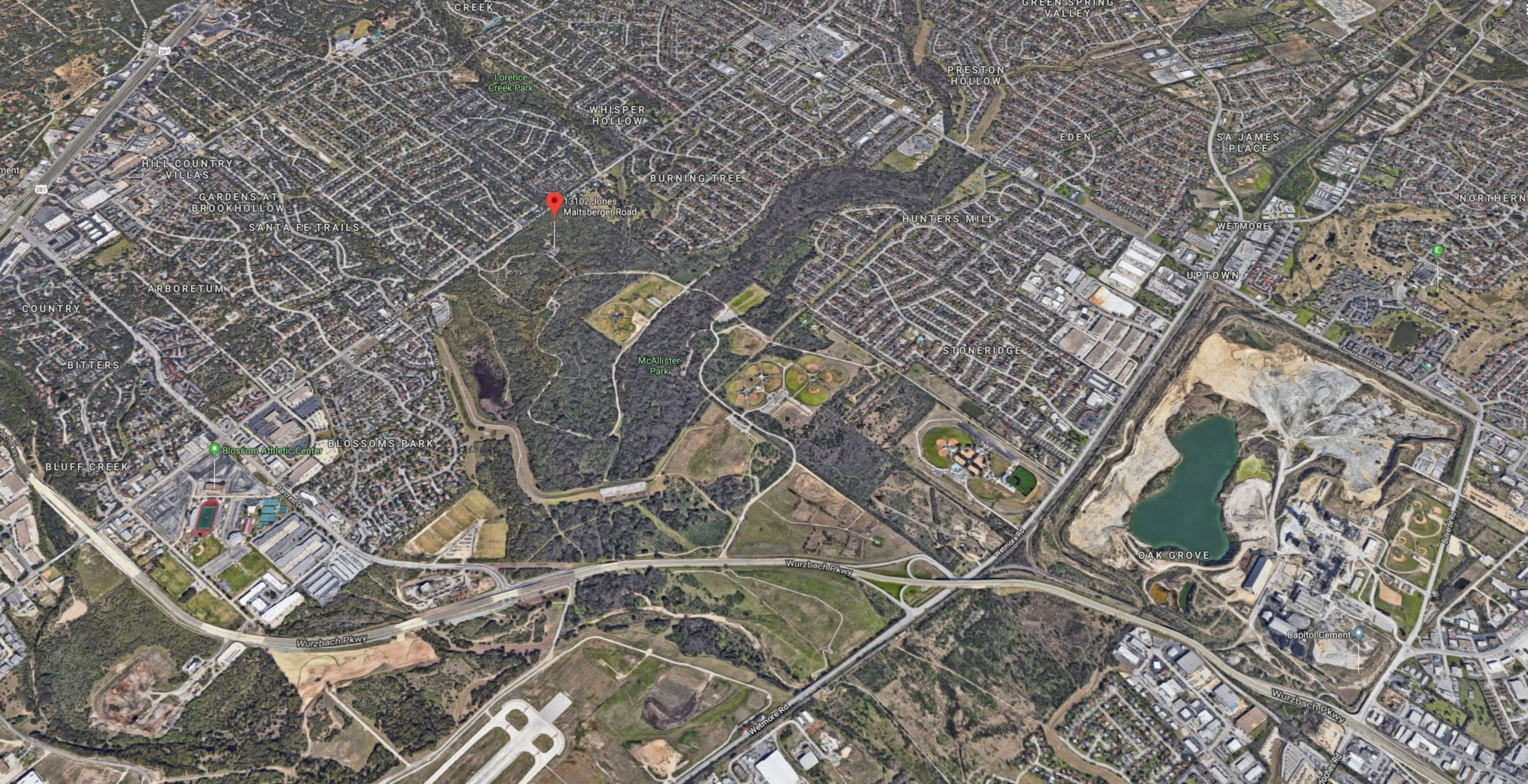


June 11, 2019

- User drawn lines
- COSA City Limit Boundary



CoSA



Lorence
Creek Park

WHISPER
HOLLOW

PRESTON
HOLLOW

EDEN

SA JAMES
PLACE

NORTHERN

HILL COUNTRY
VILLAS

GARDENS AT
BROOKHOLLOW

SANTA FE TRAILS

BURNING TREE

HUNTERS MILL

WETMORE

UPTOWN

COUNTRY

ARBORETUM

BITTERS

McAllister
Park

STONERIDGE

BLOSSOMS PARK

Blossom Athletic Center

BLUFF CREEK

OAK GROVE

Capitol Cement

Wurzbach Pkwy

Wurzbach Pkwy

Wetmore Rd

Wetmore Rd

Wurzbach Pkwy

Joches Rd

Bulverde Rd

Thousand Oaks

Wetmore Rd

Wetmore Rd

Wetmore Rd

Wetmore Rd

Wetmore Rd

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Wetmore Rd

Wetmore Rd

Wetmore Rd

Wetmore Rd

Wetmore Rd



1 OVERALL SITE PLAN



PRELIMINARY
This Design Document indicates the design concepts and the general scope of the project. It is incomplete and may not be used for regulatory approval, permit, or construction.



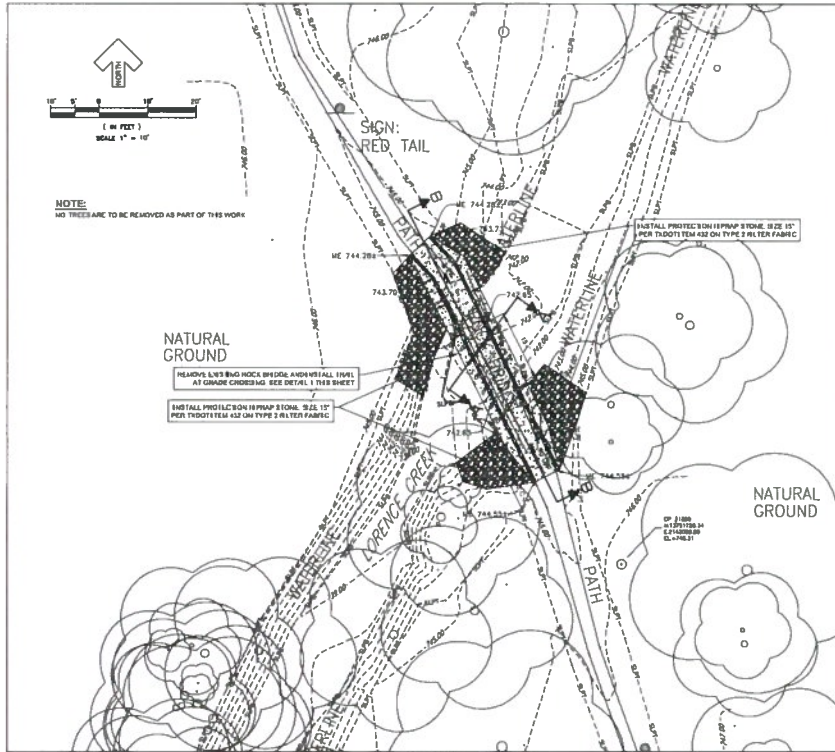
Date	Revision Submitter

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND
CAPITAL IMPROVEMENTS
VERTICAL DIVISION
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE
P.O. BOX 679666 SAN ANTONIO, TX 78267-9666
TEL: (210) 207-2879 FAX: (210) 207-2197

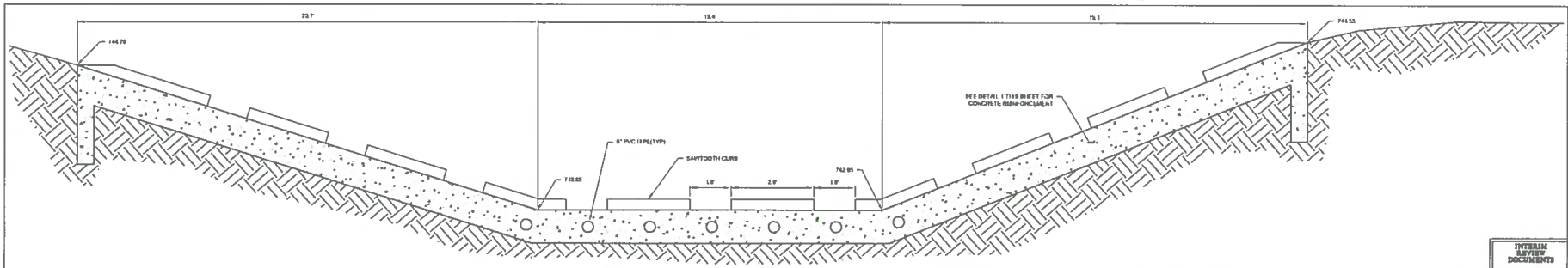
MCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
OVERALL SITE PLAN



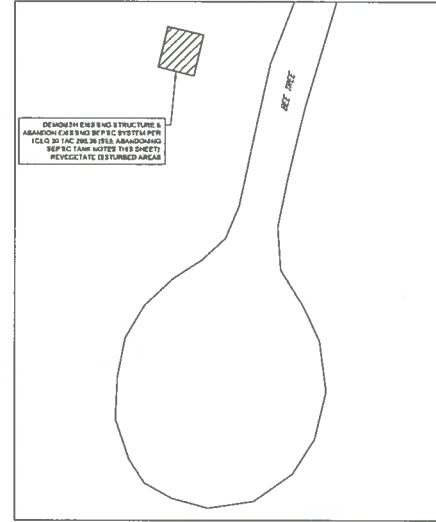
Designed By:	JC
Drawn By:	JC
Date:	04-25-2019
Project No:	17198.C
Filename:	



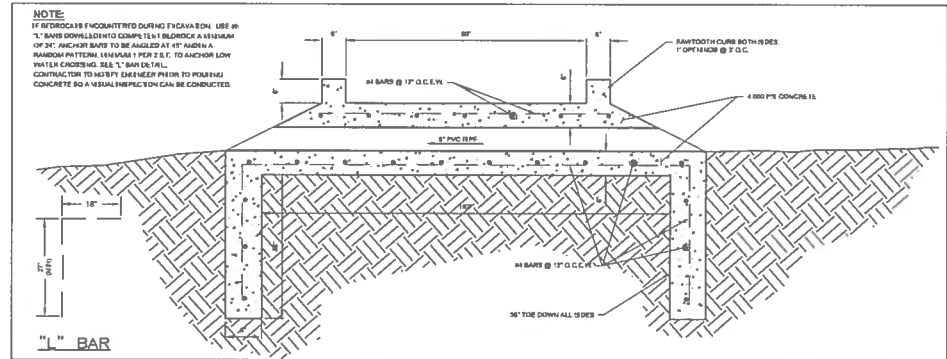
SITE PLAN - LOW WATER CROSSING
SCALE: 1" = 10'



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

ABANDONING SEPIC TANK NOTES:

- 30 TAC 205.36. ABANDONED TANKS, BOREHOLES, CESSPOOLS, AND SEEPAGE PITS.
 - A TANK THAT IS NOT TO BE USED AGAIN FOR HOLDING SEWAGE SHALL BE ABANDONED.
 - TO PROPERLY ABANDON, THE OWNER SHALL CONDUCT THE FOLLOWING ACTIONS, IN THE ORDER LISTED:
 - ALL TANKS, BOREHOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS, AND PUMP TANKS SHALL HAVE THE WASTEWATER REMOVED BY A WASTE TRANSPORTER, HOLDING A CURRENT REGISTRATION WITH THE EXECUTIVE DIRECTOR.
 - ALL TANKS, BOREHOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS, AND PUMP TANKS SHALL BE FILLED TO GROUND LEVEL WITH FILL MATERIAL (LESS THAN THREE INCHES IN DIAMETER) WHICH IS FREE OF ORGANIC AND CONSTRUCTION DEBRIS.
- CONTRACTOR SHALL OBTAIN PICKUP AND DELIVERY TICKET FOR THE WASTEWATER HAUL-OFF FROM WASTE TRANSPORTER.
- CONTRACTOR SHALL DEMOLISH TOP OF TANK AND DISPOSE OF MATERIAL OFF-SITE.
- CONTRACTOR SHALL DOCUMENT THE ABANDONING BY TAKE PICTURES OF EACH SEQUENCE, THE REMOVAL OF THE WASTEWATER, THE DEMOLITION OF THE TOP OF TANK, THE BACKFILL OF APPROPRIATE MATERIAL, AND REVEGETATION OF DISTURBED AREAS. THIS DOCUMENTATION SHALL BE TURNED OVER TO THE OWNER TO SUBMIT TO BEAR COUNTY TO CLOSE OUT THE SEPIC TANK PERMIT.

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Date	Revisions/Comments

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND
CAPITAL IMPROVEMENTS
VERTICAL DIVISION
MUNICIPAL PLAZA BUILDING 114 W. KYMERRE
TULSA PARK SAN ANTONIO, TEXAS 78204
TEL: 214.348.7279 FAX: 214.348.7279

MCALLISTER PARK IMPROVEMENTS
13102 JONES MALTSBERGER
SAN ANTONIO, TEXAS
SITE PLAN - AREAS 2&3

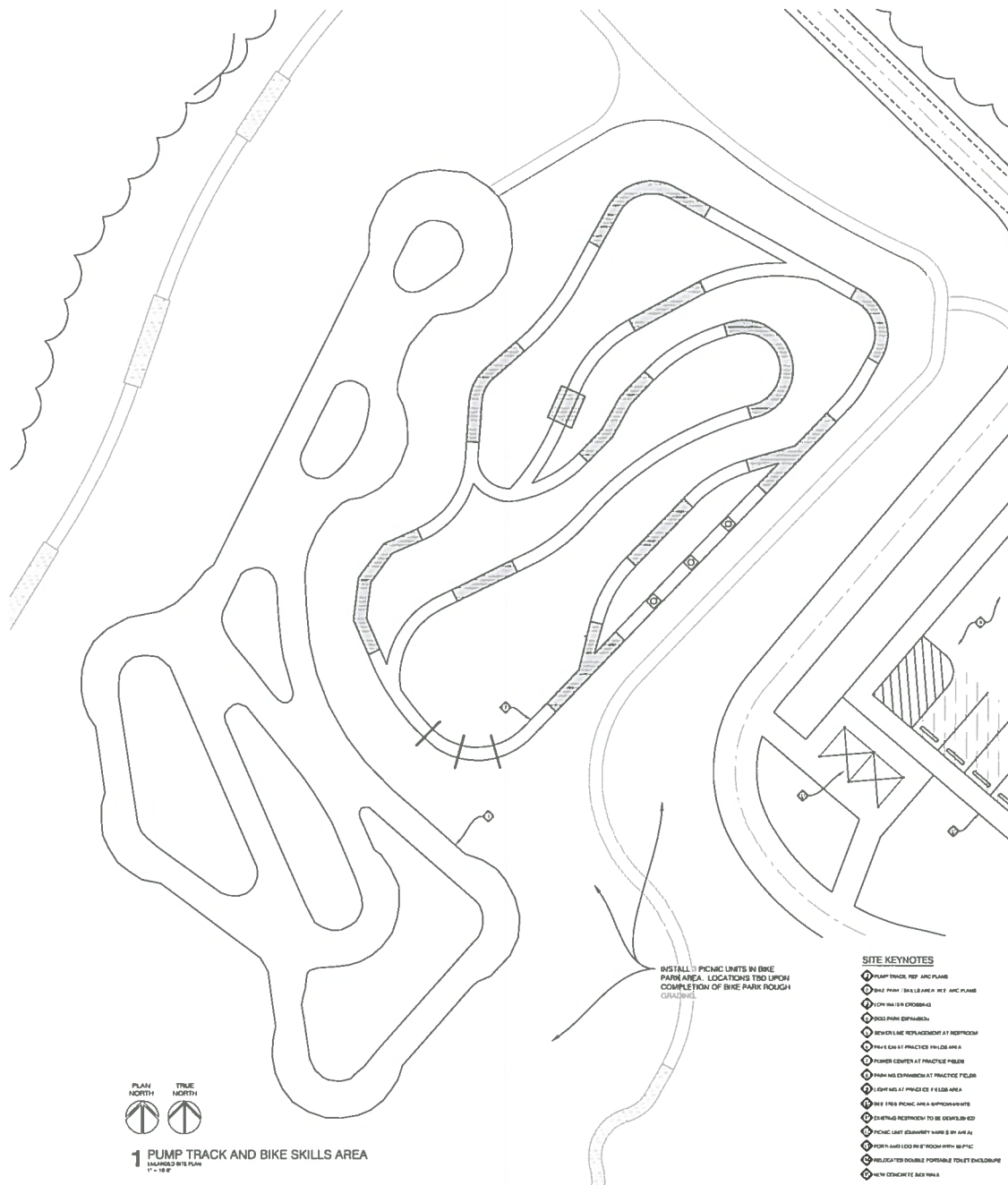


INTERIM REVIEW DOCUMENT
This document is subject to review and approval by the City of San Antonio. It is not to be used for regulatory approval, permit, or construction.

INTELLIGENT ENGINEERING SERVICES
13102 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78204
TEL: 214.348.7279 FAX: 214.348.7279

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

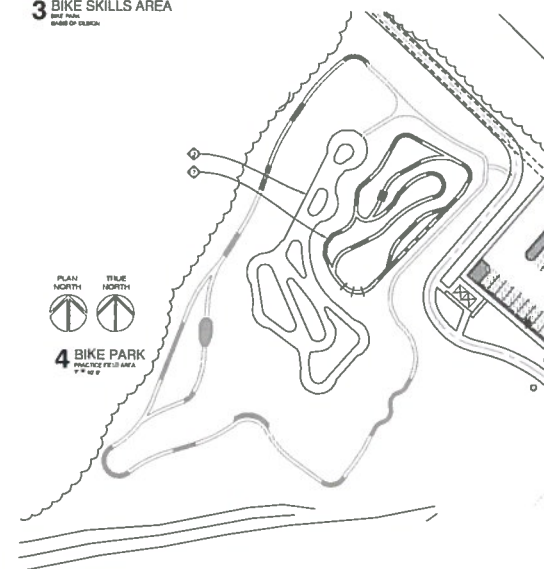
Designed by: T2
Reviewed by: STAFF
Date: 06-25-2019
Project No: 1719A
1 of 10 sheets



2 VELOSOLUTIONS PUMP TRACK
SIDE VIEW



3 BIKE SKILLS AREA
SIDE VIEW



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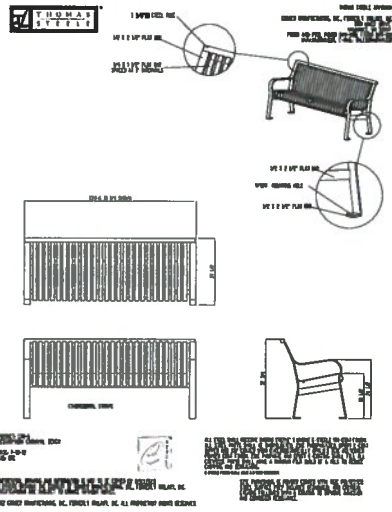
Date	Revision/Comments

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND CAPITAL CONSTRUCTION
CITY ENGINEER
VICTORIA DIVISION
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE
SAN ANTONIO, TEXAS 78202
TEL: 214-205-2575 FAX: 214-205-2576

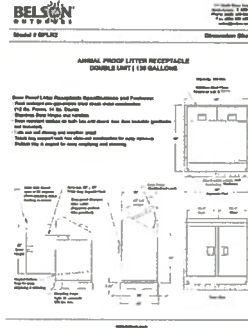
MCCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
ENLARGED SITE PLAN - BIKE PARK



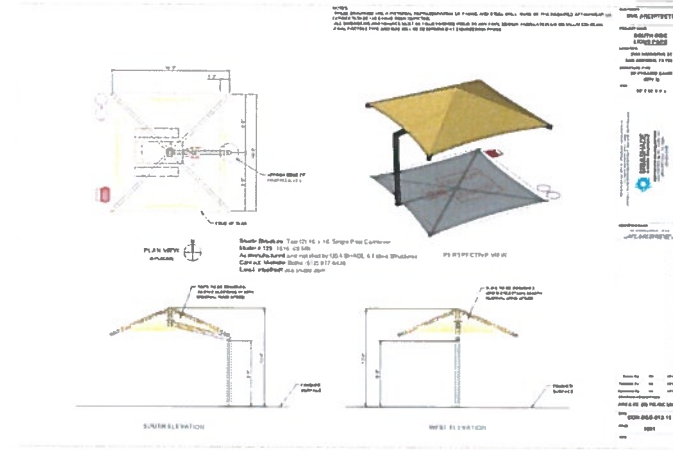
Designed by:	J.C.
Drawn by:	J.C.
Check:	J.C.
Date:	04-25-2019
Project No:	1709MLC
Filename:	



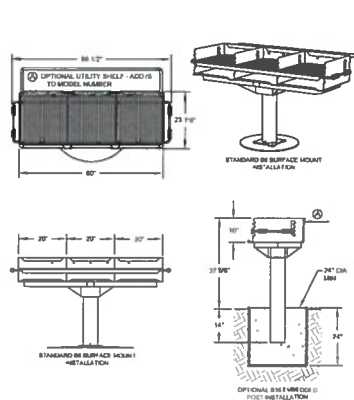
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N.T.S.



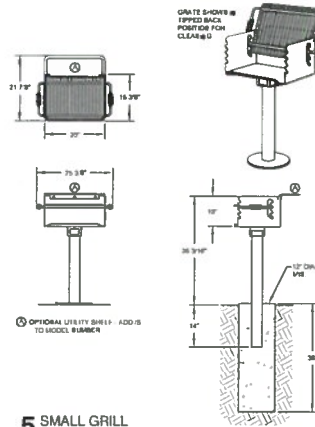
2 CRITTER PROOF LITTER RECEPTACLE
BASED ON OPTION



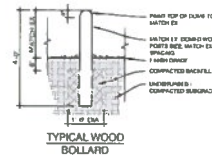
3 PICNIC UNIT SHADE CANOPY
N.T.S.



4 LARGE GRILL
TYPICAL AT PARKING



5 SMALL GRILL
BASED ON 24\"/>



6 WOOD BOLLARD AT PARKING LOT
N.T.S.

PRELIMINARY
The design documents indicate the design concept and the general scope of the project. It is illustrative and may not be used for regulatory approval, permit, or construction.



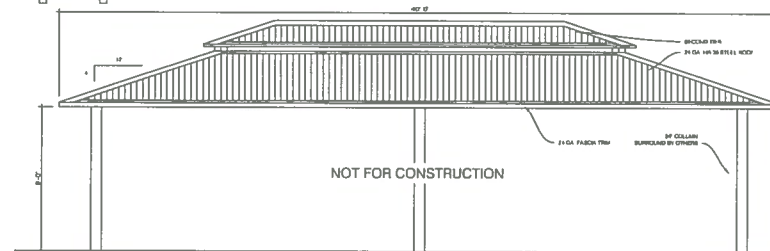
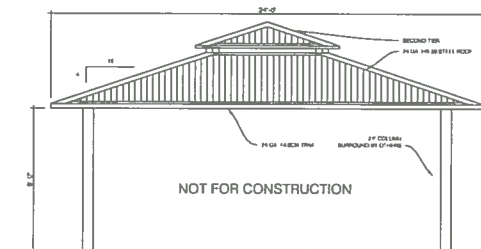
Rev	By	Date	Description
1	JC	04-25-2019	Initial Design

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND
CAPITAL IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
78204-4900
TEL: 210-207-2979 FAX: 210-207-3271

MCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
CONSTRUCTION DETAILS



Designed by:	JC
Drawn by:	JC
Date:	04-25-2019
Project No:	1709RLC
Location:	

[illegible]

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

PRELIMINARY
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Document indicates
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DEPARTMENT OF TRANSPORTATION AND
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P. O. BOX #9966
SAN ANTONIO, TX 78201-3966

MCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS



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
This design document indicates the design concept and the general layout of the project. It is a preliminary and may not be used for regulatory approval, permit, or construction.



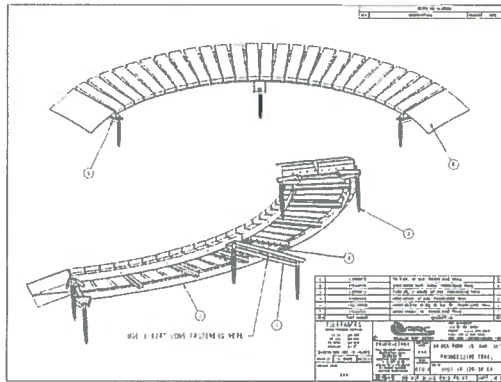
Rev	Revision/Submitted to

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND CAPITAL IMPROVEMENTS
CAPITAL IMPROVEMENTS
VERTICAL DIVISION
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE
P.O. BOX 5799
SAN ANTONIO, TX 78205-0579
TEL: (210) 205-2079 FAX: (210) 205-2101

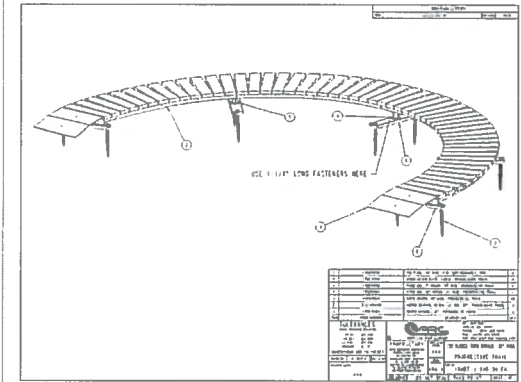
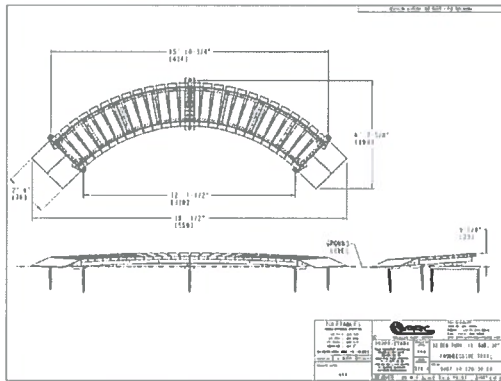
MCCALLISTER PARK IMPROVEMENTS
1302 JONES MALTSBERGER
SAN ANTONIO, TEXAS
BIKE PARK PERSPECTIVE



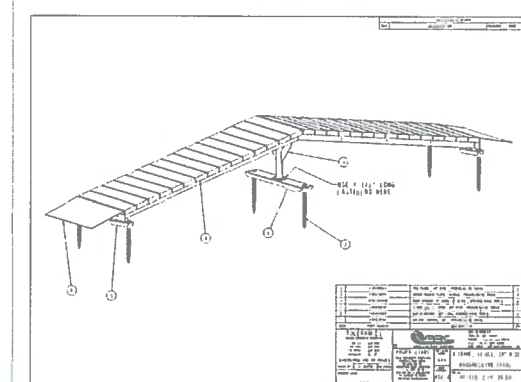
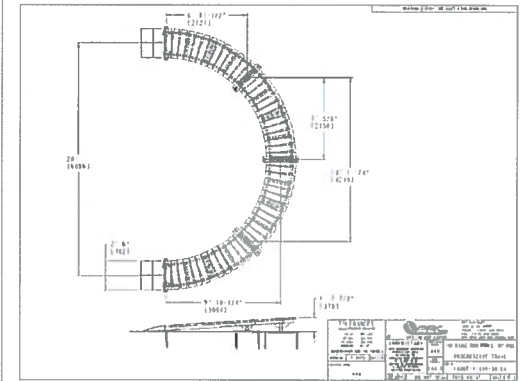
PROGRESSIVE BIKE RAMPS
Designed By: _____
Drawn By: _____
Date: 01-23-2019
Project No: 1709H.C
Location: _____



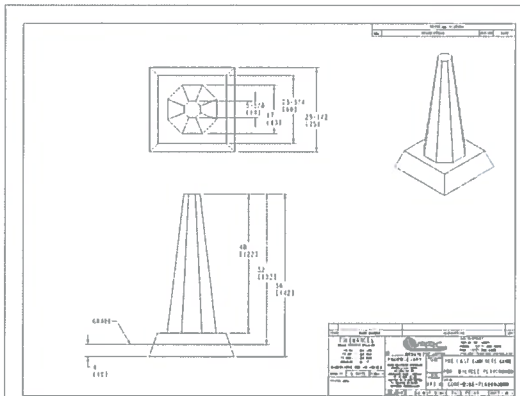
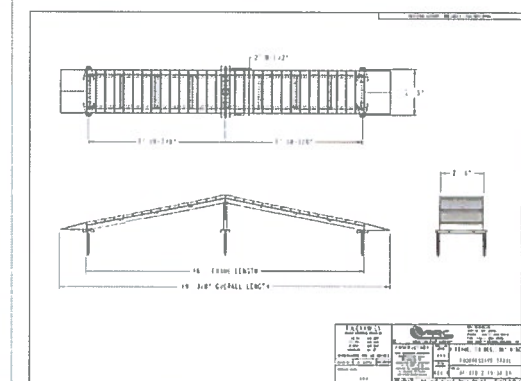
KEYNOTE ITEM 1



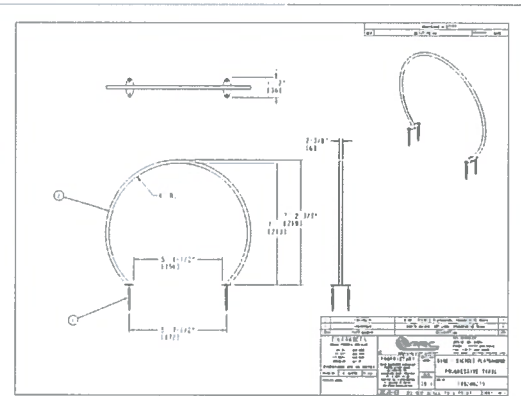
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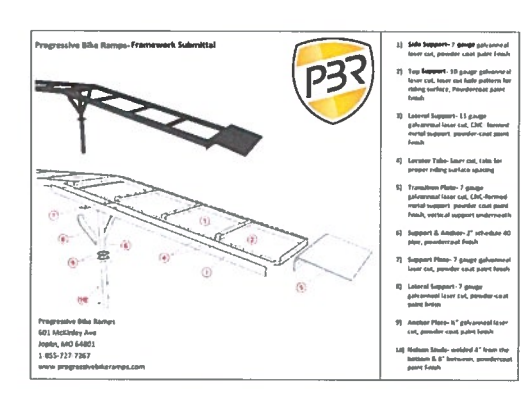
KEYNOTE ITEM 7



KEYNOTE ITEMS 3, 4, 5



KEYNOTE ITEM 8, 9, 10



TYPICAL FRAMEWORK

PRELIMINARY
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RVK
RANKINS & VICKS
ARCHITECTS
1000 N. MICHIGAN AVE.
SUITE 1000
ANN ARBOR, MI 48106-1500
PH: 734.769.1000
FAX: 734.769.1001



Item	Revision	Submitted

CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION AND
CAPITAL IMPROVEMENTS
CENTRAL PLAZA BUILDING 114 W. COMMERCE
SAN ANTONIO, TEXAS 78202-4500
TEL: 214.348.3878 FAX: 214.348.3879

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



Designed By:
Drawn By:
Date:
01-23-2019
Project No:
17096.C
Tabular:



PREFABRICATED STEEL PAULION



PICNIC SHADE CANOPY



PORTLAND-LOO RESTROOM



PUMP TRACK



TOILET ENCLOSURE W/ ROOF



CRITTER PROOF TRASH RECEPTACLE