

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-495
ADDRESS: 4806 S PRESA ST
LEGAL DESCRIPTION: NCB 7605 BLK 3 LOT N. IRR 50 FT OF 2 & N.IRR 55.3 FT OF 1
ZONING: C-2NA CD, RIO-5
CITY COUNCIL DIST.: 3
APPLICANT: Guy Chipman III/Guy Chipman Construction LP
OWNER: MIRANDA FRANCISCO & MAE
TYPE OF WORK: Fence installation
APPLICATION RECEIVED: October 30, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence around the front perimeter of the property with a sliding gate on Presa and swinging gate on Monticello.

APPLICABLE CITATIONS:

Sec. 35-673. - Site Design Standards.

(h) Site Walls and Fences.

Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

Sec. 35-514. - Fences

Table of Heights
Maximum Permitted Fence Heights

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection <u>35-514(f)</u> below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence	6'0"	6'0"

	5'0" combined or predominantly open fence		
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection <u>35- 514(b)(3)</u> above	6'0"	6'0"

FINDINGS:

- a. The structure at 4806 S Presa is a commercial structure featuring CMU masonry construction, two garage bays and storefront. The property is at the corner of S Presa and Monticello Ct and is located in RIO-3.
- b. FENCE HEIGHT – The applicant has proposed to install a front perimeter fence featuring wrought iron design and a maximum height of 5' 6". Staff finds the proposed fence height is consistent with the Maximum Permitted Fence Heights for Commercial Use.
- c. FENCE DESIGN –The applicant has proposed to install a front perimeter fence featuring wrought iron design with sliding and swinging gates. Per the UDC Sec. 25-673 Site Design Standards for Properties in the RIO 2.A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics; all other properties, not abutting the river or creek may use the above listed materials plus wood fencing. Staff finds the proposed design consistent with the UDC.

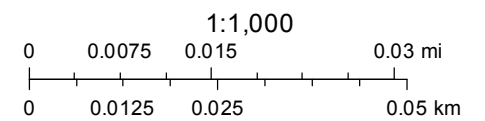
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

4806 S Presa



November 9, 2020





S Presa St

Monticello Ct

Monticello Ct

Monticello Ct

Wills

Wills

Wills

Rainbow

4806 South Presa Street

Tranz Parts Warehouse

S Presa St

Google



Rainbow

4806 South Presa Street

Tranz Parts Warehouse

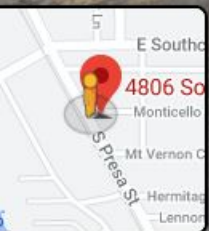
Monticello Ct

Monticello Ct

S Presa St

S Presa St

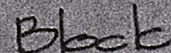
Google

 Street View

Google

(60' R.O.W.)

Edge of Pumit?



✓		
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15' ALLEY

SUB'D. Crestholme Add.

VICTOR SEGUIN
SURVEYING & MAPPING CO.
P.O. BOX 17241 (828-3871)
SAN ANTONIO, TEXAS 78217

I hereby certify that the above plat is true and correct according to an actual survey.

20' Opening x 6' opening Cantilever gate (Ornamental)

