



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION  
COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

September 18, 2019

**HDRC CASE NO:** 2019-541  
**ADDRESS:** 915 S LAREDO ST  
**LEGAL DESCRIPTION:** NCB 310 BLK 5 LOT 1 (SOUTH LAREDO MOB SUBD)  
**APPLICANT:** Mitsuko Ramos/Government Relations Group of TX - 202 E Houston Street  
**OWNER:** 901 Laredo Partners, LLC - 315 N San Saba

**REQUEST:**

The applicant is requesting to remove the River Improvement Overlay 7D (RIO-7D) overlay from an eight hundred-thirteen (813) square foot section of the lot located at 915 S Laredo, adjacent to IH-35. The applicant is requesting to remove the River Improvement Overlay to allow for the installation of a pole/pylon sign to advertise to IH-35.

**FINDINGS:**

a. The applicant is requesting to remove the River Improvement Overlay 7D (RIO-7D) overlay from an eight hundredthirteen (813) square foot section of the lot located at 915 S Laredo, adjacent to IH-35. The applicant is requesting to remove the River Improvement Overlay to allow for the installation of a pole/pylon sign to advertise to IH-35. b. ALLOWED SIGNAGE – The UDC Section 35-678(d) notes that signage width and height must be in proportion to the façade of the structure, respecting the size, scale and mass of the façade, building height, and rhythms and sizes of windows and door openings. The UDC Section 35-678(e)(1) notes that total signage for all applications should not exceed fifty (50) square feet. Additionally, the UDC Section 35-678(e)(4) notes that freestanding signage should not exceed more than six (6) feet in height. c. PROHIBITED SIGNAGE – The UDC Section 35-678(k) notes that pole-mounted cabinet signs and digital displays are prohibited from being installed within the River Improvement Overlay. d. Staff finds that the applicant has not provided evidence regarding how the proposal aligns with the design objectives outlined for RIO-7. Staff finds that the removal of RIO would undermine the objectives of the RIO-7 zoning overlay.

**RECOMMENDATION:**

Staff does not recommend the removal of the River Improvement Overlay 7D from the noted 813 square feet portion of this lot. Staff finds that the removal of this overlay and the subsequent installation of a pole/pylon sign would be inconsistent with previously approved zoning ordinances and would undermine the objectives of the RIO-7 zoning overlay.

**COMMISSION ACTION:**

The Historic and Design Review Commission does not recommend the removal of the RIO-7 zoning overlay from the noted portion of the lot.



Shanon Shea Miller  
Historic Preservation Officer