

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-345
ADDRESS: 141 LAVACA ST
LEGAL DESCRIPTION: NCB 13815 BLK 4 LOT 1, 3, & SW IRR 104.5 FT OF 2
ZONING: O-2, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Spencer Solomon/Oxbow Development Group, LLC
OWNER: OXBOW REAL ESTATE LLC
TYPE OF WORK: Construction of three, multi-story, mixed-use structures; deconstruction and reconstruction of a historic structure; site work
APPLICATION RECEIVED: September 27, 2024
60-DAY REVIEW: November 26, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Deconstruct, relocate, and reconstruct the 2-story, historic residential structure at 141 Lavaca Street, commonly known as the Pollock Muench House. The historic structure will be reconstructed at the northeast corner of Matagorda Street and Lavaca Street.
2. Introduce three (3) new curb cuts to the site to feature access from the site to E Cesar E Chavez, one (1) new curb cut to feature access from the site to S Alamo, extend Matagorda Street to E Cesar E Chavez, and introduce a number of pedestrian oriented walkways to the site.
3. Construct a 5-story, mixed-use structure to be located at the southern portion of the site and border Lavaca Street to the south and S Alamo to the west. The floor plans for this structure are found on sheet G0.20. The elevations for this structure are found on sheets A5.11, A5.12, and A5.13.
4. Construct a 6-story, mixed-use structure to be located at the northern portion of the site to border E Cesar E Chavez Boulevard to the north. The floor plans for this structure are found on sheet G0.22. The elevations for this structure are found on sheets A5.01, A5.02, and A5.03.
5. Construct a 6-story, mixed-use structure to be located at the eastern portion of the site to feature a wrapped parking structure. The floor plans for this structure are found on sheet G0.21. The elevations for this structure are found on sheets A5.21 and A5.22.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

i. Location & Context – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. Building Separation & Groupings – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. Preservation of Open Space – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FAÇADE ORIENTATION & ENTRANCES

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

- i. Building Footprint* - New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.
- ii. Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.
- iii. Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:
 - (a) Half Stories - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.
 - (b) Transitions - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.
 - (c) Roof Form – Utilize roof forms that reduce visual prominent when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).
- iv. Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.
- v. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

- i. Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.
- ii. Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.
- iii. Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

- i. Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

- i. Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
- ii. Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

General Findings:

- a. The applicant is requesting conceptual approval to deconstruct and relocation the 2-story, historic structure at 141 Lavaca, commonly known as the Pollock Muench House; construct three, mixed-use, multi-story structures; and perform site work to include the installation of new curb cuts, vehicular access points and the extension of Matagorda Street to E Cesar E Chavez Boulevard.
- 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. EXISTING SITE – The existing site features surface parking, the historic Fourth Ward School, the historic Pollock Muench House, and a number of existing, non-historic structures that have been determined non-contributing by OHP staff. These parcels are located within the Lavaca Historic District and are adjacent to Downtown Zoning. The demolition of non-contributing structures is eligible for administrative approval.
- d. SUB-COMMITTEE REVIEW – This request was heard by the Historic and Design Review Commission’s sub-committee on September 24, 2024. At that meeting, Commissioners asked questions regarding the relocation of the Pollock Muench House and gave general comments regarding the proposal to relocate the structure and the proposed new construction.
- e. LANDSCAPE DESIGN – The Historic Design Guidelines, Chapter 5, Guidelines for Site Elements, provide guidelines for landscape design, site fences, and wall. Staff finds that detailed landscaping documents should be submitted for review and approval when the applicant returns to the Commission for final approval. Landscape design should be consistent with the Guidelines for Site Elements.
- f. SIGNAGE – Staff finds that the detailed, master signage plan for the proposed development should be submitted at a later date to the Commission. The applicant should design and scale signage appropriately for the historic district.
- g. LIGHTING – Both architectural and site lighting should be designed in a manner that is appropriate for the size of the proposed development, but also considerate of the Lavaca Historic District. Staff finds that a detailed architectural and site lighting plan should be submitted for review and approval when returning to the Commission for final approval.
- h. ARCHAEOLOGY – The project area is located within the Lavaca Local Historic District and is traversed by the Acequia del Alamo, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Findings related to request item #1:

- 1a. POLLOCK MUENCH HOUSE – The applicant has proposed to deconstruct and relocate the 2-story, historic structure at 141 Lavaca Street, commonly known as the Pollock Muench House. This structure has been previously addressed as 609 Matagorda. The structure was constructed circa 1890 and is found on the 1904 Sanborn Map. The historic structure features solid brick construction, is two-stories in height, and features a turret in the southeast corner. The original porches have been removed, the structure has been covered in plaster, and additions have been added to the northeast side of the structure; however, this property is contributing to the Lavaca Historic District.

- 1b. DECONSTRUCTION & RELOCATION – The applicant has proposed to deconstruct the historic structure, salvage and catalogue historic materials, and reconstruct the historic structure to front Lavaca Street, at the corner of Lavaca and Matagorda. In its current state, the structure features modifications that reduces its architectural integrity and significance. Generally, staff finds that the deconstruction, cataloguing and reconstruction of the structure, to include documented, historic architectural elements, to be appropriate. Staff finds that deconstruction and reconstruction to a prominent location at the corner of Lavaca and Matagorda, and the reconstruction of significant architectural elements is appropriate and would represent the structure's original design and construction. Deconstruction and reconstruction outside of a significantly altered state, which is present here, would not be appropriate. Staff finds that a detailed salvage plan and detailed construction documents should be submitted for review and approval. These documents should be submitted along with the proposed new construction when returning to the Commission for final approval. Deconstruction shall be performed by a Certified Deconstruction Contractor, and all deconstruction efforts shall be in compliance with the Code of Ordinances, Chapter 12, Article II. Staff finds that the reconstruction of the historic structure at the northeast corner reestablishes the residential context at the corner. Staff finds the proposed reconstruction location to be appropriate.

Findings related to request item #2:

- 2a. CURB CUTS / VEHICULAR ACCESS – The applicant has proposed to introduce three (3) new curb cuts to the site to feature access from the site to E Cesar E Chavez and one (1) new curb cut to feature access from the site to S Alamo. Generally, staff finds the added curbs cuts to be appropriate given the scale of the proposed new construction; however, staff finds that all curb cuts should be limited to twenty-five feet in width. Additionally, staff finds that each curb cut and approach should be installed in a manner that does not result in a grade change in the pedestrian path. Should a curb cut be proposed to exceed twenty-five (25) feet in width, staff finds that additional design elements should be incorporated to ensure safe pedestrian interactions, such as the pedestrian pathway across the vehicular drive being maintained at the same elevation as the adjacent sidewalk.
- 2b. MATAGORDA STREET – The applicant has proposed to extend Matagorda Street to E Cesar E Chavez. Sidewalks and street paving elements should be submitted for review and approval when returning to the Commission for final approval.
- 2c. PEDESTRIAN CIRCULATION – The applicant has proposed a number of pedestrian pathways and access points throughout the site that not only connect the site to the right of way, but also to various interior courtyards and plazas. Staff finds the proposed pedestrian circulation to be appropriate.

Findings related to request item #3:

- 3a. The applicant has proposed to construct a 5-story, mixed-use structure to be located at the southern portion of the site and border Lavaca Street to the south and S Alamo to the west. The floor plans for this structure are found on sheet G0.20. The elevations for this structure are found on sheets A5.11, A5.12, and A5.13.
- 3b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction 8.B.i and ii, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has sited the proposed new construction to feature frontage to both S Alamo Street and Lavaca Street, to be located adjacent to the right of way with minimal setbacks and be oriented to front the right of way. Generally, staff finds the proposed setbacks and orientation to be appropriate. The applicant is responsible for obtaining any variances or additional Zoning approvals for the proposed setbacks.
- 3c. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines, as entrances are oriented towards both S Alamo Street and Lavaca Street.
- 3d. ENTRANCE MASSING – The applicant has proposed for the new construction to feature a total of five (5) stories in height; however, the applicant has proposed entrances to feature human scaled elements and massing

that relates to the pedestrian scale, both along S Alamo Street and Lavaca Street, as well as internally to the site. Staff finds the proposed entrance massing to be appropriate.

- 3e. **BUILDING HEIGHT, MASS & SCALE** – Per the Guidelines for New Construction 8.C.iii., new construction should be designed so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize half story massing elements, height transition elements, or roof forms that reduce visual prominence. The immediate vicinity features 2-story commercial structures, 2-story residential structures and 1-story residential structures. The applicant has proposed for the structure to feature an overall height of approximately 72' feet in height. Facing residential portions of Lavaca Street, the applicant has proposed an increased setback for the 5-story massing and to construct two, single-story masses formed as residential structures to provide a height transition to the existing, one-story structures across Lavaca Street. These two elements are referred to as casitas in the construction documents. Generally, staff finds the proposed massing to be appropriate as this site is a transition site and is located adjacent to Downtown Zoning and is in the vicinity of similarly massed structures. The applicant is responsible for obtaining all zoning approvals for the proposed setbacks.
- 3f. **ROOF FORMS** – The applicant has proposed roof forms that primarily consist of flat roofs with parapet walls. These roof forms are found historically within the district on mixed-use and commercial structures. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 3g. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, as noted in the previous findings, these lots are in a transition area and are located adjacent to Downtown Zoning. Both within the Lavaca Historic District and in adjacent Downtown Zoning, building footprints often exceeds fifty (50) percent of the lot. Staff finds the increased lot coverage that is proposed to be appropriate.
- 3h. **MATERIALS** – The applicant has proposed materials that include brick, standing seam metal roofs, wood and aluminum framed storefront systems, wood columns and balcony elements, cast-in-place concrete, vinyl windows, stucco and steel doors. Generally, staff finds the proposed materials to be appropriate and consistent with those found historically on commercial structures within the district.
- 3i. **WINDOW MATERIALS** – The applicant has proposed vinyl windows with divided lites. Staff finds that all windows should adhere to the adopted standards for windows in new construction. A vinyl window product may be appropriate provided it is consistent with the standards. Window product details should be submitted for review and approval. Faux divided lites should not be proposed.
- 3j. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate as the applicant has incorporated traditional architectural elements that are found historically within the district, such as wrapped porch elements, traditionally profiled storefront systems, and traditionally profiled materials.
- 3k. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6.A and B, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.

Findings related to request item #4:

- 4a. The applicant has proposed to construct a 6-story, mixed-use structure to be located at the northern portion of the site to border E Cesar E Chavez Boulevard to the north. The floor plans for this structure are found on sheet G0.22. The elevations for this structure are found on sheets A5.01, A5.02, and A5.03.
- 4b. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction 8.B.i and ii, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for the new construction to be located adjacent to the property line along E Cesar E Chavez Boulevard and has proposed to orient the structure towards E Cesar E Chavez Boulevard. Staff finds the proposed setbacks and orientation to be

appropriate. The applicant is responsible for obtaining any variances or additional Zoning approvals for the proposed setbacks.

- 4c. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines, as entrances are oriented towards E Cesar E Chavez Boulevard. In addition to orienting entrances towards the primary street, the applicant has also proposed to orient entrances towards internally, pedestrian oriented courtyards. Staff finds this to be appropriate.
- 4d. ENTRANCE MASSING – The applicant has proposed for the new construction to feature a total of six (6) stories in height; however, the applicant has proposed entrances to feature human scaled elements and massing that relates to the pedestrian scale. Staff finds the proposed entrance massing to be appropriate.
- 4e. BUILDING HEIGHT, MASS & SCALE – The applicant has proposed for the new construction to feature a total of six (6) stories and approximately ninety-three (93) feet in height. Per the Guidelines for New Construction 8.C.iii., new construction should be designed so that its height and overall scale are consistent with historic building in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize half story massing elements, height transition elements, or roof forms that reduce visual prominence. This structure is proposed to be located at the northern portion of the site, immediately south of E Cesar E Chavez and adjacent to Downtown zoning. Multiple structures featuring multiple stories in height existing in the vicinity, including Federal and mixed-use buildings to the immediate north and a hotel structure to the northwest. Staff finds the proposed new construction’s height to be appropriate and consistent with the Guidelines.
- 4f. ROOF FORMS – The applicant has proposed roof forms that primarily consist of flat roofs with parapet walls. These roof forms are found historically within the district on mixed-use and commercial structures. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 4g. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, as noted in the previous findings, these lots are in a transition area and are located adjacent to Downtown Zoning. Both within the Lavaca Historic District and in adjacent Downtown Zoning, building footprints often exceeds fifty (50) percent of the lot. Staff finds the increased lot coverage that is proposed to be appropriate.
- 4h. MATERIALS – The applicant has proposed materials that include brick, stucco, precast concrete lintels and sills, aluminum or vinyl windows, aluminum storefront systems, wood balcony elements, standing seam metal roofs, overhead coiling doors, and steel balustrades. Generally, staff finds the proposed materials to be appropriate; however, staff finds that additional information should be provided regarding the proposed overhead coiling doors that are proposed to face E Cesar E Chavez Boulevard.
- 4i. WINDOW MATERIALS – The applicant has proposed windows that feature either aluminum or vinyl materials. Staff finds that all windows should adhere to the adopted standards for windows in new construction. A vinyl window product may be appropriate provided it is consistent with the standards. Window product details should be submitted for review and approval. Faux divided lites should not be proposed.
- 4j. COILING DOORS – The applicant has proposed for two, overhead coiling doors that are to face E Cesar E Chavez Boulevard. The Guidelines for New Construction 6.A.ii. notes that service areas should be located towards the rear of the site to minimize visibility from the public right of way. Staff finds that the design of the proposed overhead coiling doors should be revised to not appear as service entrances that front a major thoroughfare and right of way.
- 4k. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate. The applicant has incorporated traditional architectural elements and materials that are representative of those found historically within the district, but also are representative of historic, commercial structures found nearby on S Alamo. As noted in the above findings, staff finds that additional design consideration should be given to the proposed overhead coiling doors that are to face E Cesar E Chavez.
- 4l. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6. and B., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.

Findings related to request item #5:

- 5a. The applicant has proposed to construct a 6-story, mixed-use structure to be located at the eastern portion of the site to feature a wrapped parking structure. The floor plans for this structure are found on sheet G0.21. The elevations for this structure are found on sheets A5.21 and A5.22.
- 5b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction 8.B.i and ii, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for the new construction to be located adjacent to the property line at E Cesar E Chavez to the north and Matagorda to the east. Staff finds the proposed setbacks and orientation to be appropriate. The applicant is responsible for obtaining any variances or additional Zoning approvals for the proposed setbacks.
- 5c. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines, as entrances are oriented towards E Cesar E Chavez Boulevard and Matagorda Street. In addition to orienting entrances towards the primary street, the applicant has also proposed to orient entrances towards internally, pedestrian oriented courtyards. Staff finds this to be appropriate.
- 5d. ENTRANCE MASSING – The applicant has proposed for the new construction to feature a total of six (6) stories in height; however, the applicant has proposed entrances to feature human scaled elements and massing that relates to the pedestrian scale. Staff finds the proposed entrance massing to be appropriate.
- 5e. BUILDING HEIGHT, MASS & SCALE – The applicant has proposed for the new construction to feature six (6) floors in height with a total height of approximately eighty-five (85) to ninety-five (95) feet in locations associated with the parking structure. Per the Guidelines for New Construction 8.C.iii., new construction should be designed so that its height and overall scale are consistent with historic building in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize half story massing elements, height transition elements, or roof forms that reduce visual prominence. This structure is proposed to be located at the northern portion of the site, immediately south of E Cesar E Chavez and adjacent to Downtown zoning. Multiple structures featuring multiple stories in height existing in the vicinity, including Federal and mixed-use buildings to the immediate north and a hotel structure to the northwest. Staff finds the proposed new construction's height to be appropriate and consistent with the Guidelines.
- 5f. ROOF FORMS – The applicant has proposed roof forms that primarily consist of flat roofs with parapet walls. These roof forms are found historically within the district on mixed-use and commercial structures. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 5g. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area; however, as noted in the previous findings, these lots are in a transition area and are located adjacent to Downtown Zoning. Both within the Lavaca Historic District and in adjacent Downtown Zoning, building footprints often exceeds fifty (50) percent of the lot. Staff finds the increased lot coverage that is proposed to be appropriate.
- 5h. MATERIALS – The applicant has proposed materials that include brick, standing seam metal wall panels, vinyl windows, aluminum storefront systems, standing seam metal roofs, welded wire mesh panels, steel doors, and wood porch elements. Generally, staff finds the proposed materials to be appropriate.
- 5i. WINDOW MATERIALS – The applicant has proposed vinyl windows with divided lites. Staff finds that all windows should adhere to the adopted standards for windows in new construction. A vinyl window product may be appropriate provided it is consistent with the standards. Window product details should be submitted for review and approval. Faux divided lites should not be proposed.
- 5j. PARKING GARAGE – The applicant has proposed seven (7) levels of structured parking that is to be wrapped by residential units on the north and south facades, and partially on the west façade by balcony walkway and retail elements. The applicant has not proposed to wrap or screen the structured parking on the east façade, facing Matagorda. The Guidelines for New Construction 8.B.ii. notes that street facing facades that are void of fenestration are strongly discouraged. Staff finds that all structured parking elements should be screened,

whether through landscaping elements or building materials, specifically as viewed from the right of way, to the fullest extent possible.

- 5k. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding 5j, staff finds that all structure parking elements should be screened, whether through landscaping elements or building materials, specifically as viewed from the right of way, to the fullest extent possible.
- 5l. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6 A and B., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.

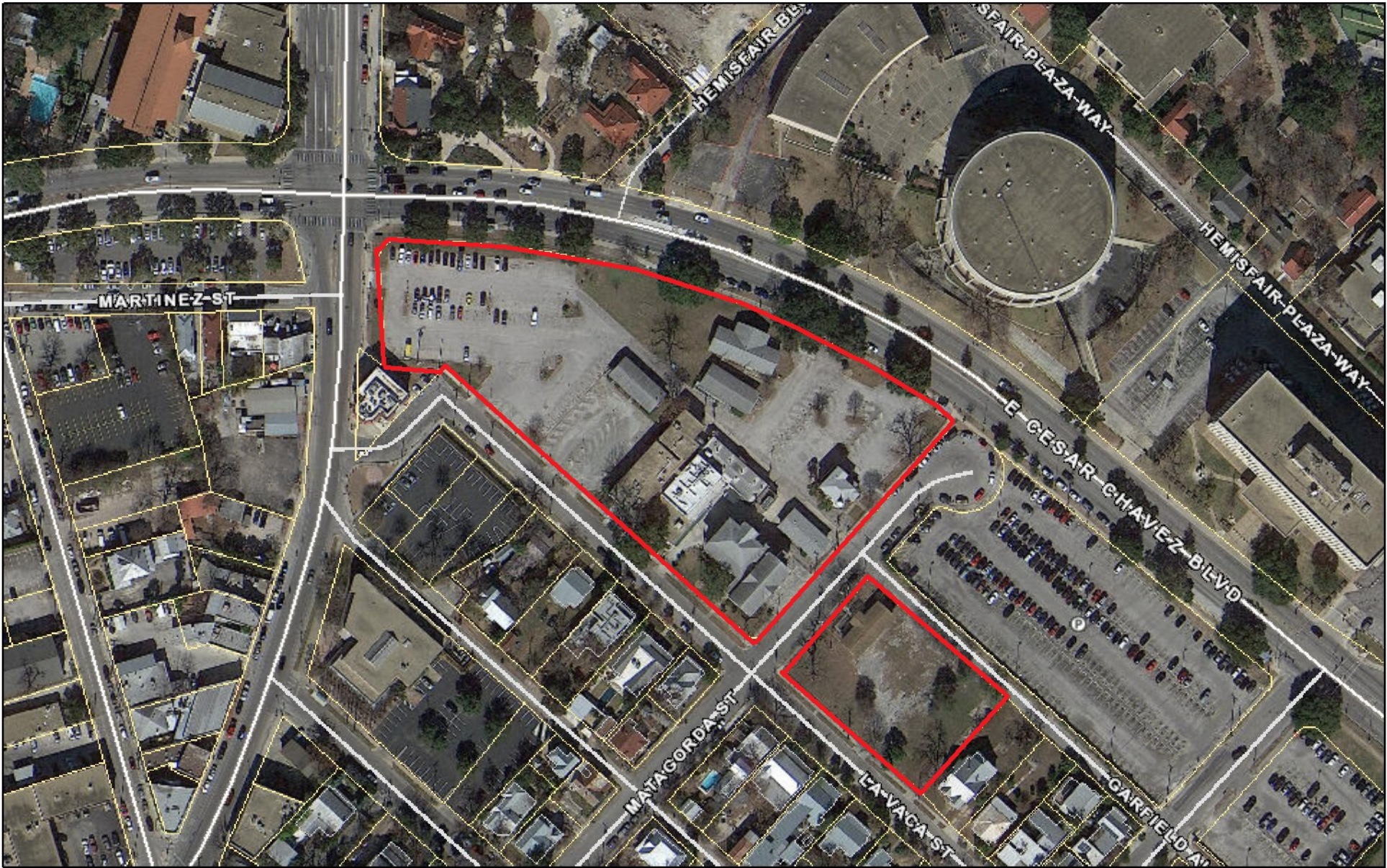
RECOMMENDATION:

1. Staff recommends conceptual approval of item #1, the deconstruction and relocation of the 2-story, historic structure at 141 Lavaca Street, commonly known as the Pollock Muench House, based on findings 1a through 1b with the following stipulations:
 - i. That a detailed documentation and salvage plan be developed and submitted to the Commission for review and approval. The salvage plan should include all salvageable materials, including brick, windows, doors, and framing materials.
 - ii. That detailed construction documents be developed and submitted to the Commission for review and approval of the deconstruction and reconstruction when returning to the Commission for final approval of the proposed new construction.
 - iii. That deconstruction shall be performed by a Certified Deconstruction Contractor, and all deconstruction efforts shall be in compliance with the Code of Ordinances, Chapter 12, Article II.
2. Staff recommends conceptual approval of item #2, the introduction of three (3) new curb cuts to the site to feature access from the site to E Cesar E Chavez, one (1) new curb cut to feature access from the site to S Alamo, the extension of Matagorda Street to E Cesar E Chavez, and the introduction a number of pedestrian oriented walkways to the site, based on findings 2a through 2c with the following stipulations:
 - i. That all curb cuts should limited to twenty-five feet in width.
 - ii. That each curb cut and approach be installed in a manner that does not result in a grade change in the pedestrian path. Should a curb cut be proposed to exceed twenty-five (25) feet in width, staff recommends that additional design elements be incorporated to ensure safe pedestrian interactions, such as the pedestrian pathway across the vehicular drive being maintained at the same elevation as the adjacent sidewalk.
3. Staff recommends conceptual approval of item #3, the construction of a 5-story, mixed-use structure to be located at the southern portion of the site and border Lavaca Street to the south and S Alamo to the west, based on findings 3a through 3k with the following stipulations:
 - i. That window products be consistent with staff's standards for windows in new construction. Faux divided lites should not be installed, and windows should feature dark colored frames.
 - ii. That all mechanical equipment be screened from view from the right of way.
 - iii. That final material specifications and installation details be submitted for review and approval when returning to the Commission for final approval. In general, material specification should be developed to include traditional colors and finishes. For example, stucco should be true stucco with a traditional troweled finish where highly visible from the ROW.
 - iv. That construction documents are submitted for the two casita structures.
4. Staff recommends conceptual approval of item #4, the construction a 6-story, mixed-use structure to be located at the northern portion of the site to border E Cesar E Chavez Boulevard to the north, based on findings 4a through 4l with the following stipulations:
 - i. That window products be consistent with staff's standards for windows in new construction. Faux divided lites should not be installed, and windows should feature dark colored frames.
 - ii. That all mechanical equipment be screened from view from the right of way.

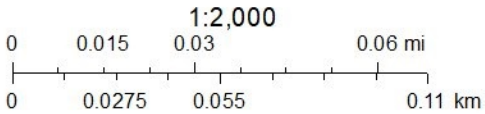
- iii. That final material specifications and installation details be submitted for review and approval when returning to the Commission for final approval. In general, material specification should be developed to include traditional colors and finishes. For example, stucco should be true stucco with a traditional troweled finish where highly visible from the ROW.
 - iv. That the design of the proposed overhead coiling doors should be revised to not appear as service entrances that front a major thoroughfare and right of way.
5. Staff recommends conceptual approval of item #5, the construction of a 6-story, mixed-use structure to be located at the eastern portion of the site to feature a wrapped parking structure, based on findings 5a through 5l with the following stipulations:
- i. That window products be consistent with staff's standards for windows in new construction. Faux divided lites should not be installed, and windows should feature dark colored frames.
 - ii. That all mechanical equipment be screened from view from the right of way.
 - iii. That final material specifications and installation details be submitted for review and approval when returning to the Commission for final approval. In general, material specification should be developed to include traditional colors and finishes. For example, stucco should be true stucco with a traditional troweled finish where highly visible from the ROW.
 - iv. That all structured parking elements be screened, whether through landscaping elements or building materials, specifically as viewed from the right of way, to the fullest extent possible.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



October 11, 2024





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: September 24, 2024

HDRC Case #: -----

Address: September 24, 2024

Meeting Location: Webex

APPLICANT: Omar Gonzalez / Oxbow

DRC Members present: Monica Savino, Roland Mazuca, Jason Vasquez

Staff Present: Edward Hall, Cory Edwards

Others present: Irby Hightower, Don McDonald, Spencer Solomon, David Malda, Jeff Fetzer
(Not participating a Commissioner)

REQUEST: Overview of multi-family, multi-story development

COMMENTS/CONCERNS:

OG/DM: Overview of site and site context.

OMG: Two, 6-story buildings, 1-5story building

DM: Overview of architecture and general design elements

OG: Overview of approach to historic structure on site. Overview of existing condition and difficulty in preservation on site with proposed site use plan.

RM: Question about land where phase two is located (currently empty land).

MS: Questions about proposed relocation of historic structure. Relocation, relocation, new construction? IH: Possibilities have been explored (moving in-tact, disassemble and reassemble, etc.).

MS: Questions about how request is reviewed.

JV: Questions about how the building could be preserved/relocated.

MS: Locations proposed are both appropriate. Comments about the pedestrian crossing on Matagorda.

OVERALL COMMENTS:

New Construction

New construction will consist of three mixed-use multifamily buildings built around a series of plazas and courtyards that are open to the public. One building will be 5 stories tall and two buildings will be 6 stories tall. One building will be an apartment building wrapping a parking structure. The other two buildings will be standalone apartment buildings. All three buildings will operate together with shared amenities and will share pedestrian walkways and plazas in between them. The ground floors will be activated with retail and food & beverage to serve the neighborhood and attract visitors.

Non-contributing Demolition

Several structures formerly used as office space have been confirmed by OHP as non-contributing will be removed to make way for the new construction. Only the non-contributing buildings will be demolished.

Parking Structure

A parking structure will be included as an integral part of the proposed apartment buildings and to serve the neighborhood. This garage will be wrapped on three sides by retail and apartments, largely concealing the concrete structure from view. The garage will have spaces for all apartment units, as well as additional spaces for employees and visitors.

Relocation of Historic Structure

The Pollok Muench House was originally built in the 1890s. During the 1950s, the former owner plastered directly over the masonry facade, and removed several of the historic features including the front porch, balcony and finial. The interior stairs were replaced by external concrete stairs and a cinderblock vault was added to the building. The house has existed in this state since then. These actions removed the historic character of the original house, which no longer fits in with the character of the other homes in the Lavaca neighborhood of a similar vintage. Professional mason Curtis Hunt has done a review of the house, and he has confirmed that there is not a way to remove the plaster without destroying the brick underneath it; therefore, it is not possible to return this house to its original character. Furthermore, with the removal of adjacent homes during Urban Renewal efforts in the 1960s, the house stands alone and has lost the neighborhood context in which it originally existed.

Our proposal is to document and photograph the house, including collecting historic photos and other background, then carefully deconstruct the building while salvaging all historic materials using a Certified Deconstruction Contractor. We also propose that the deconstruction of this house could be utilized as an opportunity for deconstruction certification training through OHP. During deconstruction, all materials will be catalogued and anything that is useable will be used to reconstruct the house to bring it back to its original architectural character. The house would be reconstructed to face Lavaca St across the street from existing historic homes, putting it back into an appropriate context.

The historic Schoolhouse is not part of this effort and will be preserved.

Right-of-Way

With the support of the Lavaca Neighborhood Association, we propose closing Matagorda St at the intersection with Lavaca St to vehicular traffic. We would then open Matagorda St at Cesar E Chavez Blvd, creating a new intersection with a signaled traffic stop and pedestrian crossing. All vehicular traffic heading to the project would come via Matagorda St and Cesar E Chavez Blvd. This would minimize traffic impact to the Lavaca neighborhood.

Tree Removal

As part of the new construction, removal of some trees will be necessary, but only within the scope of the current project. Working with an arborist, we intend to retain as many existing trees as possible.

Utility Work

The site currently has power poles and an electrical line that runs through to feed the existing structures. As those structures will be removed, and the new structures connect to the existing underground power located within Cesar E Chavez Blvd, the poles and line will no longer be necessary and will be removed in coordination with CPS Energy.

Muench-Pollok House Narrative

History & Context

The Muench-Pollok House was built in the 1890s as a single-family house with stylistic influences found in Queen Anne style. Originally built as an L plan house with a cross-gabled roof, common throughout the Lavaca District, the home features a two-tiered wood porch with spindle work visible along the upper floor porch area. The façades are primarily composed of yellow brick with alternating red brick patterns visible in the segmental arches and belt coursing above the ground level. There was also a corner octagonal turret with peaked roof and distinctive wrought iron finial. This applied architectural ornamentation is indicative of the Queen Anne style, popular in the late 19th and early 20th centuries.

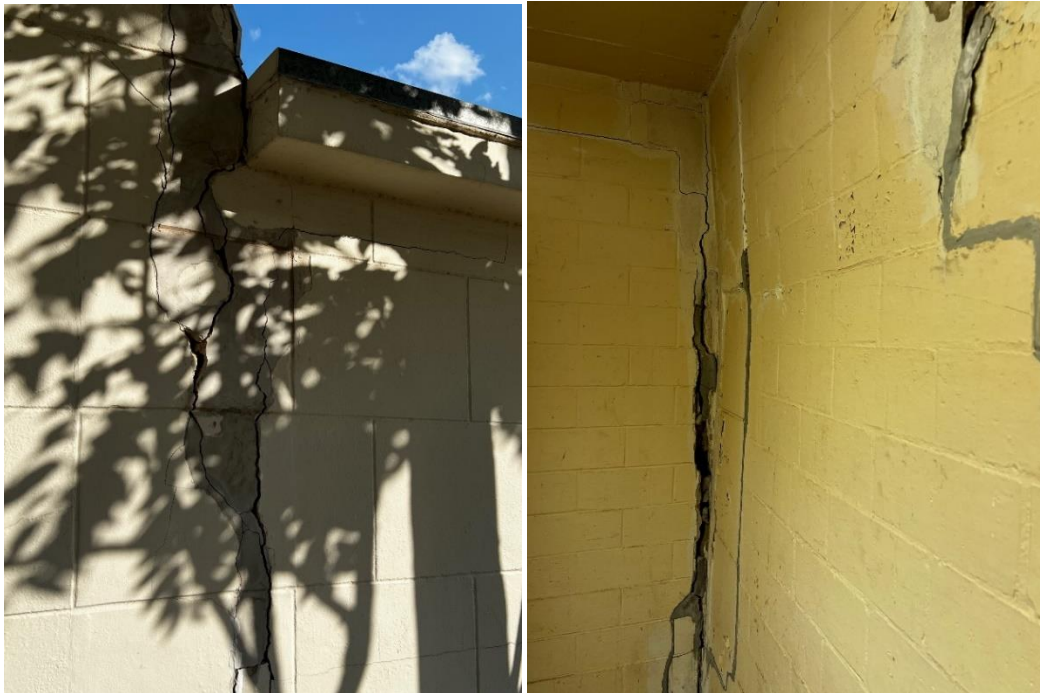
In the 1950s, the San Antonio Independent School District acquired the house and renovated to turn it into administrative offices. This renovation included partial demolition and removal of character-defining elements including the wood front porch, standing seam metal roof, interior stairs, interior finishes and partitions, windows, and part of the 'L'. Metal lathe was attached to the brick and finished with cement stucco. The stucco was scored to suggest the building was running-bond ashlar stone. A CMU room used as a records storage vault was added along with a simple, one-story porch. All other buildings on the block were demolished except the historic Fourth Ward School, which the school district also used as office space. Further context demolitions happened in the 1960's as part of creating a new boulevard, Cesar Chavez (Durango) to prepare for the 1968 HemisFair.

The city's current comprehensive master plan calls for the parking lots around the house, across the street from the house, and at Hemisfair across Cesar Chavez to be high-density mixed-use. Over time, buildings substantially larger and taller will be built around the Muench-Pollok House.

The existing condition of the building was reviewed by experienced rehabilitation architects, mason, and mover. The vault addition has caused significant settling, pulling the north façade out of plumb and increasing the difficulty of moving the building safely. Removing stucco to restore the brick façade will cause significant damage to the existing exterior brick and require rebuilding the exterior wall with new or salvaged brick. The experts determined that there is not a way to remove the plaster from the building face without destroying the brick underneath it.



Plaster removal damages the original brick



CMU Vault addition settling



1911; Republished 1952 Vol. 1A Sanborn map showing original context of the house

Plan for Relocation and Rehabilitation

Oxbow proposes giving the house a new life in an appropriate context. The proposed new location is a lot across Matagorda Street from the current location. The house will be rotated so that its restored porch and balcony face Lavaca Street like the existing residential porches along the street. This places the home back into an appropriate context with structures of a similar scale and age. Additionally, the proposed location at the northeast corner of Lavaca and Matagorda Streets would also keep the house a similar distance from the Fourth Ward Schoolhouse, maintaining that relationship.



The house will be documented using laser scanning, photographs, video, and field measurements. Documentation could start as soon as HDRC conceptual approval is received. The process will be accomplished by a professional mason with a wealth of historic structure experience—Oxbow is having ongoing conversations with mason Curtis Hunt—to carefully salvage as much of the original structure as possible. Historic material original to the house will be saved and stored and the condition of building materials and brick will be evaluated for preservation and reuse as appropriate. The material will be stored and protected against deterioration.

The mason will rebuild the facades from the stored material augmented with new material where needed. Historic windows will be restored and new windows that are similar to the historic windows used when the originals do not exist. Wood framing will be brought up to the current building code and a new foundation will be installed. The front porch will be rebuilt, and the roof replaced with a standing seam metal roof.

Timing for the reconstruction will likely be in 2027 based on timing for Southtown Aldea Phase 2 development.

Oxbow's goal is to bring the house back to its original character, similar to the historic photograph below; the architecture and ornamentation that had been destroyed will be restored. Throughout this process, Oxbow will work with the Office of Historic Preservation to use this project as part of their certification training.







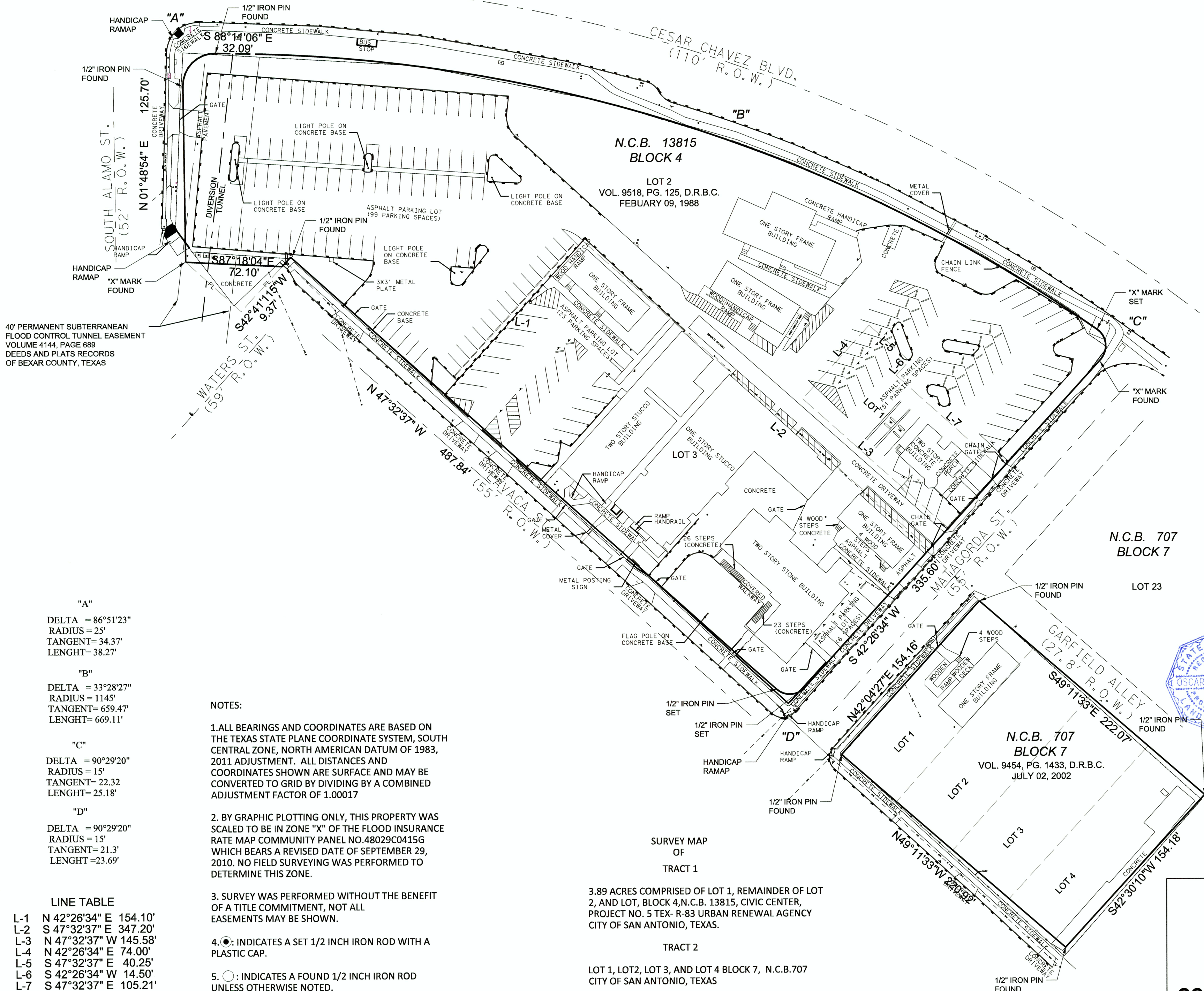
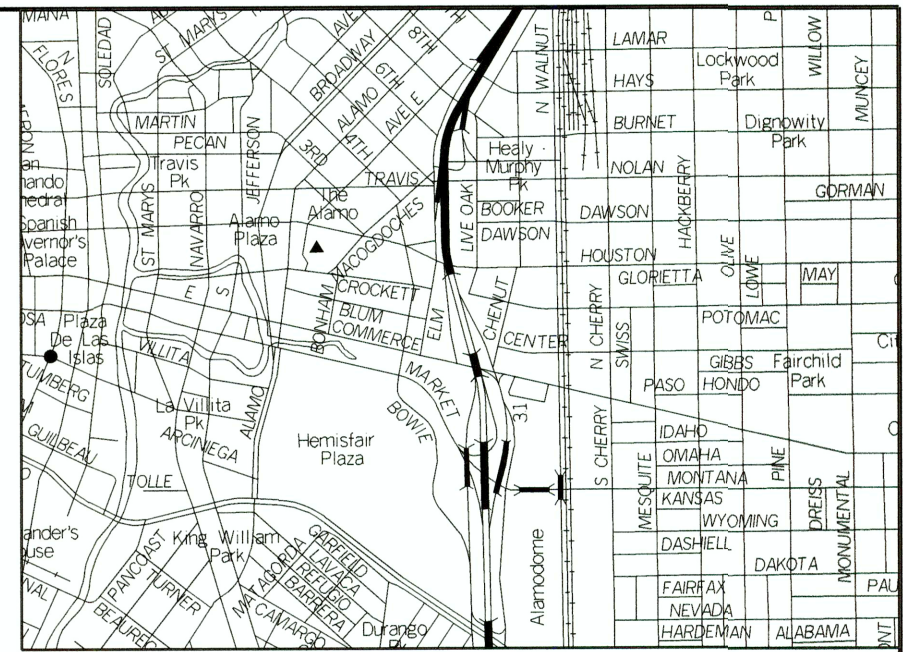
Pedro's
GRILL & CANTINA

meli's

GALVAN

OJO DE
AGUA





"A"
DELTA = 86°51'23"
RADIUS = 25'
TANGENT= 34.37'
LENGHT= 38.27'



"B"
DELTA = 33°28'27"
RADIUS = 1145'
TANGENT= 659.47'
LENGHT= 669.11'

"C"
DELTA = 90°29'20"
RADIUS = 15'
TANGENT= 22.32
LENGHT= 25.18'

"D"
DELTA = 90°29'20"
RADIUS = 15'
TANGENT= 21.3'
LENGHT= 23.69'

LINE TABLE	
L-1	N 42°26'34" E 154.10'
L-2	S 47°32'37" E 347.20'
L-3	N 47°32'37" W 145.58'
L-4	N 42°26'34" E 74.00'
L-5	S 47°32'37" E 40.25'
L-6	S 42°26'34" W 14.50'
L-7	S 47°32'37" E 105.21'

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00017
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0415G WHICH BEARS A REVISED DATE OF SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NOT ALL EASEMENTS MAY BE SHOWN.
4.  INDICATES A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP.
5.  INDICATES A FOUND 1/2 INCH IRON ROD UNLESS OTHERWISE NOTED.

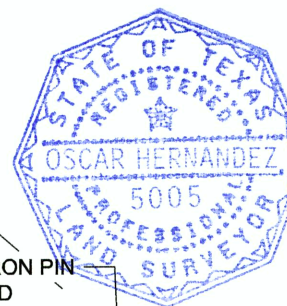
3.89 ACRES COMPRISED OF LOT 1, REMAINDER OF LOT 2, AND LOT, BLOCK 4, N.C.B. 13815, CIVIC CENTER, PROJECT NO. 5 TEX- R-83 URBAN RENEWAL AGENCY CITY OF SAN ANTONIO, TEXAS.

TRACT 2

LOT 1, LOT 2, LOT 3, AND LOT 4 BLOCK 7, N.C.B. 707 CITY OF SAN ANTONIO, TEXAS

N.C.B. 707
BLOCK 7

LOT 23



I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 7th DAY OF OCTOBER, 2017. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

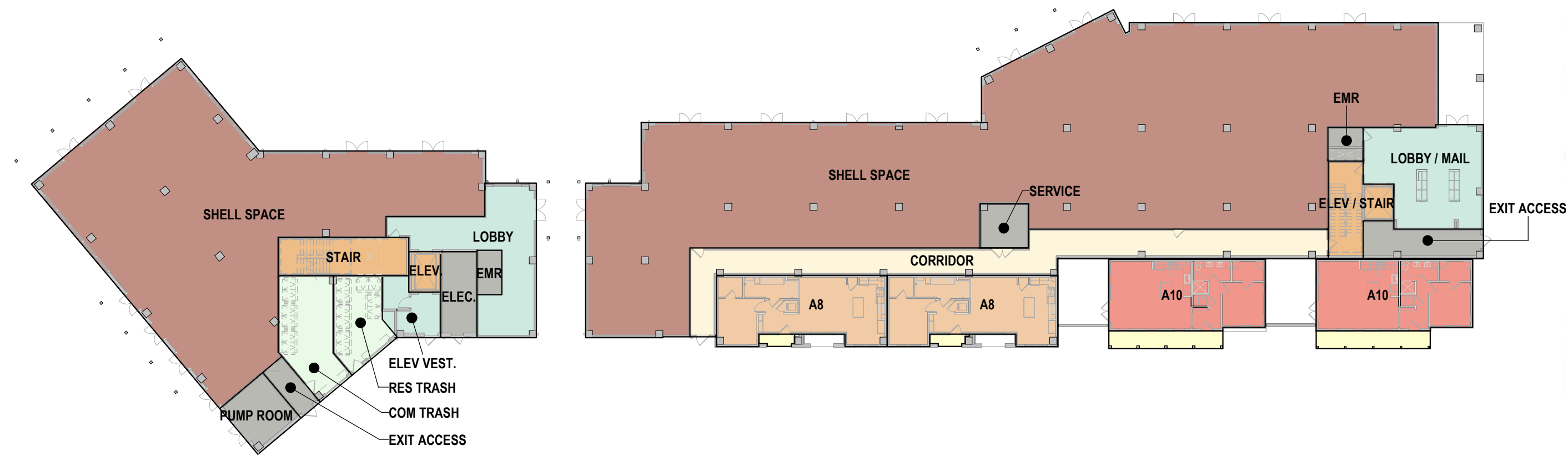
OSCAR HERNANDEZ, R.P.L.S. # 5005

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

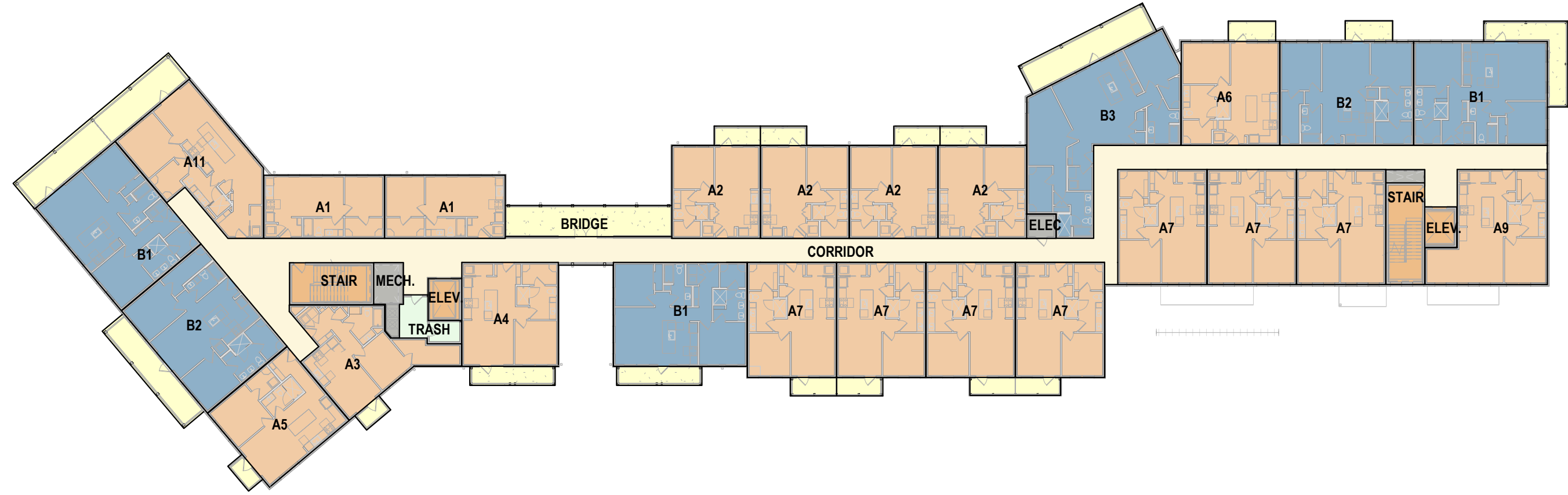


GONZALEZ DE LA GARZA

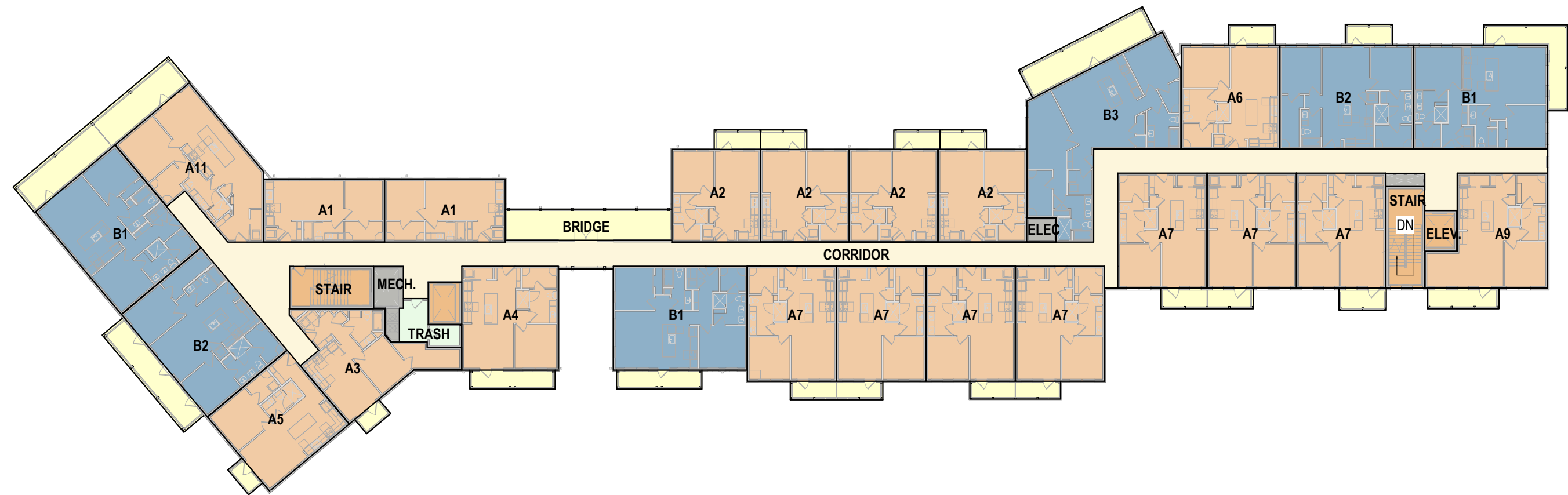
4800 FREDERICKSBURG RD. SUITE 200SL
SAN ANTONIO, TX 78229
p:210.208.9400 f:210.208.9401
TBPE FIRM# 10015
TBPS FIRM# 10193922



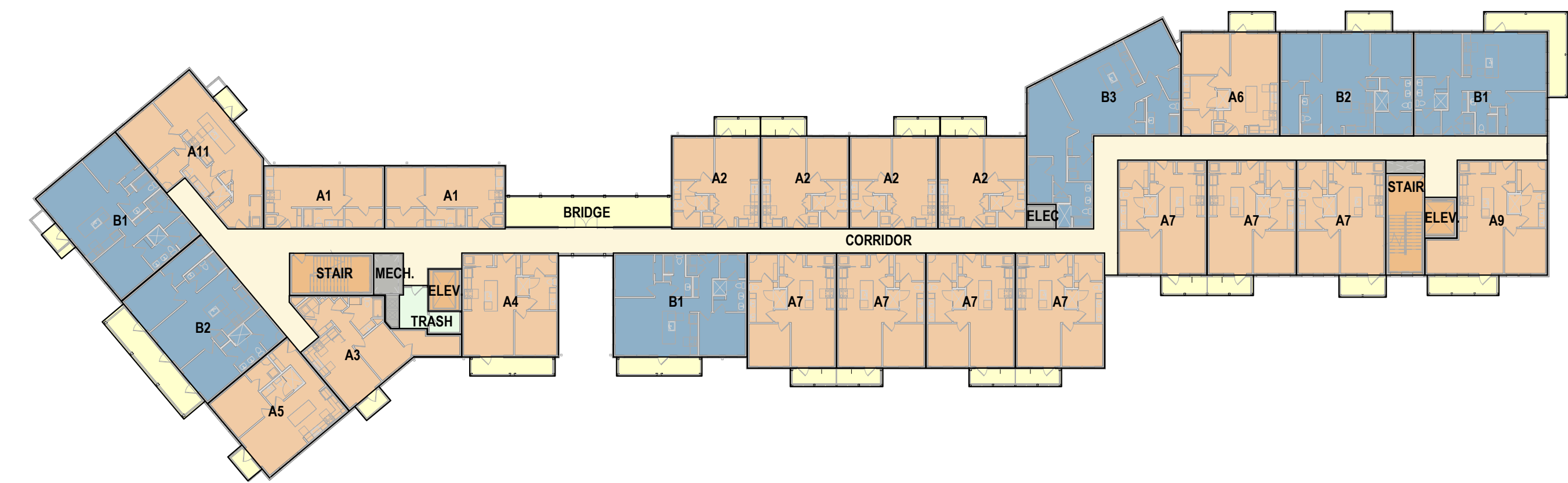
1 UNIT MIX - FIRST FLOOR



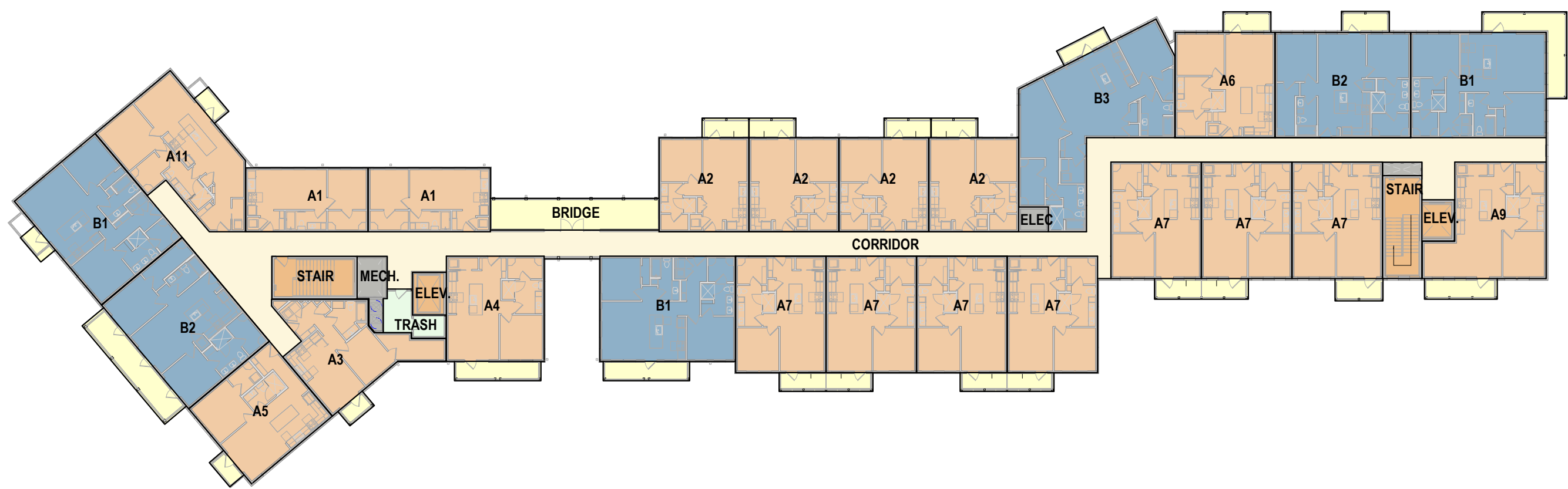
2 UNIT MIX - SECOND FLOOR



3 UNIT MIX - THIRD FLOOR



4 UNIT MIX - FOURTH FLOOR



5 UNIT MIX - FIFTH FLOOR

NET AREA PLAN LEGEND

- COMMERCIAL
- CASITAS
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- SERVICE (COND)
- CORRIDORS (COND)
- ELEV / STAIRS (NON-COND)
- SERVICE (NON-COND)
- BALCONIES

ALAMO ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457
www.alamoaarchitects.com

CLIENT:
Oxbow Development Group
1803 Broadway, Suite 511
San Antonio, Texas 78215
O. 210-236-4210
www.oxbowdevelopment.com

ASSOCIATE ARCHITECT:
Don B. McDonald Architect
2121 N. Main Avenue
San Antonio, Tx. 78212
210-735-9722
www.donbmcdonald.com

CIVIL ENGINEER:
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, Texas 78213
210-375-5000
www.pape-dawson.com

LANDSCAPE ARCHITECT:
GGN
1932 1st Avenue, Suite 700
Seattle, WA 98101
206-903-6802
www.ggnltd.com

STRUCTURAL ENGINEER:
IMEG CORP.
3700 W Sam Houston Pkwy S, Suite 100
Houston, Texas 77042
713-458-7626
www.imegcorp.com

MEP ENGINEER:
Telios PC
101 Parklane Blvd, Suite 100
Sugar Land, Texas 77478
281-265-1636
www.teliospc.com

FIRE PROTECTION ENGINEER:
Fire Protection Consulting Group, LLC
14439 NW Military Hwy, Suite 108, #430
San Antonio, Texas 78231
210-458-2380
www.firepcg.com

CLIENT: OXBOW DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME: SOUTHTOWN ALDEA

Project Address
City, State, Zip

INTERIM REVIEW ONLY

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09/06/2024

100% REVISED SCHEMATIC DESIGN

SHEET TITLE: VILLAGE UNIT MIX PLANS

G0.20

NET AREA PLAN LEGEND

- COMMERCIAL
- CASITAS
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- SERVICE (COND)
- CORRIDORS (COND)
- ELEV / STAIRS (NON-CON)
- SERVICE (NON-COND)
- BALCONIES



1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457
www.alamoarchitects.com

CLIENT:
Oxbow Development Group
1803 Broadway, Suite 511
San Antonio, Texas 78215
O. 210-236-4210
www.oxbowdevelopment.com

ASSOCIATE ARCHITECT:
Don B. McDonald Architect
2121 N. Main Avenue
San Antonio, Tx. 78212
210-735-9722
www.donbmcDonald.com

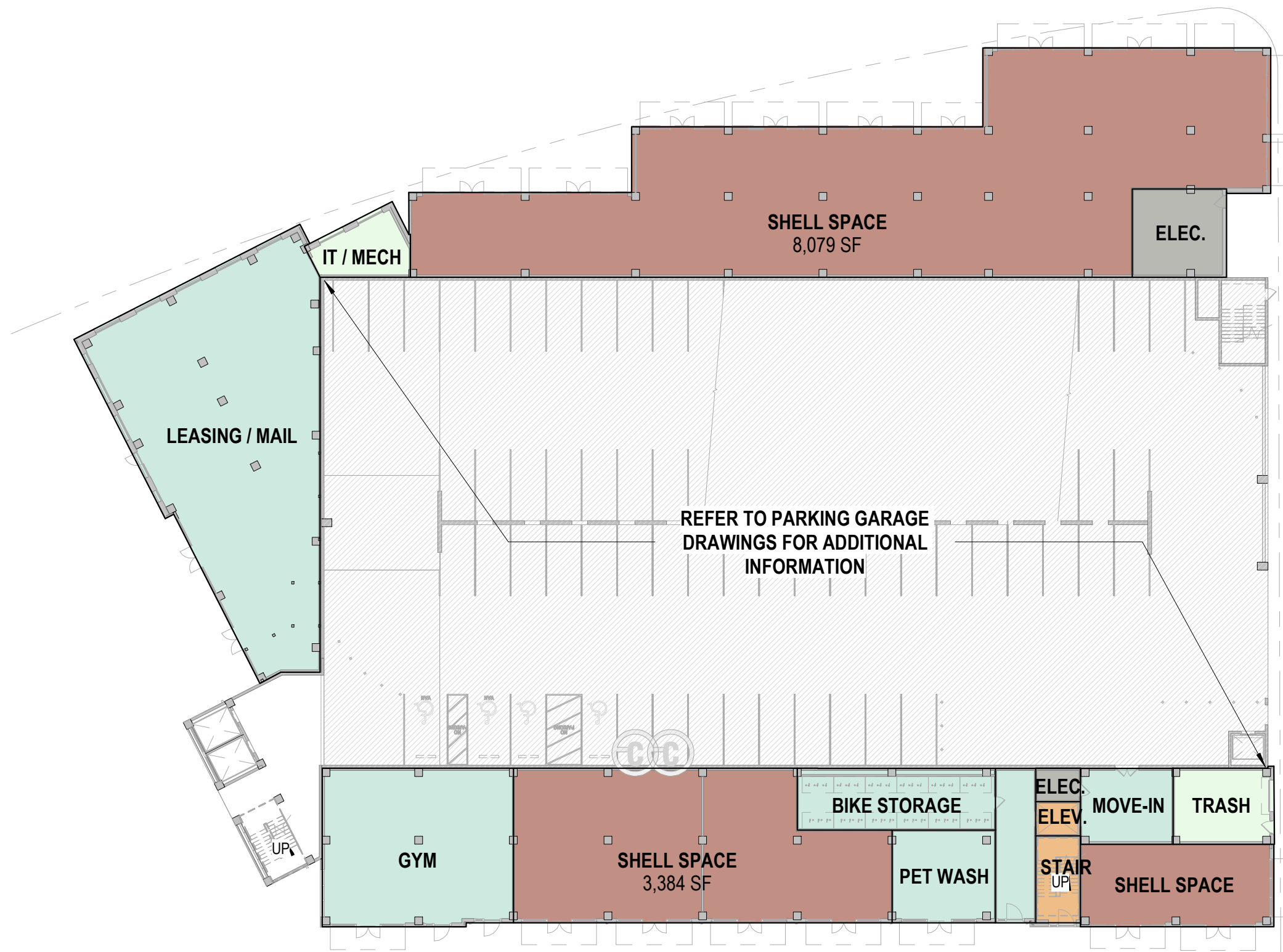
CIVIL ENGINEER:
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, Texas 78213
210-375-5000
www.pape-dawson.com

LANDSCAPE ARCHITECT:
GGN
1932 1st Avenue, Suite 700
Seattle, WA 98101
206-903-6802
www.ggnltd.com

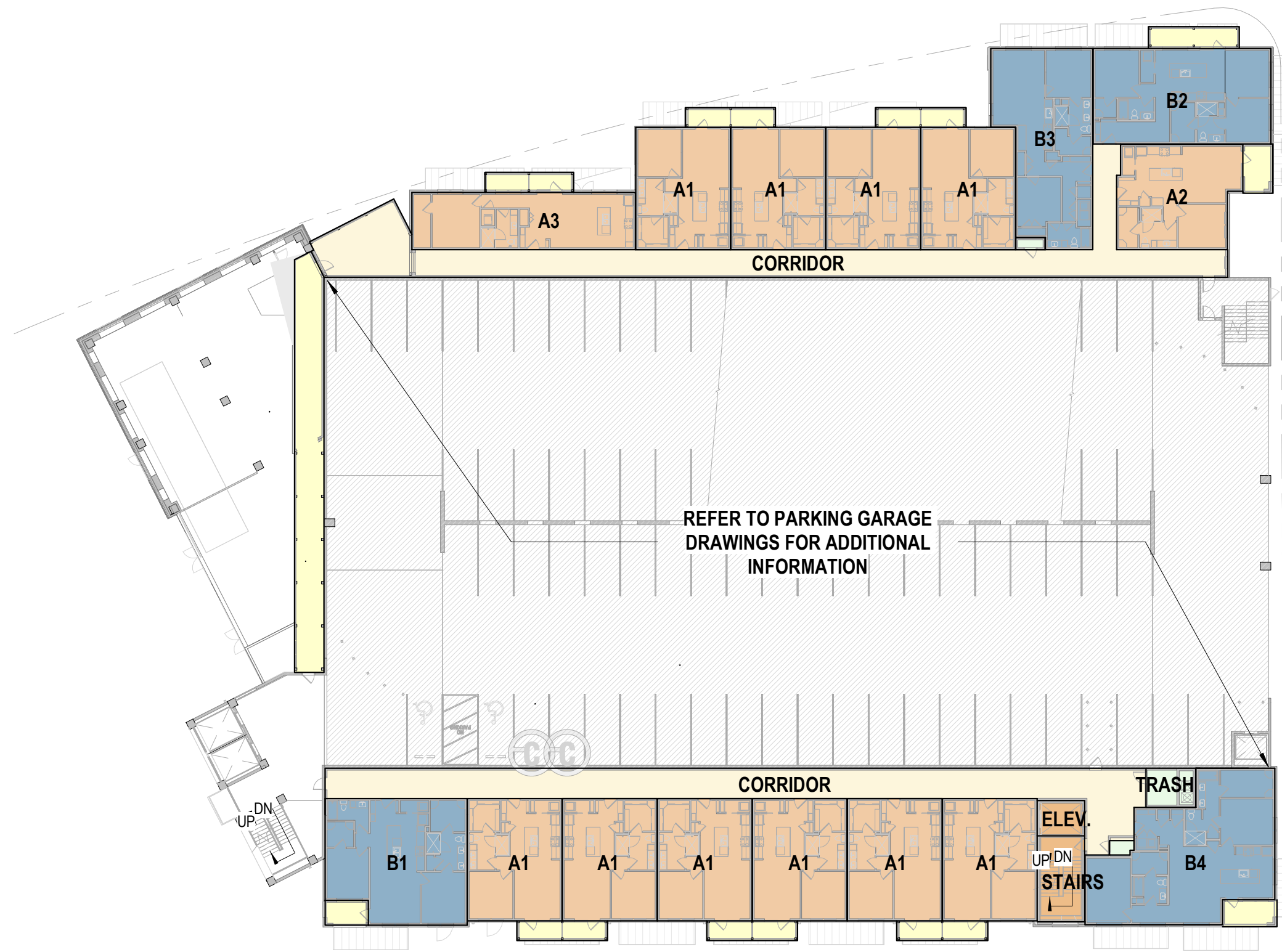
STRUCTURAL ENGINEER:
IMEG CORP.
3700 W Sam Houston Pkwy S, Suite 100
Houston, Texas 77042
713-458-7626
www.imegcorp.com

MEP ENGINEER:
Telios PC
101 Parklane Blvd, Suite 100
Sugar Land, Texas 77478
281-265-1636
www.teliospc.com

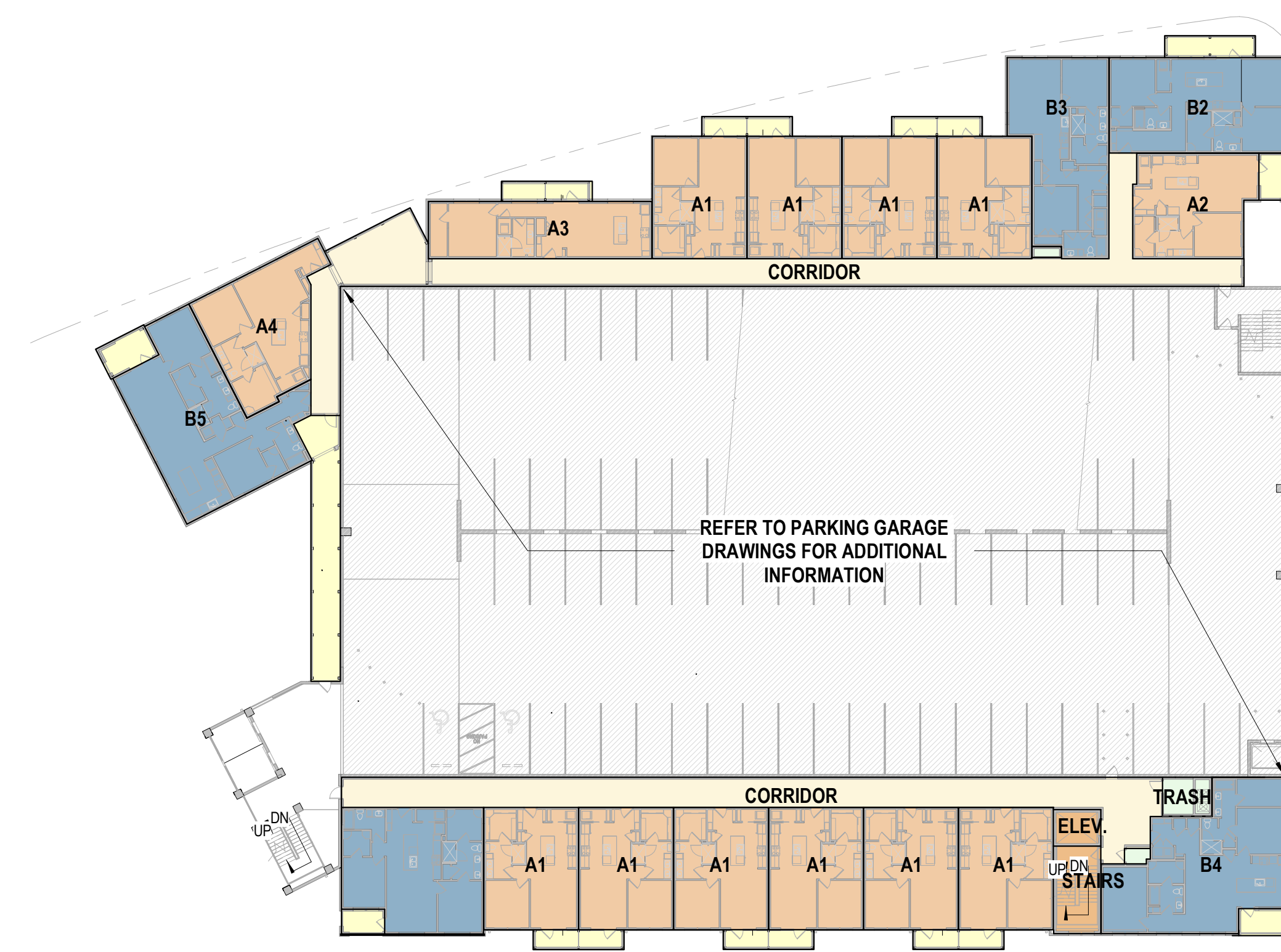
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Fire Protection Consulting Group, LLC
14439 NW Military Hwy, Suite 108, #430
San Antonio, Texas 78221
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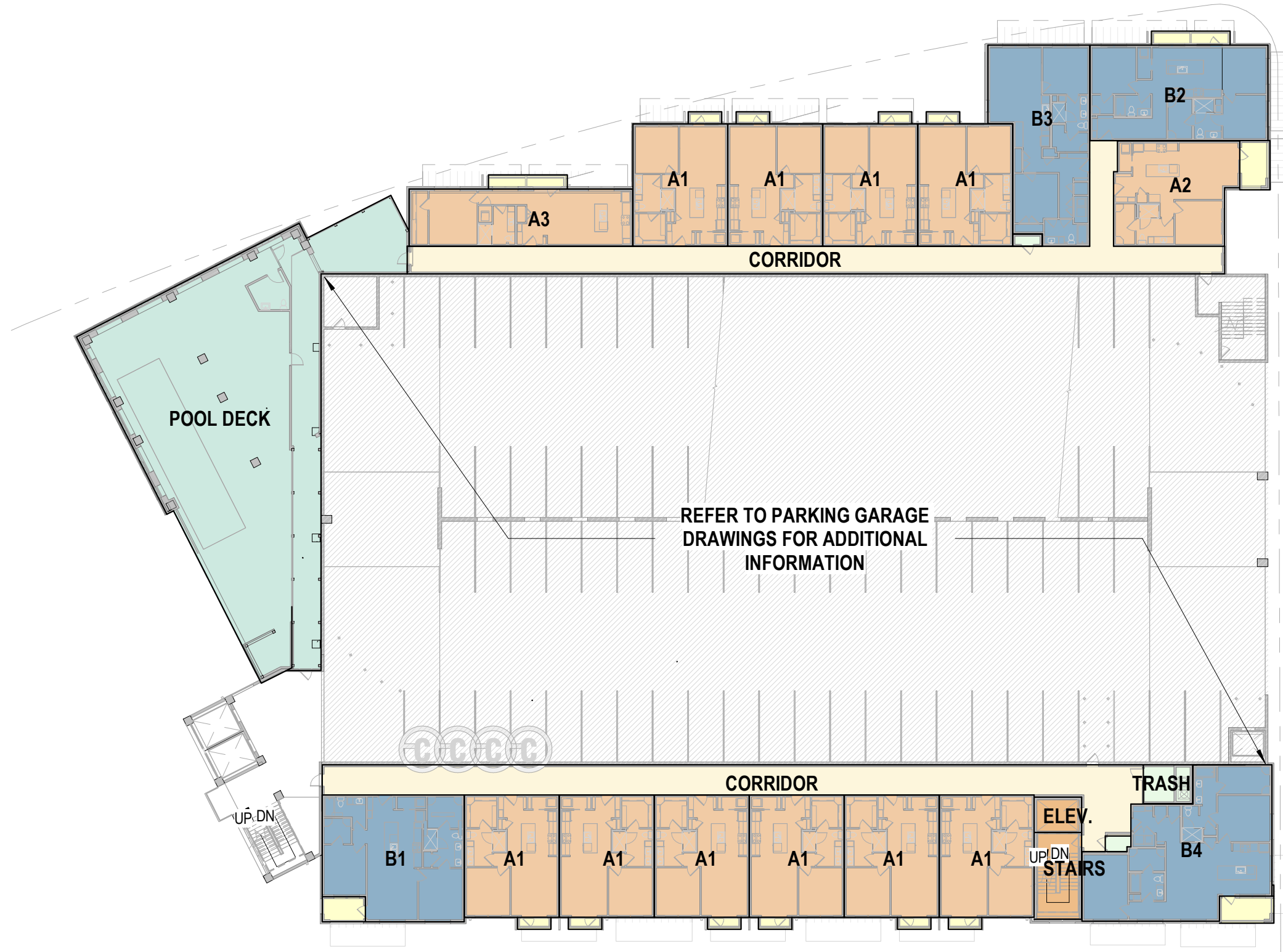
1 UNIT MIX - GROUND FLOOR
1" = 30'-0"



3 UNIT MIX - 3RD FLOOR
1" = 30'-0"



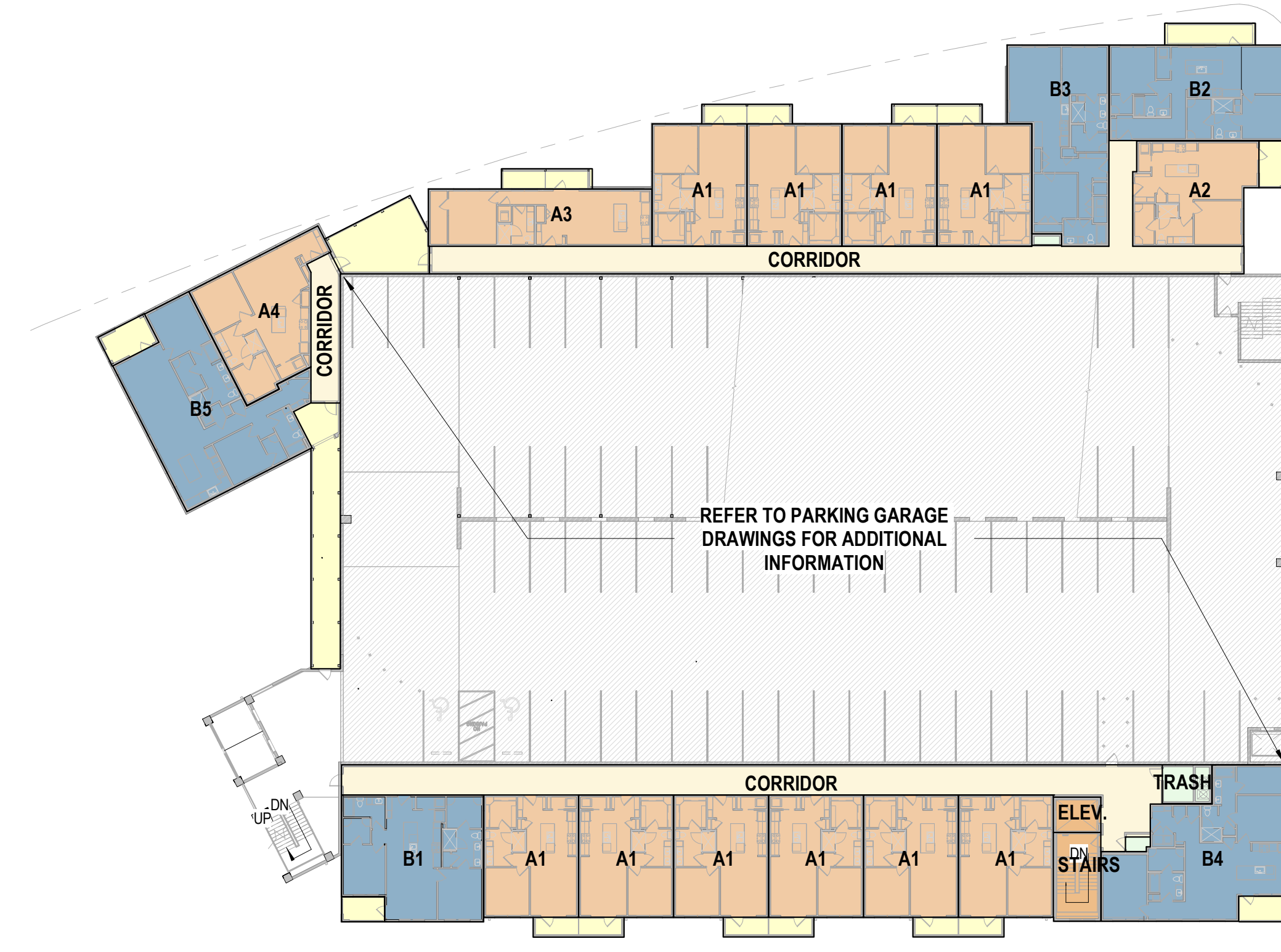
5 UNIT MIX - 5TH FLOOR
1" = 30'-0"



2 UNIT MIX - 2ND FLOOR
1" = 30'-0"



4 UNIT MIX - 4TH FLOOR
1" = 30'-0"



6 UNIT MIX - 6TH FLOOR
1" = 30'-0"

CLIENT: **OXBOW DEVELOPMENT GROUP**

PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

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09/06/2024

100% REVISED SCHEMATIC DESIGN

SHEET TITLE:

WRAP UNIT MIX PLANS

G0.21

- NET AREA PLAN LEGEND
- COMMERCIAL

CASITAS

1 BEDROOM

2 BEDROOM

3 BEDROOM

PENTHOUSE

AMENITY

SERVICE (COND)

CORRIDORS (COND)

ELEV / STAIRS (NON-COND)

SERVICE (NON-COND)

BALCONIES



1

UNIT MIX - FIRST FLOOR

1" = 30'-0"



4

UNIT MIX - FOURTH FLOOR

1" = 30'-0"



2

UNIT MIX - SECOND FLOOR

1" = 30'-0"



5

UNIT MIX - FIFTH FLOOR

1" = 30'-0"



3

UNIT MIX - THRID FLOOR

1" = 30'-0"



6

UNIT MIX - SIXTH FLOOR

1" = 30'-0"

MATERIAL INDEX

- 3.01 PRE-CAST CONCRETE CAP, 8"H, PROJECT 1" BEYOND FACE OF WALL
3.02 CAST-IN-PLACE CONCRETE BASE, 4' HEIGHT, 1" BEYOND FACE OF WALL, SMOOTH FINISH
3.03 CAST-IN-PLACE CONCRETE COLUMNS, SMOOTH FINISH
3.04 CAST-IN-PLACE CONCRETE BEAMS, SMOOTH FINISH
3.05 PRE-CAST CONCRETE LENTIL, 8"H, 4" BEARING
3.06 PRE-CAST CONCRETE SILL, 4"H, 1" OFFSET
3.07 PRE-CAST CONCRETE LENTIL, 16"H, 8" BEARING
4.01 BRICK
-BASE: ACME BRICK, COLOR: MIXTURE OF SAGE BRUSH 60% AND PRESIDIO 40%
-ALTERNATE 1: ACME BRICK, COLOR: SAGE BRUSH
-ALTERNATE 2: ACME BRICK, COLOR: PRESIDIO
4.02 BRICK ARCH: 4 SOLDIER COURSES, 2" OFFSET, 1 ROWLOCK COURSE
4.03 BRICK ARCH: 3 ROWLOCK COURSES, 2" OFFSET, 1 ROWLOCK COURSE

- 4.04 BRICK ENTABLATURE: 2 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL AND IN BETWEEN, 13 ROWS OF RUNNING BOND, 2 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL AND IN BETWEEN, 10 ROWS OF RUNNING BOND, 1 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL, 2 ROWLOCK COURSE WITH 1/2" OFFSET FROM WALL
4.05 BRICK ENTABLATURE: 2 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL AND IN BETWEEN, 13 ROWS OF RUNNING BOND, 2 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL AND IN BETWEEN, 10 ROWS OF RUNNING BOND, 1 STRETCHER COURSE WITH 1/2" OFFSET FROM WALL, 1 STRETCHER COURSE WITH 1/2" OFFSET, 1 ROWLOCK COURSE WITH 1/2" OFFSET
4.06 BRICK BAND: 12"H, 1 ROWLOCK COURSE WITH 2" OFFSET, 2 ROWLOCK COURSES WITH 2" OFFSET

- 4.07 BRICK BAND: 8"H, 1 SOLDIER COURSE
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4.10 BRICK BAND: 16"H - 4 SOLDIER COURSES, 1/2" OFFSET BETWEEN EACH
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5.02 STEEL I-BEAM, PRIMED, PAINTED
5.03 STEEL C CHANNEL, PRIMED, PAINTED, SQUARE BUTT
5.04 ALUMINUM LOUVERS
5.05 STEEL BALUSTRADE: WIRE MESH, 1.5" X 1.5" ANGLE IRON WITH 1/4" X 2 1/2" STEEL CAP, PAINTED
6.01 WOOD RAFTER, STAINED
6.02 WOOD SIDING, PAINTED

- 6.03 WOOD TRIM, PAINTED
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6.10 WOOD DECKING, STAINED
6.11 WOOD BALCONY, STAINED
6.12 WOOD BEAM, STAINED
6.13 WOOD COLUMN, PAINTED
6.14 WOOD RAFTER, PAINTED
6.15 WOOD BEAM, PAINTED
7.01 STANDING SEAM ROOF SYSTEM

- 8.01 HOLLOW METAL DOOR
8.02 SPECIALTY STEEL DOOR
8.03 ALUMINUM GLAZING SYSTEM
-ALTERNATE: VINYL GLAZING SYSTEM
8.04 MAHOGANY WOOD DOOR
8.05 MOTORIZED OVERHEAD COILING DOOR
8.06 ALUMINUM GLAZING STOREFRONT SYSTEM
9.01 STUCCO: INTEGRAL COLOR
-ALTERNATE: BRICK
-BASE: ACME BRICK, COLOR: MIXTURE OF SAGE BRUSH 60% AND PRESIDIO 40%
9.02 STUCCO SILL: 4"H, 1" OFFSET
9.03 STUCCO LINTEL: 8"H, 4" BEARING



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

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6.14 WOOD RAFTER, PAINTED
6.15 WOOD BEAM, PAINTED
7.01 STANDING SEAM ROOF SYSTEM

- 8.01 HOLLOW METAL DOOR
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-ALTERNATE: VINYL GLAZING SYSTEM
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2 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



1 EXTERIOR ELEVATION - SOUTHEAST
3/32" = 1'-0"

MATERIAL INDEX

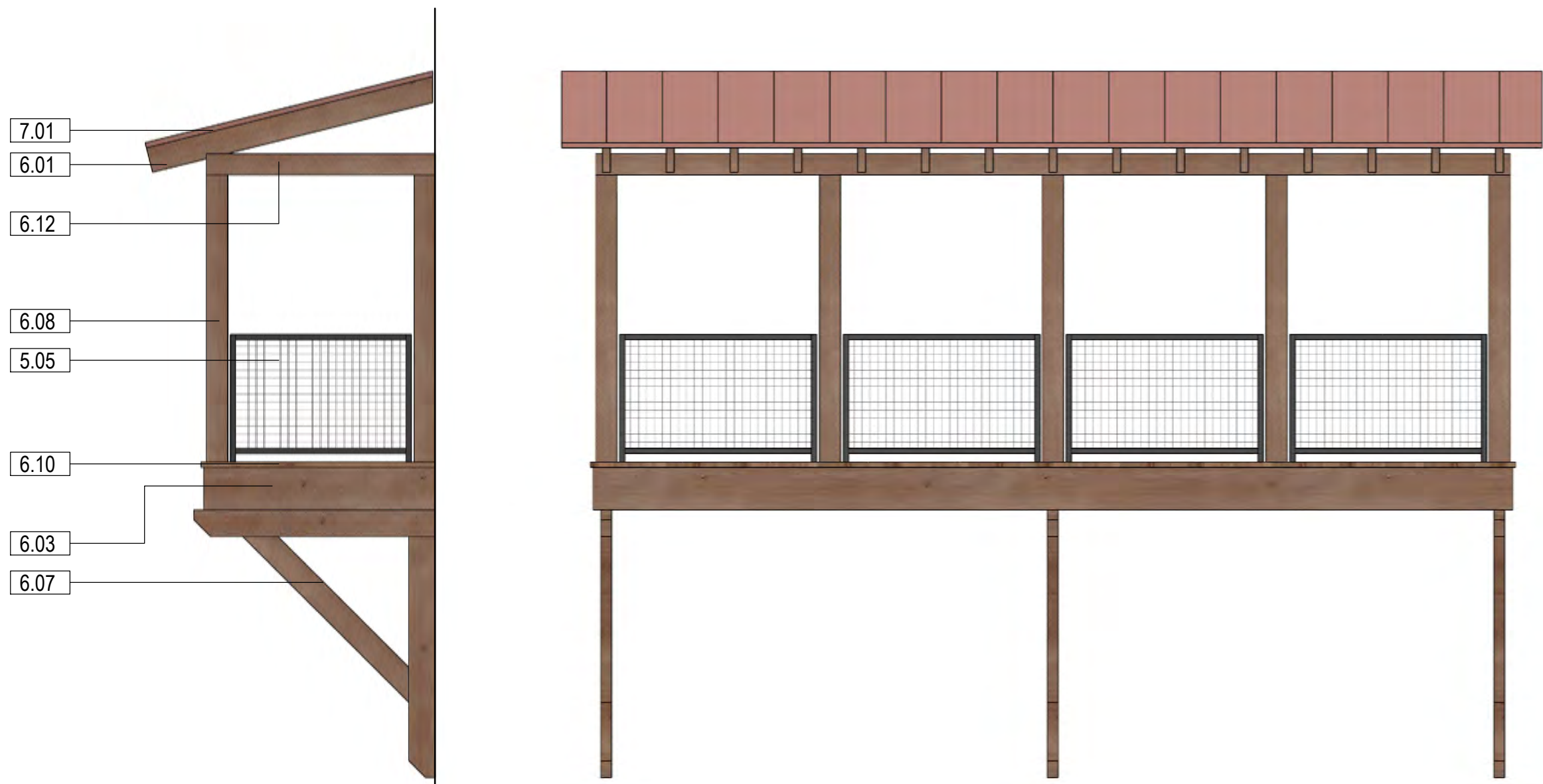
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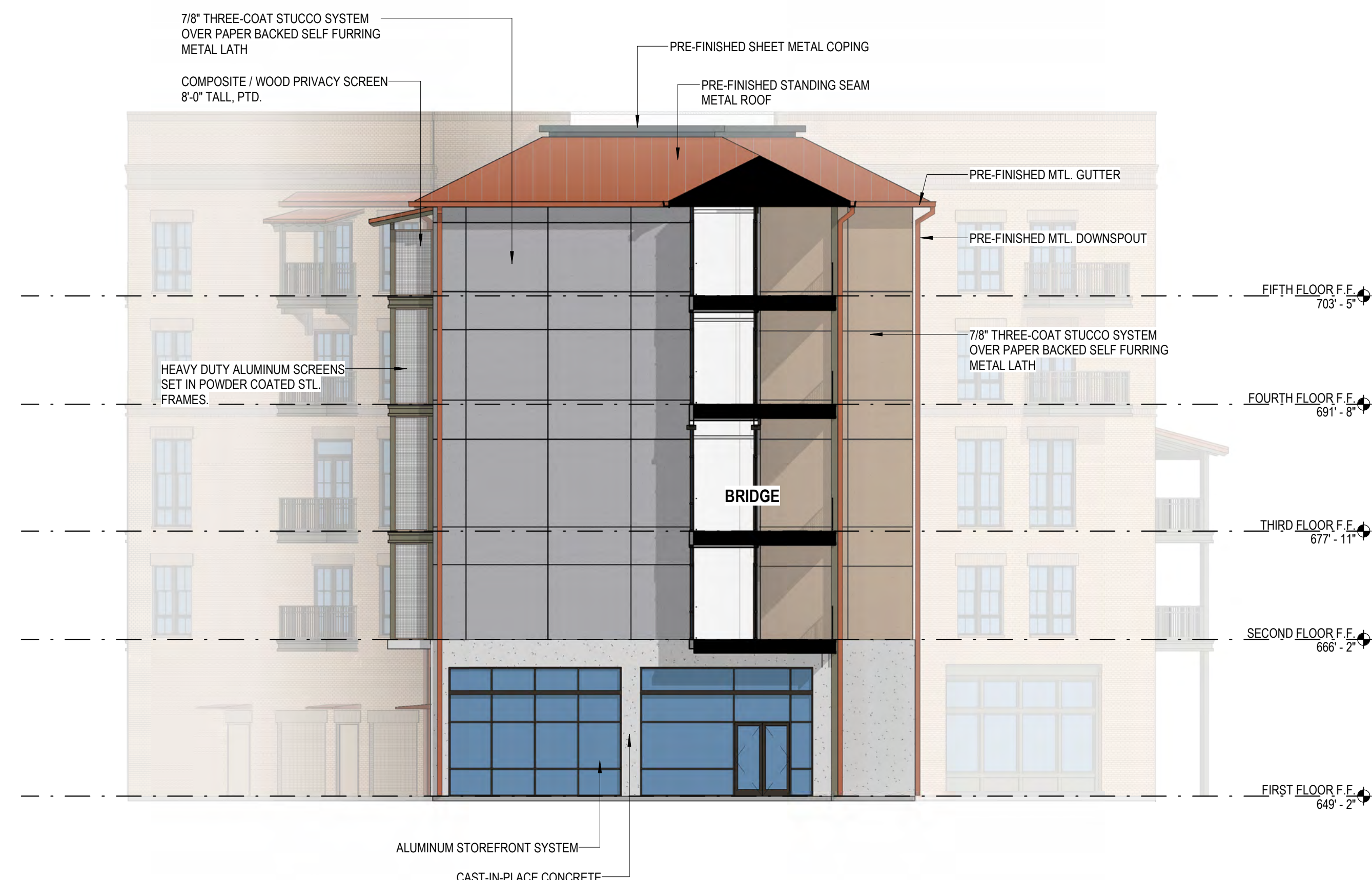
- 8.01 HOLLOW METAL DOOR
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-BASE: ACME BRICK, COLOR: MIXTURE OF SAGE BRUSH 60% AND PRESIDIO 40%
9.02 STUCCO SILL: 4"H, 1" OFFSET
9.03 STUCCO LINTEL: 8"H, 4" BEARING



2 BALCONY
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



1 ALAMO ST. BUILDING - EXTERIOR ELEVATION - NORTHWEST
3/32" = 1'-0"

2 ALAMO ST. BUILDING - EXTERIOR ELEVATION - NORTHEAST
3/32" = 1'-0"

3 WATER ST. WALK - EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



4 LAVACA ST. BUILDING - EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

5 WATER ST. WALK- EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

CLIENT: OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
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INTERIM REVIEW
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09/06/2

100% REVISED
SCHEMATIC DESIGN

HEET TITLE:

VILLAGE EXTERIOR ELEVATIONS

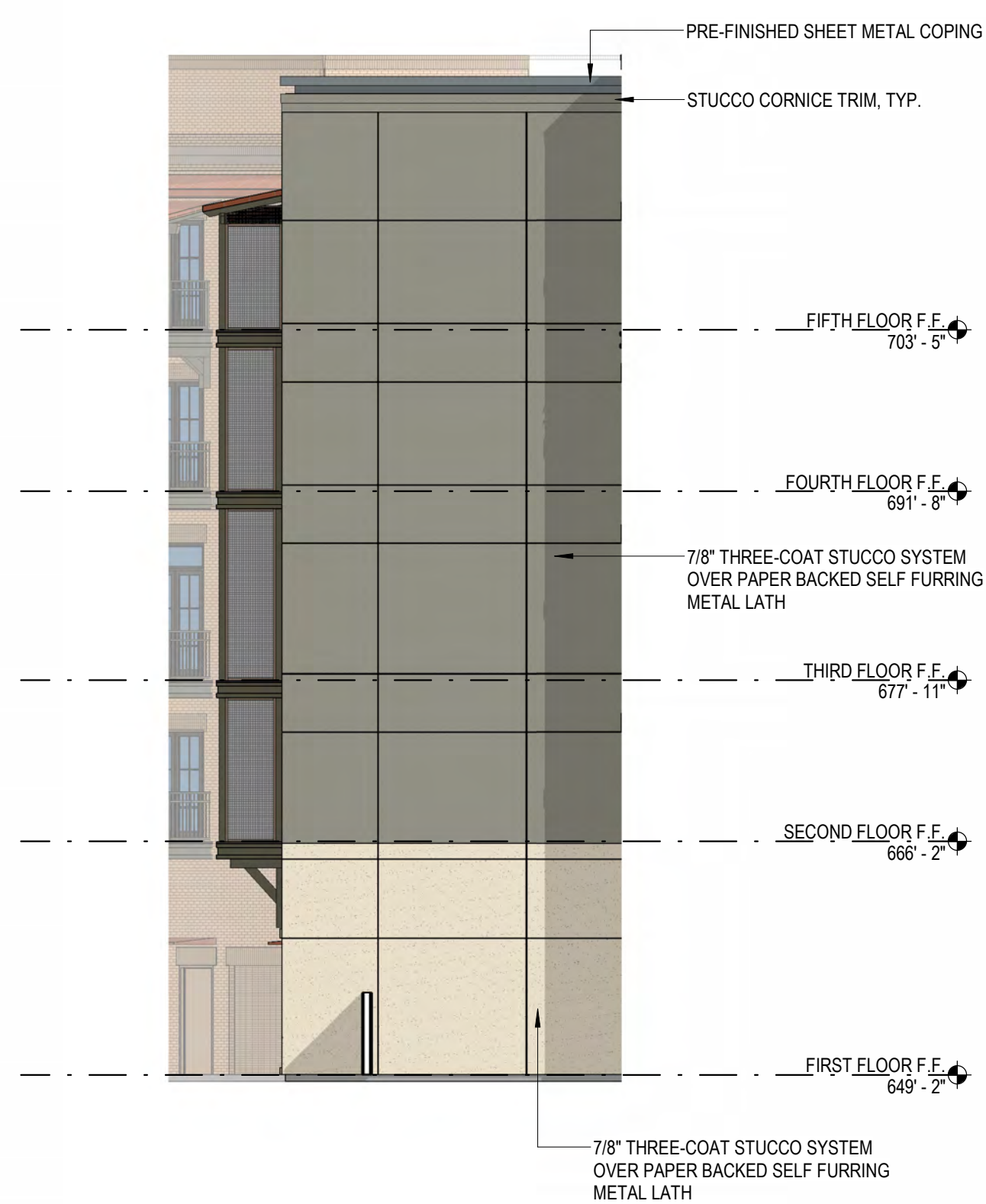
A5.11



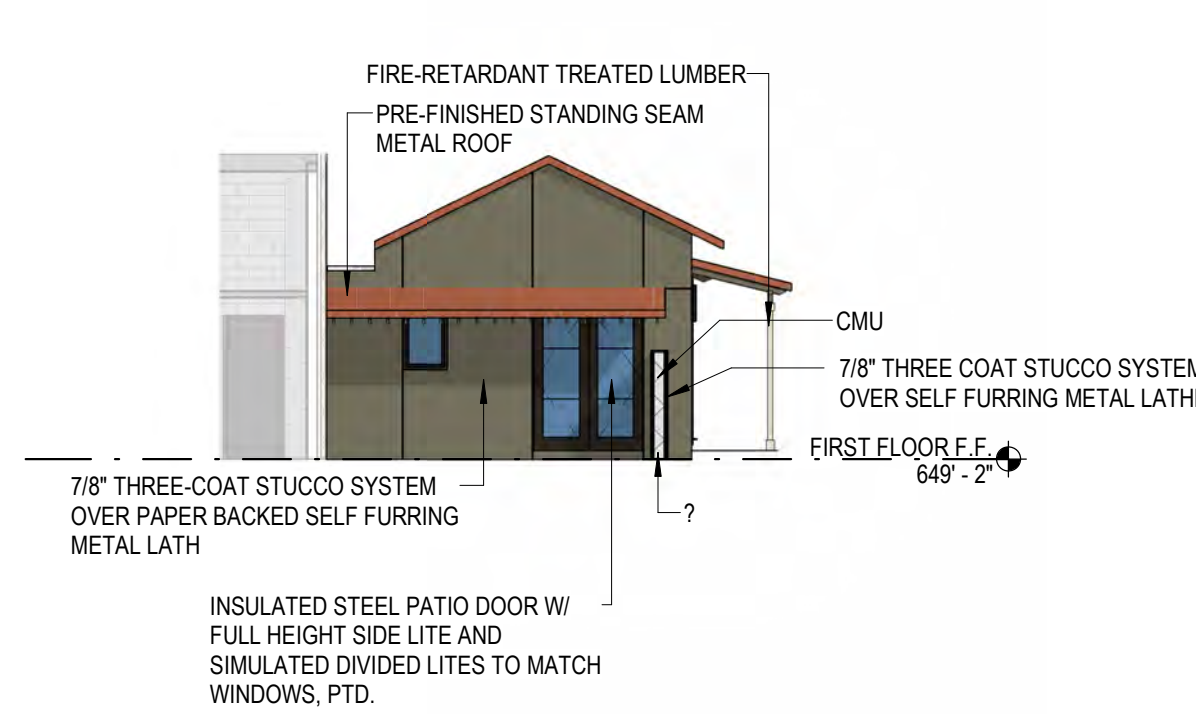
1 LAVACA ST. BUILDING - EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

2 LAVACA ST. BUILDING - EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

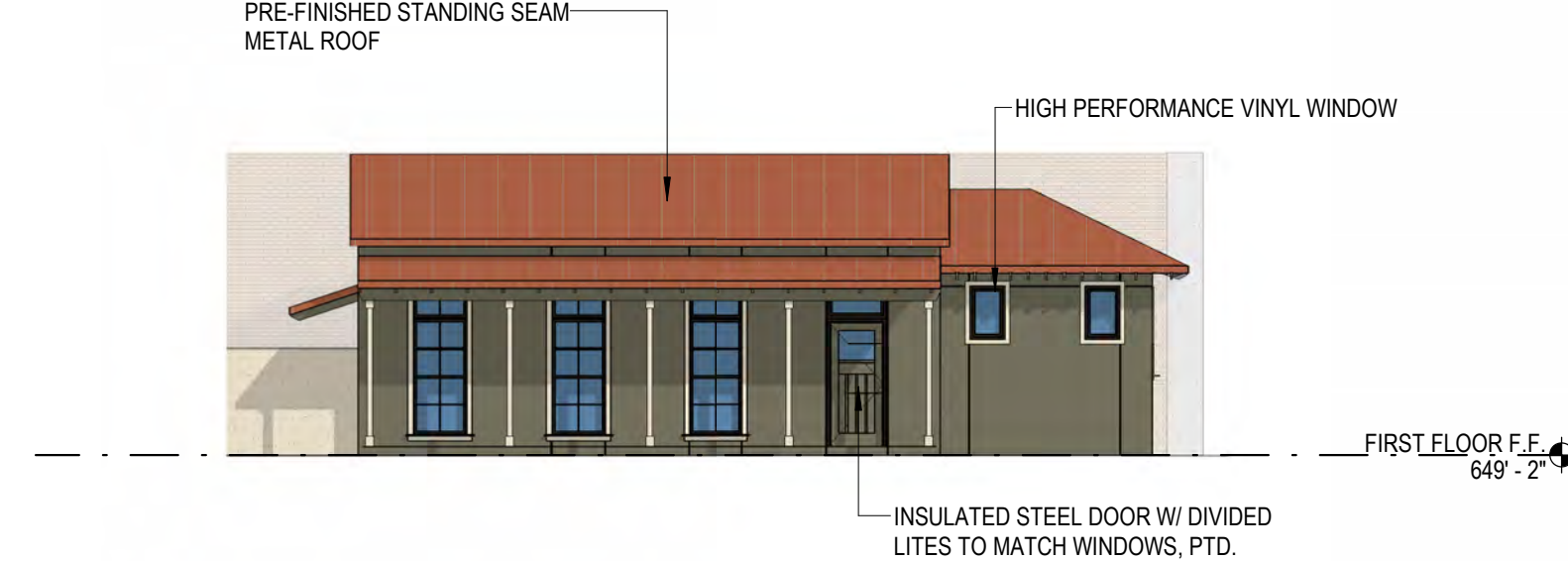
3 LAVACA ST. BUILDING - EXTERIOR ELEVATION - NORTHWEST
3/32" = 1'-0"



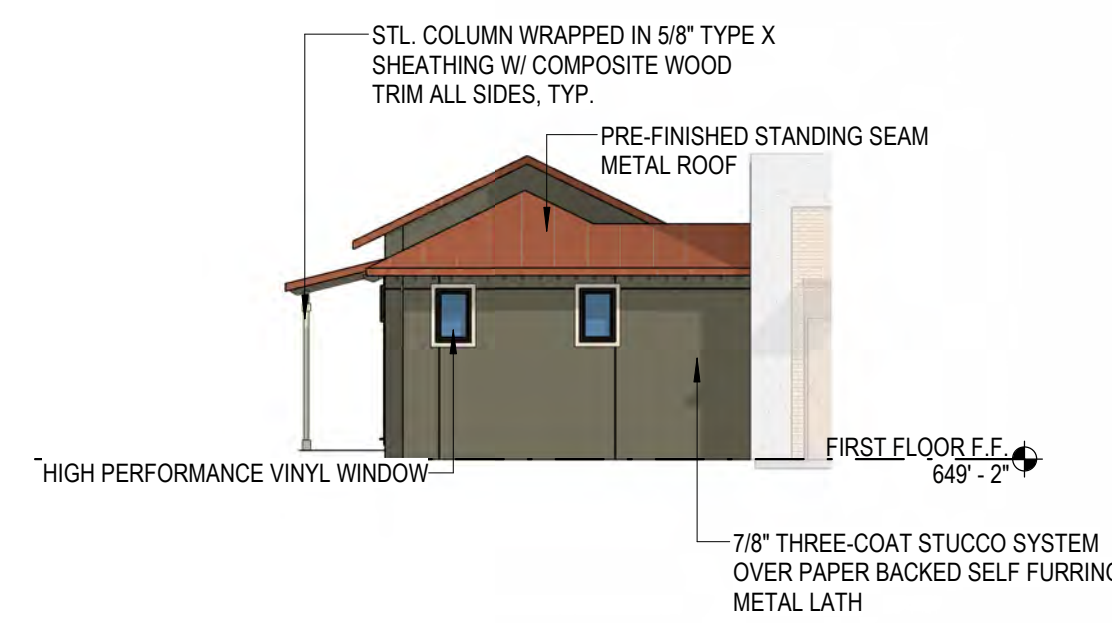
4 LAVACA BUILDING - EAST ELEVATION
3/32" = 1'-0"



5 CASITA - EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



6 CASITA - EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



7 CASITA - EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

CLIENT:
**OXBOW
DEVELOPMENT GROUP**

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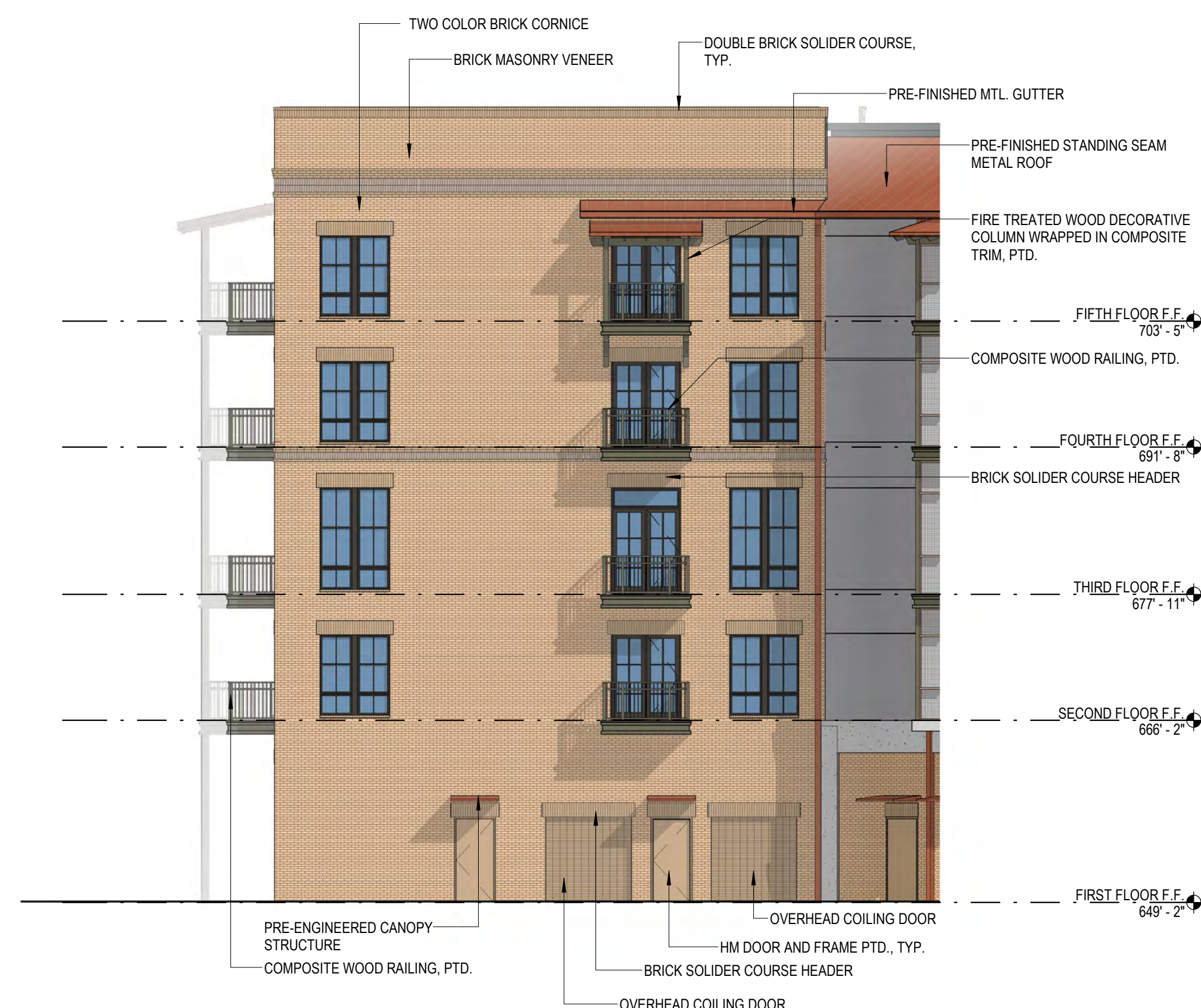
SHEET TITLE:

VILLAGE
EXTERIOR
ELEVATIONS

A5.12



1 ALAMO BUILDING - LAVACA BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



2 ALAMO BUILDING - SOUTH EAST ELEVATION
3/32" = 1'-0"



3 ALAMO BUILDING - SOUTH WEST ELEVATION
3/32" = 1'-0"

CLIENT: OXBOW
DEVELOPMENT GROU

PROJECT NUMBER: 2023-45

PROJECT NAME:

SOUTHTOWN ALDE

Project Address
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SHEET TITLE:

VILLAGE EXTERIOR ELEVATIONS

A5.13



1 EXTERIOR ELEVATION - CESAR CHAVEZ
3/32" = 1'-0"



2 EXTERIOR ELEVATION - PLAZA
3/32" = 1'-0"

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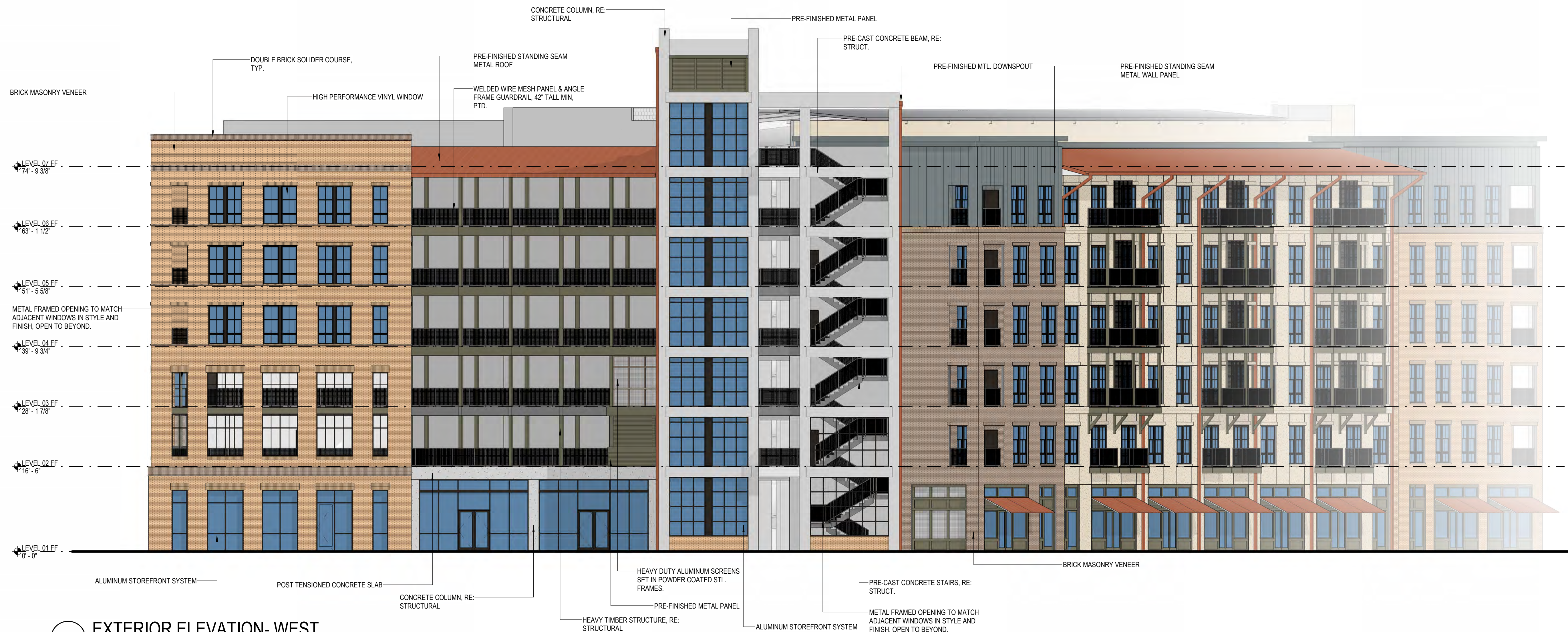
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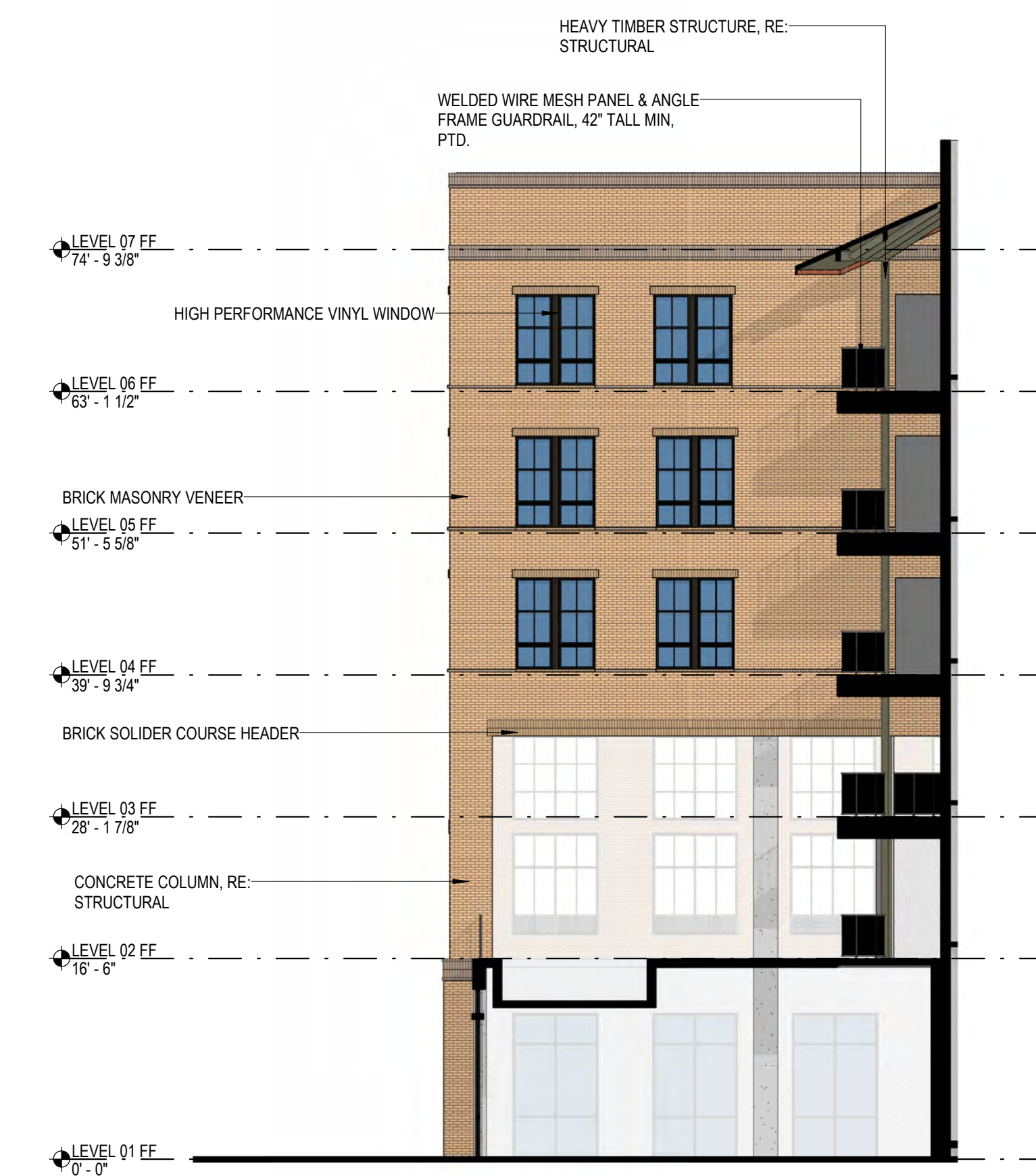
SHEET TITLE:

**WRAP
EXTERIOR
ELEVATIONS**

A5.21



1 EXTERIOR ELEVATION- WEST
3/32" = 1'-0"



2 EXTERIOR ELEVATION - AMENITY DECK
3/32" = 1'-0"



3 EXTERIOR ELEVATION - AMENITY DECK AT CESAR CHAVEZ
3/32" = 1'-0"

4 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

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**OXBOW
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SHEET TITLE:

**WRAP
EXTERIOR
ELEVATIONS**

A5.22



P PUBLIC PARKING
WELCOME

LAZ









**EMPLOYEE RESERVED
PARKERS ONLY**

REZONING
CASE # Z-2024-100000000
CONTACT # ALYA (202) 222-2000
CHANGE FROM [illegible] TO [illegible]
BA GOV/IDOT





NATIONAL
RENT-A-FENCE
800-352-5675

NATIONAL
RENT-A-FENCE
800-352-5675





NO
PARKING
ANY TIME
←







NO
PARKING
8AM TO 6PM
TOW AWAY ZONE
←→









NO
PARKING
ANY TIME
→

NATIONAL
RENT-A-FENCE
800-352-5675



NO
PARKING
ANY TIME

NO
PARKING
ANY TIME
LOADING ZONE





**NO
PARKING**
8AM TO 6PM
TOW AWAY ZONE
←







From: [Omar Gonzalez](#)
To: [Spencer Solomon](#)
Subject: FW: Support for Aldea
Date: Tuesday, October 8, 2024 2:34:29 PM

INTERNAL

From: Kathy Sosa <kathysosa.artist@gmail.com>
Sent: Wednesday, September 4, 2024 12:42 PM
To: Omar Gonzalez <ogonzalez@oxbowdevelopment.com>
Cc: Lionel Sosa <lionel_sosa@me.com>
Subject: Support for Aldea

You don't often get email from kathysosa.artist@gmail.com. [Learn why this is important](#)

ATTENTION: This email originates from outside of our organization. *Do not respond, open attachments, or click links unless you know the sender and you know the content is safe.*

Dear Omar,

As the neighbor directly across the street from Oxbow's proposed new development, I would like to state my support of the revised Aldea plan you shared with me on September 1, 2024, whereby the tallest buildings are six story structures. This revision is of a much more human scale than the original, is more compatible with the character of our neighborhood and provides a more gradual transition from the single family historic homes on our street to the bigger hotels across the way. I understand the new plan proposes to recreate in all its historic detail the existing historic home that faces Matagorda (which was mutilated by the school district) and situate the recreated home on the block adjacent. I am fine with this idea, because once this is accomplished the house will be more visible and fit in better in its context.

Sincerely

Kathy Sosa
126 Lavaca Street
San Antonio, Texas 78210

From: [Omar Gonzalez](#)
To: [Spencer Solomon](#)
Subject: FW: Support for Aldea
Date: Tuesday, October 8, 2024 2:34:23 PM

INTERNAL

From: Lionel Sosa <lionel_sosa@me.com>
Sent: Wednesday, September 4, 2024 2:45 PM
To: Omar Gonzalez <ogonzalez@oxbowdevelopment.com>
Cc: Kathy Sosa <kathysosa.artist@gmail.com>
Subject: Re: Support for Aldea

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Hi, Omar
Here's my letter:

Dear Omar,

As a long time resident of 126 Lavaca and as a former board member of United Way, back in the 80's, when the historic society helped save our home, my wife Kathy and I couldn't be happier with Oxbow's most recent plan for the development of the Hemisfair Aldea.

We trust Oxbow's sensitive neighborhood-oriented development approach, and the manner in which it completes every project it undertakes. All one has to do is look at The Pearl to experience one of the world's best examples of beautiful, responsible, and human-centric urban development. We particularly endorse the moving and restoration of the historic house currently located on Matagorda Street to the close-by site on Lavaca, which will give it its true sense of place.

Both Kathy and I are looking forward to watching Oxbow transform and improve the quality of life in our historic Lavaca neighborhood. We cheer its commitment to helping make it one of the best places on earth to live! Un brindis!

Lionel Sosa
126 Lavaca
San Antonio, 78210

On Sep 4, 2024, at 1:46 PM, Omar Gonzalez <ogonzalez@oxbowdevelopment.com> wrote:

This is perfect. Thank you, Kathy! Once the process gets started I'll let you know how it proceeds.

From: Kathy Sosa <kathysosa.artist@gmail.com>
Sent: Wednesday, September 4, 2024 12:42 PM
To: Omar Gonzalez <ogonzalez@oxbowdevelopment.com>
Cc: Lionel Sosa <lionel_sosa@me.com>
Subject: Support for Aldea

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