HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2024

HDRC CASE NO:	**2024-362**
COMMON NAME:	Approx. 9501 SE Loop 410
LEGAL DESCRIPTION:	NCB 10917 P-205 (18.90 AC)
ZONING:	IDZ-2, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Goef Edwards/Alta Architects
OWNER:	SABOT DEVELOPMENT LTD
TYPE OF WORK:	Construction of two, three story, multi-family residential structures, site and landscaping work
APPLICATION RECEIVED:	October 21, 2024
60-DAY REVIEW:	December 20, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct two, 3-story, multi-family residential structures on the vacant lot at approximately 9501 SE Loop 410. This request also includes the installation of surface parking, landscaping and low-impact development features.

The application documents include three additional multi-story, multi-family residential structures for context; however, these structures are not located within the Mission Historic District and are not within the Commission's purview.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 3, Guidelines for New Construction

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT
i. Division of structures — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.
ii. Site configuration — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.
iii. Building spacing — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.
iv. Transitions — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.
v. Setbacks — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-deϭined by existing contributing buildings, buildings buildings should maintain a minimum front

setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Militray.
vi. Location of parking areas along corridors — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.
vii. Vehicular access and driveways along corridors — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

B. BUILDING MASS, SCALE AND FORM
i. Monolithic elements and fenestrations — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.
ii. Maximum facade length — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.
iii. Height — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM
i. Primary roof forms — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.
ii. Secondary roof forms — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.
iii. Ridge heights — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS
i. Traditional materials — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.
ii. Traditional stucco — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.
iii. Primary materials — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.
iv. Secondary materials — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.
v. Visual interest — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a

building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.
vi. Decorative patterns and color — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.
vii. Massing and structural elements — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS
i. Human scaled elements — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
ii. Entrances — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
iii. Windows — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
iv. Architectural elements — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
v. Corporate architecture and branding — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

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.

Section 4: Guidelines for Landscape and Site Elements

A. LANDSCAPE, BUFFER YARDS, AND SITE DESIGN

i. Preserve existing and native vegetation — Preserve existing and native vegetation to the fullest extent possible and protect existing vegetation, trees, and their root systems throughout the construction process. All healthy or non-diseased existing vegetation within the bufferyard shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/or vehicular access to the site.
ii. Landscape buffers — A landscape bufferyard is required. Where lot depth allows, 20-foot landscape buffer between parking areas and the street as stipulated in the RIO design standards should be incorporated. Where lot depth does not allow, or the immediate historic context requires a minimal front yard building setback, provide the maximum landscape buffer area that the site can reasonably accommodate.
iii. Landscape planting palette — Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in the UDC Appendix E. Use plant communities representative of the Northern Blackland Prairie riparian and Tallgrass ecosystems for landscaping on sites adjacent to the Mission Reach.
iv. Archaeological features — Where archaeological evidence indicates a site contains or has contained a Spanish colonial acequia, the original path of the acequia shall be incorporated as a landscape feature of the site by including it as part of the landscape design.
v. Utilities — On-site utilities, when introduced, shall be located underground unless required by the utility company, upon approval of the city, to be otherwise located.

B. STREETSCAPE AND AMENITIES
i. Streetscape — Enhance the streetscape in new development with street infrastructure, planting areas, walkways, and landscaping. Provide visual, functional, and aesthetic continuity along the street corridor, designing improvements to meet long term community design objectives.
ii. Amenities — Incorporate amenities that facilitate outdoor activities appropriate to the site, including seating for comfort and landscaping for shade and aesthetics. Trails and public open spaces should feature wayfinding and interpretive signage, benches, bicycle racks, trash cans, art work, and landscaping that enhance site usage and pedestrian experience.
iii. Water features — Water features such as fountains are encouraged. If water features are included, site design details shall include a maintenance plan and use recycled water.
iv. Pedestrian and Bicycle Circulation Systems — Provide complete, efficient, and aesthetically pleasing pedestrian and bicycle circulation systems within the site. Coordinate and connect with pedestrian walks and bicycle ways along the street and at abutting lots. For additional guidance, please see the City of San Antonio's Bike Master Plan.
v. Sidewalk-Trail Connectivity — Connect new mixed-use, commercial, and residential development to adjacent public walk and trail networks. Provide through-passage for walks and trails as part of the public network.

C. OFF-STREET PARKING AND HARDSCAPES
i. Parking Areas — In general, parking areas should be located beside and/or behind buildings within urban historic contexts and on primary corridors north of SE Military. Parking areas within the front yard are discouraged. Where permitted, they should be limited to a single drive and a single row of parking.
ii. Cooperative Parking Agreements — Utilize cooperative parking agreements where possible to reduce the number of unused or seldom used parking spaces.
iii. Driveway Access-Driveway Reductions — Wherever possible, establish a single driveway access point to a site for automobiles. The establishment of shared driveways serving adjacent sites is strongly encouraged and may be required. In addition, reduce the number of driveways and driveway widths on existing developed properties to minimize the conflicts between pedestrians, bicyclists, and vehicles. Individual driveways should be no wider than 24 feet, but shared driveways may be 30 feet wide and incorporate a pedestrian median
iv. Parking Stalls and Pavement Areas — The redesign of parking stalls and paving areas in a private development to provide defined entrances, access lanes, parking spaces, pedestrian walks, and landscape areas is strongly encouraged.
v. Pavement Area Reduction — Reduce the amount of existing paving on a site to the minimum needed to accommodate circulation needs. Replace unnecessary paved areas with landscape areas that provide shade and enhance the character of the site, or permeable pavement surfaces for reduce ponding and facilitate stormwater drainage. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system.
vi. Tree Canopy — Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot.

vii. Pavement Treatments — Where possible, reduce the extent of existing impervious cover on existing developed properties undergoing redevelopment. In high traffic areas replace impervious cover with crushed granite, pervious pavers, pervious asphalt or other pervious materials. Impervious areas with no or only occasional traffic are recommended to be replaced with drought tolerant and heat resistant vegetation.
viii. Screening for Parking Areas — Where possible, screen parking areas from the sidewalk and street with landscaping that allows a filtered view of the parking area but reduces its overall visual impact. Notwithstanding the Metropolitan Corridor requirements, new masonry walls or earthen berms are discouraged in the Mission Historic District as a method for screening parking.
ix. Pedestrian Routes — Provide a minimum 4-foot-wide continuous pedestrian route connecting the primary building entrance to the street sidewalk, parking areas, and any existing or planning pedestrian circulation systems abutting the site. Coordinate pedestrian routes with landscape areas and enhancements. Pedestrian routes shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. Pedestrian routes may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.
x. Pedestrian Lighting — Provide adequate onsite lighting for pedestrian walks and entrances that enhance the visual character of the streetscape experience. Like parking areas, lighting should pointed down on the sidewalk.

D. LOW IMPACT DESIGN STRATEGIES
i. Low-Impact Development Techniques — Low Impact Development (LID) strategies for managing stormwater throughout the district. In consultation with SARA and City staff (Transportation & Capital Improvements), determine how a property under development fits conceptually within the regional strategy for stormwater management and ecological design. Coordinate designs with the approaches implemented or envisioned for adjacent sites within the vicinity.
ii. Plantings for Low-Impact Development — Incorporate native plant communities into design solutions for Low Impact Development (LID) to the maximum extent possible. Stormwater retention and detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water, aid in the breakdown of pollutants, and reduce the holding time for stormwater.
iii. Stormwater Runoff — Grade or re-grade the site being developed to reduce or eliminate stormwater runoff to street right-of-ways. Hold water on the property for landscape irrigation and groundwater recharge when possible. Landscaped detention ponds and bioswales are encouraged.
iv. Landscape Amenities-Irrigation — To the extent possible, design stormwater management facilities as landscape amenities incorporated into the site's overall landscape plan or as part of the required bufferyard. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation.

FINDINGS:

a. The applicant is requesting conceptual approval to construct two, 3-story, multi-family residential structures on the vacant lot at approximately 9501 SE Loop 410. This request also includes the installation of surface parking, landscaping and low-impact development features. The application documents include three additional multi-story, multi-family residential structures for context; however, these structures are not located within the Mission Historic District and are not within the Commission's purview.
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 is currently void of structures. The property is bounded by vacant lots to the north, west and south. To the east is a single-family residential development. SE Loop 410 is south of the adjacent property to the immediate south of the project site.
d. VEHICULAR ACCESS – The applicant has proposed two vehicular entrances to the project; one from Natchez Trail and one from SE Loop 410 Access Road, through the adjacent lot, mentioned in finding c. The Mission Historic District Design Manual section 2.A.vii. notes that in general, driveway widths should not exceed twenty-four (24) feet in width; however, shared driveways are allowed and can have a maximum width of thirty (30) feet. Staff finds that the applicant is responsible for complying with this section of the Mission Manual.
e. DIVISION OF STRUCTURES – The Mission Historic District Design Manual section 2.A.i. notes that multi-family or mixed-use developments should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. The applicant has divided structures on site to provide building footprints and organization

that is generally consistent with the footprints of existing and historic mixed-use, commercial and multi-family residential structures within the district.

f. SITE CONFIGURATION – The Mission Historic Design Manual section 2.A.ii. notes that multi-family and mixed-use developments consisting of multiple buildings should be organized in a campus-like configuration with primary façade that address external views from the public right of way as well as create comfortable interior spaces such as courtyards and circulation spaces.

g. BUILDING SPACING – Regarding building spacing, the Mission Historic District Design Manual notes that buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Multi-story buildings should maintain a minimum separation of fifty (50) percent of the adjacent building heights. For spaces between two buildings of differing heights, fifty (50) percent of the average of the two height shall be used. Generally, it appears that the applicant has proposed building spacing that is consistent with the Mission Manual. Staff finds that all building spacing should be consistent with the Mission Manual regarding building spacing.

h. TRANSITIONS – The Mission Historic District Design Manual section 2.A.iv. notes that sites that are located adjacent to sing-family residential areas or context areas consisting of predominantly single-story, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. Additionally, the Mission Manual notes that new buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%. Given the site configuration and the portion of the site that is within the Mission Historic District being separated from adjacent, single-family structures, staff finds this section of the Mission Design Manual has been met.

i. SETBACKS – Regarding setbacks, the Mission Historic District Design Manual notes that in general, new buildings should the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 35' for properties south of SE Military. There is neither an established setback on SE Loop 410 or on S Presa. Staff finds that proposed lot layout and building setbacks from property lines to be appropriate.

j. MONOLITHIC ELEMENTS & FENESTRATION – The Mission Historic District Design Manual 2.B.i. notes that wall planes and fenestration patterns for new construction should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type. Generally, staff finds that the applicant has proposed façade arrangement that is consistent with the Mission Manual.

k. FAÇADE LENGTH – The Mission Historic District Design Manual 2.B.ii. notes that commercial structures should not include uninterrupted wall planes of more than fifty (50) feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes. Staff finds that the applicant has demonstrated compliance with the Mission Manual requirements for façade separation based on the preliminary elevations and perspectives that have been submitted.

l. HEIGHT – The applicant has proposed for both structures to feature three stories in height and overall heights of forty (40) feet. Generally, staff finds the proposed heights to be appropriate as distances between three story structures and distances from adjacent property lines will result in reduced perceived massing.

m. ROOF FORMS – The Mission Historic District Design Manual 2.C. notes that flat roofs with parapet walls is recommended as a primary roof form for all commercial buildings. The Mission Manual notes that secondary roof forms should utilize traditional forms such as hipped or gabled roof forms and should establish a uniform language that is subordinate to the primary roof form. The applicant has proposed for primary roofs to feature hipped elements with parapet walls simulating flat roof elements. While the proposed parapet walls do not extend the length of each façade, staff finds that they generally address the intent of the Mission Design Manual. Generally, staff finds the proposed roof forms to be appropriate; however, staff finds that the applicant should explore the expansion of parapet walls.

n. MATERIALS – The Mission Historic District Design Manual 2.D. notes that predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio. Artificial or composite materials are discouraged, especially on primary facades or as a predominant exterior cladding material. For all new buildings, a minimum of seventy-five (75) percent of all exterior walls should consist of traditional materials

that are characteristic of the Missions. Non-traditional materials, such as metal, tile or composition siding may be incorporated into a building façade as a secondary or accent material. No more than twenty-five (25) percent of exterior facades should consist of these non-traditional materials. The applicant has noted that for exterior lot facing facades, seventy-eight (78) percent of the facades are stucco and twenty-two (22) are horizontal lap siding. For interior facing facades, thirty-two (32) percent are stucco while sixty-eight (68) percent are horizontal lap siding. Generally, staff finds that the applicant has met the intent of the Mission Design Manual. Staff finds that all lap siding should feature smooth finishes with no faux wood grain texture.

o. FAÇADE ARRANGEMENT – The Mission Historic District Design Manual 2.E. provided guidance on façade arrangement and architectural details, specifically regarding the incorporation of human scaled elements, entrances, windows, architectural elements and corporate architectural and branding. Generally, per the submitted application documents, it appears that the applicant has incorporated human scaled elements, architecturally defined entrances, and façade elements that reflect on the traditional architecture of the San Antonio Missions.

p. WINDOWS – The Mission Historic District Design Manual 2.E.iii. notes that windows should be recessed into the façade by a minimum of two (2) inches and should feature profiles that are found historically within the Mission Historic District. Additionally, wood or aluminum clad wood windows are recommended. Other window materials may be appropriate provided they show consistency with staff's standard specifications for windows in new construction. The applicant has not specified window materials at this time; however, the applicant has provided wall sections noting that windows will be recessed within wall openings. Final window product specifications should be submitted for review and approval when returning to the Commission for final approval.

q. CARPORTS – The applicant has proposed a series of carports throughout the site, each to provide covered parking for eight (8) automobiles. Staff finds each of these to be appropriate. Construction documents should be submitted for review and approval when returning to the Commission for final approval.

r. LANDSCAPE DESIGN – Section 4 of the Mission Historic District Design Manual provides the Guidelines for landscaping, buffer yard and site design, streetscape and amenity design, off-street parking and hardscapes, and low impact design strategies. The applicant has provided a preliminary landscaping plan and a conditional approval from the San Antonio River Authority regarding low impact development. Staff finds the proposed landscape design and landscape material palette to be appropriate and consistent with the Mission Design Manual.

s. PARKING LOTS – The applicant has proposed to perform site modifications to include the construction of surface parking lots, site paving and various landscaped areas. The proposed parking lots are buffered by landscaping elements from both buildings and adjacent property lines. Staff finds the proposed parking configuration to be appropriate.

t. ACEQUIA / SAN ANTONIO RIVER AUTHORITY COORDINATION – Given the proximity of this project to the San Juan Ditch, stormwater management within the site is critical to ensuring that the feature does not experience increased flow from site runoff. The ditch is owned by the San Antonio River Authority who has provided a conditional letter of agreement which outlines the requirements to safeguard the feature during and after construction.

u. ARCHAEOLOGY – ARCHAEOLOGY – The project area is partially located within the Mission Local Historic District and Mission Parkway National Register of Historic Places District. In addition, it is bounded by the San Juan Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Therefore, an archaeological investigation is required. Impacts to the acequia should be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

i. That total driveway width not exceed thirty (30) feet, as noted in finding d.

ii. That all building spacing principles and requirements of the Mission Historic District Design Manual be followed, as noted in finding g.

iii. That the applicant explore the expansion of parapet walls, as noted in finding m.

iv. That all lap siding feature smooth finishes with no faux wood grain texture, as noted in finding n.

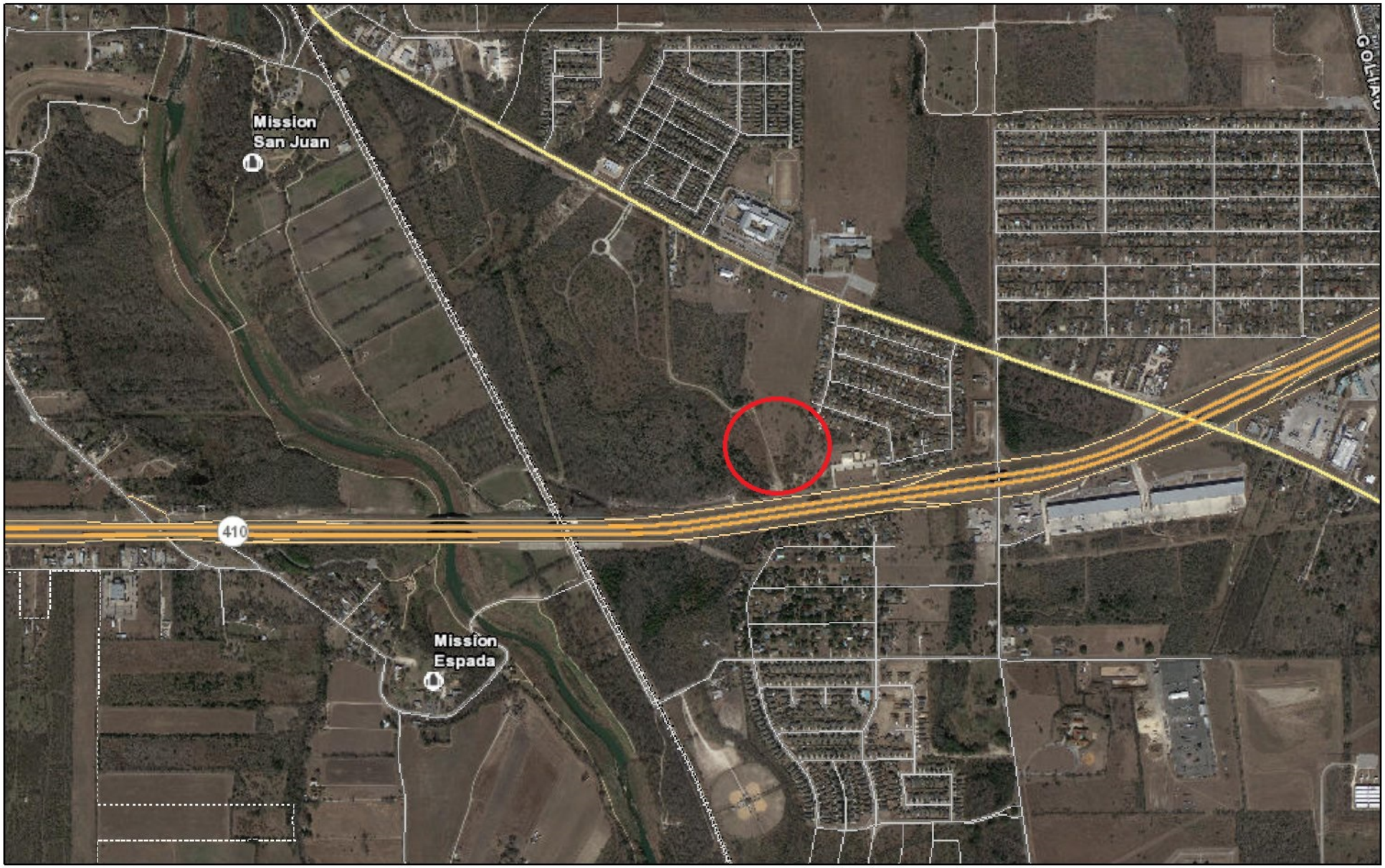
v. That windows should be recessed into the façade by a minimum of two (2) inches and should feature profiles that are found historically within the Mission Historic District. Additionally, wood or aluminum clad wood

windows are recommended. Other window materials may be appropriate provided they show consistency with staff's standard specifications for windows in new construction.

vi. That final construction documents for the proposed carports be submitted along with complete construction document sets for the primary residential structures when returning to the Commission for final approval.

vii. 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 30, 2024

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: October 8, 2024

HDRC Case #:

Address: S Presa

Meeting Location: Webex

APPLICANT: Mariela Valdivia

DRC Members present:

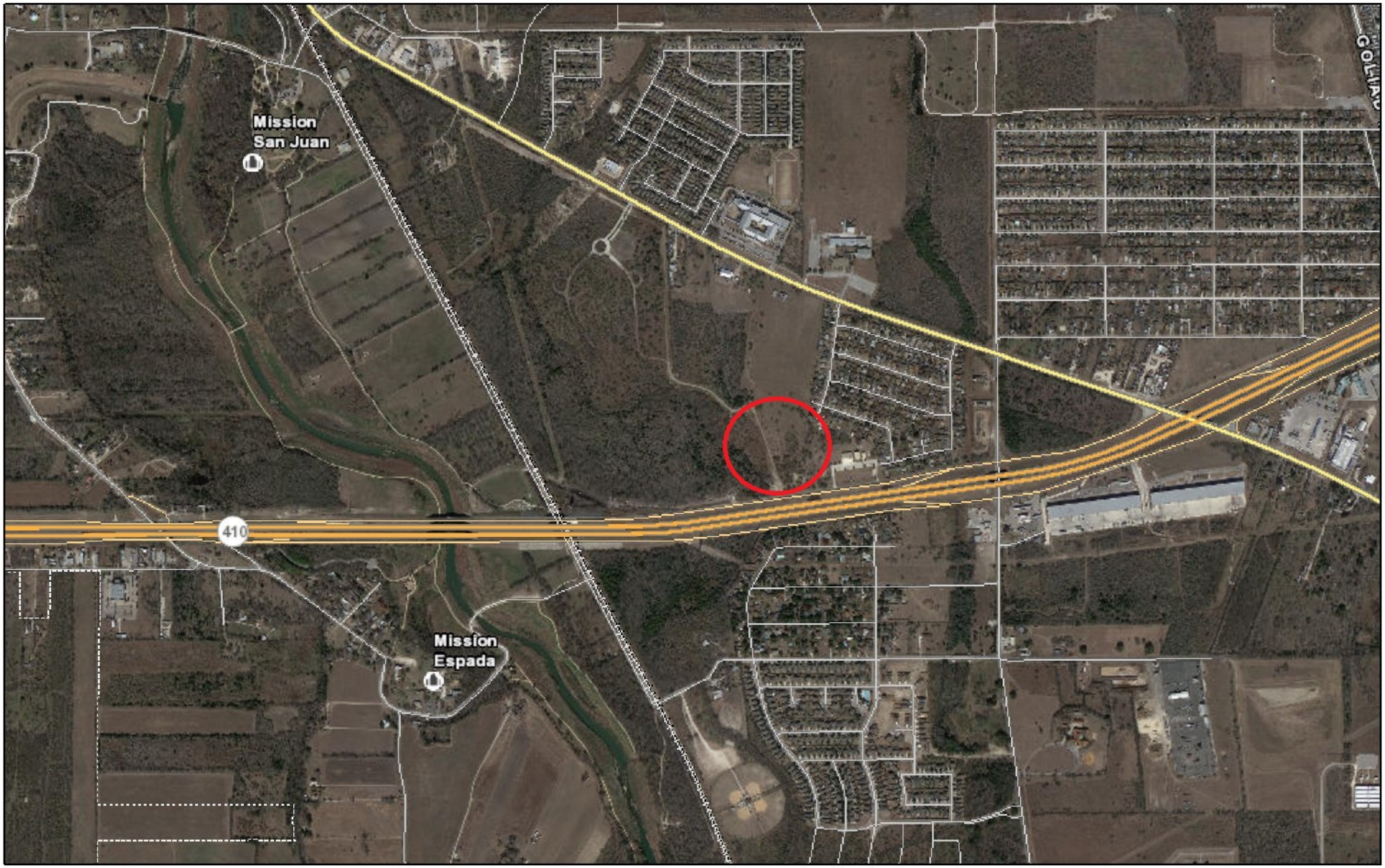
Staff Present: Edward Hall, Bryan Morales

Others present: Geof Edwards, Mitch Daniel, Sal Garcia, Diana Rodriguez

REQUEST: Construction of a multi-structure residential development; review of materials

COMMENTS/CONCERNS:
MV: Overview of proposed new construction, architectural element overview
JF: Questions regarding roof form. MV: Roofs will be pitched.
MS: Questions about window materials. MV: Windows will be vinyl and will be inset within openings two inches.
JF: The two structures within the district need to follow the Mission Manual. These two should be prioritized. Some design elements can translate to other structures (outside of the district) without using all of the same materials.
MS: Agrees with JF. The priority should be addressing the buildings within the historic district. Consider applying historic standards to buildings outside of the district.
OVERALL COMMENTS:

City of San Antonio One Stop



October 30, 2024

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October 18, 2024

CITY OF SAN ANTONIO HDRC
1901 S. Alamo Street
San Antonio, TX 78205

RE: Haynes Lofts Apartments
San Antonio, Texas

The Haynes Lofts project is located in southeast San Antonio, northeast of the corner of Southton Road and the Loop 410 access road. The multifamily apartment complex will include 349 units distributed among five unique buildings. Only two buildings (#4 and #5) must adhere to HDRC guidelines. These buildings will include wall plane articulation as appropriate to the overall size of the façades. Both building façades will include offsets to accommodate changes in materials and/or changes in building height to articulate the façade planes. Our design will include parapets facing the nearby acequia to accommodate condensers on the roof. The proposed materials are 75% masonry and 25% cementitious siding. We propose smooth cementitious siding in a light color. The façade will include a well-proportioned combination of exterior materials, textures and colors to create visual interest and avoid monotony. We will also include various decorative patterns such as solar block to add regional detail to the façades.

If additional information is needed, please contact me at 210-610-5245, or email: Geof.Edwards@alta-architects.com

Sincerely,

Geof Edwards
CEO
ALTA ARCHITECTS, INC

HAYNES LOFTS

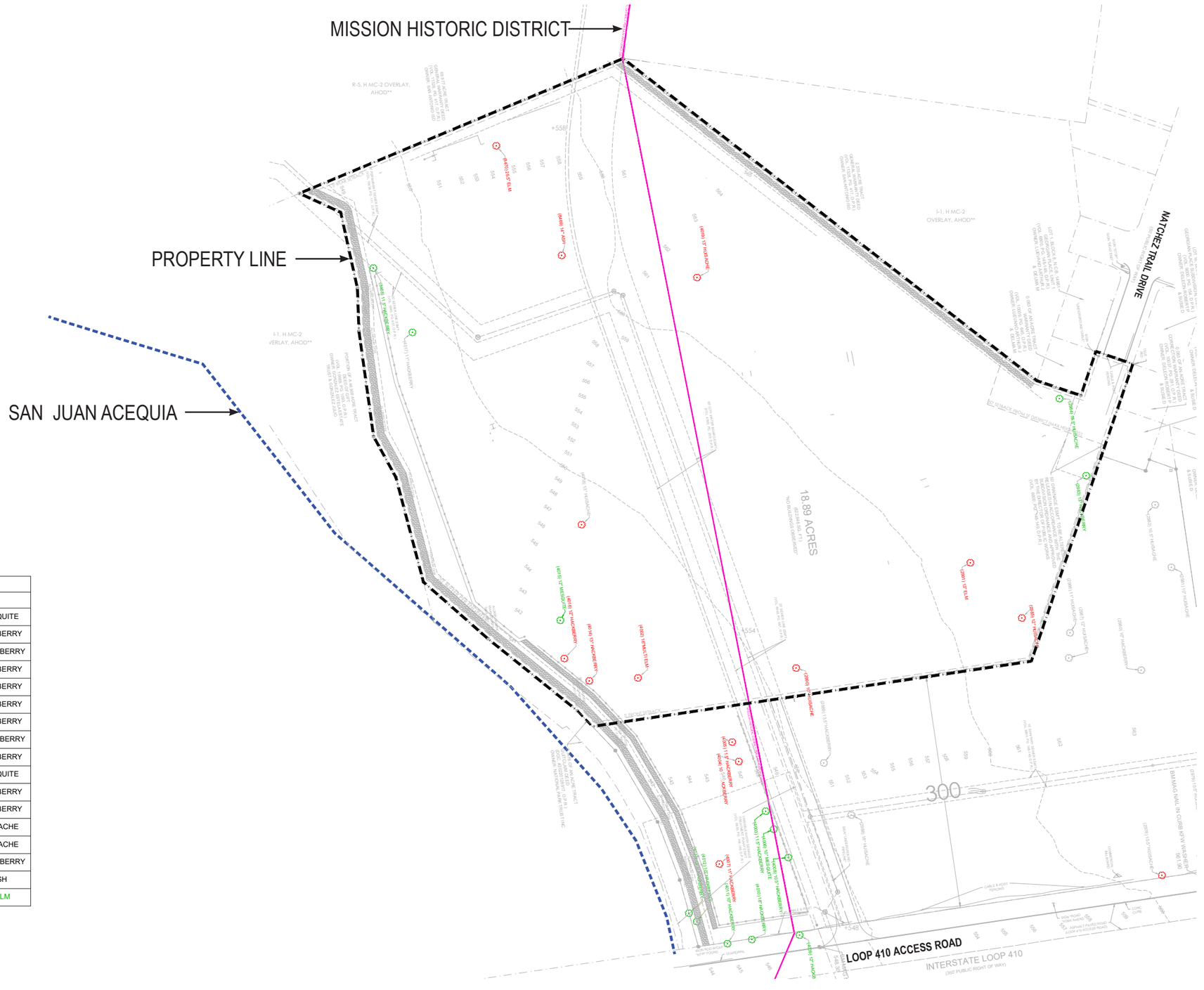
HDRC APPLICATION

10.18.2024

Introduction to Site

EXISTING CONDITIONS

EXISTING SITE



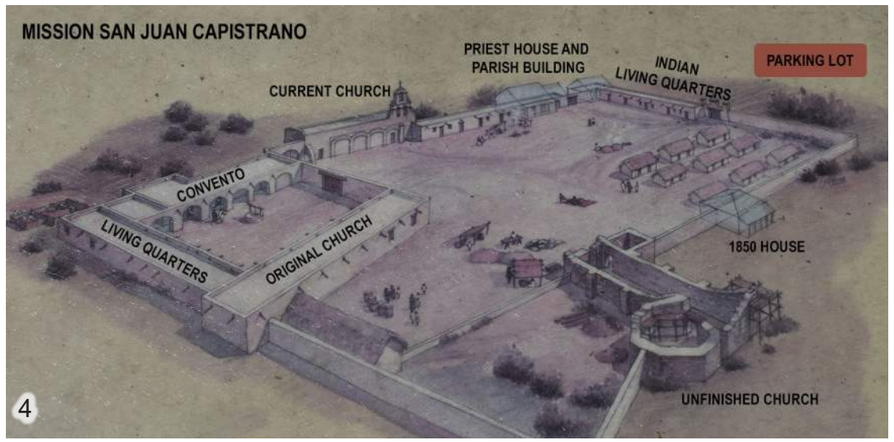
Tree List
(2889) 13.5" HACKBERRY
(2978) 10.5" HUISACHE
(2979) 10.5" HUISACHE
(2980) 10" HACKBERRY
(2981) 10" HUISACHE
(2982) 10.5" HUISACHE
(2983) 13" HACKBERRY
(2984) 16.5" HUISACHE
(2985) 12" HUISACHE
(2986) 11" HUISACHE
(2987) 12" HUISACHE
(2988) 18" HUISACHE
(2990) 10" HUISACHE
(2991) 13" ELM
(4002) 16"MULTI ELM
(4003) 11.5" HACKBERRY
(4004) 10.5" HACKBERRY
(4005) 11.5" HACKBERRY

Tree List
(4006) 10" MESQUITE
(4007) 11" HACKBERRY
(4008) 10.5" HACKBERRY
(4009) 12" HACKBERRY
(4010) 18" HACKBERRY
(4011) 10" HACKBERRY
(4012) 10" HACKBERRY
(4013) 14.5" HACKBERRY
(4014) 13" HACKBERRY
(4015) 12" MESQUITE
(4016) 12" HACKBERRY
(4017) 11" HACKBERRY
(4018) 13" HUISACHE
(4019) 13" HUISACHE
(8468) 11.5" HACKBERRY
(8469) 14" ASH
(8470) 25.5" ELM

Cultural and Architectural History

HISTORY OF SITE & MISSION SAN JUAN

- SAN JUAN ACEQUIA ADJACENT TO SITE, CURRENTLY NO WATER FLOWING
- HISTORICAL MAPS DO NOT SHOW SITE BEING USED AS MISSION FARMLAND
- BROOKS CITY BASE CURRENT OWNER OF SITE
- BROOKS CITY BASE PROPOSES TO ADD MORE MARKET RATE MULTI-FAMILY PROJECTS TO THE AREA



1. HISTORICAL MAP OF ACEQUIAS IN SAN ANTONIO
2. TILE MURUAL AT RIVERWALK
3. DRIED ACEQUIA AT SAN JUAN MISSION
4. HISTORICAL LAYOUT OF MISSION SAN JUAN
5. SAN JUAN ACEQUIA AT SAN JUAN MISSION
6. SAN JUAN MISSION

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CONTEXT

1


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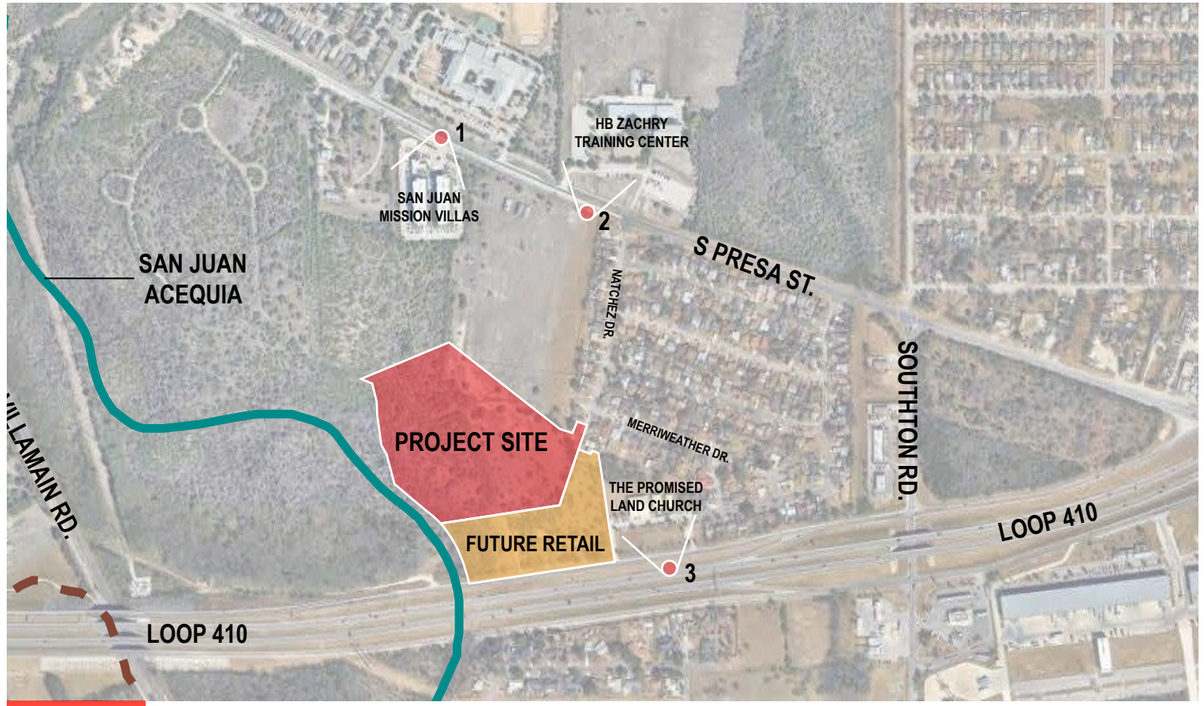

3

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Architectural Concept

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SITE PLAN


BIORETENTION & CISTERN
3-STORY RESIDENTIAL
4-STORY RESIDENTIAL
NATCHEZ TRAIL
BIORETENTION & CISTERN
3-STORY RESIDENTIAL
4-STORY RESIDENTIAL
DOG PARK
POOL COURTYARD
4-STORY RESIDENTIAL
ACEQUIA TRAIL
LEASE/ CLUB
STORMWATER MANAGEMENT
CALLBOX
RETAIL
5.88 GROSS ACRES
4.55 NET ACRES
PRIMARY SITE ACCESS
LOOP 410 ACCESS ROAD

SITE PLAN - MISSION HISTORIC OVERLAY

Mission Historic District Design Guidelines:
Commercial Construction - Building Orientation and Site Development:

i. *Division of structures* - Multifamily residential or mixed use developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context.

ii. *Site configuration* - Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external view from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.

iii. *Building Spacing* - Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale.

CHARACTER

Mission Historic District Design Guidelines:
Commercial Construction - Building Mass, Scale and Form:

i. *Monolithic elements and fenestrations* - Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern.

ii. *Maximum facade length* - Commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

iii. *Height* - Commercial structures in the Mission Historic district should be a maximum of three stories in height. Height variability between buildings with complexes is encouraged.

CHARACTER

Mission Historic District Design Guidelines:
Commercial Construction - Roof Form:

i. *Primary roof forms* - A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances.
ii. *Secondary roof forms* - Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form.
iii. *Ridge heights* - The ridgelines of roofs which multiple gables or similar roof forms should be uniform in height.

CHARACTER

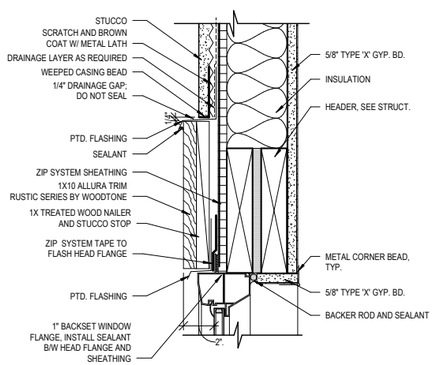
Mission Historic District Design Guidelines:
Commercial Construction - Materials:

i. *Traditional materials* - Predominant facade materials should be those that are durable, high-quality and vernacular to San Antonio such as regionally-sourced stone, wood and stucco. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.
ii. *Traditional stucco* - Stucco, when correctly detailed, is historically and aesthetically appropriate material selection within the Mission Historic District. Applied stucco should be done by hand and feature traditional finishes.
iii. *Primary materials* - The use of traditional materials that are characteristic of the Missions is strongly encouraged through the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted towards the minimum requirement.
iv. *Secondary materials* - Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building facade as a secondary or accent material. For all new buildings, a maximum 25% of the exterior facades should consist of these non-traditional materials.
v. *Visual interest* - A variety and well proportioned combination of exterior building materials, textures, and color should be used to create visual interest and avoid monotony.
vi. *Decorative patterns and color* - The use of decorative patterns and color is encouraged and any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.
vii. *Massing and structural elements* - The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

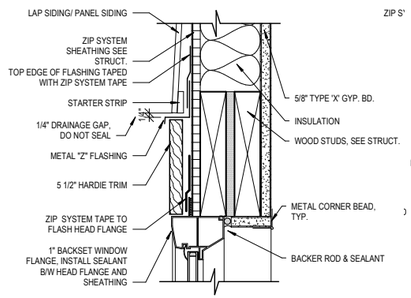
CHARACTER

Mission Historic District Design Guidelines:
Commercial Construction - Facade Arrangement and Architectural Details:

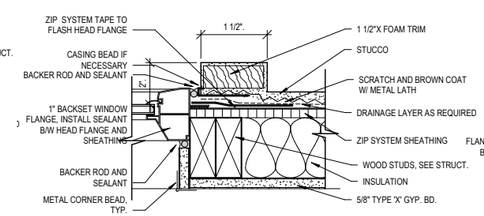
i. *Human scaled elements* - Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
ii. *Entrances* - The primary entrance to a commercial and mixed use structure, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
iii. *Windows* - Windows should be recessed into the facade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity.
iv. *Architectural elements* - Facade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged.



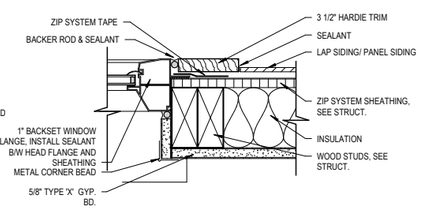
STUCCO WINDOW HEAD
3" = 1'-0"



SIDING WINDOW HEAD
3" = 1'-0"



STUCCO WINDOW JAMB
3" = 1'-0"



SIDING WINDOW JAMB
3" = 1'-0"

VIEW FROM THE ACEQUIAS TRAIL

PRELIMINARY BUILDING ELEVATIONS

1 BUILDING 5 - SOUTH ELEVATION
1/8" = 1'-0"

2 BUILDING 5 - EAST END ELEVATION
1/8" = 1'-0"

3 BUILDING 5 - WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE

STUCCO	78%
SIDING	22%

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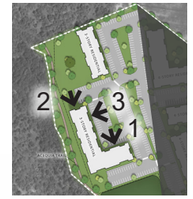
PRELIMINARY BUILDING ELEVATIONS



1 BUILDING 5 - INTERIOR NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 5 - NORTH END ELEVATION
1/8" = 1'-0"

3 BUILDING 5 - INTERIOR EAST ELEVATIONS
1/8" = 1'-0"

MATERIAL PERCENTAGE

STUCCO	32%
SIDING	68%

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Landscape Palette

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LANDSCAPE PLAN

LANDSCAPE PALETTE

Mission Historic District Design Guidelines:
Section 4 - Guidelines for Landscape and Site Elements:

i. *Preserve existing and native vegetation* - Preserve existing and native vegetation to the fullest extent possible and protect existing vegetation, trees, and their root system
iii. *Landscape planting palette* - Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E)

Table 4.1 - General Principles for Landscape and Site Elements

Principle #1 - Identify any remaining remnants of authentic landscapes, native vegetation, ecology that may still exist and ensure their preservation and connectivity to newly-designed landscape along the Mission Reach.

Principle #2 - Emphasize sustainable development and low-impact development practices throughout the Mission Historic District that address district-wide stormwater management needs and reinforce the native landscape that defines the area.

SHADE TREES

MONTERREY OAK
Quercus polymorpha

ARIZONA CYPRESS
Cupressus arizonica

BURR OAK
Quercus macrocarpa

CEDAR ELM
Ulmus crassifolia

PALMS

DWARF PALMETTO
Sabal minor

FLOWERING TREES

REDBUD
Cercis canadensis

YAUPON HOLLY
Illnex vomitora

GRASSES

MEXICAN FEATHER GRASS
Nassella tenuissima

LINDHEIMER MUHLY
Muhlenbergia lindheimeri

GROUNDCOVERS

PURPLE HEART
Setcresea pallida

WHITE SAGE
Artemisia ludoviciana

DALEA GREGGI
Dalea pulchra

SHRUBS

TEXAS SAGE
Leucophyllum frutescens

PRIDE OF BARBADOS
Caesalpinia pulcherrima

TURK'S CAP
Malvaviscus arboreus

FALL ASTER
Symphyotrichum oblongifolium

ACCENT

SPINELESS PRICKLY PEAR
Opuntia ellisiana

PALE LEAF YUCCA
Yucca pallida

RED YUCCA
Hesperaloe parviflora

SARA CONDITIONAL APPROVAL

CONDITIONAL LETTER AGREEMENT
Regarding SE Loop 410 San Antonio, Texas 78223

This Conditional Letter Agreement, (CLA), is between NRP Holdings LLC (DEVELOPER)/ Sabot Development, Ltd., a Texas limited partnership (OWNER) and the San Antonio River Authority (River Authority). The purpose of the CLA is to formalize the respective rights and obligations of the parties concerning engineering services, project management, and Low Impact Development (LID) as it relates to the development of one tract of land (SITE) owned by DEVELOPER/OWNER located at SE Loop 410 San Antonio, Texas 78223 and abutting the San Juan Acequia/Ditch (Acequia) and NPS property to the west, in the City of San Antonio (CoSA).

The River Authority conditionally approves DEVELOPER/OWNER's LID concept design for development of the SITE, the limits of which are depicted on "Haynes Lofts - Stormwater Concept Plan" in Exhibit A, with the understanding that the conditions listed in this CLA must be met. The River Authority may withdraw its approval if these conditions are not met or there is a material design change, as determined solely by River Authority. Prior to exercising its right to withdraw or cancel its conditional approval, the River Authority shall provide written notice to DEVELOPER/OWNER providing DEVELOPER/OWNER 10 business days to cure by satisfying the remaining conditions or pursuing River Authority approval or reversion of the design to that referenced herein.

The term for the Agreement shall begin at the date of execution by authorized representatives of the parties and shall be held for five years unless DEVELOPER/OWNER no longer owns or controls development of the SITE, the River Authority submits a written notification of cancelation to DEVELOPER/OWNER or if construction is not started within the term.

The terms and conditions for the CLA between River Authority and DEVELOPER/OWNER shall be the following:

OWNER Responsibilities

- DEVELOPER/OWNER shall provide a full set of construction plans for SITE to the River Authority for internal review upon completion of said plans.
- The LID BMP(s) to be installed by DEVELOPER/OWNER will satisfy the following conditions:
    1. San Juan Ditch Corporation Requirements
        a. Maintain functionality of the Acequia.
    2. No direct modification of the Acequia except repair to original function.
        a. DEVELOPER/OWNER is not proposing to modify or improve the Acequia.
    3. No erosion or deposition is allowed. Flowrate, volume, and velocity of SITE runoff water should be shown to demonstrate sheet flow conditions prior to discharge to the Acequia. Design shall avoid erosion and deposition in the areas of discharge and within the Acequia up to where it connects to the San Antonio River.
        a. DEVELOPER/OWNER noted that proposed discharge rates will not exceed the existing (natural) conditions of SITE which already drain to the Acequia and will not generate concentrated flows. DEVELOPER/OWNER plans to achieve these conditions through detention and level spreaders.
    4. Maintain functionality of the Acequia (irrigation water).
    5. No adverse impact to water quality. DEVELOPER/OWNER will propose stormwater quality/LID features on SITE such as batch detention, bioretention, and rainwater cisterns to treat water, as required by CoSA and River Authority, prior to discharge. DEVELOPER/OWNER will pursue a design that treats 100% of the proposed impervious cover.
    6. No reduction in water rights flows. DEVELOPER/OWNER will match the existing stormwater runoff from SITE using a detention pond. DEVELOPER/OWNER will not reduce flows per San Juan Ditch Corporation requirements.
- DEVELOPER/OWNER shall provide River Authority with up-to-date contact information.
- DEVELOPER/OWNER shall obtain all permits required before beginning construction, including Historic and Design Review Commission (HDRC) final approval.
- DEVELOPER/OWNER must use the River Authority material specifications to match the existing Acequia.
- DEVELOPER/OWNER shall not allow heavy equipment nor construction materials to enter the San Antonio River or the Acequia.
- DEVELOPER/OWNER shall obtain a final construction inspection approval and acceptance of the final improvements from the River Authority upon completion of work including coordinating in advance with River Authority to allow for timely inspections and review.

River Authority Responsibilities

- River Authority shall review the provided construction plans in an efficient and prompt manner and provide comments or approval within 10 business days of receipt excluding those plan issues involving U.S. Army Corp. of Engineers, real estate, survey or legal.
- River Authority will review DEVELOPER/OWNER's plans to ensure they utilize Texas native vegetation in their replanting plan. However, if DEVELOPER/OWNER desires alternative plant material new vegetation must be mutually agreed upon by River Authority and DEVELOPER/OWNER in advance of planting.
- River Authority's Real Estate Department shall provide guidance (excluding legal advice) to the DEVELOPER/OWNER in securing the necessary land rights to fulfill this CLA. However, DEVELOPER/OWNER is ultimately responsible for securing the necessary rights.
- River Authority shall provide DEVELOPER/OWNER with a list of acceptable plant material for the re-vegetation of all areas disturbed by activities of the DEVELOPER/OWNER.
- River Authority shall inspect the installation of all LID features prior to considering approval.

SARA CONDITIONAL APPROVAL

The signers of this CLA represent that they have full authority to execute this CLA on behalf of DEVELOPER/OWNER and the River Authority, respectively. This CLA runs with the Property and shall be binding on the assigns or successors in interest of DEVELOPER/OWNER and of the River Authority.

SAN ANTONIO RIVER AUTHORITY

DocuSigned by:
Luis Garcia
A3FF52ED598F45C...a, Real Estate Manager,
General Council

Date: 10/8/2024 | 9:31 AM CDT

Developer: NRP Holdings LLC

BY: _____
Noam Magence, Secretary

Date: 9/20/2024

Owner: Sabot Development, Ltd.

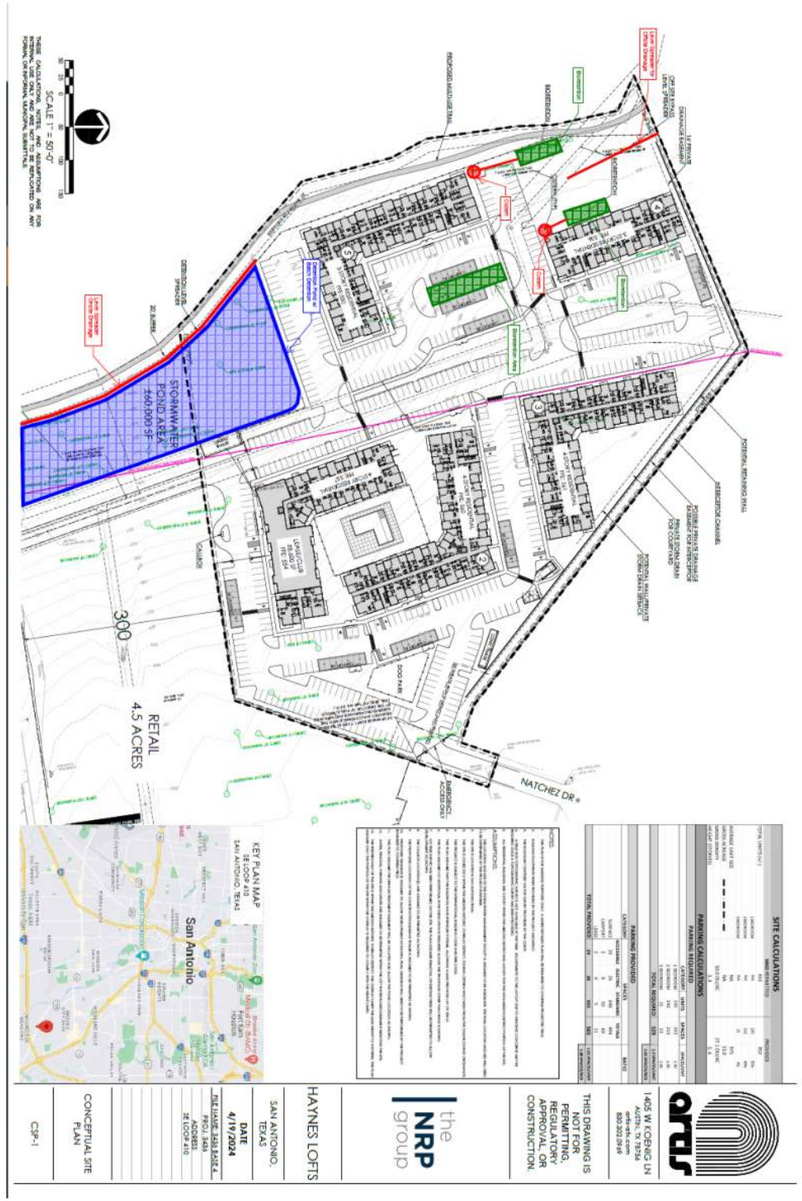
Jim Young

BY: _____

President, Sabot Investments, LLC as Manager of Sabot Development LTD

Date: 10-3-2024

Exhibit A (SITE)



Thank you!