

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

HDRC CASE NO: 2023-491
ADDRESS: 436 LABOR ST
LEGAL DESCRIPTION: NCB 886 BLK 12 LOT 901 (PARK) (VICTORIA COMMONS)
ZONING: IDZ
CITY COUNCIL DIST.: 1
APPLICANT: Beth Wells/Bender Wells Clark Design
OWNER: Mark Wittlinger/CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: December 01, 2023
60-DAY REVIEW: January 30, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a new dog park.
2. Install a new walkway from Refugio Street to the dog park area.
3. Complete drainage improvements.
4. Construct a new restroom facility.
5. Install new pedestrian lighting and complete lighting upgrades.
6. Install new site furnishings.
7. Install a new 960-square-foot shade structure.

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 436 Labor is commonly known as Labor Street Park. The park is located to the west of the Lavaca Historic District boundary, and is bound by Refugio Street to the north, Santa Clara Place to the east, and Labor Street to the south and west. The park is adjacent to Victoria Courts and the Lavaca neighborhood and is currently a multi-use area with an existing baseball diamond, basketball court, and playscape. The proposed park improvements include creating a new dog park and install a drinking fountain and site furniture. All of the proposed improvements will be accessible and constructed of long-lived materials. All improvements were developed through neighborhood input.
- b. **DOG PARK** – The applicant has proposed to construct a fully enclosed dog park with areas for small and large dogs. The proposed dog park will be located to the southeast of the existing baseball diamond and south of the existing playscape. The dog park will include wire mesh panel fencing installed in concrete footings. The proposed fencing will be 5’-6” in height with a maximum of 8 feet between posts. The fencing for the small dog area will not exceed 4’ in height. The dog park will feature an all-dog entry vestibule and a small dog entry gate, mulch area, concrete walks, trash & recycling receptacles, picnic benches, dog waste dispensers, and drinking fountains. Staff finds the proposal generally appropriate.
- c. **DOG PARK AMENITIES** – The applicant has proposed to install trash & recycling receptacles, picnic benches, dog waste dispensers, and drinking fountains. The amenities will match the existing amenities in the park. The proposal includes a drinking fountain with a jug filter and stainless-steel dog bowls. Staff finds the proposal consistent with the UDC.
- d. **SIDEWALK IMPROVEMENTS** – The applicant has proposed to make the dog park area accessible by installing a concrete walk from the main dog park entry to the picnic table and shade area and an additional concrete walk on the east end of the site to connect the dog park to Peyton Path. Additionally, the applicant has proposed to install a concrete path and a 1,408-square-foot concrete pad at the northeast side of the park, off of Refugio Street. Staff finds the proposal consistent with the UDC.
- e. **DRAINAGE IMPROVEMENTS** – The applicant has proposed to complete drainage improvements with the installation of dry streambeds within the dog park. The dry streambeds will be lined with Geotech fabric and will be filled with river cobble. Staff finds the proposal consistent with the UDC.
- f. **RESTROOM FACILITY** – The applicant has proposed to construct a pre-fabricated, 1-story restroom facility on the northeast side of the park, to the north of the existing play area along Refugio Street. The proposed restroom facility will feature a front gable standing seam metal roof, stucco cladding with stone wainscoting, drinking fountains mounted on the front façade, one (1) solid restroom entry door on each side elevation, and one (1) solid entry door on the rear elevation. Staff finds the proposal consistent with the UDC.
- g. **LIGHTING IMPROVEMENTS** – The applicant has proposed to install new light fixtures on existing poles and new light fixtures on new poles throughout the park to improve pedestrian lighting. The proposed fixtures are consistent with fixtures and poles currently installed in several city parks. Staff finds the proposal consistent with the UDC.
- h. **SITE FURNISHINGS** – The applicant has proposed to install new site furniture including picnic units and trash and recycling receptacles to match the existing furnishing in the park. Furnishings will be installed in the dog park and throughout the park, including new picnic units installed on the proposed concrete pad on the northeast side of the park. Staff finds the proposal appropriate.
- i. **SHADE STRUCTURE** – The applicant has proposed to install a shade structure to cover the picnic tables that will be installed on the new concrete pad proposed at the northeast side of the park. The proposed shade structure will be a total of 960 square feet and will match the existing shade canopy installed over the playground equipment. Staff finds the proposal appropriate.

- j. 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 j with the following stipulation:

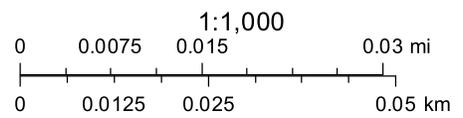
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



December 14, 2023

— User drawn lines



LABOR STREET PARK IMPROVEMENTS

The applicant is requesting final approval for construction of new park improvements at Labor Street Park.

Bender Wells Clark Design and their sub-consultants have developed Construction Documents for these proposed improvements. Components of this project will include:

- 1) A new accessible concrete walk from Refugio Street to the new dog park area
- 2) Enhanced drainage through the site with rock cobble
- 3) Addition of a dog park with small and large dog areas, drinking fountain with dog bowl, and pet pick-up units.
- 4) New Restroom building with attached drinking fountains (materials to match nearby residential multi-family units).
- 5) New Pedestrian Lighting and upgrades to the existing lighting.
- 6) New site furniture (picnic units and trash/recycling receptacles).
- 7) New 24' x 40' fabric shade gathering area with lighting and picnic units (as an Alternate)

All the proposed improvements will be accessible, constructed of long-lived materials and match in colors to existing elements. All the improvements were approved through neighborhood meetings.

Labor Street Park Improvements



Aerial Photo of site



Existing Play Area



Existing Softball Field



Existing Fitness Equipment



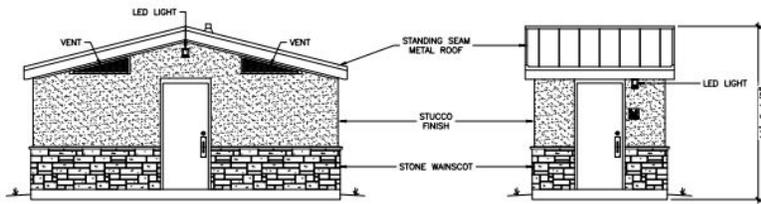
Existing basketball court (on Opportunity Homes property)



Existing picnic areas (New furniture to match)

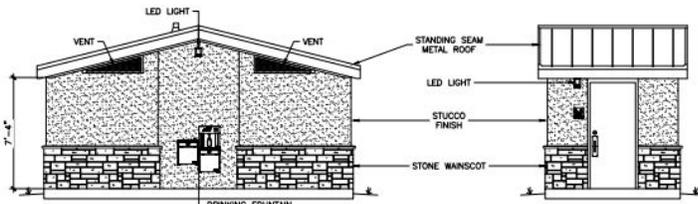


Proposed Dog Park Fencing



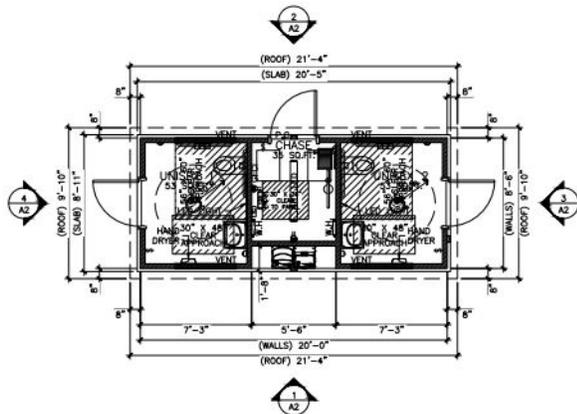
② REAR ELEVATION
Scale: 1/4" = 1'-0"

④ LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



① FRONT ELEVATION
Scale: 1/4" = 1'-0"

③ RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

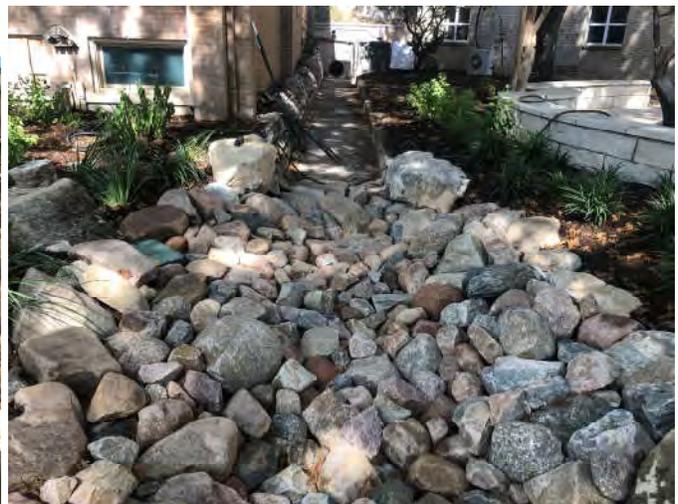


Stucco with Stone Wainscot

Proposed Pre-fabricated Restroom Building (stucco and stone exterior materials)



Proposed Drinking Fountain with dog bowl



Cobble example at dry stream

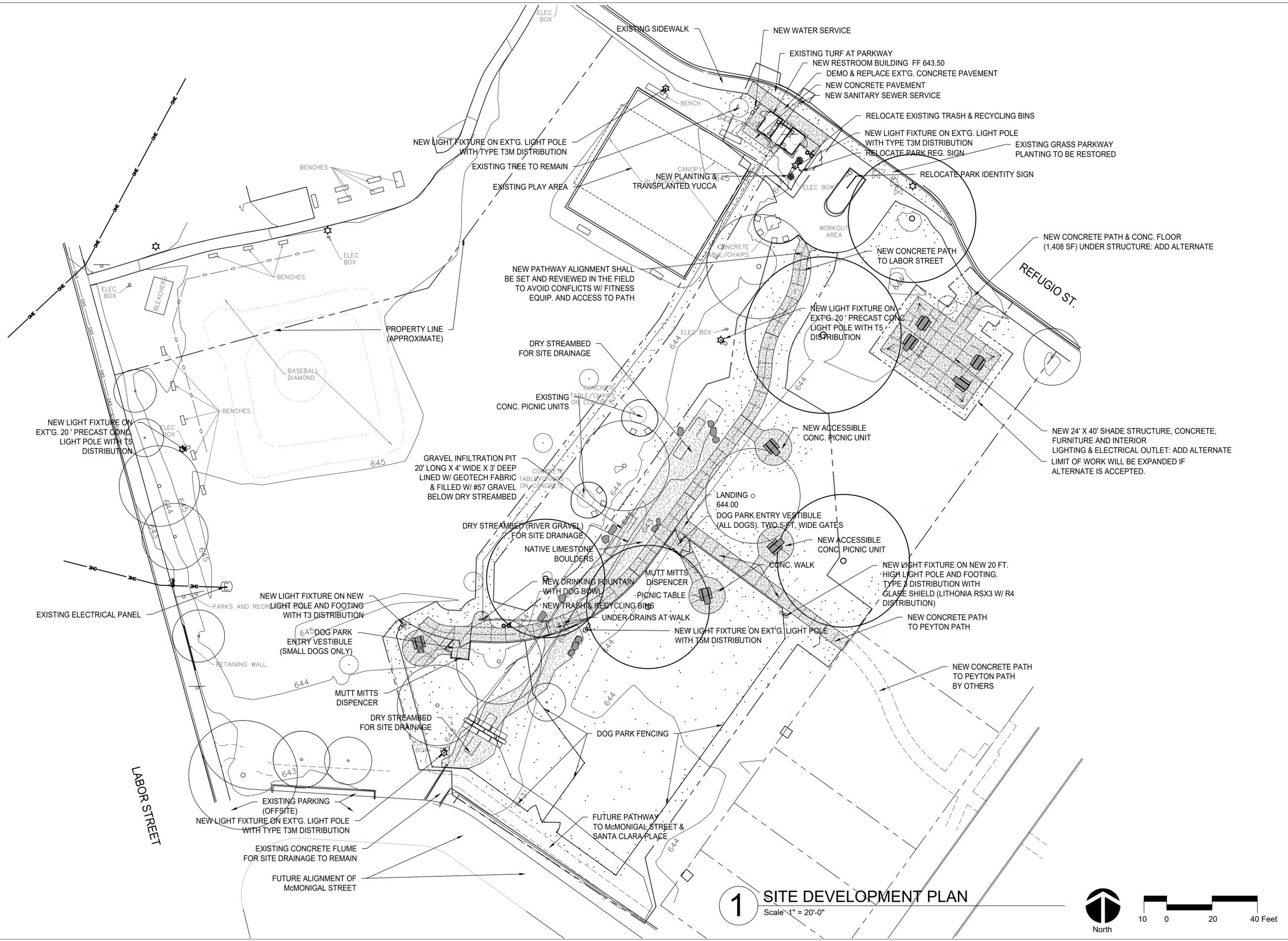


New Park Lighting



Fabric Shade Gathering Area (Alternate) to match existing shade over play equipment

Date: Dec 01, 2023, 10:18am User ID: bviverville
 File: S:\2021 PROJECTS\Labor Street Park\Workfile\2023-10-24 LABOR STREET PARK(rev)CD SUBMITTAL.dwg



1 SITE DEVELOPMENT PLAN
 Scale 1" = 20'-0"



ISSUED SETS		
Date	Description	
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No.	Date	Description



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**Labor Street Park
 Site Improvements**
 645 Labor Street
 San Antonio Tx 78210

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LAWRENCE C. CLARK
 LANDSCAPE ARCHITECT

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1211 TX REGISTRATION NO. 3/10/2023 DATE

Drawn By: LCC

SHEET TITLE & NUMBER:
Site Development Plan

SD-1.3

Date: Dec 01, 2023, 10:17am User ID: bvierville
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1 SITE GRADING PLAN
 Scale: 1" = 20'-0"



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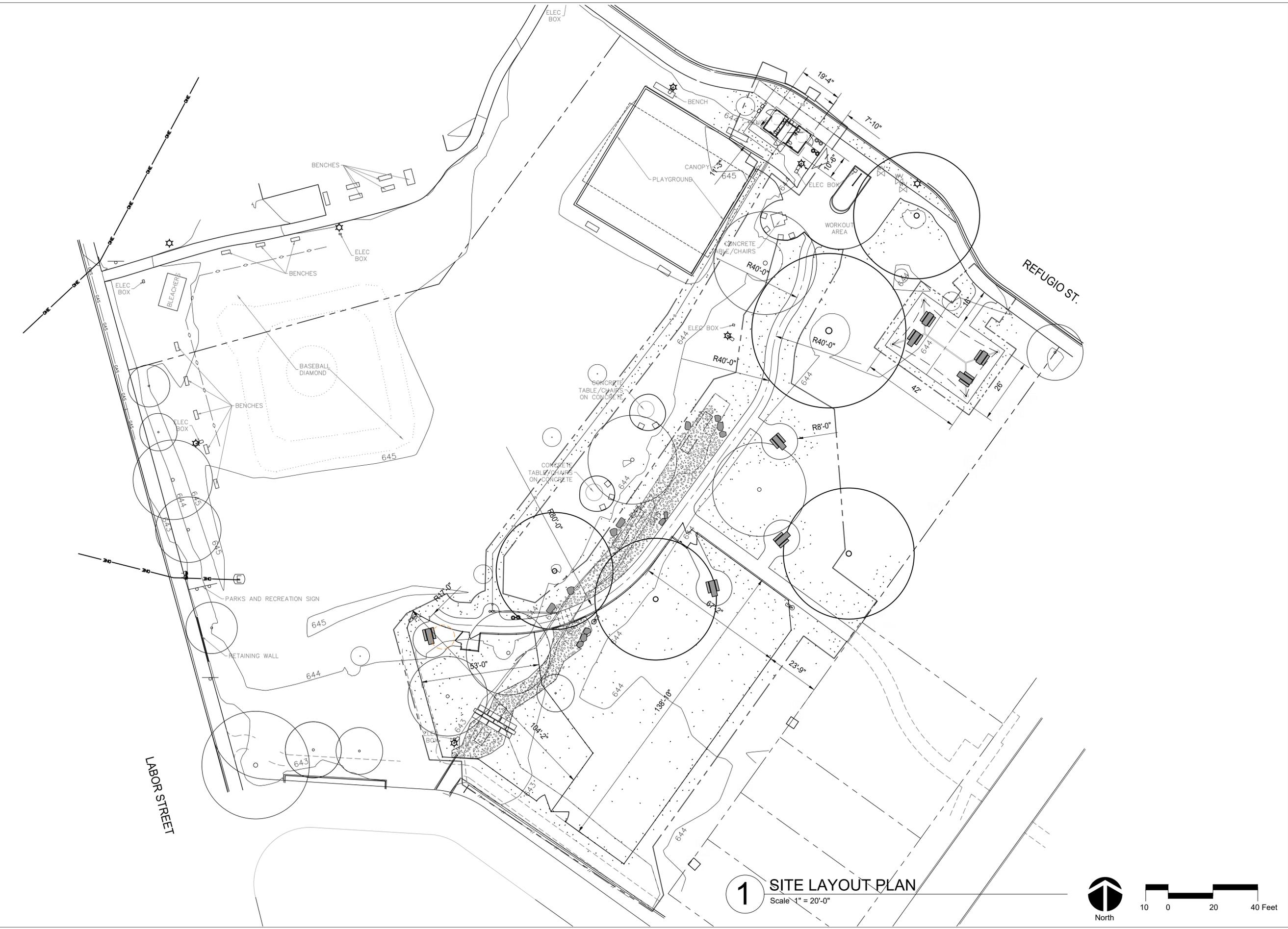
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SHEET TITLE & NUMBER:
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SD-1.4

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1 SITE LAYOUT PLAN
 Scale: 1" = 20'-0"



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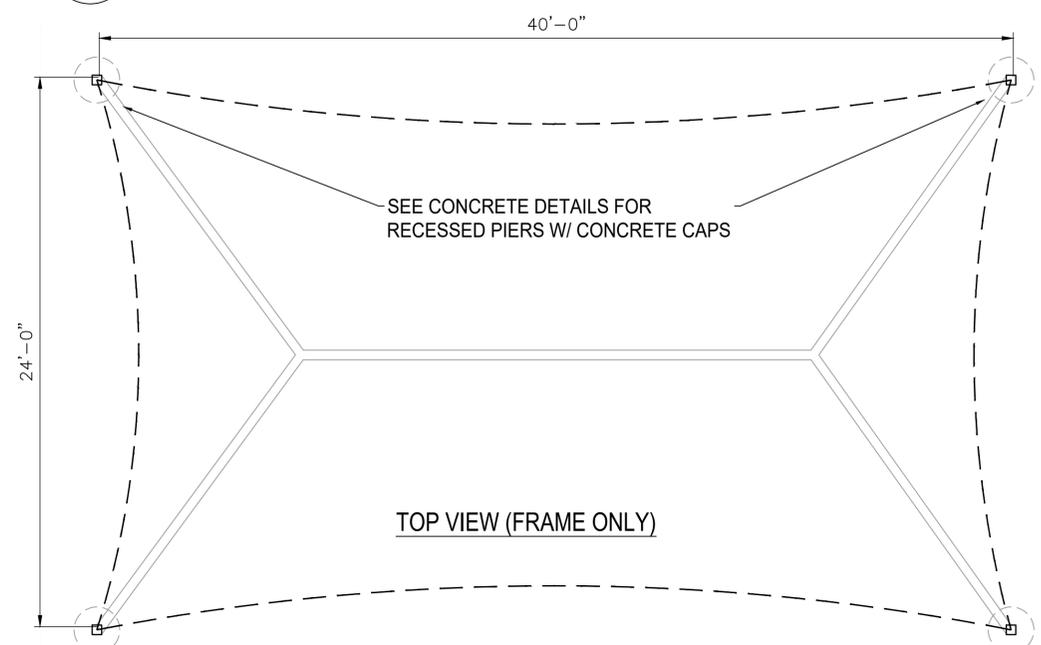
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SD-1.5

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**GENERAL NOTE- RESTROOM STRUCTURE:
 RESTROOM MANUFACTURER SHALL
 SUBMIT SHOP DRAWINGS WITH ALL
 FOOTINGS, REINFORCEMENT,
 STRUCTURAL ELEMENTS AND
 ATTACHMENTS DETAILED.
 DRAWINGS SHALL BE SIGNED AND
 SEALED BY A LICENSED PROFESSIONAL
 ENGINEER WITH CURRENT STATE OF
 TEXAS LICENSURE AND REGISTRATION.
 UPON RECEIPT OF DRAWINGS, PLANS
 WILL BE SUBMITTED TO THE CITY OF
 SAN ANTONIO FOR PERMITTING.**

1 RESTROOM STRUCTURE
 Scale 1/4" = 1'-0"



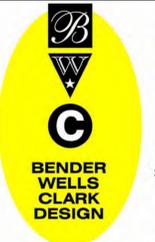
24' x 40' Standard Hip 10' Entry Height as manufactured by USA Shade, or approved substitution

**GENERAL NOTE- PAVILION:
 PAVILION MANUFACTURER SHALL SUBMIT
 SHOP DRAWINGS WITH ALL FOOTINGS,
 REINFORCEMENT, STRUCTURAL ELEMENTS
 AND ATTACHMENTS DETAILED. DRAWINGS
 SHALL BE SIGNED AND SEALED BY A LICENSED
 PROFESSIONAL ENGINEER WITH CURRENT
 STATE OF TEXAS LICENSURE AND
 REGISTRATION.
 UPON RECEIPT OF DRAWINGS, PLANS WILL BE
 SUBMITTED TO THE CITY OF SAN ANTONIO FOR
 PERMITTING BY THE MANUFACTURER'S
 REPRESENTATIVE AS A "CHILD" PERMIT
 (DEFERRED PERMIT).**

2 PAVILION STRUCTURE
 Scale 1/4" = 1'-0"

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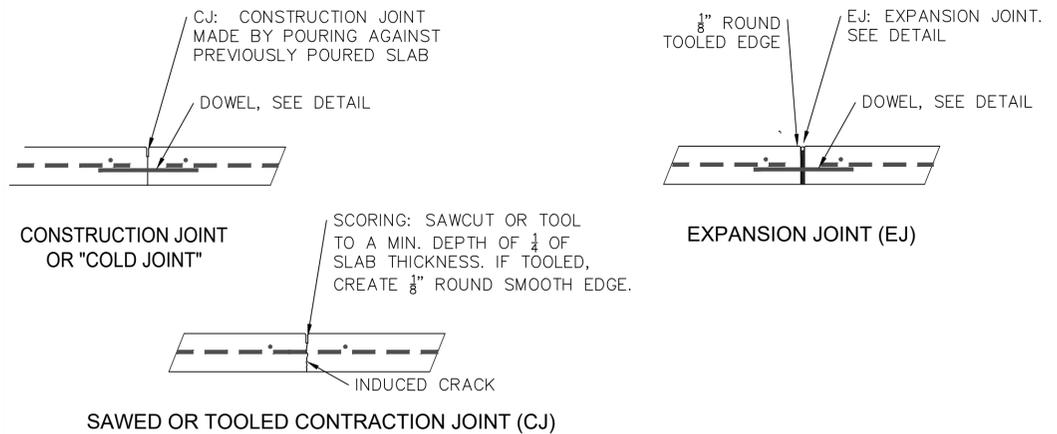
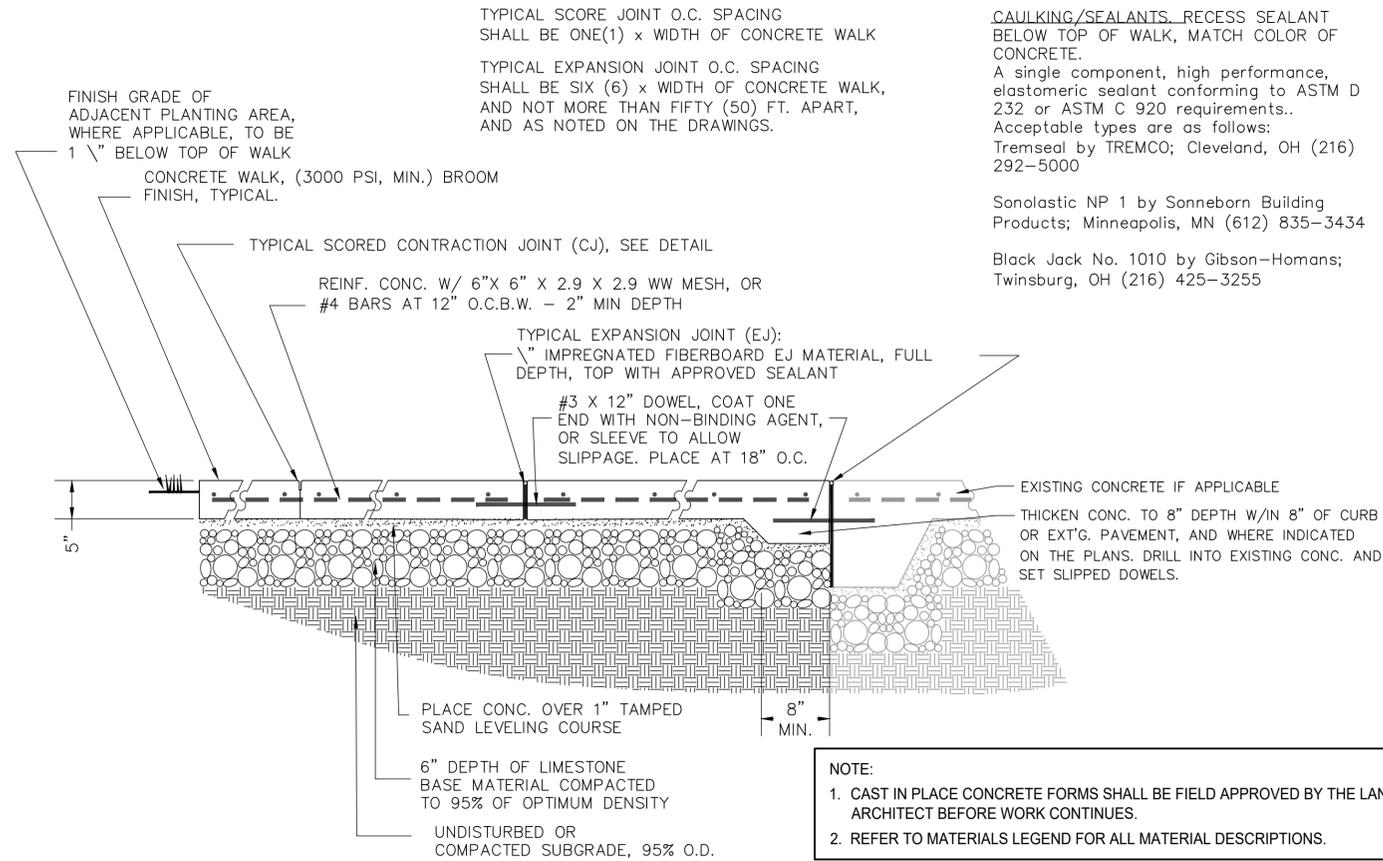
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SHEET TITLE & NUMBER:
**Site Development
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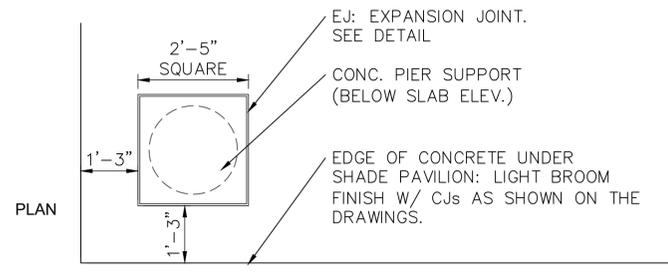
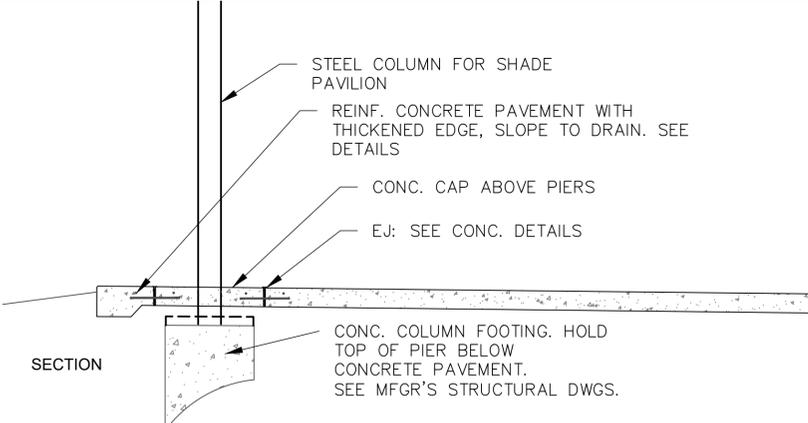
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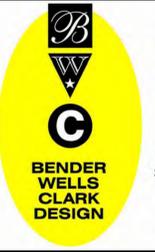
2 CONCRETE JOINTS
 NTS

1 CONCRETE WALKS & PAVEMENTS
 NTS



3 CONCRETE DETAIL: CAP AT PAVILION PIERS
 NTS

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Labor Street Park Site Improvements

645 Labor Street

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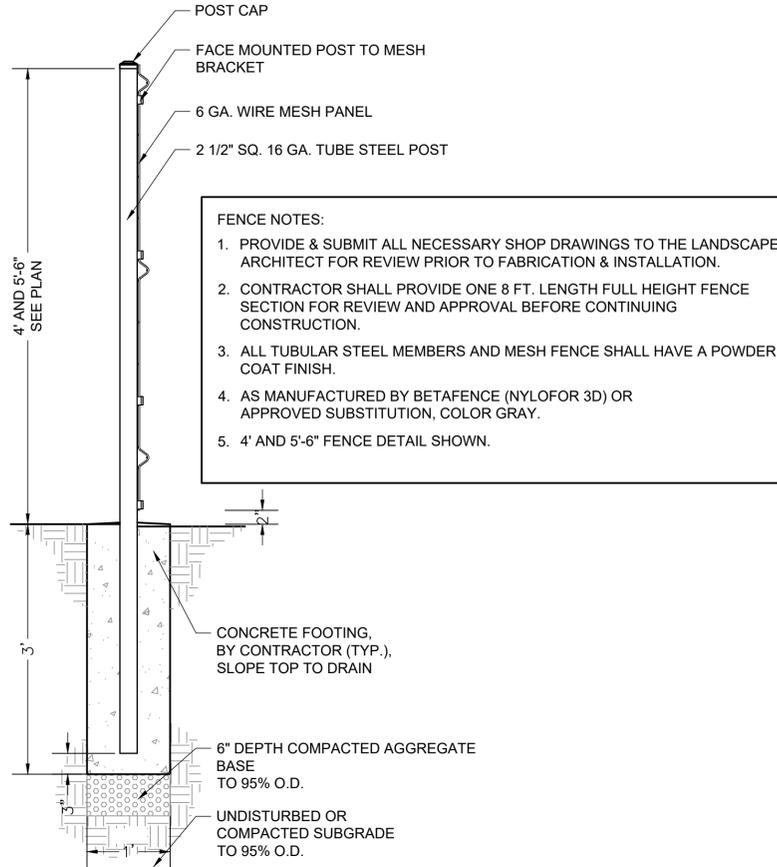
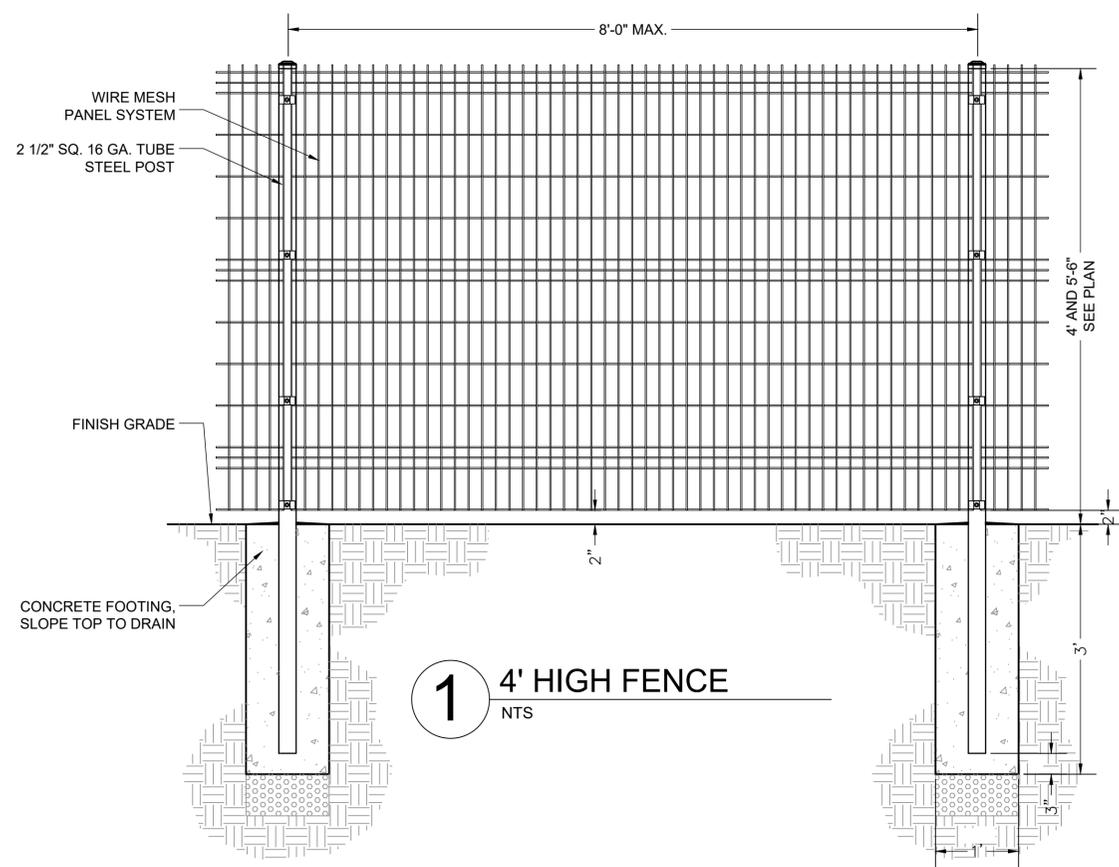
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SHEET TITLE & NUMBER:
Site Development Details

SD-2.1

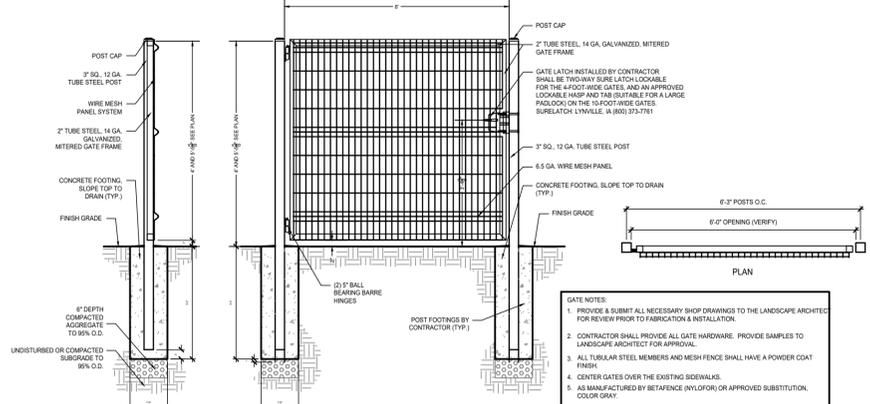


FENCE NOTES:

1. PROVIDE & SUBMIT ALL NECESSARY SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
2. CONTRACTOR SHALL PROVIDE ONE 8 FT. LENGTH FULL HEIGHT FENCE SECTION FOR REVIEW AND APPROVAL BEFORE CONTINUING CONSTRUCTION.
3. ALL TUBULAR STEEL MEMBERS AND MESH FENCE SHALL HAVE A POWDER COAT FINISH.
4. AS MANUFACTURED BY BETAFENCE (NYLOFOR 3D) OR APPROVED SUBSTITUTION, COLOR GRAY.
5. 4' AND 5'-6" FENCE DETAIL SHOWN.

E NOTES:

1. PROVIDE & SUBMIT ALL NECESSARY SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
2. CONTRACTOR SHALL PROVIDE ONE 8 FT. LENGTH FULL HEIGHT FENCE SECTION FOR REVIEW AND APPROVAL BEFORE CONTINUING CONSTRUCTION.
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5. 4' AND 5'-6" FENCE DETAIL SHOWN.

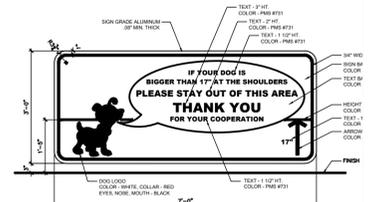


GATE NOTES:

1. PROVIDE & SUBMIT ALL NECESSARY SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
2. CONTRACTOR SHALL PROVIDE ALL GATE HARDWARE. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. ALL TUBULAR STEEL MEMBERS AND MESH FENCE SHALL HAVE A POWDER COAT FINISH.
4. CENTER GATES OVER THE EXISTING SIDEWALKS.
5. AS MANUFACTURED BY BETAFENCE (NYLOFOR) OR APPROVED SUBSTITUTION, COLOR GRAY.

DOG PARK RULES
 ATTACH TO GATES AT 8 PLACES MIN.

1. DO NOT FEED THE DOGS.
2. DO NOT LET YOUR DOG OFF LEASH.
3. DO NOT LET YOUR DOG BARK EXCESSIVELY.
4. DO NOT LET YOUR DOG DIG.
5. DO NOT LET YOUR DOG URINE OR DEFECATE IN THE PARK.
6. DO NOT LET YOUR DOG DRINK FROM THE WATER TROUGH.
7. DO NOT LET YOUR DOG RUN OR PLAY TOUGH.
8. DO NOT LET YOUR DOG BE NEAR THE PLAY EQUIPMENT.
9. DO NOT LET YOUR DOG BE NEAR THE SWIMMING POOL.
10. DO NOT LET YOUR DOG BE NEAR THE BOAT RAMP.
11. DO NOT LET YOUR DOG BE NEAR THE TRAILHEAD.
12. DO NOT LET YOUR DOG BE NEAR THE RESTROOMS.
13. DO NOT LET YOUR DOG BE NEAR THE TRASH CANS.
14. DO NOT LET YOUR DOG BE NEAR THE BICYCLE RACKS.
15. DO NOT LET YOUR DOG BE NEAR THE CARPOOLING AREA.
16. DO NOT LET YOUR DOG BE NEAR THE PARKING LOT.
17. DO NOT LET YOUR DOG BE NEAR THE ENTRANCE.
18. DO NOT LET YOUR DOG BE NEAR THE EXIT.
19. DO NOT LET YOUR DOG BE NEAR THE SIGNAGE.
20. DO NOT LET YOUR DOG BE NEAR THE LIGHTS.
21. DO NOT LET YOUR DOG BE NEAR THE SOUND SYSTEM.
22. DO NOT LET YOUR DOG BE NEAR THE SECURITY CAMERAS.
23. DO NOT LET YOUR DOG BE NEAR THE EMERGENCY EXIT.
24. DO NOT LET YOUR DOG BE NEAR THE FIRST AID KIT.
25. DO NOT LET YOUR DOG BE NEAR THE FIRE EXTINGUISHERS.
26. DO NOT LET YOUR DOG BE NEAR THE SECURITY CHECKPOINTS.
27. DO NOT LET YOUR DOG BE NEAR THE BAGGAGE CLAIM.
28. DO NOT LET YOUR DOG BE NEAR THE CUSTOMER SERVICE DESK.
29. DO NOT LET YOUR DOG BE NEAR THE INFORMATION CENTER.
30. DO NOT LET YOUR DOG BE NEAR THE CONCESSION STANDS.
31. DO NOT LET YOUR DOG BE NEAR THE VENDOR STALLS.
32. DO NOT LET YOUR DOG BE NEAR THE GIFT SHOP.
33. DO NOT LET YOUR DOG BE NEAR THE PHOTO BOOTH.
34. DO NOT LET YOUR DOG BE NEAR THE MUSIC STAGE.
35. DO NOT LET YOUR DOG BE NEAR THE ART INSTALLATIONS.
36. DO NOT LET YOUR DOG BE NEAR THE SCULPTURES.
37. DO NOT LET YOUR DOG BE NEAR THE FOUNTAINS.
38. DO NOT LET YOUR DOG BE NEAR THE BENCHES.
39. DO NOT LET YOUR DOG BE NEAR THE BIKING TRAILS.
40. DO NOT LET YOUR DOG BE NEAR THE JOGGING TRAILS.
41. DO NOT LET YOUR DOG BE NEAR THE WALKING TRAILS.
42. DO NOT LET YOUR DOG BE NEAR THE CYCLING TRAILS.
43. DO NOT LET YOUR DOG BE NEAR THE HORSE TRAILS.
44. DO NOT LET YOUR DOG BE NEAR THE SKI TRAILS.
45. DO NOT LET YOUR DOG BE NEAR THE CANOEING TRAILS.
46. DO NOT LET YOUR DOG BE NEAR THE KAYAKING TRAILS.
47. DO NOT LET YOUR DOG BE NEAR THE FISHING TRAILS.
48. DO NOT LET YOUR DOG BE NEAR THE HIKING TRAILS.
49. DO NOT LET YOUR DOG BE NEAR THE CLIMBING TRAILS.
50. DO NOT LET YOUR DOG BE NEAR THE ROCK RAMPARTS.
51. DO NOT LET YOUR DOG BE NEAR THE NATURAL ROCK FORMATIONS.
52. DO NOT LET YOUR DOG BE NEAR THE HISTORIC MONUMENTS.
53. DO NOT LET YOUR DOG BE NEAR THE CULTURAL HERITAGE SITES.
54. DO NOT LET YOUR DOG BE NEAR THE SCIENTIFIC MONUMENTS.
55. DO NOT LET YOUR DOG BE NEAR THE NATIONAL MONUMENTS.
56. DO NOT LET YOUR DOG BE NEAR THE STATE MONUMENTS.
57. DO NOT LET YOUR DOG BE NEAR THE LOCAL MONUMENTS.
58. DO NOT LET YOUR DOG BE NEAR THE PRIVATE MONUMENTS.
59. DO NOT LET YOUR DOG BE NEAR THE UNDEVELOPED MONUMENTS.
60. DO NOT LET YOUR DOG BE NEAR THE PRESERVED MONUMENTS.
61. DO NOT LET YOUR DOG BE NEAR THE RESTORED MONUMENTS.
62. DO NOT LET YOUR DOG BE NEAR THE RECONSTRUCTED MONUMENTS.
63. DO NOT LET YOUR DOG BE NEAR THE RECREATED MONUMENTS.
64. DO NOT LET YOUR DOG BE NEAR THE REENACTED MONUMENTS.
65. DO NOT LET YOUR DOG BE NEAR THE REIMAGINED MONUMENTS.
66. DO NOT LET YOUR DOG BE NEAR THE REINVENTED MONUMENTS.
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99. DO NOT LET YOUR DOG BE NEAR THE RECREATED MONUMENTS.
100. DO NOT LET YOUR DOG BE NEAR THE REENACTED MONUMENTS.



ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

Landscape Architecture

Urban Design

Planning

830 North Alamo Street
San Antonio, Texas 78215

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Labor Street Park Site Improvements
 645 Labor Street
 San Antonio Tx 78210

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LAWRENCE C. CLARK
 LANDSCAPE ARCHITECT

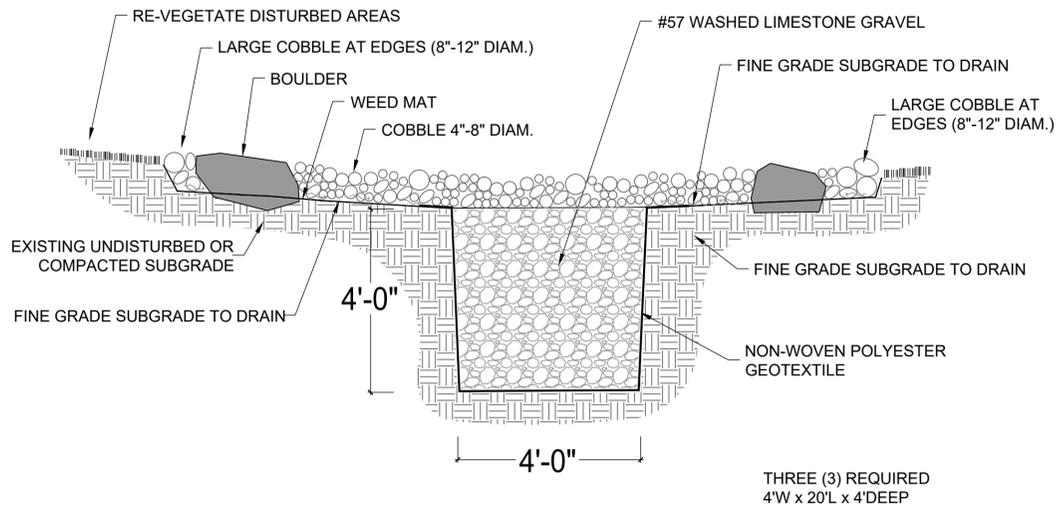
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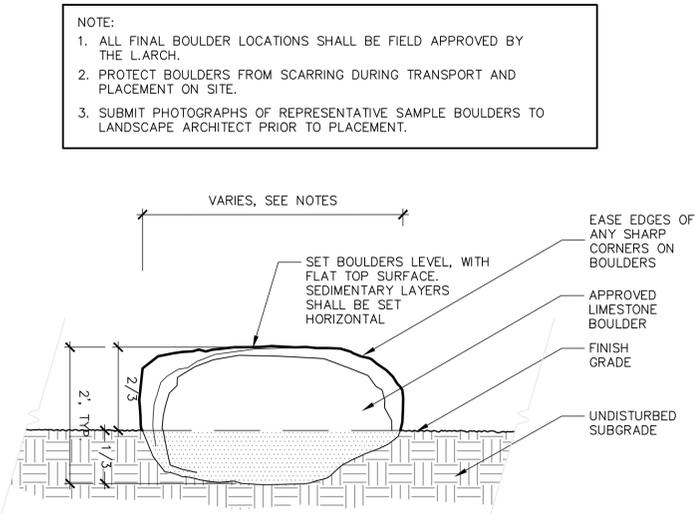
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SHEET TITLE & NUMBER:
Site Development Details

SD-2.2



1 DETAIL: DRY STREAMBED WITH INFILTRATION BASIN
NTS



NOTE:
 1. ALL FINAL BOULDER LOCATIONS SHALL BE FIELD APPROVED BY THE L.ARCH.
 2. PROTECT BOULDERS FROM SCARRING DURING TRANSPORT AND PLACEMENT ON SITE.
 3. SUBMIT PHOTOGRAPHS OF REPRESENTATIVE SAMPLE BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

2 SECTION: BOULDER
NTS

ISSUED SETS	
Date	Description

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Landscaping Architecture
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SHEET TITLE & NUMBER:
**Site Development
 Details**

SD-2.3