



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, NOVEMBER 6, 2024**

The City of San Antonio Historic and Design Review Commission (“**HDRC**”) met on Wednesday, November 6, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:00 p.m.

ROLL CALL:

PRESENT: Castillo (virtual), Savino, Velásquez, Mazuca (virtual), Guevara, Vasquez, Cervantes (virtual), and Gibbs.

ABSENT: Galloway, Holland and Fetzer.

- CTAB Vice Chair Vasquez served as alternate for HDRC Commissioner Grube.
- Commissioner Galloway joined virtually at 3:09 p.m.
- Commssioner Holland joined at 3:09 p.m.

CHAIR’S STATEMENT:

Chair Gibbs provided a statement regarding meeting processes, appeals, time limits, decorum.

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- Item 7 was postponed by the applicant.
- Item 8 was postponed by the applicant.
- Item 9 was postponed by the applicant.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Savino moved to approve HDRC meeting minutes for October 16, 2024.

Commissioner Velásquez seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Mazuca, Guevara, Vasquez, Cervantes, and Gibbs.

NAY: None.

ABSENT: Galloway, Holland, and Fetzer.

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

PUBLIC COMMENTS:

In Person Speakers

- Item 1 – Phyllis McNair spoke in opposition to the case.

Voicemails

- Item 1 – Lisa Lynde on behalf of the King William Association Architectural Committee submitted a voicemail supporting the effort to make ADUs more affordable, but disagreed with a “one size fits all approach” and recommended The ADU “stock” design can be a starting point but should be modified to be compatible with a specific historic primary structure.
- Item 1 – Paul Kinnison submitted a voicemail in opposition to the case.
- Item 2 – Lisa Lynde on behalf of the King William Association Architectural Committee submitted a voicemail in support of staff’s recommendations.

Letters

- Item 1 – The Dignowity Hill Architectural Review submitted a letter in opposition to the case.
- Item 1 –The King William Association Architectural Committee submitted a letter outlining the same information that was provided in the voicemail.
- Item 1 – The Conservation Society of San Antonio submitted a letter in support of the case.
- Item 2 – The King William Association Architectural Advisory Committee submitted a letter in support of the case.

Chair Gibbs asked if any commissioner would like to pull items from the Consent Agenda.

- Commissioner Savino requested Item 1 be pulled from the Consent Agenda for individual consideration.

CONSENT AGENDA:

- Item 2, Case No. 2024-353 128 CEDAR ST
- Item 3, Case No. 2024-362 Approx. 9501 SE Loop 410
- Item 4, Case No. 2024-358 429 HARRIMAN PLACE
- Item 5, Case No. 2024-357 2602 W TRAVIS ST
- Item 6, Case No. 2024-363 1000 BROADWAY

MOTION: Commissioner Velásquez moved to approve items 2-6 with staff stipulations. Commissioner Guevara seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, and Gibbs.
 NAY: None.
 ABSENT: Fetzer.

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 3 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM #. **HDRC NO. 2024-365**
 ADDRESS: NHSD ADU Prototype
 APPLICANT: Approval of a Permit-Ready Detached Accessory Dwelling Unit Design for Historic Districts and Landmarks

REQUEST:

The City of San Antonio is requesting approval of permit-ready ADU plans which would be eligible for construction on properties that are designated historic landmarks or located within a local

historic district. If approved, the design will be included in a library of permit-ready plans that residents can use. The proposed plans for the Maricela prototype have been modified to meet Historic Design Guidelines.

RECOMMENDATION:

Staff recommends approval based on the findings. The modified Maricela plan will be available as a permit-ready option for properties zoned historic and will be eligible for administrative approval at the time of permitting.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved for conceptual approval with a Design Review Committee.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, and Gibbs.
NAY: None.
ABSENT: Fetzer.

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 3 ABSENT.

ITEM 7. POSTPONED PRIOR TO HEARING

ITEM 8. POSTPONED PRIOR TO HEARING

ITEM 9. POSTPONED PRIOR TO HEARING

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 3:58 p.m.

APPROVED

J. Maurice Gibbs, Chair
Historic Design Review Commission
City of San Antonio

Date: _____