

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2020

HDRC CASE NO: 2020-199
ADDRESS: ROW near 633 S ST MARYS ST
LEGAL DESCRIPTION: NCB 179 (UNIVISION REDEVELOPMENT{AMENDING}), LOT 22
ZONING: D, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Kevin Bowyer/Modus LLC
OWNER: City of San Antonio
TYPE OF WORK: Installation of a new network wood pole
APPLICATION RECEIVED: December 3, 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 new metal pole featuring network node equipment on the right-of-way on the west side of the 600 block of S St Marys, between cross streets Ceasar E Chavez to the south and Nueva to the North, closest to the property at 633 S St Marys, at the approximate coordinates (29.418911, -98.490795).

APPLICABLE CITATIONS:

UDC Sec. 37 - Appendix A. - Right-of-way Network Node Design Manual

b. Design District Aesthetic Requirements.

In addition to the design requirements in Division III of this Manual, the following aesthetic requirements shall apply in Design Districts:

1. New node support poles in districts designated as Design Districts in this Manual shall be placed within ten feet of interior lot lines.
2. In no event shall new node support poles be placed in front of the front façade of primary structures on any property designated as Historic or within fifteen hundred (1500) feet of the brass monument viewshed marker in front of a structure designated by the United Nations as a UNESCO World Heritage site.
3. Network nodes, node support poles, and related equipment shall require camouflage or concealment measures to mitigate the impact or improve the aesthetics of the installation, as determined by the Historic Preservation Officer based on the unique circumstances of the design district or impacted property.
 - A. New network nodes mounted to existing poles shall be low profile and flush mounted to the greatest extent feasible. Network nodes must be painted to match the support pole or structure on which they are mounted.
 - B. The installation of new node support poles is discouraged in Historic Districts, Downtown "D", River Improvement Overlay Districts, Viewshed Protection and Mission Protection Overlay Districts. The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.
 - i. New node support poles must generally be located at commercial corners and intersections.
 - ii. New node support poles must be separated from other node support poles or existing poles by a distance of 250 feet.
 - iii. Where a separation requirement cannot be met, network nodes are preferred to be mounted to existing poles or installed with a stealth method.
 - iv. The height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation.
 - v. New node support poles must be painted and not exceed 8" in diameter at the widest portion of the pole.
 - C. Ground-mounted equipment must be integrated into the overall design of an installation, camouflaged or

concealed based on site specific conditions, and positioned to mitigate visual or physical obstructions to nearby historic features as recommended by the Historic Preservation Officer.

c. Decorative Poles.

In accordance with Chapter 284, installation or attachment of wireless communications equipment, including antennas, network nodes, transport facilities, and related equipment is prohibited on all decorative streetlight poles in Design Districts.

(Ord. No. 2017-08-31-0609, § 1, 8-31-17)

FINDINGS:

- a. PURVIEW - The applicant has proposed to install a new metal pole featuring network node equipment on the right-of-way on the west side of the 600 block of S St Marys, between cross streets Ceasar E Chavez to the south and Nueva to the North, closest to the property at 633 S St Marys. The proposed pole is located within the River Improvement Overlay (RIO-2) and Downtown (D). Per the Unified Development Code Sec. 37, the network node must be in compliance with Appendix A. Right-of-way network node design manual: Division IV. General Aesthetic Requirements and Division V. Additional Aesthetic Requirements in Design Districts – in addition to the Downtown Design Guide and UDC Division 6. - “RIO” Districts.
- b. PROJECT DESCRIPTION – The applicant has provided the following project description: “Permit # 355717. XY coordinates are 29.418911, -98.490795. The proposed pole location is located on the east side of S St Mary's St, north of the intersection with E Cesar E Chavez Blvd. Currently, the site has no existing structure. A brand new steel pole will be built. Verizon Wireless proposes to install a new wireless communication site on the brand new steel pole. The scope will consist of the following: antenna & associated equipment boxes, the spacing of support elements, cabling, utility lines, and signage. Based on previous communication with OHP, we are proposing to stealth the antenna equipment as shown in the photo sims.”
- c. LOCATION - The applicant has proposed to install a new metal pole featuring network node equipment on the right-of-way on the west side of the 600 block of S St Marys, between cross streets Ceasar E Chavez to the south and Nueva to the North, closest to the property at 633 S St Marys, at the approximate coordinates (29.418911, -98.490795). The proposed location is mid-block, in front of Agave Apartments building complex. Per the Design Manual 3.B.i., new poles must be generally located at commercial corners and intersections. Staff finds the proposed location is midblock bisecting the building and streetscape developed within the RIO and is inappropriate.
- d. SEPARATION – The applicant has proposed to install the new pole within the immediate block as multiple existing utility poles. Per the Design Manual 3.B.ii., new poles must be separated from existing poles by 250 feet. Staff finds that the proposed location is not separated by more than 250 feet.
- e. COLLOCATION – Per the Design Manual 3.B.iii, where a separation requirement cannot be met, new nodes are preferred to be mounted to existing poles or installed with a stealth method. Staff finds that a collocation on existing poles should be explored prior to consideration of a new stealth pole. A letter from the owner-operator of the existing nearby poles and/or an engineer’s letter noting the feasibility of collocation will suffice as a supporting document for this finding.
- f. HEIGHT – The applicant has proposed to install a metal pole including node equipment featuring a total of thirty feet (33’) from grade. Per the Design Manual 3.B.iv., the height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation. Staff finds that the proposed height is subordinate to existing poles within proximity.
- g. DIAMETER – Per the submitted drawings, the proposed pole features a diameter narrower than the 11.4” wide rap unit, excluding the meter boxes at the pedestrian level and the antenna cabinets at the top. Per the Design Manual 3.B.v., new poles should not exceed 8 inches (8”) in diameter at the widest portion of the pole. Staff finds that the proposed pole diameter is wider than the diameter allowed by the design manual.
- h. DESIGN – The applicant has proposed to install a metal pole that features three (3) service cabinets at pedestrian height (fiber network demarcation point (NDP), remote radio head (RRH), service disconnect, and meter) and three (3) access units (radio cabinets) mounted radially at the top of the pole, capped with a cylindrical antenna. The applicant referenced existing wood utility poles in selecting the pole type in this location. Per the Design Manual 3.B.: *The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any*

new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions. Staff finds that no effort have been made to conceal or relate the proposed new pole to the existing context – except the use of a metal pole and matching equipment color.

- i. TRENCHING – The applicant has not requested any trenching or boring at this time. If required, any disturbance of sidewalk or streetscaping should be restored to the condition prior to installation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff does not recommend approval of the new network pole based on findings b through h. While approval may still be issued at the commission’s discretion, the following requirements have not been met per the Right-of-way Network Node Design Manual:

- i. COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
- ii. SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
- iii. DIAMETER – The proposed pole is not less than 8 inches at its widest portion.
- iv. DESIGN – Matching wood material to existing poles does not constitute a stealth aesthetic.

If approved, the project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Approval from the Historic Design Review Commission does not omit or supersede any additional permissions required by CPS Energy or related permitting City departments.

HDRC HEARING

Verizon Wireless

**San Antonio, TX
January 20, 2021**

VERIZON SITE ID: SADT_ST_MARYS_AGAVE_SC

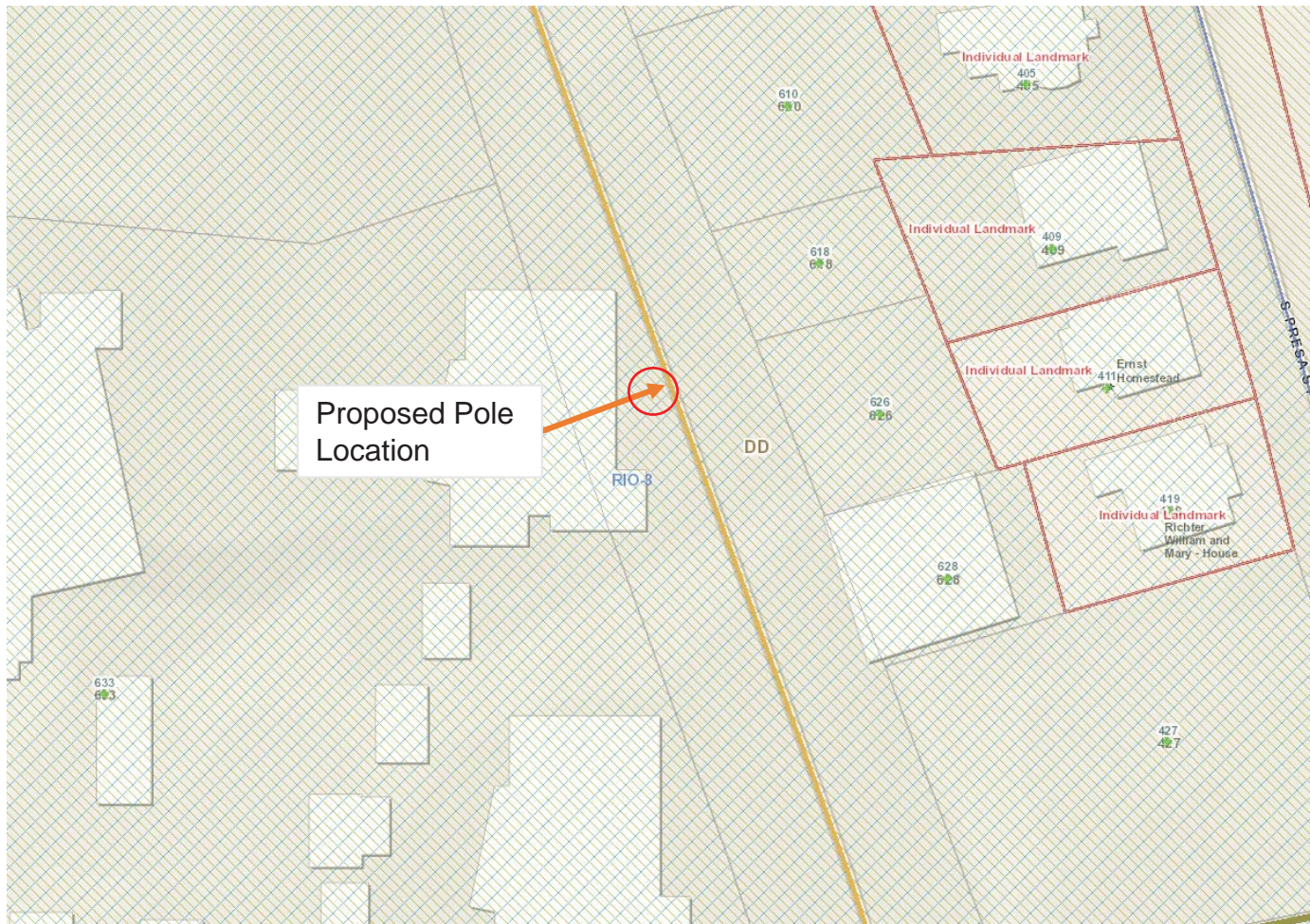
SMALL CELL PERMIT: 355717

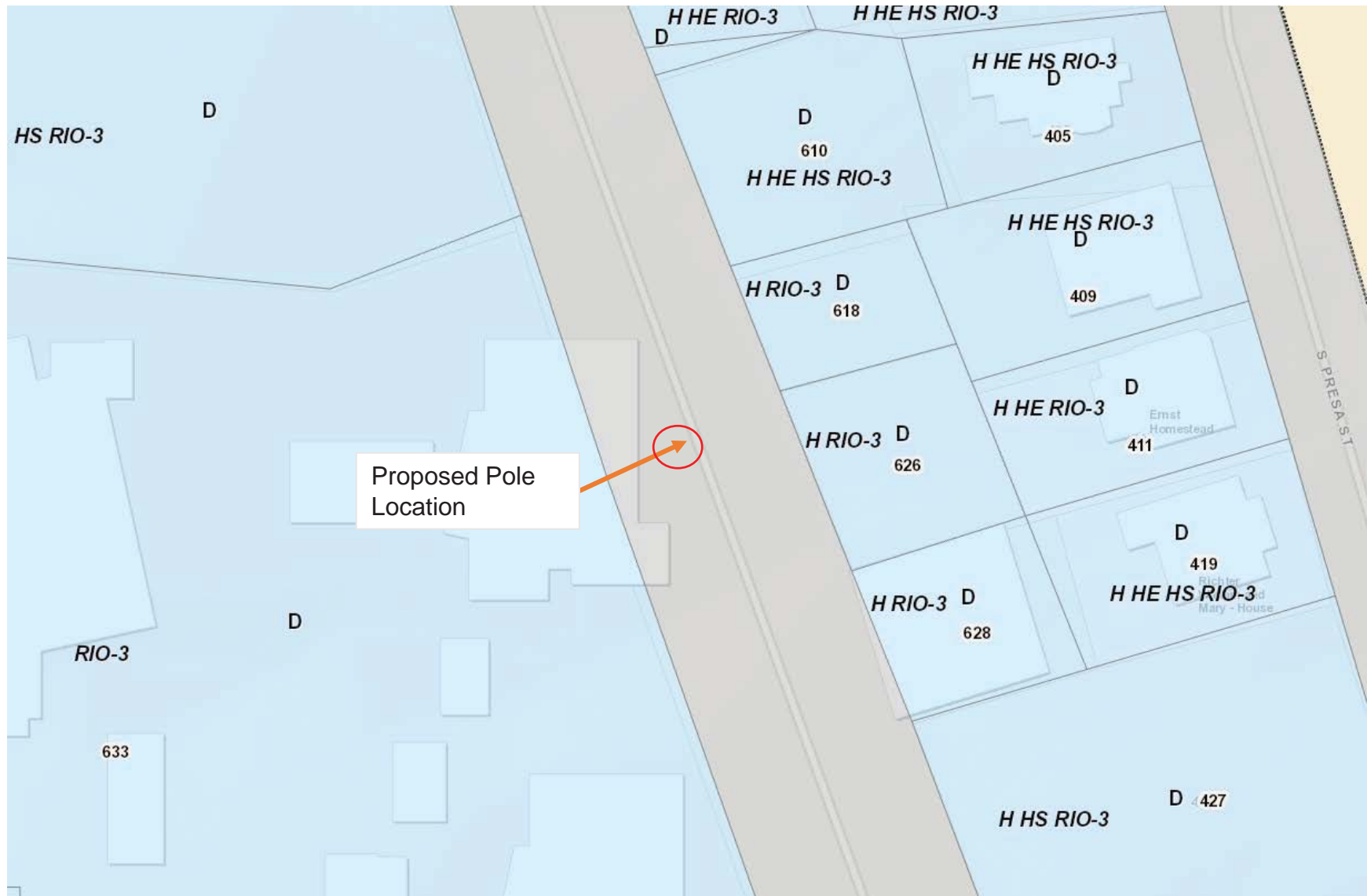
ADDRESS: 625 S ST MARY'S ST

COORDINATES: 29.418911 -98.490795

SMALL CELL DESIGN: Verizon Brand New Steel Pole

SPECIAL DISTRICT: RIO-3





EXISTING PHOTOS

(W SIDE OF S ST MARY'S, BETWEEN ARCINIEGA AND E CESAR E CHAVEZ INTERSECTIONS)



LOOKING S AT SUBJECT SITE



LOOKING E AT SUBJECT SITE



LOOKING N AT SUBJECT SITE

Photo Simulation

Existing



Proposed



ALTERNATIVES ANALYSIS

ing CPS Wood Utility Poles

