

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2024

HDRC CASE NO: 2024-165
ADDRESS: 8801 S FLORES ST
LEGAL DESCRIPTION: NCB 11153 LOT TR-2 (14.72 AC), PT OF TR-3 (3.293 AC)
ZONING: R-4
CITY COUNCIL DIST.: 3
APPLICANT: Clay Hagendorf/Beaty Palmer Architects
OWNER: Jeff Knipple/City of San Antonio Public Works Department
TYPE OF WORK: Conceptual review of new construction
APPLICATION RECEIVED: April 22, 2024
60-DAY REVIEW: June 21, 2024
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting conceptual approval to construct a 27,000-square-foot Police Substation.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(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.

FINDINGS:

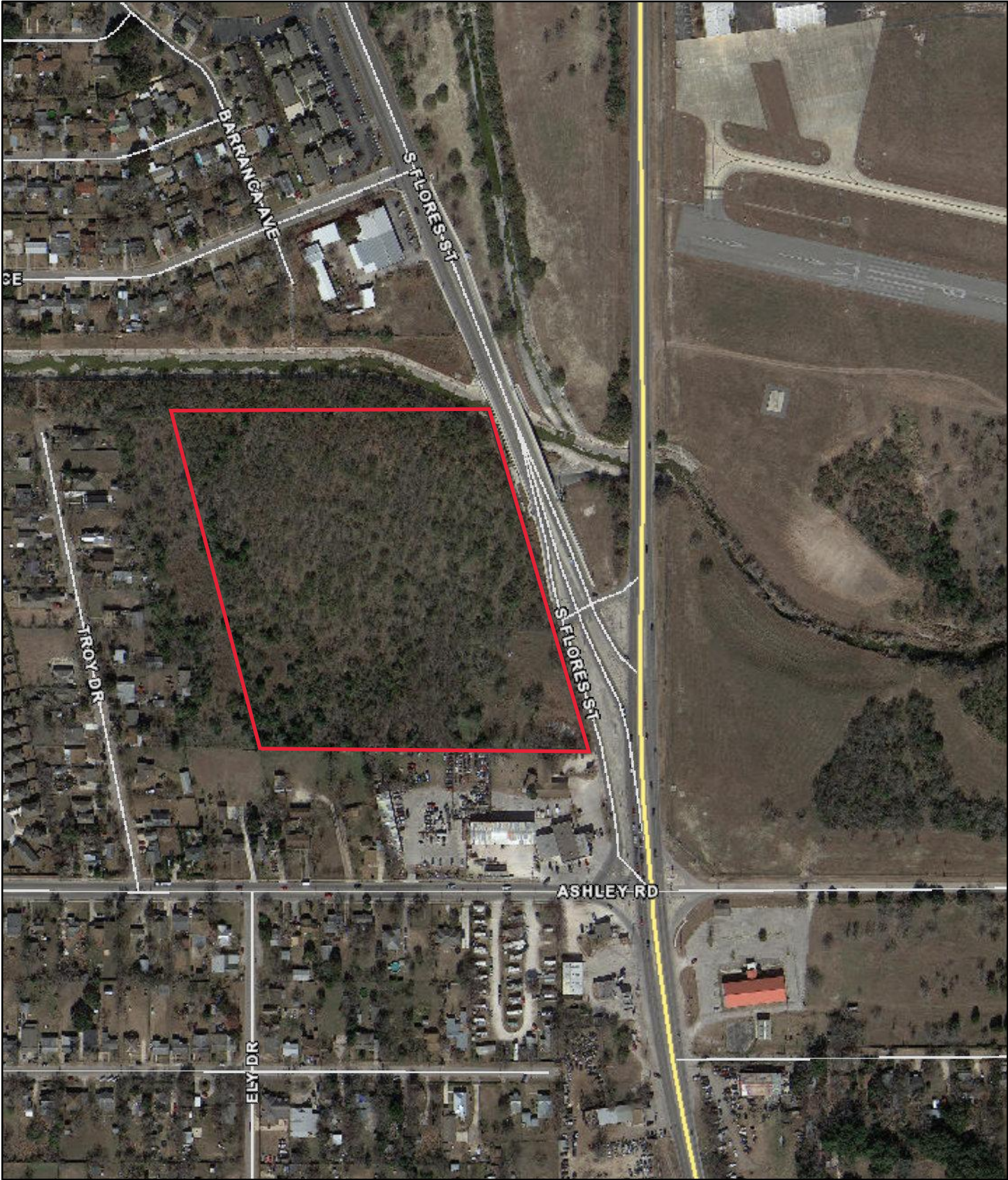
- a. The property located at 8801 S Flores is public property located south of Downtown and west of the Mission Historic District, adjacent to the Stinson-Mission Municipal Airport. The property has frontage on S Flores Street between Deely Place to the north and E Ashley Road to the south. The property is located to the west of where S Flores Street and Roosevelt Avenue intersect. The applicant is requesting conceptual approval for a new police substation that will serve the surrounding community. The project includes a community meeting room within the building.
- 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. **NEW CONSTRUCTION** – The applicant is requesting to construct an approximately 27,000-square-foot Police Substation. The proposed structure features a standing seam metal shed roof with generous overhangs with painted architecturally exposed steel beams, painted tiltwall cladding with reveals, Leuders roughback oak stone blend accents, Kynar finish aluminum storefront windows and doors, and low-E clear glass and matching spandrels in strategically placed window openings. The main entrance on the south side of the east façade is a 2-story tower volume featuring Valour Manganese ironspot brick cladding and Kynar finish aluminum storefront windows and doors with low-E clear glass and matching spandrels. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- d. **SIGNAGE** – The applicant has proposed to install a monument sign at the southeast corner of the property off of the entrance from S Flores Street. The applicant has not submitted specifications for the monument signage at this time. Additionally, the applicant has proposed to install wall-mounted signage on the entry tower featuring the San Antonio Police logo and signage reading, “South Flores Police Substation.” The applicant has not yet submitted sign specifications, including proposed illumination, to staff for review and approval. Staff recommends that the applicant submits final sign specifications to staff for review.
- e. **PARKING LOT** – The applicant has proposed to install public parking at the front of the substation, off of S Flores Street, featuring 46 spaces, staff parking at the rear and to the north of the substation featuring 310 spaces. The staff parking lots will be enclosed by electric sliding gates. The proposed parking lots will accommodate a total of 356 parking spaces, including accessible spaces with curb cuts, entry from S Flores Street, and painted traffic islands. Staff finds the proposal generally appropriate.
- f. **LANDSCAPING** – The applicant has proposed a landscaping plan that includes tree plantings, concrete walkways, a public greenspace, a screened dumpster enclosure, perimeter fencing, and limestone blocks separating the sidewalk from the greenspace. Staff recommends that the applicant submits final landscaping plan to staff for review.
- g. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

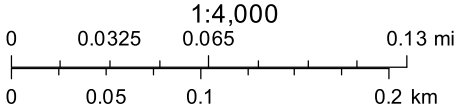
- i. That the applicant submits final sign specifications, construction documents, material specifications for proposed fencing, and a landscaping plan to staff for review prior to returning to the HDRC for final approval.
- ii. That the applicant meets all buffer yard requirements as outlined in the UDC Sec. 35-510.
- iii. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

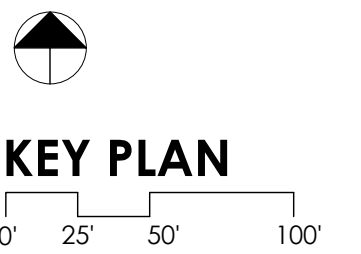
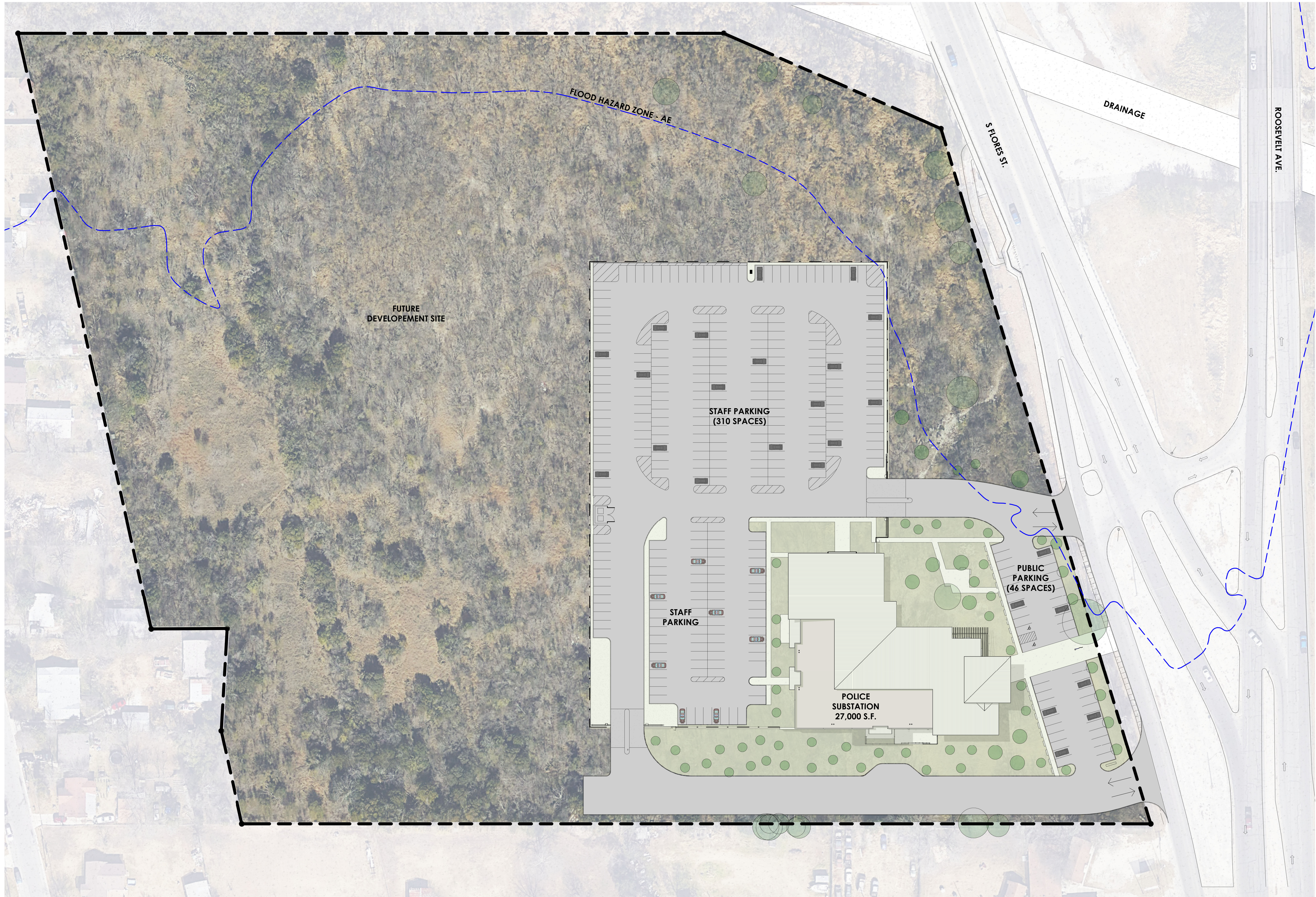
City of San Antonio One Stop



May 10, 2024

— User drawn lines





HDRC PACKAGE

SOUTH FLORES POLICE SUBSTATION



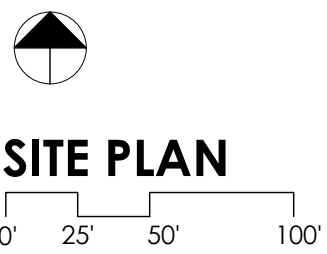
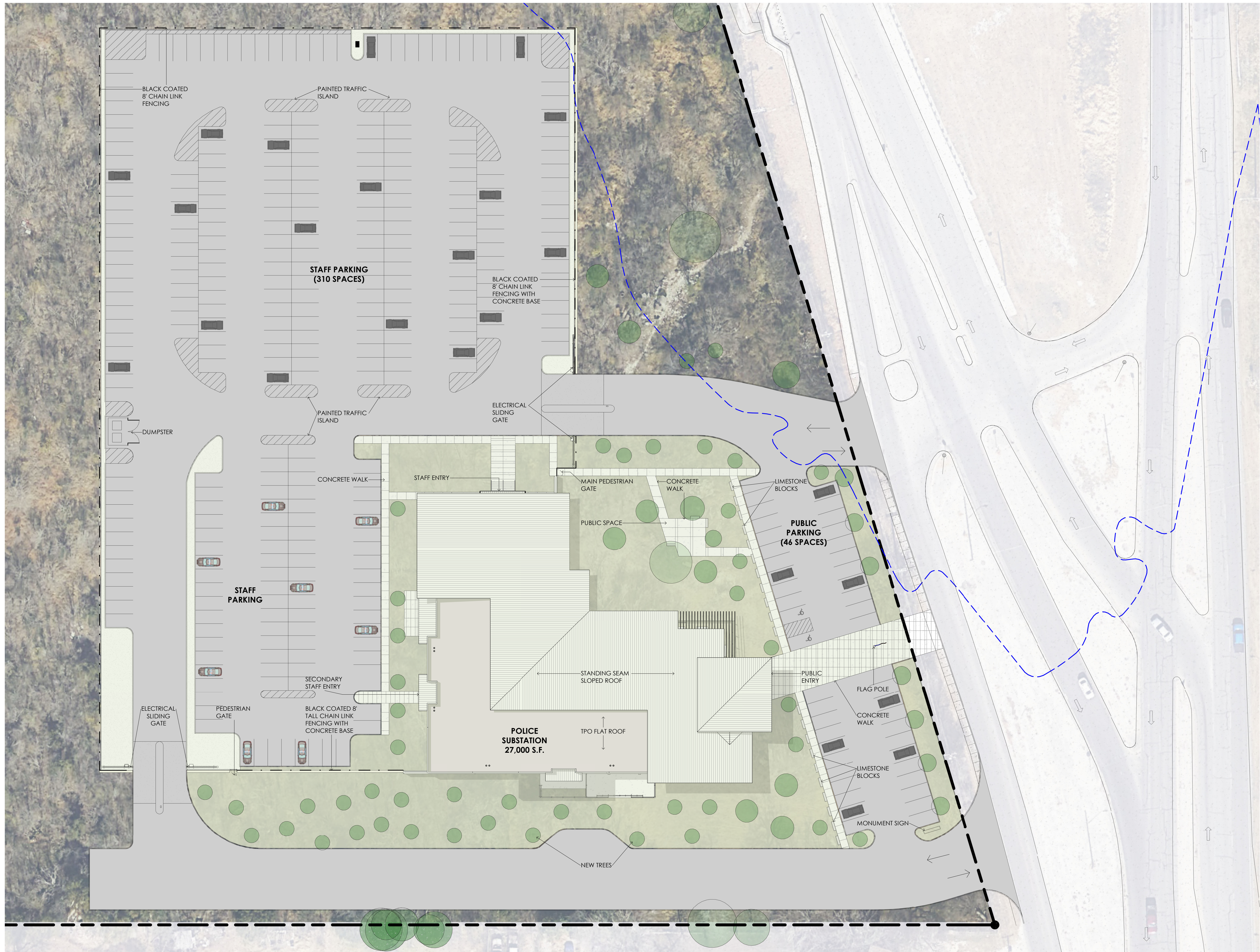
8801 S FLORES ST.
SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number
23-01
date
04.22.24

Beatty Palmer Architects, Inc.
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San Antonio, Texas 78205
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VIEW FROM SITE - LOOKING NORTHEAST



VIEW FROM SITE - LOOKING NORTH



VIEW FROM SITE - LOOKING SOUTHWEST



VIEW FROM SOUTH FLORES - LOOKING WEST



VIEW FROM SOUTH FLORES - LOOKING WEST



VIEW FROM SOUTH FLORES - LOOKING WEST

EXISTING PHOTOS

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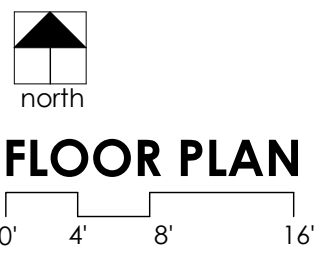
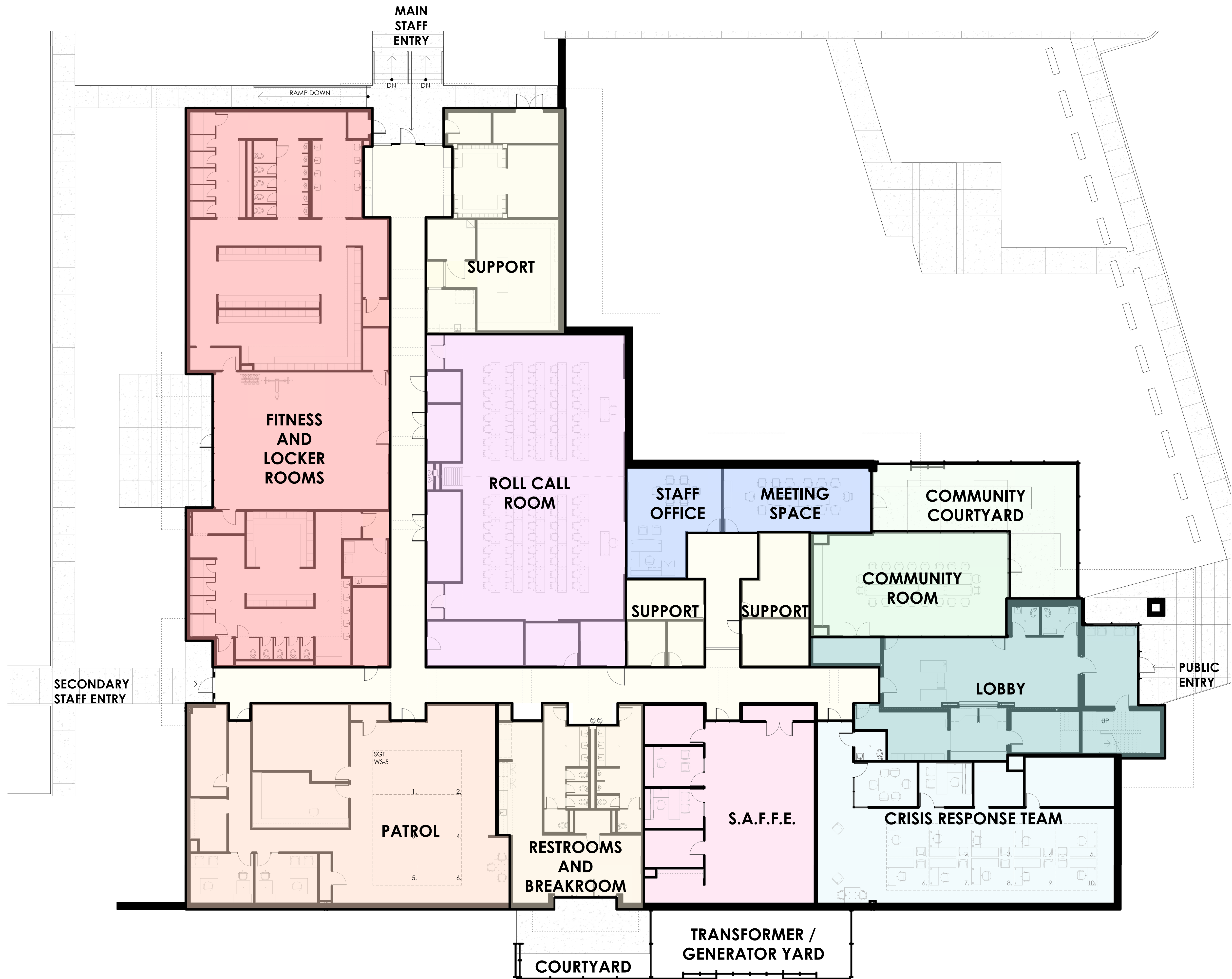
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**South Flores Police Substation
8801 South Flores St.**

The proposed one story, approximately 27,000 GSF police substation will serve the surrounding community. The project will incorporate a community meeting room in addition to the substation. The building is to be sited on a portion of an approximately 18-acre tract on South Flores Street near its intersection with Roosevelt Avenue.

The Police Substation is designed to be inviting and compatible with the character of the surrounding commercial developments and residential neighborhood. The project incorporates local materiality that blends into the context. The use of gold textured limestone on the building alludes to the natural materials historically found in the area. The blue-cast brick will clad the main entry tower providing a distinctive color identifying SAPD. The tower element raises the visual scale of the one-story structure and portrays some of San Antonio's most iconic historic structures.

The articulated building exterior walls will be capped with a standing seam metal roof with generous overhangs and canopies. Glazing on the public facades will run at a clerestory level well above the occupants on the interior. This provides both natural light to the interior and avoids the need for ballistic glazing.



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**SOUTH FLORES
POLICE
SUBSTATION**

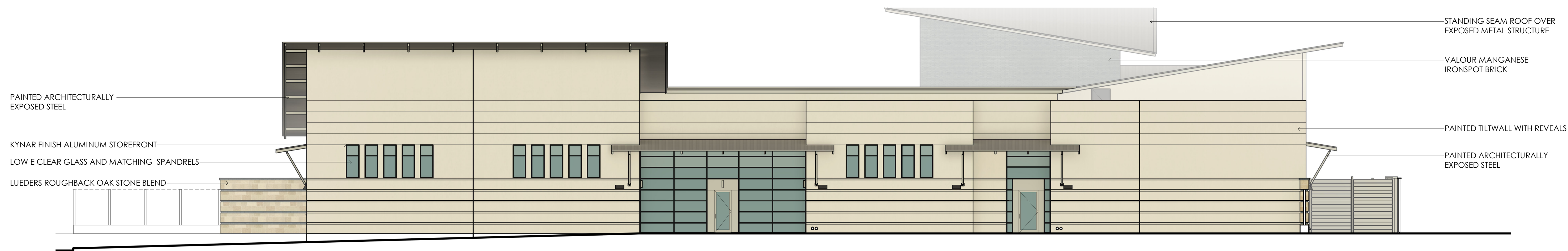


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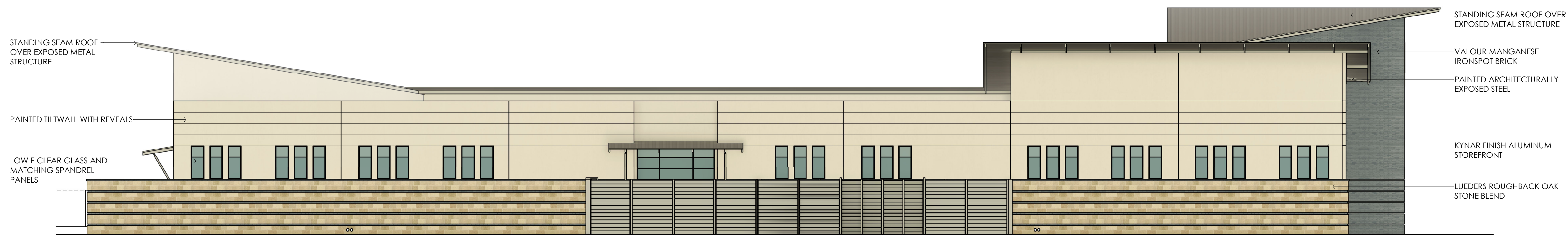
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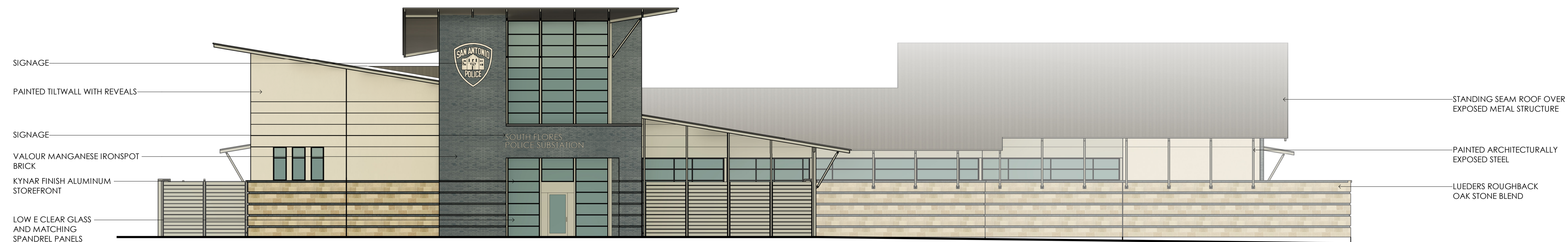
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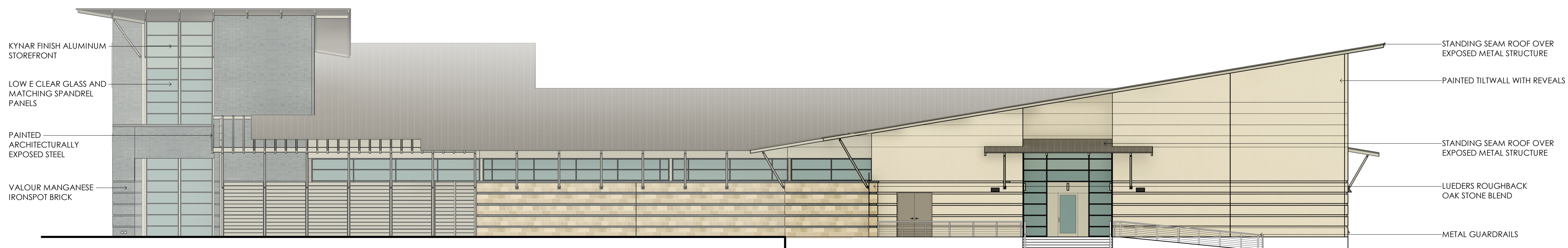
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS

0' 4' 8' 16'

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SOUTH FLORES POLICE SUBSTATION



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

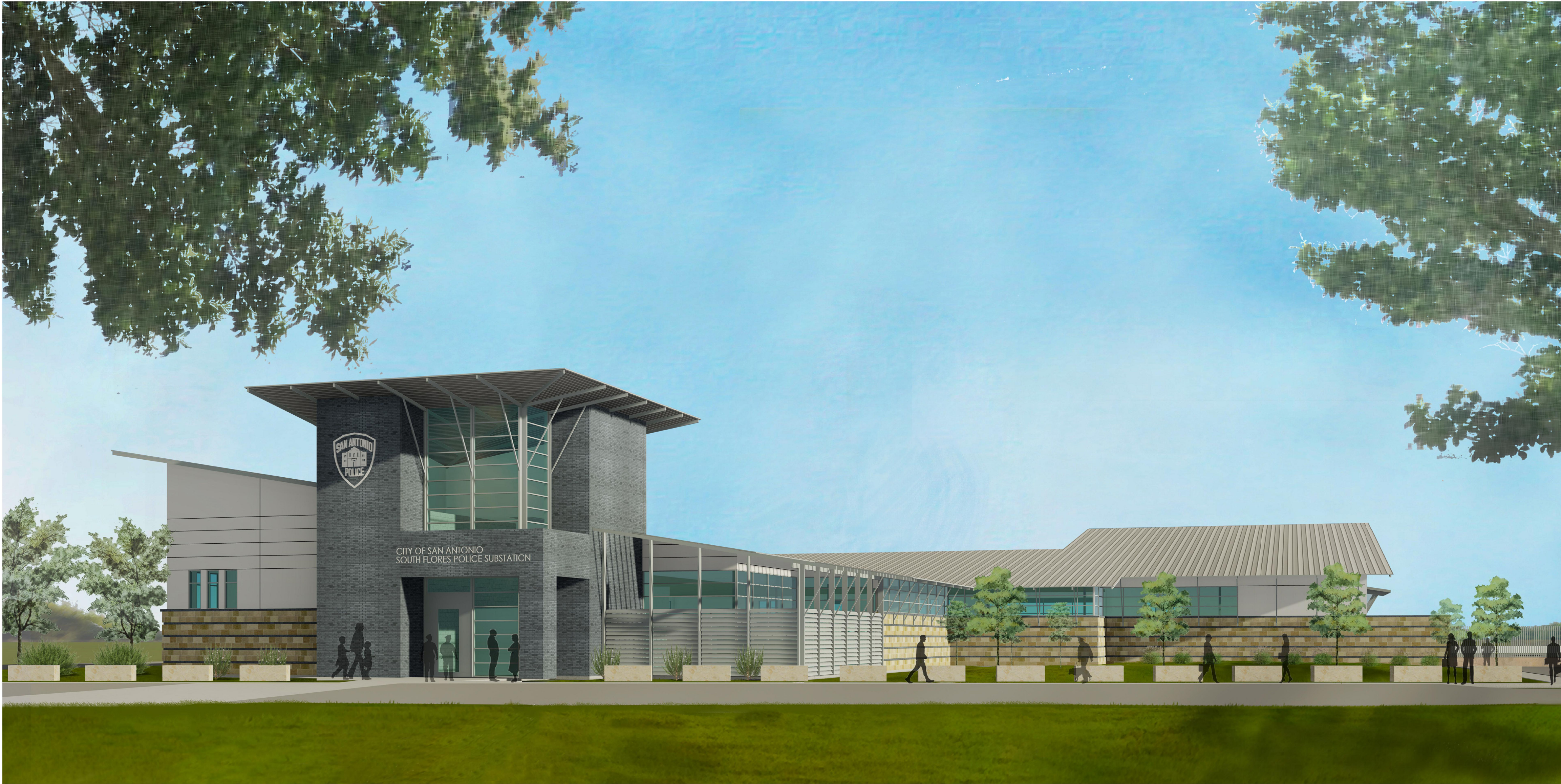
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VIEW FROM SOUTH FLORES

DAY RENDERING

HDRC PACKAGE

SOUTH FLORES POLICE SUBSTATION



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

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VIEW FROM SOUTH FLORES

NIGHT RENDERING

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**SOUTH FLORES
POLICE
SUBSTATION**



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

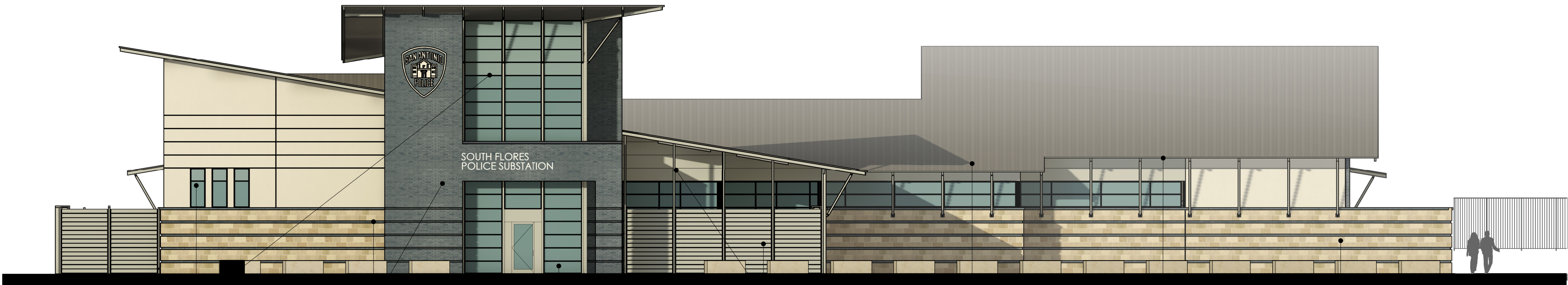
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KYNAR
FINISH
ALUMINUM
STOREFRONT

VALOUR
MANGANESE
IRONSPOT
BRICK

LOW E CLEAR
GLASS AND
MATCHING
SPANDREL PANELS

PAINTED
ARCHITECTURALLY
EXPOSED
STEEL

STANDING SEAM
ROOF OVER
EXPOSED METAL
STRUCTURE

PAINTED
TILTWALL
WITH
REVEALS

LUEDERS
ROUGHBACK
OAK STONE
BLEND



MATERIAL PALETTE

HDRC PACKAGE
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