

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

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: Debra Dockery/Debra J. Dockery, Architect, P.C.
OWNER: CITY OF SAN ANTONIO
TYPE OF WORK: Construction of a fire station
APPLICATION RECEIVED: July 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

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

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. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on June 5, 2019. The approval carried the following stipulations:
 1. That the applicant submits all material specification information and a full landscaping and hardscaping plan for final approval; **this stipulation has been met.**
 2. That the applicant submits comprehensive information on proposed signage for final approval, if applicable; **this stipulation has not yet been fully met.**
 3. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology; **this stipulation applies to final approval.**
- c. 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 and a tower with modern Spanish Eclectic details. Staff finds that the proposed structure is consistent with the UDC.
- d. MATERIALS – The applicant has proposed a metal roof and a combination of brick, stucco, stone masonry, and metal paneling 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. Staff finds the proposal appropriate. The applicant is responsible for obtaining a variance for any materials as applicable.
- e. MECHANICAL EQUIPMENT – The applicant is responsible for screening all mechanical equipment in conformance with UDC Section 35-642(b)(6).
- f. HARDSCAPING AND PARKING – The applicant has proposed to install new 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.
- g. 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.

- h. SIGNAGE – The submitted renderings and drawings indicate potential proposed signage, but to not include detailed drawings. The applicant is required to submit final signage design details to staff prior to the issuance of a Certificate of Appropriateness.
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

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

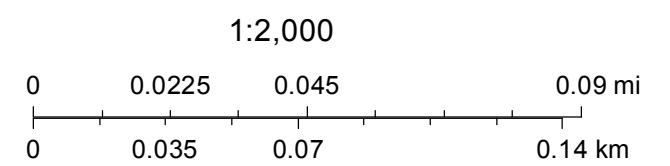
- i. That the applicant submits comprehensive information on proposed signage prior to the issuance of a Certificate of Appropriateness. The signage shall comply with all applicable sections of the UDC.
- ii. That the applicant obtains a variance for any material specifications as applicable as noted in finding d.
- iii. That the proposed landscaping buffers and plans comply with all applicable sections of the UDC.
- iv. 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

—— User drawn lines





DEBRA J. DOCKERY, ARCHITECT, PC

Office of Historic Preservation

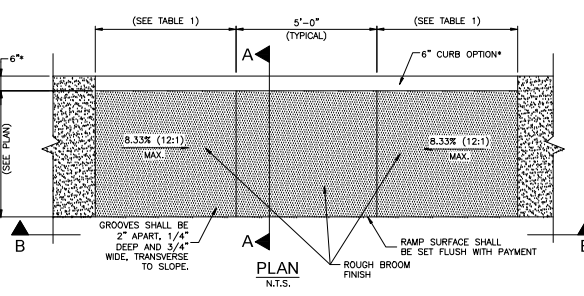
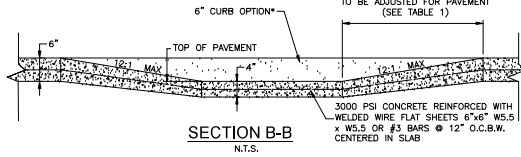
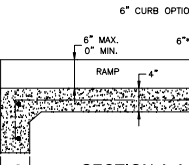
Additional Project Description

The Fire Station #24 Replacement project, located at 2265 Austin Highway, provides for a new fire station of approximately 16,000 square-feet, comprised of three (3) apparatus bays, one EMS bay, a kitchen, dining and living area, dormitories, offices, an exercise room, laundry rooms and associated site and utilities work. The site improvements include concrete paved fire apparatus circulation and parking for 35 cars, driveways, fire lane, service areas, water fire line and fire sprinkler, sanitary sewer, storm drainage, electrical and telecommunications services.



TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

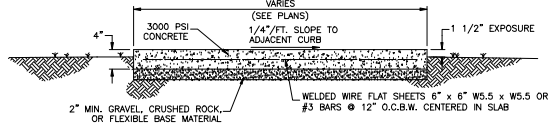
NOTE: SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.



TYPE "B" WHEELCHAIR RAMPS

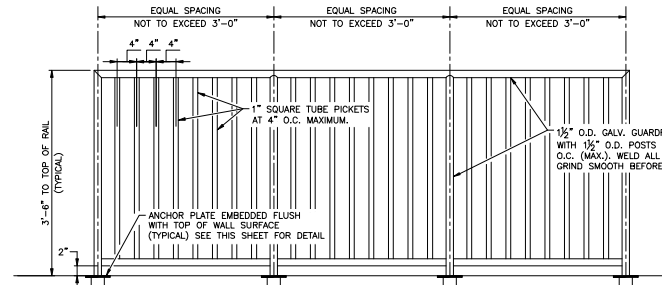
*(SHOWN WITH CURB OPTION - SEE GRADING PLAN FOR TYPE)

RAMPS SHALL CONFORM TO ALL STANDARDS SET FORTH IN THE TEXAS ACCESSIBILITY STANDARDS - AS PREPARED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.



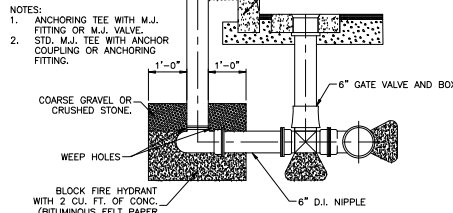
CONCRETE SIDEWALK

N.T.S.



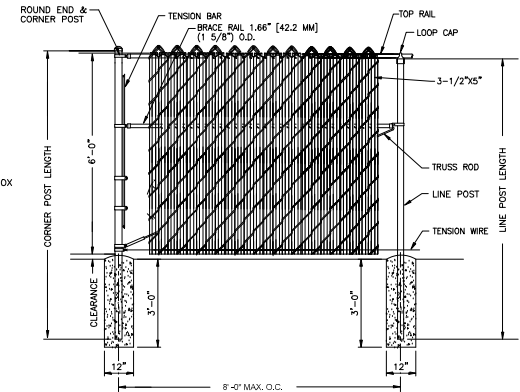
PEDESTRIAN GUARD RAIL DETAIL

N.T.S.

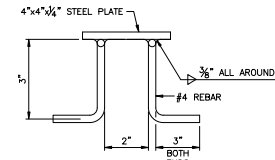


FIRE HYDRANT DETAIL

N.T.S.

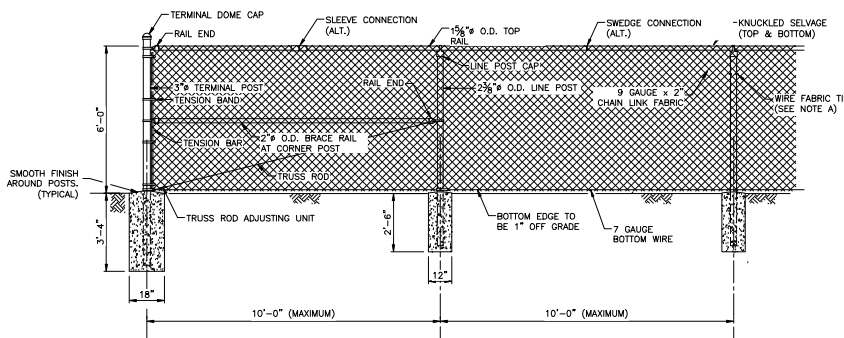


TYPICAL PRE-SLATTED FENCE ELEVATION / SECTION



PIPE ANCHORAGE DETAIL

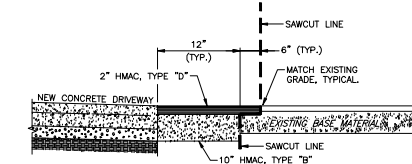
N.T.S.



TYPICAL CHAIN LINK FENCE SECTION

N.T.S.

NOTE: PROVIDE AND INSTALL GALVANIZED STEEL WIRE TIES, REFER TO SPECIFICATIONS.



ASPHALT PAVEMENT REPLACEMENT AT SAWCUT SECTION (STREET ABUTS CONCRETE DRIVEWAY)

NOTES:

- CONTRACTOR SHALL SAWCUT A STRAIGHT NEAT EDGE AT ALL TIE-INS TO EXISTING PAVEMENTS.
- THE TYPE-D SURFACE COURSE SHALL BE LAID IN A MANNER TO MINIMIZE CONSTRUCTION JOINTS AND ELIMINATE A PATCHWORK APPEARANCE. CONSTRUCTION SEQUENCING SHALL INCORPORATE THESE REQUIREMENTS.



cds muery
ENGINEERS & SURVEYORS

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CITY OF SAN ANTONIO
FIRE STATION #24
SAN ANTONIO, TEXAS 78236-1244

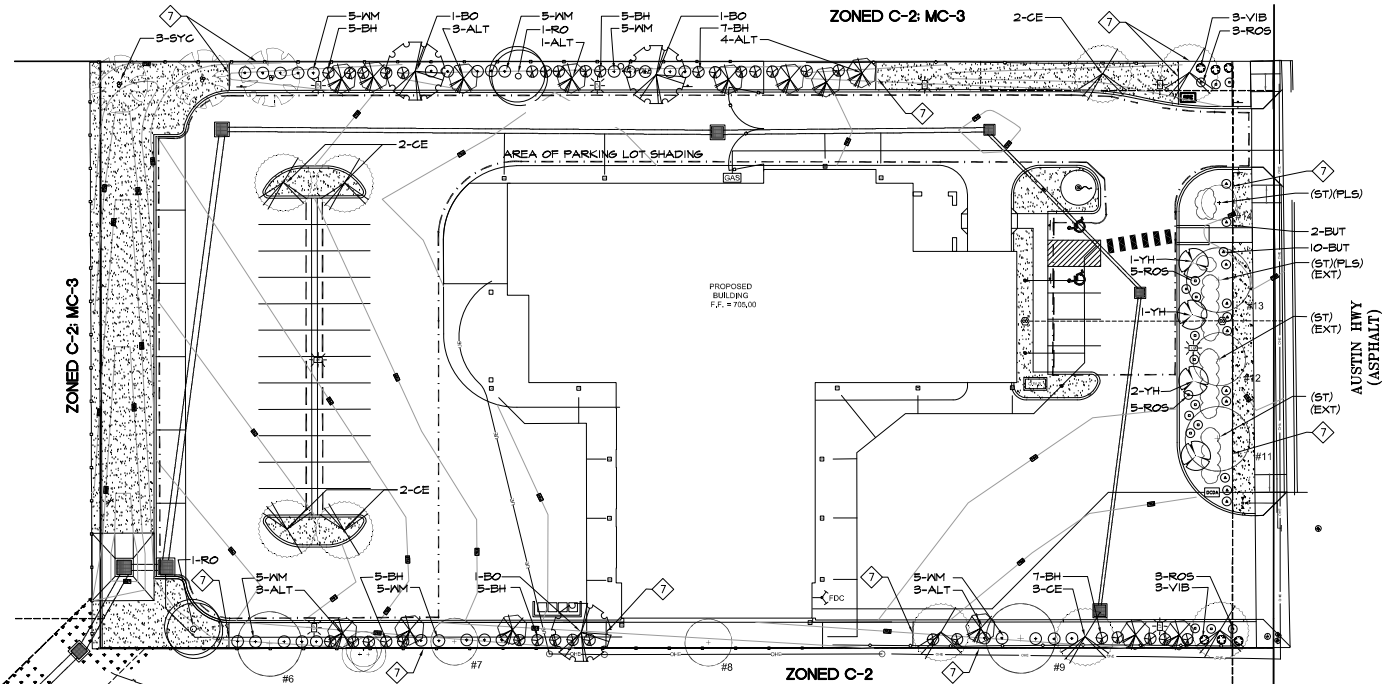
REVISIONS

PROJECT NO.
118037
PHASE
100% CONSTRUCTION DOCUMENTS
DATE
APRIL 2020
DESCRIPTION
SITE DETAILS

C7.3

LANDSCAPE ORDINANCE - 85 POINTS REQUIRED

- 1) BUFFER
PROPERTY IS ZONED: C-2; MC-3
ADJACENT PROPERTY IS ZONED:
BUFFER REQUIRED:
FRONT: TYPE B
SIDES: TYPE A
REAR: NONE
- 1) TREE PRESERVATION (40 points max.) (EXT) 12 POINTS
STREET YARD (30 points max.)
18" caliper: 0 x 8 pts. = 0 pts.
12" to <18" caliper: 0 x 6 pts. = 0 pts.
6" to <12" caliper: 3 x 4 pts. = 12 pts.
4" to <6" caliper: 3 x 3 pts. = 0 pts.
Subtotal: 12 pts.
TREE #S: 11, 12, 13
Total Tree Preservation: 12 pts.
- 2) PARKING LOT SHADING (PLS) 25 POINTS
95% Shading
95% x 26,010 SF of Pkg. Lot = 24,709 SF req'd for Shade
Existing trees (# 875) = 1750
4 trees (# 3/4) 651 = 2628 sf
10 trees (# 1/2) 600 = 6000 sf
Total sf = 10378 sf
- 3) PARKING LOT SHADING SCREENING 25 POINTS
60 l.f. of surface parking lot frontage
60 l.f. of surface parking lot frontage required.
60 l.f. of surface parking lot frontage provided.
- 4) STREET TREES (ST) 25 POINTS
Street yard frontage: 200 l.f. x 75% = 150 l.f.
150 l.f. / 50 ac = 3 trees required
Less existing street trees: (3)
Balance street trees required: 0
TREES PROVIDED:
TREE #S: 11, 12, 13.
- TOTAL LANDSCAPE ORDINANCE POINTS 85 POINTS



1 LANDSCAPE PLAN
1" = 20'-0"

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING SHRUBS TO REMAIN
- RED OAK (RO)
- CEDAR ELM (CE)
- BUR OAK (BO)
- SYCAMORE (SYC)
- YAUPEON HOLLY (YH)
- ALTHEA (ALT)
- TIF 419 BERMUDA GRASS SOLID SOD
- COMMON BERMUDA GRASS HYDRO MULCH SEED
- (ST) STREET TREES
- (PLS) PARKING LOT SHADING
- (EXT) EXISTING TREES PRESERVATION
- AREA OF PARKING LOT SHADING

PLANTING NOTES: (Keyed Notes)

- Landscape contractor shall be responsible for making himself familiar with the specifications and all submittal requirements. It is the responsibility of the Landscape contractor to notify the Landscape Architect for site inspections as specified in the specifications. Failure to notify the Landscape Architect does not relieve the contractor from inspection approval and will require the contractor to install/repair work as required for approval at the cost of the contractor. Landscape contractor is to inform Landscape Architect of the start date of work.
- The landscape contractor is to notify Texas One Call (800-245-4545) and 800 DIG TESS (800-344-8371) 12 hours prior to any excavation. Landscape contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Landscape contractor shall take sole responsibility for any cost incurred due to damage of said utilities whether or not Texas One Call is notified.
- Do not willingly proceed with construction as designed when it is obvious that known obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known will result in Contractor's liability to relocate the materials.
- See specifications for planting requirements, materials and execution.
- Steel Edger. See Dtl. 1/L-401.
- Install 3" shredded bark mulch in bed areas.
- Seed to limits of grading and to repair construction damage.
- Sod to limits of grading and to repair construction damage.

PLANT SCHEDULE:

KEY	SCIENTIFIC NAME	COMMON NAME	CONDITION	REMARKS
TREES				
ALT	Hibiscus syriacus	Purple Althea	Container	5'-6" ht 4'-5" sprd
SYC	Platanus mexicana	Mexican Sycamore	Container	3" cal. Single trunk, 11'-13" ht 4'-6" sprd
BUR	Quercus macrocarpa	Bur Oak	Container	3" cal. Single trunk, 10'-12" ht 4'-6" sprd
RO	Quercus shumardii	Shumard Red Oak	Container	3" cal. Single trunk, 10'-12" ht 4'-6" sprd
CE	Ulmus crassifolia	Cedar Elm	Container	3" cal. Single trunk, 11'-13" ht 5'-7" sprd
YH	Ilex vomitoria 'Pride of Houston'	Pride of Houston Yaupon Holly	Container	6'-8" ht, 4'-5" sprd, multi-trunk, female
SHRUBS				
BUT	Delonix elaeagnifolia	Butterfly Iris	5 gal.	18" ht, 18" sprd, full, 36" out.
BH	Ilex cornuta 'Burfordii'	Burford Holly	5 gal.	20" ht, 18" sprd, full, 48" out.
WM	Myrica cerifera	Southern Wax Myrtle	5 gal.	20" ht, 18" sprd, full, 48" out.
ROS	Rosa chinensis 'Radiosa'	Knockout Rose	5 gal.	20" ht, 18" sprd, full, 48" out.
VIB	Viburnum odoratissimum 'Spring Bouquet'	Spring Bouquet Viburnum	5 gal.	20" ht, 18" sprd, full, 48" out.
LAWN				
	Cynodon dactylon	Common Bermuda	S.F.	seed hydromulch
	Cynodon dactylon 'Tilway 419'	Tilway 419 Bermuda	S.Y.	solid sod



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CITY OF SAN ANTONIO
FIRE STATION #24
SAN ANTONIO, TEXAS 78236-1244

REVISIONS
PROJECT NO. 18-14
PHASE Construction Docs.
DATE 4-30-20
DESCRIPTION LANDSCAPE PLAN

REVISIONS

PROJECT NO.

19-14

PHASE

CONSTRUCTION

DOCUMENTS

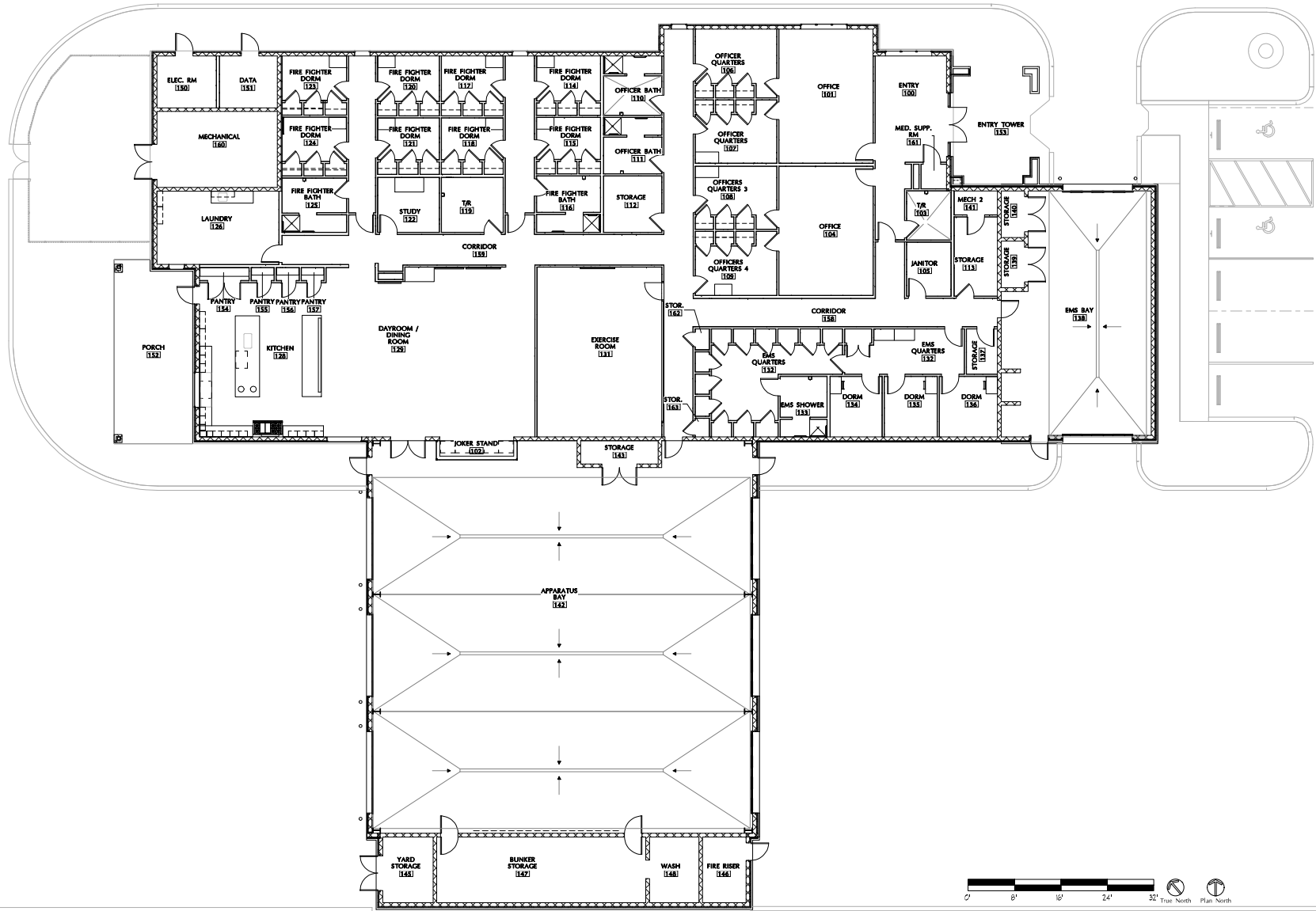
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MAY 2020

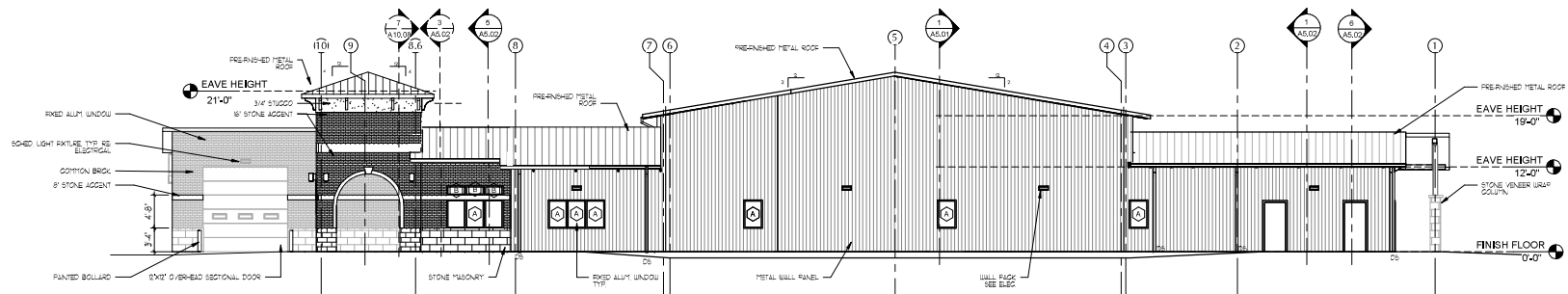
DESCRIPTION

FLOOR PLAN

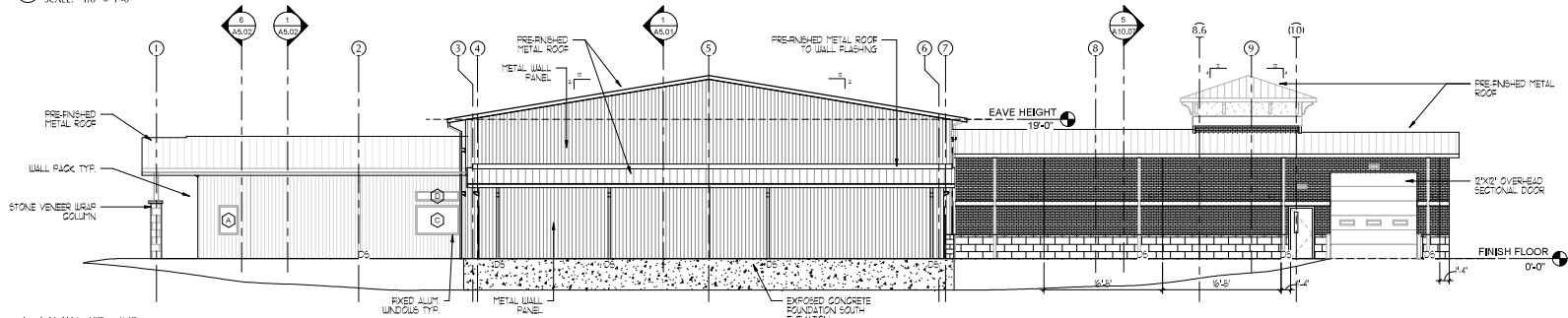
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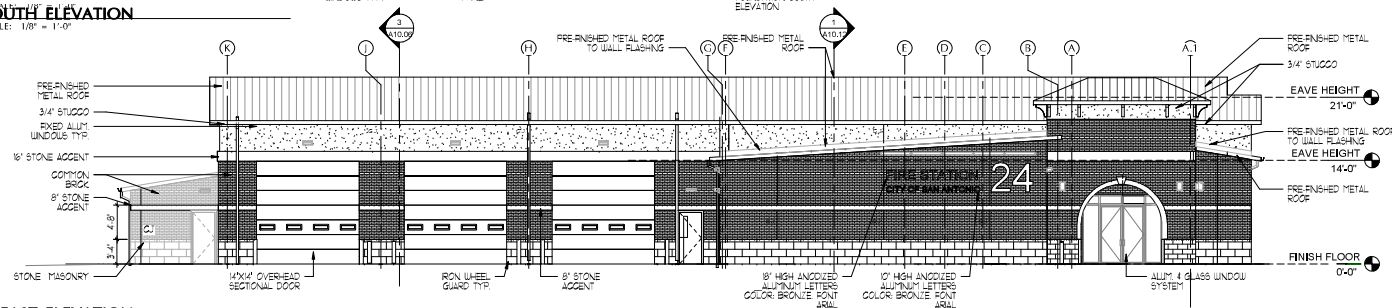
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



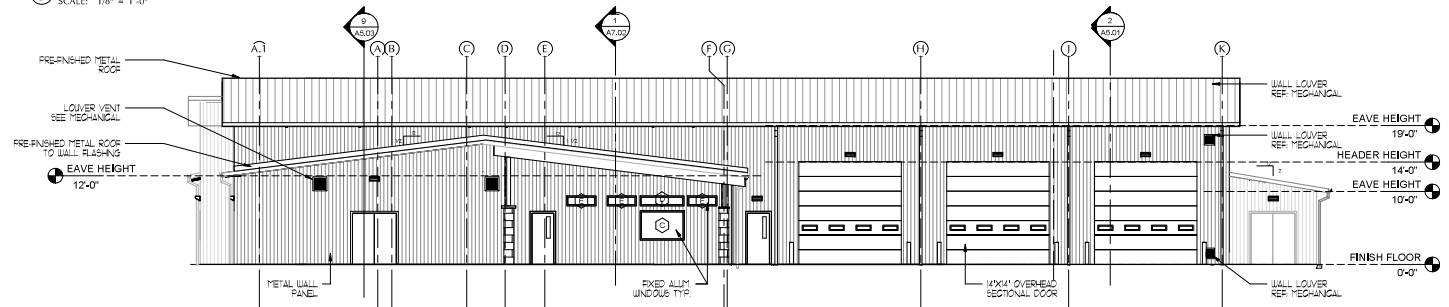
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

INTERIM REVIEW
Document incomplete;
Not intended for permit,
bidding, or construction.
ARCHITECT: DEBRA J.
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CITY OF SAN ANTONIO
FIRE STATION #24
2265 AUSTIN HWY.
SAN ANTONIO, TEXAS 78218

REVISIONS

PROJECT NO.

18-14

PHASE

CONSTRUCTION

DOCUMENTS

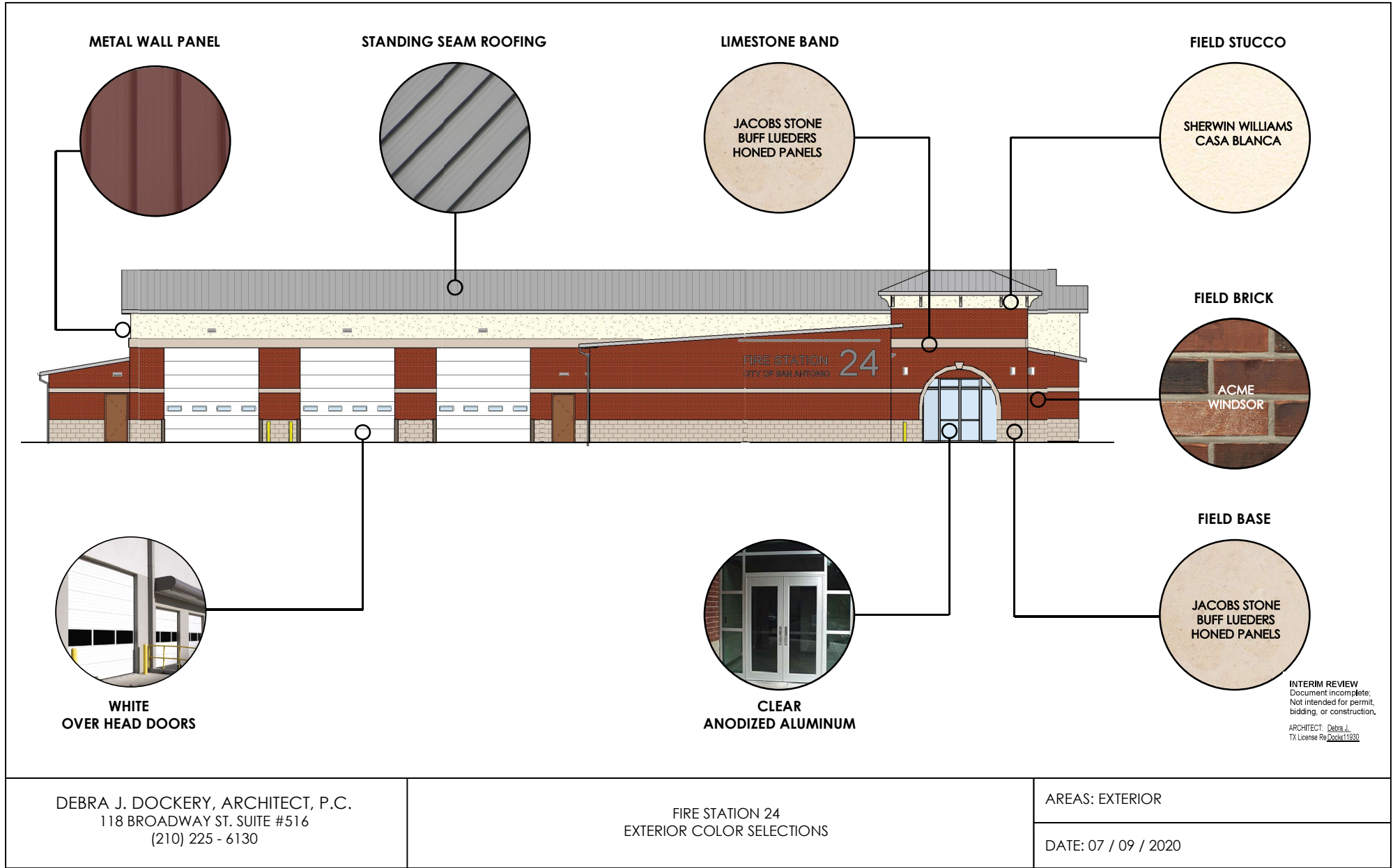
DATE

MAY 2020

DESCRIPTION

EXTERIOR ELEVATIONS

A4.01



DEBRA J. DOCKERY, ARCHITECT, P.C.
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FIRE STATION 24
EXTERIOR COLOR SELECTIONS

AREAS: EXTERIOR

DATE: 07 / 09 / 2020

INTERIM REVIEW
Document incomplete.
Not intended for permit,
bidding, or construction.
ARCHITECT: Debra J.
TX License No. 11930



INTERIM REVIEW
Document incomplete;
Not intended for permit,
bidding, or construction.

ARCHITECT: Debra J.
TX License ReDocket 11930

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FIRE STATION 24
EXTERIOR COLOR SELECTIONS

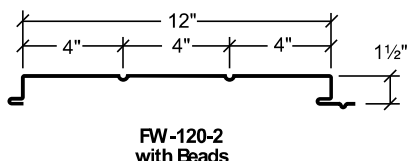
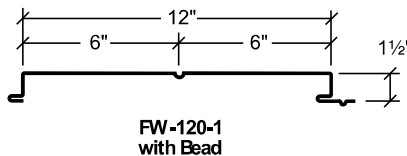
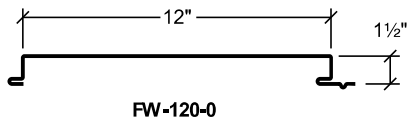
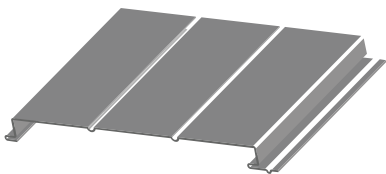
DATE: 07 / 09 / 2020



CONCEALED FASTENING SYSTEMS

FW-120 PANEL

The FW-120 panel is a concealed fastener wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications.



Features and Benefits:

- FW-120 is available in a flat profile with no beads, one bead or two beads.
- The FW-120 Panel has been tested by a certified independent laboratory in accordance with ASTM test procedures for Air Infiltration and Water Penetration at the sidelap. Test results show no air leakage at 1.57PSF and no water penetration at 6.24PSF differential pressure.
- FW-120 carries Florida approval.

Product Specifications

- **Applications:** Wall and Fascia
- **Coverage Widths:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 and 20 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Signature® 300



FW-120 PANEL

CONCEALED FASTENING SYSTEMS

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.000 cfm/ft ² at 6.24 psf static pressure 0.113 cfm/ft ² at 20.00 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 13.24 psf
STRUCTURAL	Negative Wind Loads	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Positive Wind Load	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance - Florida Approval	ASTM E 1592	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11917.3

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