

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-752
ADDRESS: 3331 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 11911 BLK 7 LOT 39 (LUFKIN HILL SUBD)
ZONING: C-2, H, MPOD-2
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: xavier gonzalez/grg architecture
OWNER: Arthur Garcis/R&A GARCIA PROPERTIES OF LUFKIN LLC
TYPE OF WORK: Construction of a commercial structure
APPLICATION RECEIVED: December 19, 2019
60-DAY REVIEW: February 17, 2020
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to construct a commercial structure at 3331 Roosevelt Avenue, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space, and surface parking for approximately 200 automobiles.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 3, Guidelines for New Construction

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT

- i. Division of structures* — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.
- ii. Site configuration* — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.
- iii. Building spacing* — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.
- iv. Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.
- v. Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.
- vi. Location of parking areas along corridors* — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.
- vii. Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by

the HDRC.

B. BUILDING MASS, SCALE AND FORM

i. Monolithic elements and fenestrations — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.

ii. Maximum facade length — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

iii. Height — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM

i. Primary roof forms — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.

ii. Secondary roof forms — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site.

Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.

iii. Ridge heights — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS

i. Traditional materials — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.

ii. Traditional stucco — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.

iii. Primary materials — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

iv. Secondary materials — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.

v. Visual interest — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

vi. Decorative patterns and color — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

vii. Massing and structural elements — The use of materials and textures should bear a direct relationship to the

building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

- i. Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
- ii. Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
- iii. Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
- iv. Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
- v. Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a commercial structure at 3331 Roosevelt Avenue, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space, and surface parking for approximately 200 automobiles.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. EXISTING LOT – The existing lot currently features both an existing commercial structure and an existing industrial structure. Based on previous surveys, staff finds that the existing buildings are non-contributing to the district and are eligible for demolition.
- d. CONTEXT & DEVELOPMENT PATTERN – The proposed new construction is located on a commercial corridor, and much of the development in the immediate area is commercial in nature. Mission San Jose is located to the northeast of the proposed site, while single-family residential structures are located to the immediate west.
- e. MISSION PROTECTION OVERLAY DISTRICT – This project falls within the MPOD-2, and is located approximately, 1,100 feet from the measurement marker immediately in front of the Mission. The proposed height is consistent with the MPOD height restrictions.
- f. SETBACKS – The Mission Design Manual notes that in general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context. On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of fifteen (15) feet. Per the submitted application documents, the proposed new construction is consistent with the Mission Design Manual.
- g. PARKING LOCATION – Per the Mission Design Manual, rear and side parking is encouraged for development north of SE Military Drive. The applicant has proposed parking for approximately 200 automobiles to the rear and side (west and south) of the proposed new construction. While this is consistent with the Mission Design Manual, staff finds that a landscaping buffer should be included for parking that is proposed adjacent to the public right of way, on both Roosevelt and Bonner. The proposed landscaping buffer should be consistent with that which is proposed parallel to the proposed structure. Additionally, staff finds that documentation should be submitted to staff that necessitates the proposed amount of parking.
- h. VEHICULAR ACCESS – The applicant has proposed a total of three (3) curb cuts on the site; two on Roosevelt and one on Bonner. In general, driveway widths should not exceed 24', per the Mission Design Manual. Staff finds that the applicant should consider the elimination of a curb cut on Roosevelt. The applicant is responsible for complying with the Mission Design Manual regarding driveway and curb cut widths.
- i. BUILDING MASS, SCALE AND FORM – The applicant has proposed a building mass, scale and form that are consistent with the Mission Design Manual. As proposed, the new construction features elements that are consistent with those found historically in the immediate vicinity, such as stone archways, and other façade openings that refer to those found historically at the adjacent Mission San Jose.
- j. ROOF FORM – The Mission Design Manual recommends a flat roof with a parapet wall as the primary roof form for all commercial buildings within the Mission Historic District. The applicant's proposed roof forms are

consistent with the Mission Design Manual regarding roof forms.

- k. MATERIALS – Per the submitted application documents, the applicant has proposed materials that include stone cladding, stucco, and metal awnings. These materials are consistent with the Mission Design Manual; however, the proposed stucco should feature traditional finishes and control joints that occur only at locations where there is a change in materials or a change in wall plane to create a continuous, monolithic appearance.
- l. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that metal windows that feature dark frames should be used. All windows should be installed with an installation depth of at least two inches.
- m. FAÇADE ARRANGEMENT & ARCHITECTURAL DETAILS – The applicant has proposed human scaled elements, entrances and architectural elements that are found historically within the Mission Historic District, and are consistent with the Mission Design Manual.
- n. LANDSCAPING – The applicant has submitted a rendered site plan noting general locations and types of landscaping materials. Generally, staff finds this to be appropriate; however, when returning to the Commission for final approval, the applicant should submit a detailed landscaping plan for review and approval. Additionally, as noted in finding g, staff finds that additional buffering elements should be incorporated into the landscape design along Roosevelt and Bonner to screen the proposed surface parking lot from the right of way.
- o. SIGNAGE – The applicant has noted both a building mounted channel letter sign and a monument sign. The Mission Design Manual notes that monument signs should feature a size not to exceed fifty (50) square feet total, and a height not to exceed five feet and should be indirectly lit. Staff finds that the applicant should submit a detailed signage plan with locations, sizes and designs to the Commission for review and approval.
- p. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

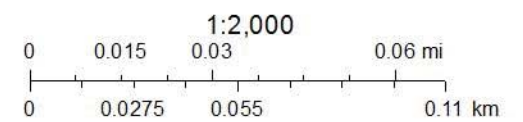
Staff recommends approval based on findings a through p with the following stipulations:

- i. That the applicant incorporate additional landscaping elements to buffer the proposed surface parking from the right of way at Roosevelt and Bonner as noted in finding g.
- ii. That the applicant ensure that no curb cut exceeds more than twenty-four (24) feet in width as noted in finding h.
- iii. That metal windows featuring dark frames be used that are installed at least two (2) inches within all façade openings as noted in finding l.
- iv. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval as noted in finding n.
- v. That a detailed signage plan be submitted for review and approval when returning to the Commission for final approval as noted in finding o.
- vi. That a survey be submitted to staff to confirm elevation points in regards to the allowable height and conformance with the MPOD height restrictions.
- vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



January 7, 2020



REPLAT OF LUFKIN HILL SUBDIVISION
AT THE TIME OF REPLATING, THE
PLAT WAS FOUND TO BE IN ACCORDANCE
WITH THE REQUIREMENTS OF THE
PLAT ACT, CHAPTER 203, ARTICLE 1, SECTION 1
AND THE REQUIREMENTS OF THE
PLAT ACT, CHAPTER 203, ARTICLE 1, SECTION 2



VICINITY MAP
NOT TO SCALE
BEXAR COUNTY, TEXAS

- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPT" (UNLESS NOTED)
 - MONUMENT FOUND
 - MONUMENT SET
 - RECONSTRUCTION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS

D.P.R. DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
ELECTRIC, GAS, CABLE TV &
TELEPHONE EASEMENT



AREA BEING REPLATED
SCALE 1" = 100'
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS THE PORTION OF
TRACT A, BLOCK 7, NCB 11911 OF THE RAVENHILL SUBDIVISION UNIT 1 PLAT,
NOW KNOWN AS THE REMAINING PORTION OF TRACT A, IN VOLUME 4305, PAGE 52
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF SURVEY, LOTS AND DRAINAGE
LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MARY JANE PHILLIPS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 102318
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION ON THE GROUND.

HARLAN B. LANE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

GENERAL NOTES:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED ON FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFICE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

IMPACT FEE PAYMENT DUE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 843 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BPT" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, DISPLAYED IN GRID AND DERIVED FROM GPS OCCUPATION, UTILIZING THE 1005 STATEWIDE COOPERATIVE CORRS NETWORK. TO CONVERT COORDINATES TO GROUND, MULTIPLY GRID VALUES BY A COMBINED SCALE FACTOR OF 1.0000190.
- DIMENSIONS SHOWN ARE SURFACE, UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, AS ESTABLISHED FROM GPS OCCUPATION, UTILIZING THE 1005 STATEWIDE COOPERATIVE CORRS NETWORK, FROM THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.

TODOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG SP 53A, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 4376.87'.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE BOUND) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, DISPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	37.51'	25.00'	85°58'12"	34.09'	S46°53'52"E
C2	178.64'	11878.79'	0°51'42"	178.64'	S03°29'01"E

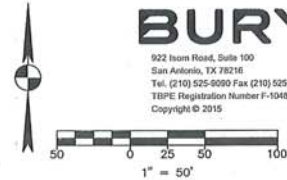
PLAT NO. 150243

REPLAT ESTABLISHING LUFKIN HILL SUBDIVISION

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS THE PORTION OF TRACT A, BLOCK 7, NCB 11911 OF THE RAVENHILL SUBDIVISION UNIT 1 PLAT, NOW KNOWN AS THE REMAINING PORTION OF TRACT A, IN VOLUME 4305, PAGE 52 AND LOT 12, BLOCK 7, NCB 11911 OF THE SNECKER AND ANDERSON SUBDIVISION PLAT RECORDED IN VOLUME 4305, PAGE 52, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BURY

922 Iarn Road, Suite 100
San Antonio, TX 78216
Tel: (210) 525-0000 Fax: (210) 525-0029
TBPE Registration Number F-1048
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STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, BY PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND ENCUMBRANCES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May, A.D. 2015.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, AN UNDEPUTED AUTHORITY ON THIS DAY, PERSONALLY APPEARED Carla A. Cardenas, known to me to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May, A.D. 2015.

CYNTHIA A. CARDENAS
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-25-2018

THIS PLAT OF LUFKIN HILL SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 29th DAY OF May, A.D. 2015.
BY: [Signature] DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF May, A.D. 2015, AT 1:11 P.M. AND DULY RECORDED THE 29th DAY OF May, A.D. 2015, AT 1:11 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9685 ON PAGE 58.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF May, A.D. 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

JANUARY 15, 2019

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architecture



ROOSEVELT AVENUE

BONNER

TO BE
DEMOLISHED

TO BE
DEMOLISHED

EXISTING SITE



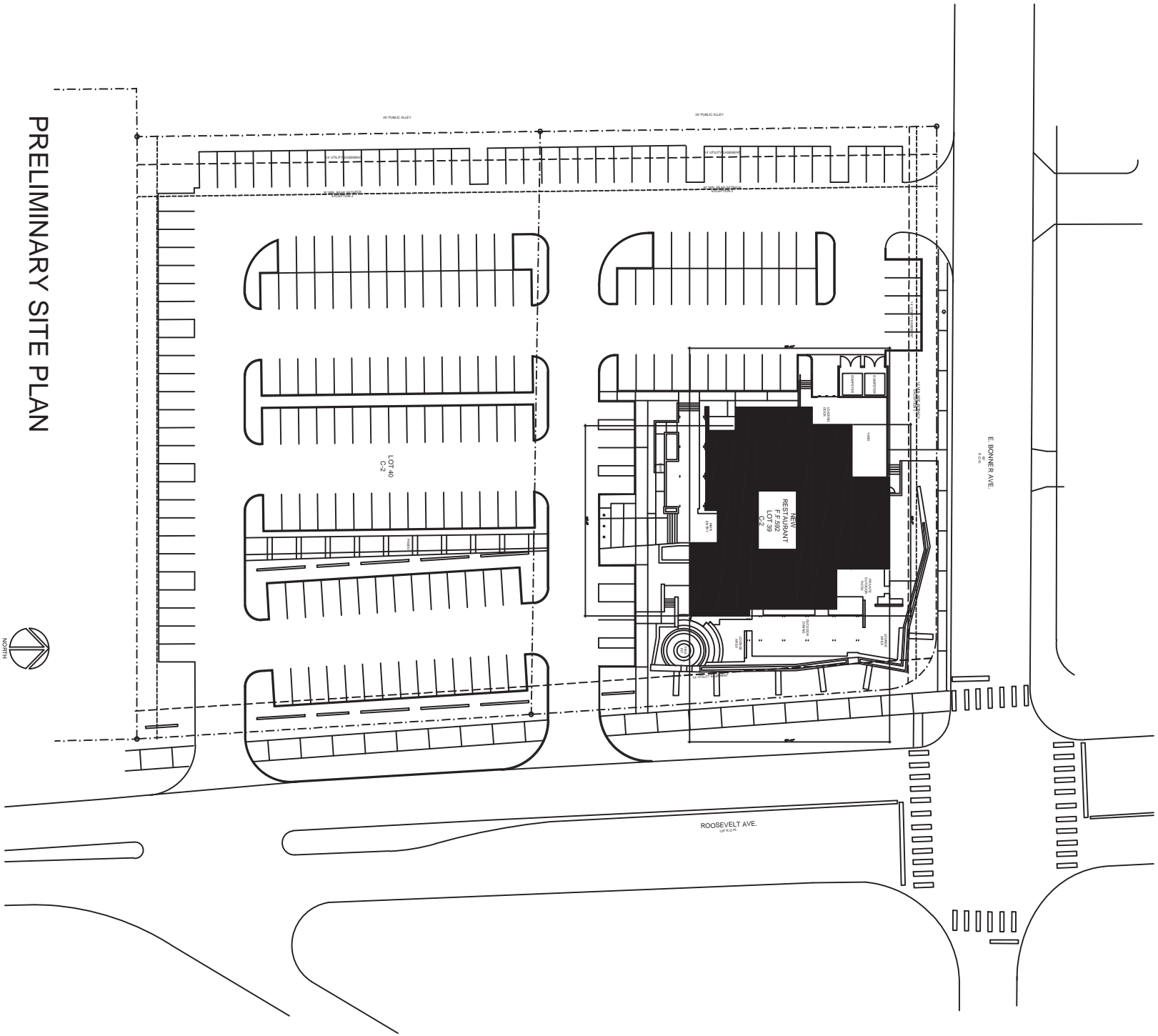
NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL



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architecture

JANUARY 15, 2019



PRELIMINARY SITE PLAN





SITE PLAN



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

JANUARY 15, 2019

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architecture

MONUMENT
ELEVATION
590. 2% ANGLE
AT 5.5' ABOVE
MONUMENT

BUILDING 1,100' FROM MONUMENT
@ 2% SLOPE = 27'-6"

27'-6"
23'-6"

0.00/590

MPO HEIGHT LIMITATION DIAGRAM

NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL



JANUARY 15, 2019

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architecture



BIRDSEYE SE



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

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architecture

JANUARY 15, 2019



PASEO



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

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architecture

JANUARY 15, 2019



VIEWING SW



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

JANUARY 15, 2019

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architecture



MAIN ENTRY



NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL

JANUARY 15, 2019

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architecture



PATIO VIEWING N

NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL



JANUARY 15, 2019

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architecture



PATIO VIEWING S

NICHAS COMIDA MEXICANA - NEW MISSION DISTRICT LOCATION
HDRC - REQUEST FOR CONCEPTUAL APPROVAL



JANUARY 15, 2019

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architecture