

## HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

**HDRC CASE NO:** 2025-037  
**ADDRESS:** 1113 PLEASANTON RD  
**LEGAL DESCRIPTION:** NCB 7895 BLK LOT 87 & E MID 69.75 FT OF 65 (0.833 AC)  
**ZONING:** C-2  
**CITY COUNCIL DIST.:** 3  
**APPLICANT:** Edgar Sanchez/Debra J. Dockery, Architect, P.C.  
**OWNER:** Mark Rodriquez/CITY OF SAN ANTONIO  
**TYPE OF WORK:** Fire station new construction  
**APPLICATION RECEIVED:** February 12, 2025  
**60-DAY REVIEW:** May 07, 2025  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting approval to construct an approximately 16,500-square-foot Fire Station.

### 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 1113 Pleasanton Rd is public property located south of Downtown and west of the Mission Historic District. The property has frontage on W Harlan Ave. The applicant is requesting approval for a new fire station that will serve the surrounding community.
- b. CASE HISTORY – On February 25, 2025, the applicant submitted a demolition review application for an existing vacant restaurant onsite and received approval on March 27, 2025, for demolition. Additionally, the applicant has noted various zoning statuses for the lots. The applicant will need to work with zoning staff for any required zoning changes.
- c. NEW CONSTRUCTION – The applicant is requesting to construct an approximately 16,500-square-foot Fire Station. The proposed structure features a standing seam metal roof with multiple gable roof forms, exterior wall treatments incorporating limestone, flush and reveal metal wall panels, and burgundy bricks, aluminum storefront windows and doors, and low-E clear glass. The main entrance on the south façade is a 2-story volume featuring brick and metal cladding and aluminum storefront windows and doors with low-E clear glass. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- d. SIGNAGE – The applicant has proposed to install two wall signs. The sign mounted on the east elevation reads, “CITY OF SAN ANTONIO FIRE STATION 21”. The sign mounted on the south elevation reads, “CITY OF SAN ANTONIO FIRE STATION No. 21”. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- e. PARKING LOT – The applicant has proposed to install public parking at the front of the substation, off of Harlan Ave, featuring 5 spaces, staff parking at the west the fire station featuring 30 spaces. The staff parking lots will be enclosed by electric sliding gates. The proposed parking lots will accommodate a total of 35 parking spaces, including accessible spaces with curb cuts, and entry from Harlan Ave. Staff finds the proposal generally appropriate.
- f. SITE ELEMENTS – The applicant has proposed a site plan that includes retaining existing trees, installing concrete walkways, a dumpster and generator space at the rear, perimeter fencing, and a detention pond. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

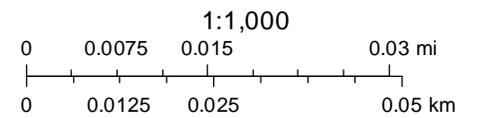
Staff recommends approval of the request, based on the findings, with the following stipulation:

- 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



April 30, 2025





## **Office of Historic Preservation**

Project-City of San Antonio Fire Station 21

### **Executive Summary**

#### Introduction

The City of San Antonio Fire Station #21 serves an area of south San Antonio. The existing station was constructed in 1929 and is over 95 years old. This facility does not accommodate modern fire apparatus and cannot be efficiently expanded to meet current fire and emergency service standards. The City acquired a 2-acre site on the northwest corner of Pleasanton Road and Harlan Street to construct a replacement facility. The site is in a long-established neighborhood with several local landmark and significant facilities including the Harlandale Methodist Church, the former Harlandale Masonic Lodge and the Harlandale Building.

#### Location

The site was assembled from the location of a restaurant, a vacant parcel with commercial zoning and six vacant parcels with residential zoning. Demolition and removal of the restaurant building, paving and several abandoned concrete pads are included in the scope of work for this project. Two large Pecan trees occur on the Pleasanton Road side of the site. The site layout of the new facility seeks to retain these trees. The rectangular site extends with long sides facing south and north, thus providing the ideal orientation of the new building for solar and environmental consideration. The west side of the site is bounded by a storm drainage channel. Along the north are a commercial site and residential properties. The site has less than 1% slope crowning near the center of the site and sloping east to Pleasanton and west to the drainage channel. A 17' dedicated easement along Pleasanton Road, a 30' building set-back along the west property line and 10' setbacks on the north and south sides reduce the buildable area. Water, sewer, natural gas and electrical utilities are available at the site.

#### Project Goals

The San Antonio Fire Department has stated the goal of a facility with visual and aesthetic appeal to this neighborhood while facilitating rapid emergency response times, being efficient and functional and of long-lasting, low-maintenance, quality construction.

A total of three drive-thru fire apparatus bays and a separate drive-thru EMS bay are required. Included in the program requirements are a turn-out gear locker room with a minimum of 36 lockers, a wash-down area and storage for medical supplies. The station accommodates 8 fire fighters, 4 officers and 3 EMS technicians in each of three shifts.

### Exterior Form

Roof forms over apparatus bays slope down from east to west declaring a presence along the main public road. Roof over station slopes down from north to south allowing and expanding over the facility common patio space. The station entry tower is elevated and anchored at the southeast facility corner for public awareness.

### Architectural Materials and Systems

Exterior materials are “white” standing seam metal roofing at 2 to 12 slopes. All station walls have a blend of stone masonry accent walls and smooth brick veneer throughout. At the apparatus bays, pilasters and pronounces wall to receive stone masonry veneer with all exposed steel painted black, and “red” overhead doors with red letters on the opposing apparatus doors.

**HDRC  
CITY OF SAN ANTONIO FIRE STATION #21 VIEWS OF SITE**



01



02



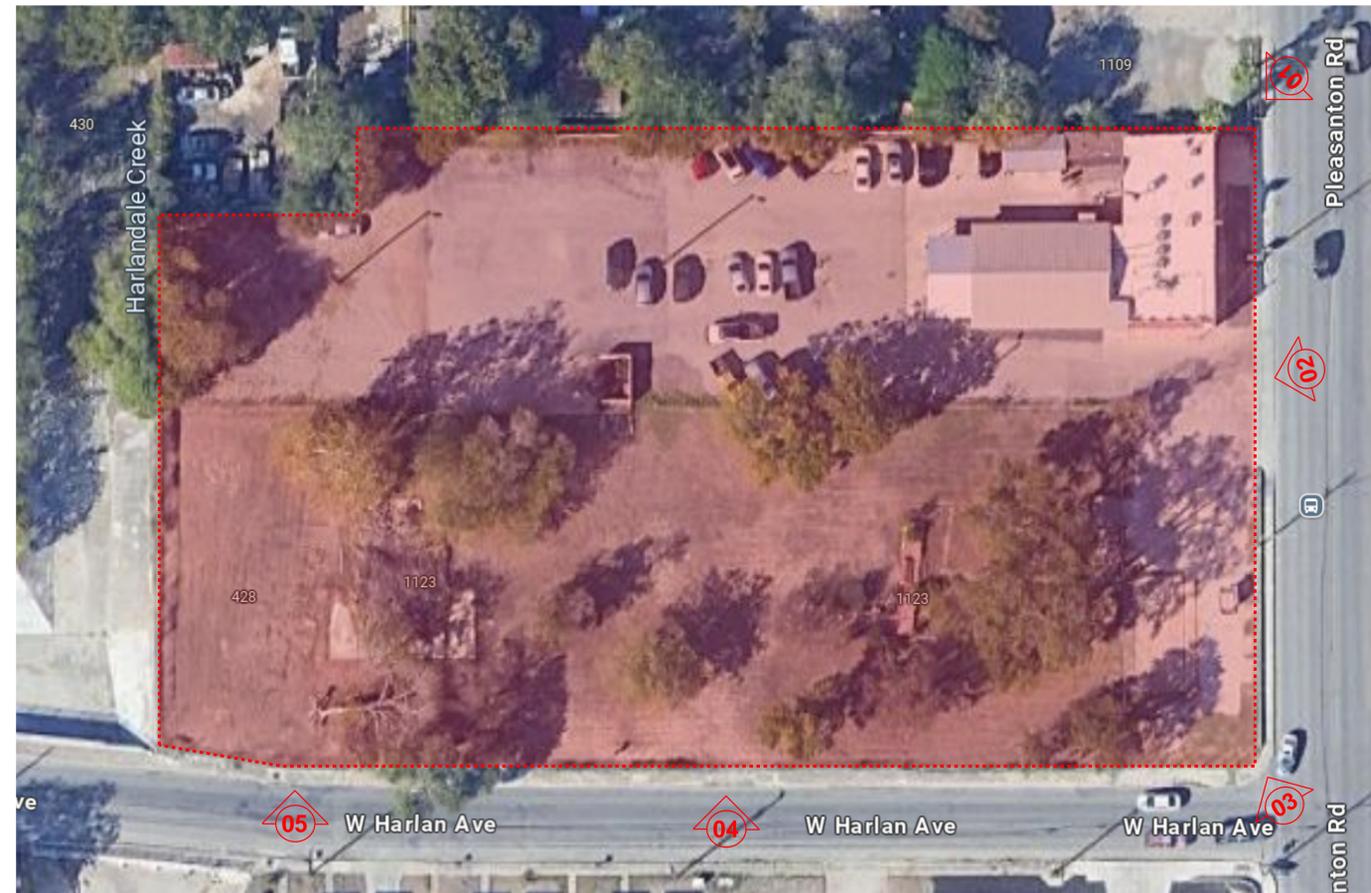
03



04



05



1 SITE PLAN  
SCALE: 1" = 30'-0"

INTERIM REVIEW  
Document incomplete;  
Not intended for permit,  
bidding, or construction.

ARCHITECT: Debra J.  
TX License No. 19390

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CITY OF SAN ANTONIO  
FIRE STATION #21 REPLACEMENT  
DEMOLITION PACKAGE  
SAN ANTONIO, TX 78214

REVISIONS

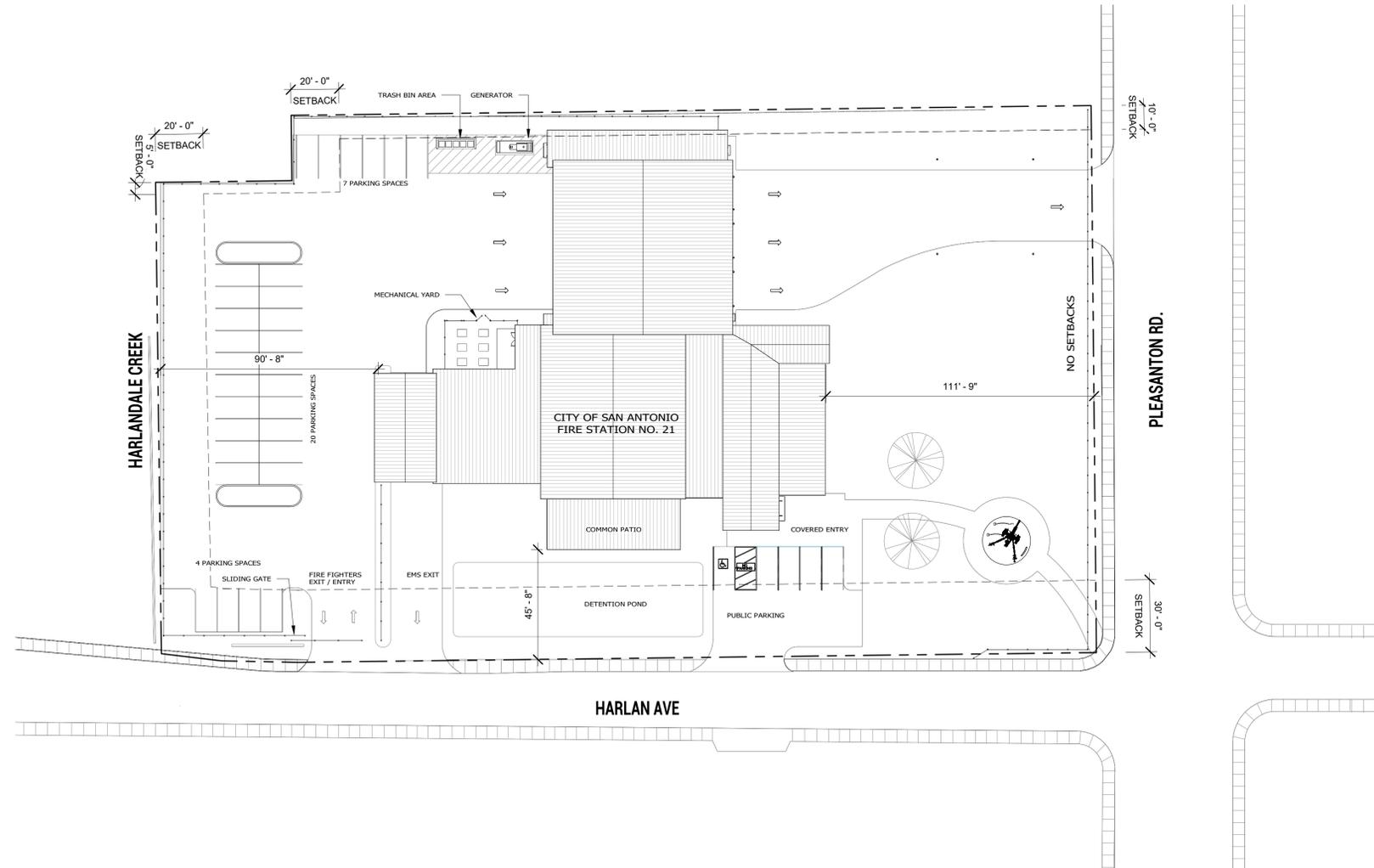
PROJECT NO.  
24-05

PHASE  
Schematic Phase

DATE  
Issue Date

DESCRIPTION

SITE PHOTOS



1 SITE PLAN  
SCALE: 1" = 30'-0"

INTERIM REVIEW  
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ARCHITECT: Debra J.  
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REVISIONS

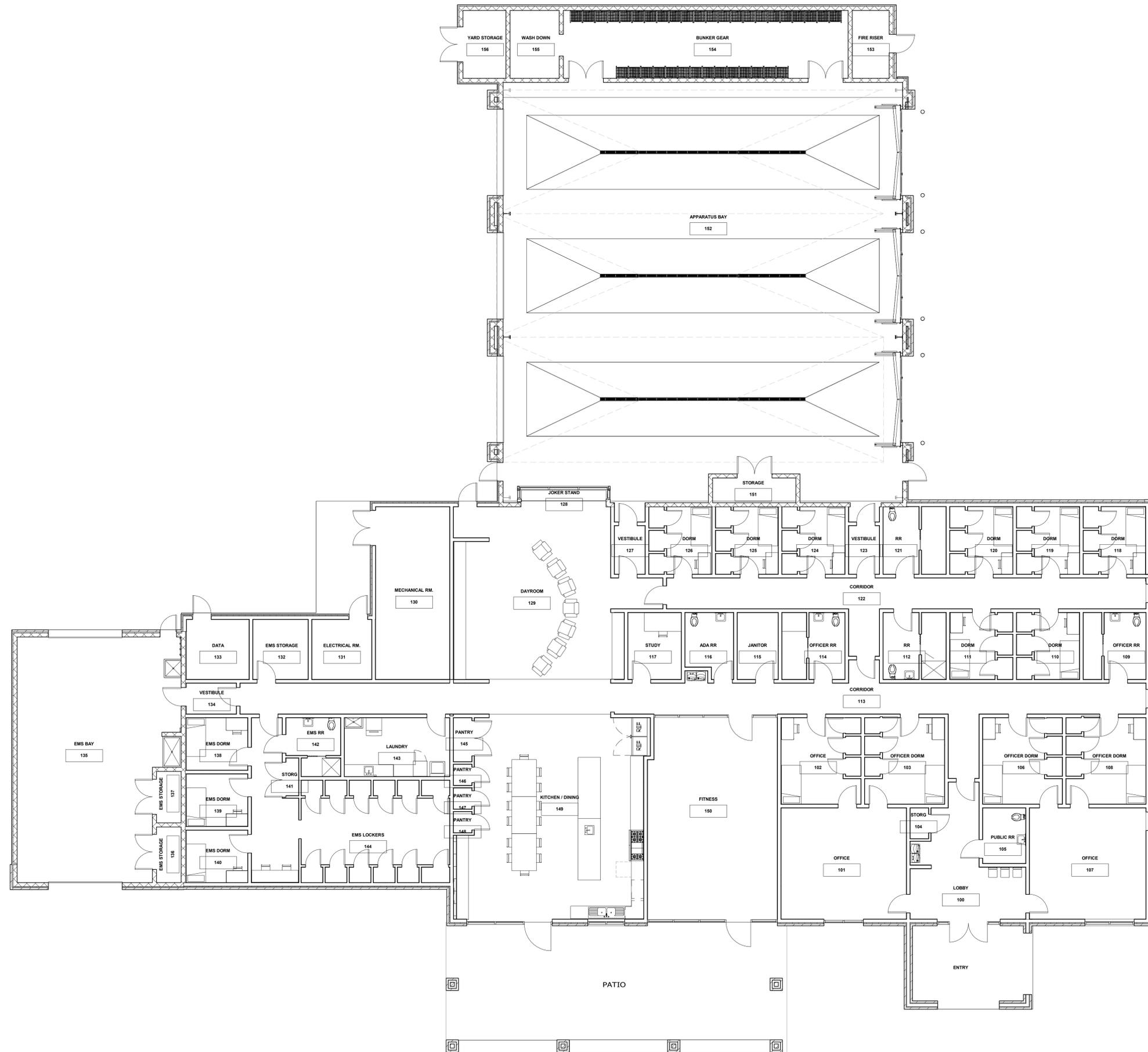
PROJECT NO.  
24-05

PHASE  
Schematic Phase

DATE  
Issue Date

DESCRIPTION  
SITE PLAN

A2.02



**1 Floor Plan**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

CONTROL JOINTS (CJ)  
 PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR WALLS AS SHOWN ON EXTERIOR ELEVATIONS.  
 PROVIDE CONTROL JOINTS IN INTERIOR GYPSUM BOARD WALLS AT 30'-0" O.C. MAX. AT DOOR JAMBS EXTENDING FROM DOOR TO CEILING AND AS SHOWN ON INTERIOR ELEVATIONS.  
 DIMENSIONS:  
 DIMENSIONS OF METAL STUD WALLS ARE TO FACE OF STUD. SEE ENLARGED PLANS FOR DIMENSIONS AT TOILET ROOMS.

INTERIM REVIEW  
 Document incomplete:  
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ARCHITECT: Debra J.  
 TX License Re-Docket 1930

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PHASE

Schematic Phase

DATE

Issue Date

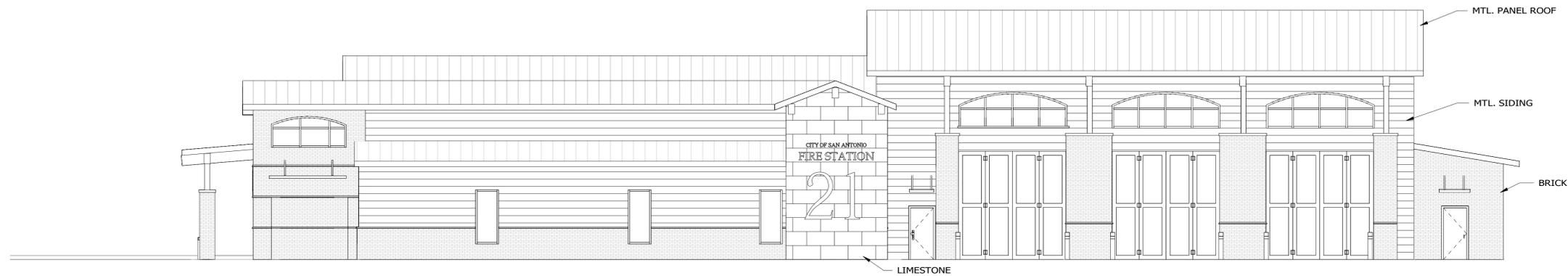
DESCRIPTION

FLOOR PLAN

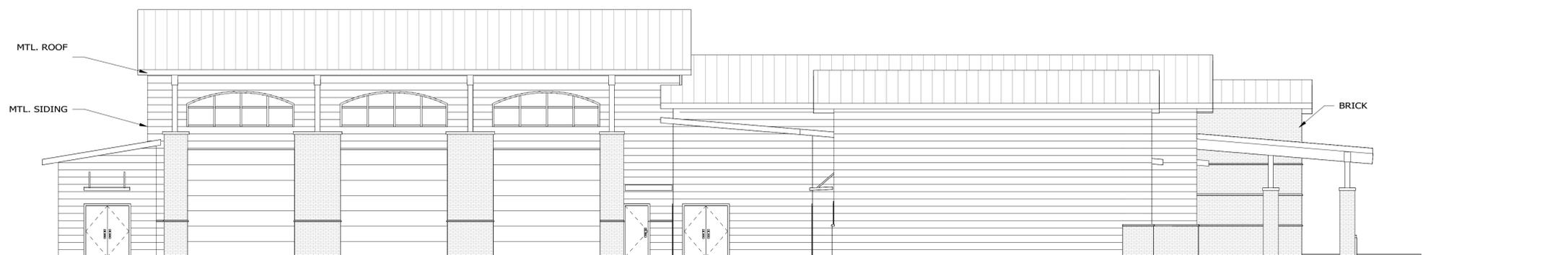
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INTERIM REVIEW  
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ARCHITECT: Debra J.  
TX License No. 000611930



3 ELEVATION -EAST  
SCALE: 1/8" = 1'-0"



4 ELEVATION -WEST  
SCALE: 1/8" = 1'-0"

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24-05

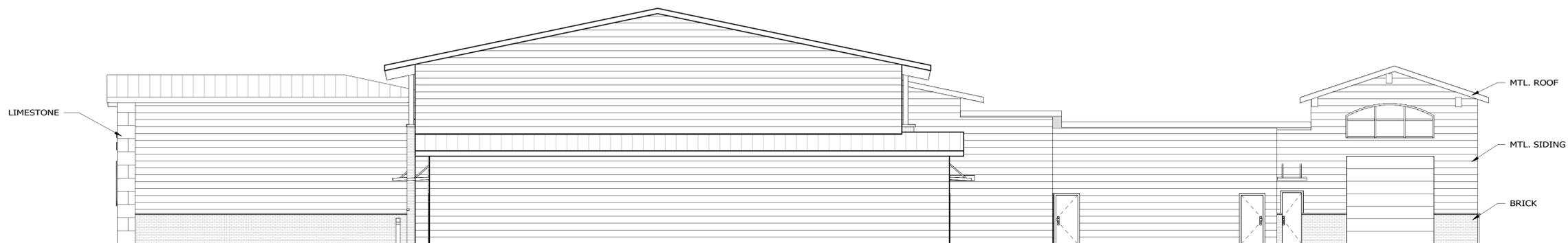
PHASE  
Schematic Phase

DATE  
Issue Date

DESCRIPTION  
EXTERIOR  
ELEVATIONS

INTERIM REVIEW  
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ARCHITECT: Debra J.  
 TX License No. 000611930



1 ELEVATION- NORTH  
 SCALE: 1/8" = 1'-0"



2 ELEVATION-SOUTH  
 SCALE: 1/8" = 1'-0"

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24-05

PHASE

Schematic Phase

DATE

Issue Date

DESCRIPTION

EXTERIOR  
 ELEVATIONS

A4.01



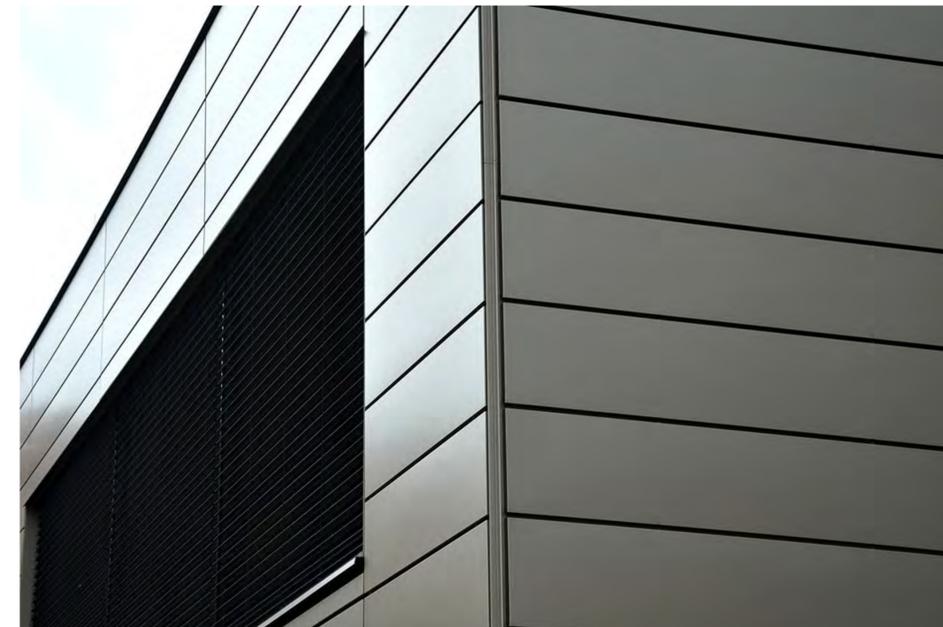
STANDING SEAM METAL ROOF



BURGUNDY ACME BRICK



LIMESTONE



FLUSH & REVEAL METAL WALL PANEL



REVISIONS

PROJECT NO.  
 24-05

PHASE  
 Schematic Phase

DATE  
 Issue Date

DESCRIPTION  
 EXTERIOR MATERIALS