

HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO: 2025-090
ADDRESS: 910 E SOUTHCROSS BLVD
LEGAL DESCRIPTION: NCB 7665 LOT SW 200 OF 4 & NE IRR 118.4 OF SW IRR 233. 4 OF C & W IRR 93 OF 15
ZONING: I-1, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Edward Hernandez/Nirvana Architecture Studio
OWNER: Isarael Ramirez/LIDS CHRISTIAN CENTER INC
TYPE OF WORK: New Construction
APPLICATION RECEIVED: April 09, 2025
60-DAY REVIEW: June 08, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting conceptual approval to construct a new 10,000 sf building housing an auditorium, classrooms, and various auxiliary spaces on the existing campus of LIDS Christian Center at 910 E Southcross Blvd and site work consisting of a master parking plan.

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 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. 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-defined by existing contributing 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 Military.

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 property located at 910 E Southcross is located near the intersection of Southcross Blvd and Mission Road and approximately a half mile North of Mission San Jose. The property neighbors a vacant lot to the NE, a former service station to the W, and an elementary school campus on the Northern Side of Southcross Blvd. Currently, a non-descript metal storage warehouse sits roughly in the center of the irregular shaped lot. The property is contributing to the Mission Historic District.
- 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. **PRE-SUBMITTAL CONSULTATIONS (PSC)** – The applicant has participated in two pre-submittal consultations on 2/6/25 and 3/25/25. Commissioners delivered feedback regarding massing, scale, form and materiality. The applicant has revised the design in consideration of this feedback with this submittal reflective of the most recent PSC.
- d. **BUILDING ORIENTATION** – The applicant is proposing to situate the new construction at the NE corner of the lot and in relationship to the existing structure. Guidelines 3.A.ii and iii state that 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 interior spaces such as courtyards and circulation spaces that maintain a comfortable pedestrian scale. The proposed design features a hierarchical façade facing the right-of-way as well, an patio and interstitial breezeway at the rear between the new and existing structures. Staff finds the orientation and siting of the proposed new construction consistent with the Guidelines.
- e. **SITE DEVELOPMENT (SETBACK)** – The applicant has not indicated the exact setback depth, however, plans indicate a set back of approx. 60'0". Guideline 3.A.v states that on corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military. Staff finds the applicant should submit a dimensioned site plan indicating all setbacks prior to returning to the HRDC for final approval.

- f. **SITE DEVELOPMENT (PARKING)** – The applicant is requesting to introduce parking at the rear and Eastern side of the lot which accommodates 72 spaces. Guideline 3.A.vi states that Rear / side parking is encouraged north of SE Military Drive. Staff find the proposed parking plan appropriate.
- g. **SITE DEVELOPMENT (VEHICULAR ACCESS)** – The applicant has proposed one main driveway into the property that splits into two that circumnavigate the existing and new structures leading to the rear parking lot. Currently, the applicant has not indicated the width of the proposed drive and approach. Guideline 3.A.vii states that, in general, driveway widths should not exceed 24'. Staff finds the applicant should submit a dimensioned site plan indicating driveway and approach dimensions prior to returning to the HRDC for final approval.
- h. **MASS, SCALE, FORM** – The applicant is requesting to construct a building whose primary façade features a hierarchical, massive, central form flanked by a secondary form to the West and a tertiary form to the East. The design calls for a transition in height of 32'0" at the highest roof projection of the ROW façade to 18'0" at the rear façade. The applicant utilizes transitions, material changes, and surface reliefs/control joints to provide interest to an otherwise monolithic expanse. Guideline 3.B.i states that 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. Staff finds the proposed form and mass consistent with the Guidelines particularly given the language of the adjacent structures to the property.
- i. **ROOF FORM** – The applicant has proposed a primary form consisting of a flat roof with a parapet wall punctuated by a taller parapet which projects 4'0" above the aforementioned flat roof with parapet. This central form is flanked on either side by a secondary form to the West and a tertiary form to the East both of which feature a shed roof form. Guidelines 3.C.i and ii state that 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. Additionally, 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. Staff finds the proposed roof forms consistent with the Guidelines.
- j. **MATERIALS** – The applicant has proposed to use a combination of traditional and non-traditional materials to include (in descending order of scale of application) stucco, stone, and corrugated metal. Guidelines define traditional materials as regionally-sourced stone, wood, and stucco. Guideline 3.D.iii specifically indicates that, a minimum of 75% of the exterior facades should consist of these materials while a maximum of 25% of the exterior facades should consist of non-traditional materials. The applicant has proposed two possible finish options for the corrugated material used as a siding material on the Eastern tertiary form as well as the roof material of the secondary form of the Western façade. One option is a standard galvalume finish and the other a rusted Corten appearance. Staff finds the rusted Corten appearance to be a more appropriate choice. Staff finds the applicant should submit all material specifications for review prior to returning to the HDRC for final approval.
- k. **ENTRANCE** – The applicant has placed the primary entrance at the rear façade of the building. While a typical primary entrance is located at the façade facing the ROW, the lot constraints and rear parking lends itself to a rear primary entrance. Guideline 3.E.ii states that primary entrances 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. The proposed rear primary entry is hierarchically indicated through the placement of a steel awning structure and a rain-chain water feature that also creates a relationship with the already existing structure. Staff finds the proposed entrance consistent with the Guidelines.
- l. **WINDOWS** – At this time, the applicant has not submitted exact window specifications. The drawing indicate use of a typical storefront fenestration system on the primary, rear and Western facades. Staff finds the applicant should install windows that meet the Standard Specifications for Windows in New Construction and that the applicant should submit product specifications for review prior to returning the HDRC for final approval.
- m. **LANDSCAPE** – The applicant has submitted a conceptual landscaping plan that features a 30'0" wide landscaping buffer on the N, S, and W property lines to include unspecified trees, low plantings, and decomposed granite. Additionally, the site features a few water features at the new construction and unspecified trees throughout the parking lot. Guideline 3.V.iii calls for parking areas to be screened from the sidewalk and street with landscaping to allow a filtered view of the parking area while reducing its overall visual impact. Additionally, Guideline 3.v.i states that 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. Generally, staff finds the proposed landscaping plan to be appropriate but finds the applicant should submit a final landscaping plan indicating plant and tree species and material specifications that are consistent with the Guideline for review prior to returning to the HDRC for final approval.

- n. **ARCHAEOLOGY** – The property is within the Mission Local Historic District and Mission Parkway National Register of Historic Places District. Furthermore, the project area is traversed by or adjacent to the San Jose Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

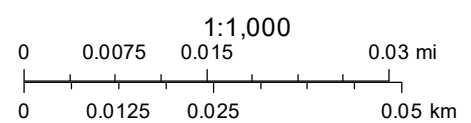
Staff recommends conceptual approval to construct a new 10,000 sf building housing an auditorium, classrooms, and various auxiliary spaces on the existing campus of LIDS Christian Center at 910 E Southcross Blvd and site work consisting of a master parking plan with the following stipulations:

1. That the applicant submit an accurately scaled and dimensioned site plan indicating all necessary setbacks, driveways and other significant site elements as necessary for review prior to returning to the HDRC for final approval based on findings a, c, and g.
2. That the applicant submit all material specifications to include all siding materials, roofing materials and fenestration products for review prior to returning to the HDRC for final approval based on findings a, j and l.
3. That the applicant submit a detailed landscaping plan indicating location and type of plantings and materials to be used for review prior to returning to the HDRC for final approval based on findings a and m.
4. That an archaeological investigation is conducted. 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 11, 2025



irvana Architecture Studio

Revisions		
Number	Description	Date

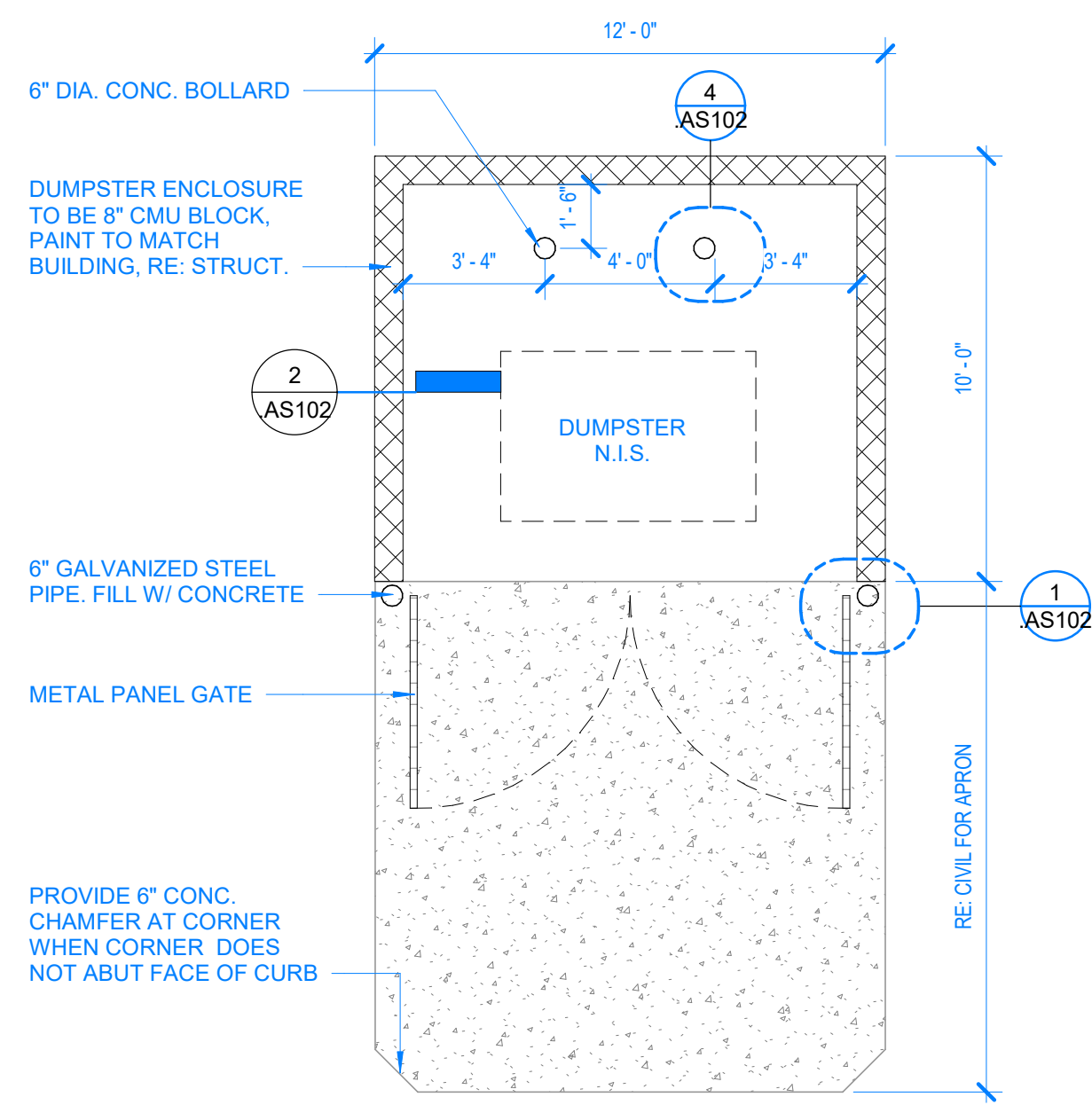
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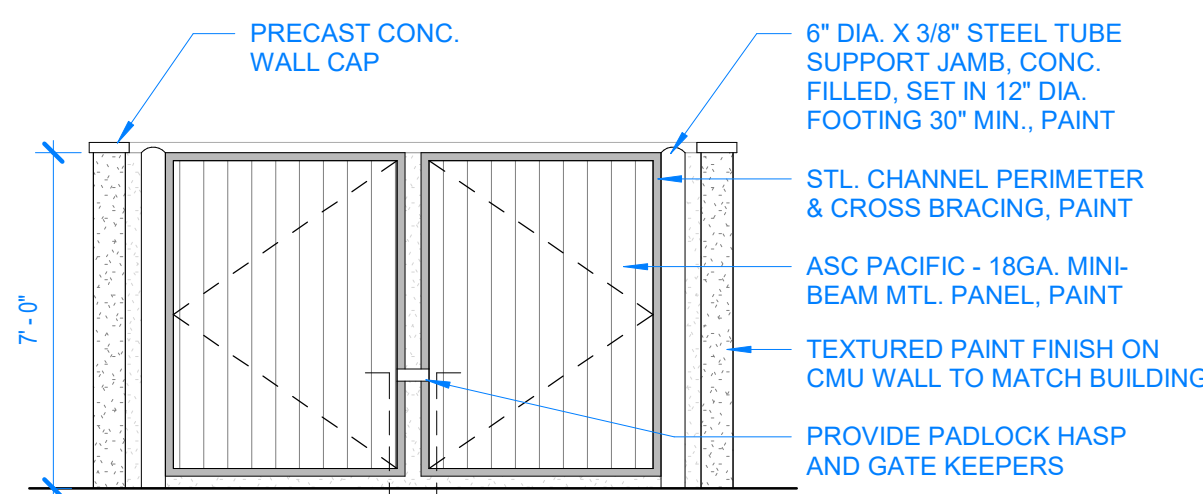
901 E. Southcross
San Antonio, TX 78214

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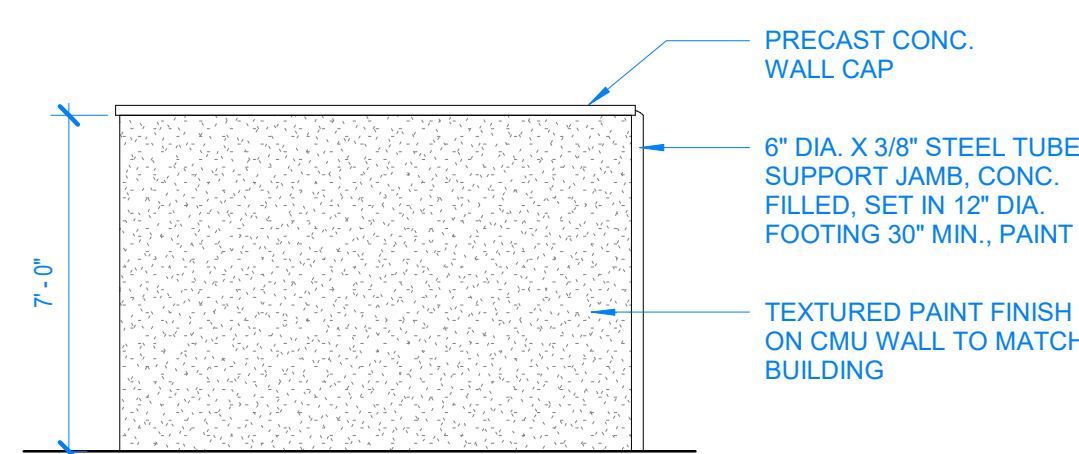
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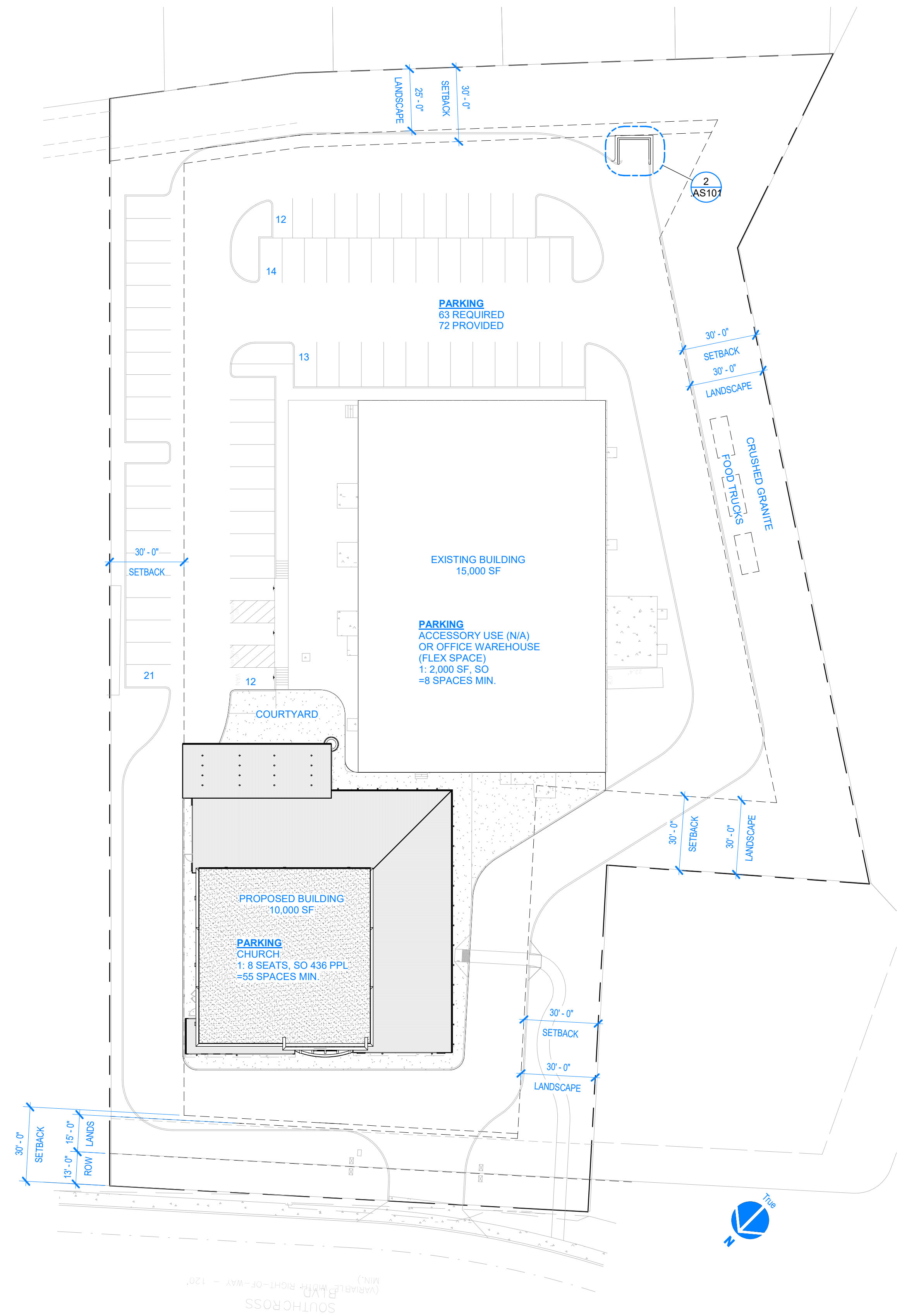
2 DUMPSTER ENCLOSURE PLAN



3 DUMPSTER ENCLOSURE FRONT



4 DUMPSTER ENCLOSURE SIDE



1 SITE PLAN

SCALE: 1" = 30'-0"

**ARCHITECTECTURAL SITE PLAN FOR REFERENCE ONLY.
REFER TO CIVIL & LANDSCAPE FOR DETAILS**

FOR INTERIM REVIEW

NOT FOR CONSTRUCTION, BIDDING,
REGULATORY APPROVAL OR
PERMITTING PURPOSES

Architect: Edward A. Hernandez

Date Issued: Seal No.: 23660

3.28.25

Nirvana Architecture Studio

Revisions		
Number	Description	Date

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LCC CHURCH
901 E. Southcross
San Antonio, TX 78214

project #: XX

date: 3.28.25

drawn by: EH

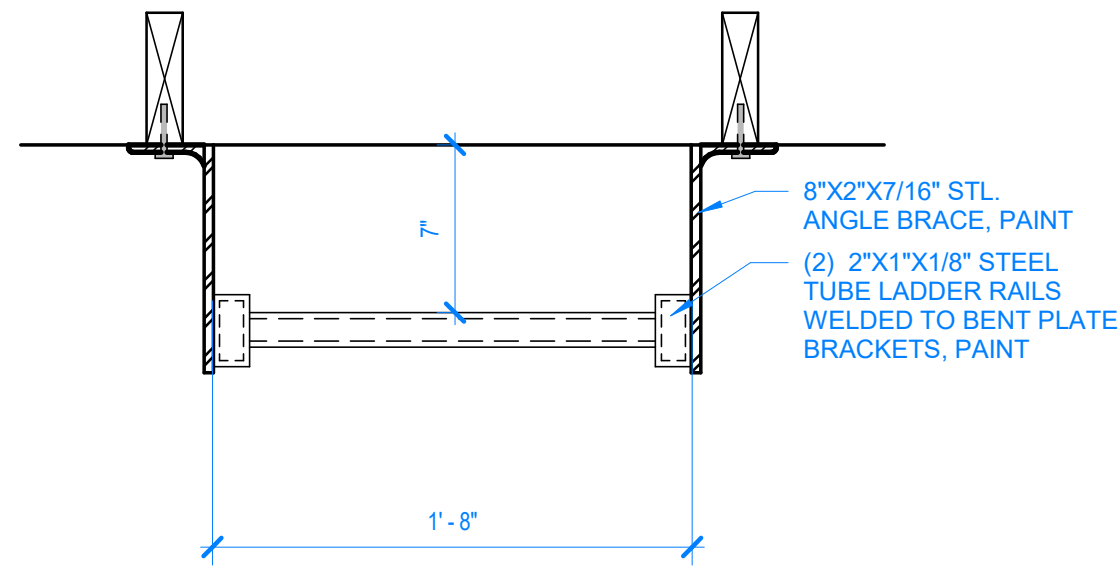
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drawing title:

FLOOR PLANS

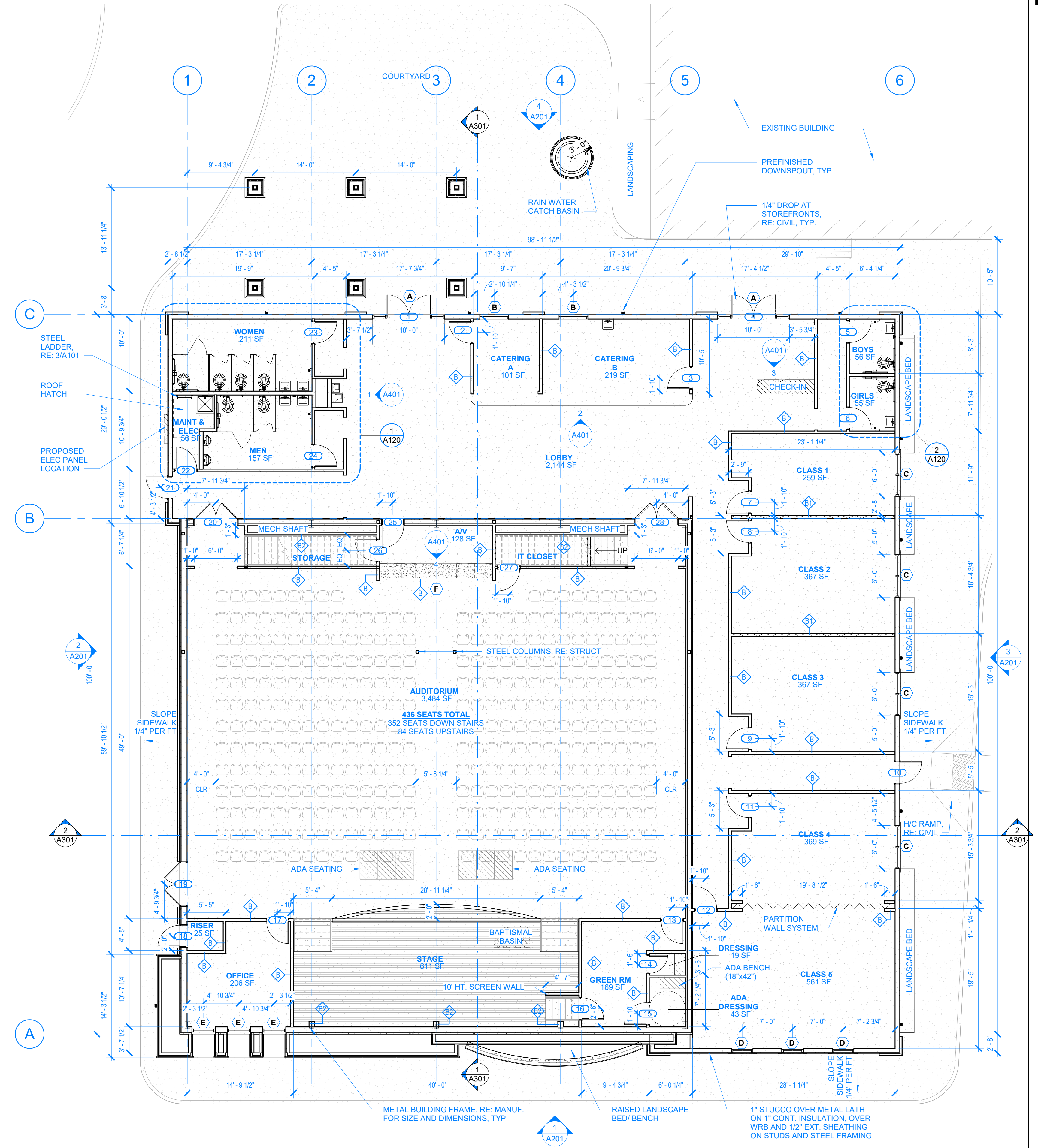
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A101



3 ROOF LADDER PLAN

SCALE: 1 1/2" = 1'-0"

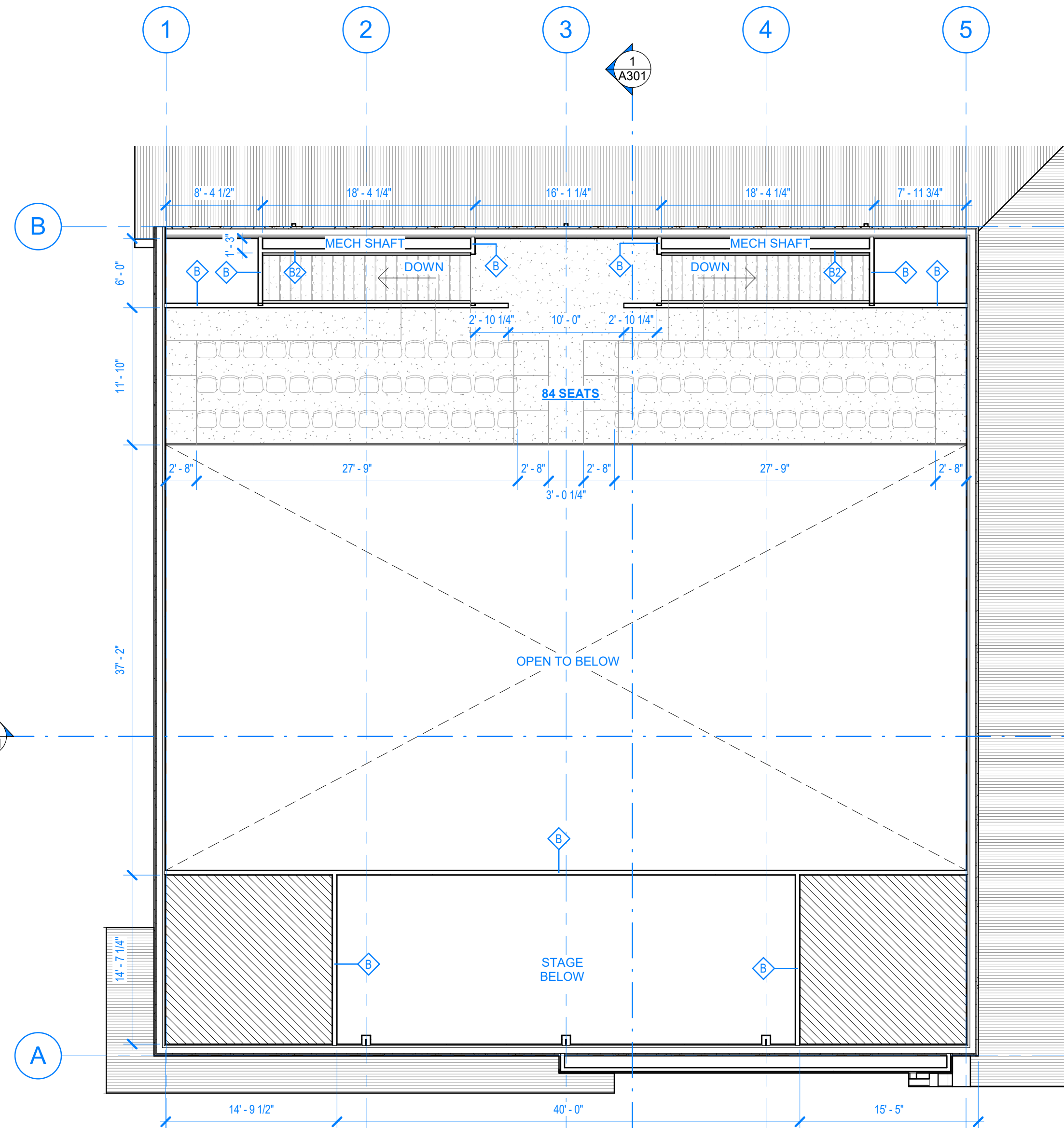


1 FLOOR PLAN

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

NOTE: COORDINATE ALL FLATWORK WITH CIVIL

WALL LEGEND	
	NEW WALL / PARTITION
	EXISTING WALL / PARTITION



2 UPPER SEATING

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

FOR INTERIM REVIEW

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Architect: Edward A. Hernandez

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Revisions		
Number	Description	Date

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LCC CHURCH

901 E. Southcross
San Antonio, TX 78214

project #: XX

date: 3.28.25

drawn by: Author

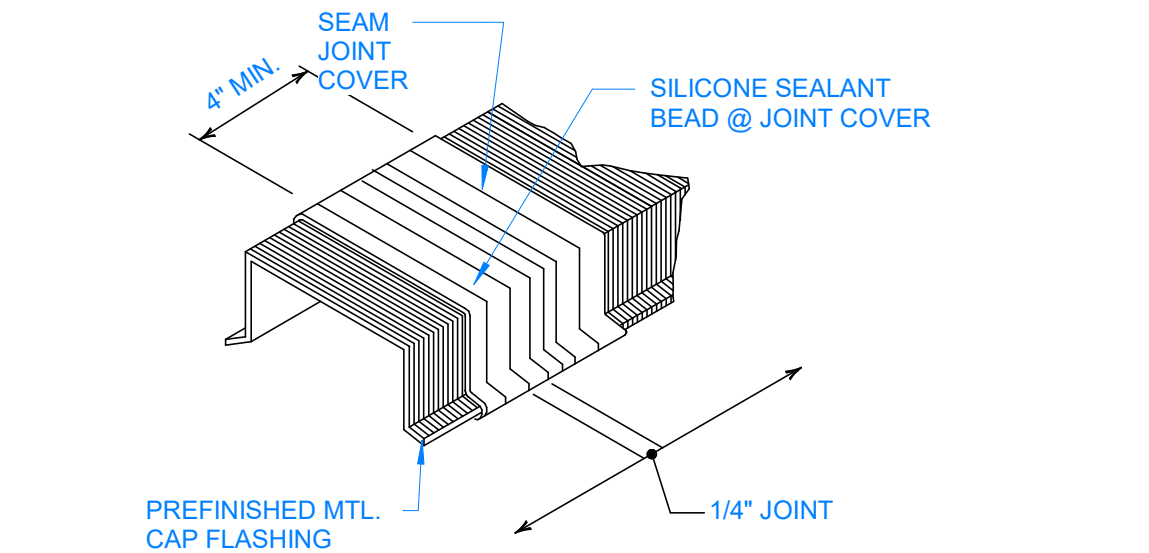
checked by: Checker

drawing title:

ROOF PLAN

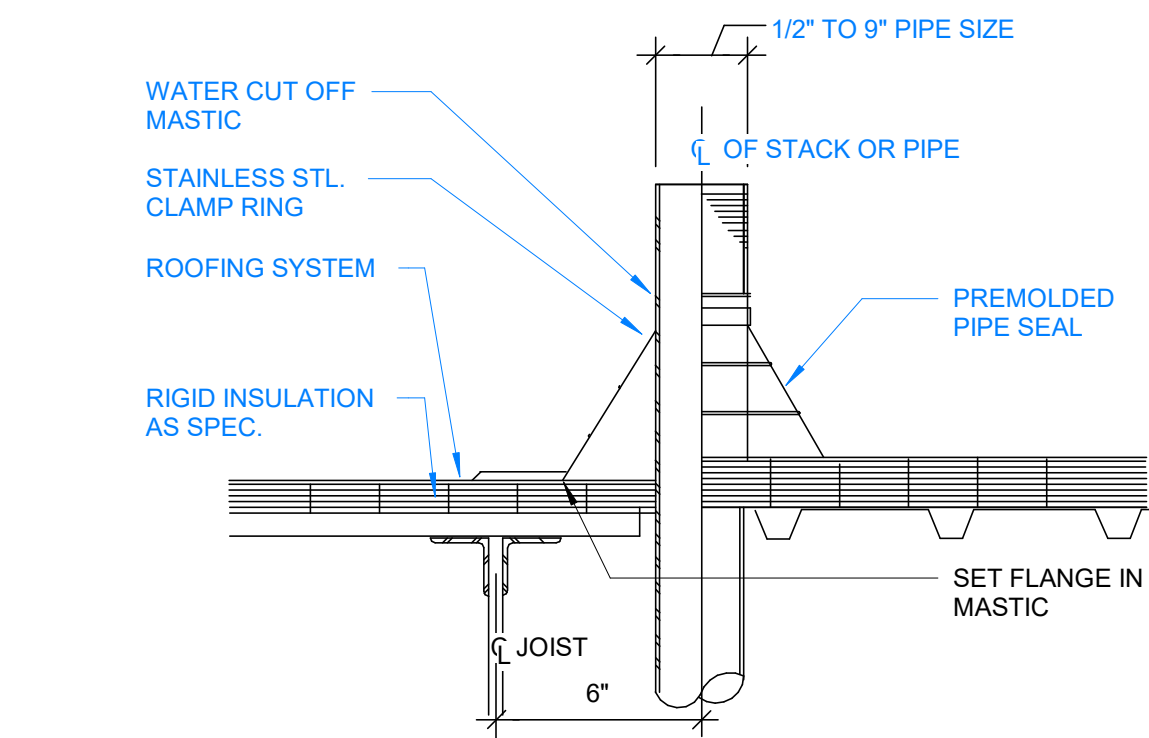
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A150



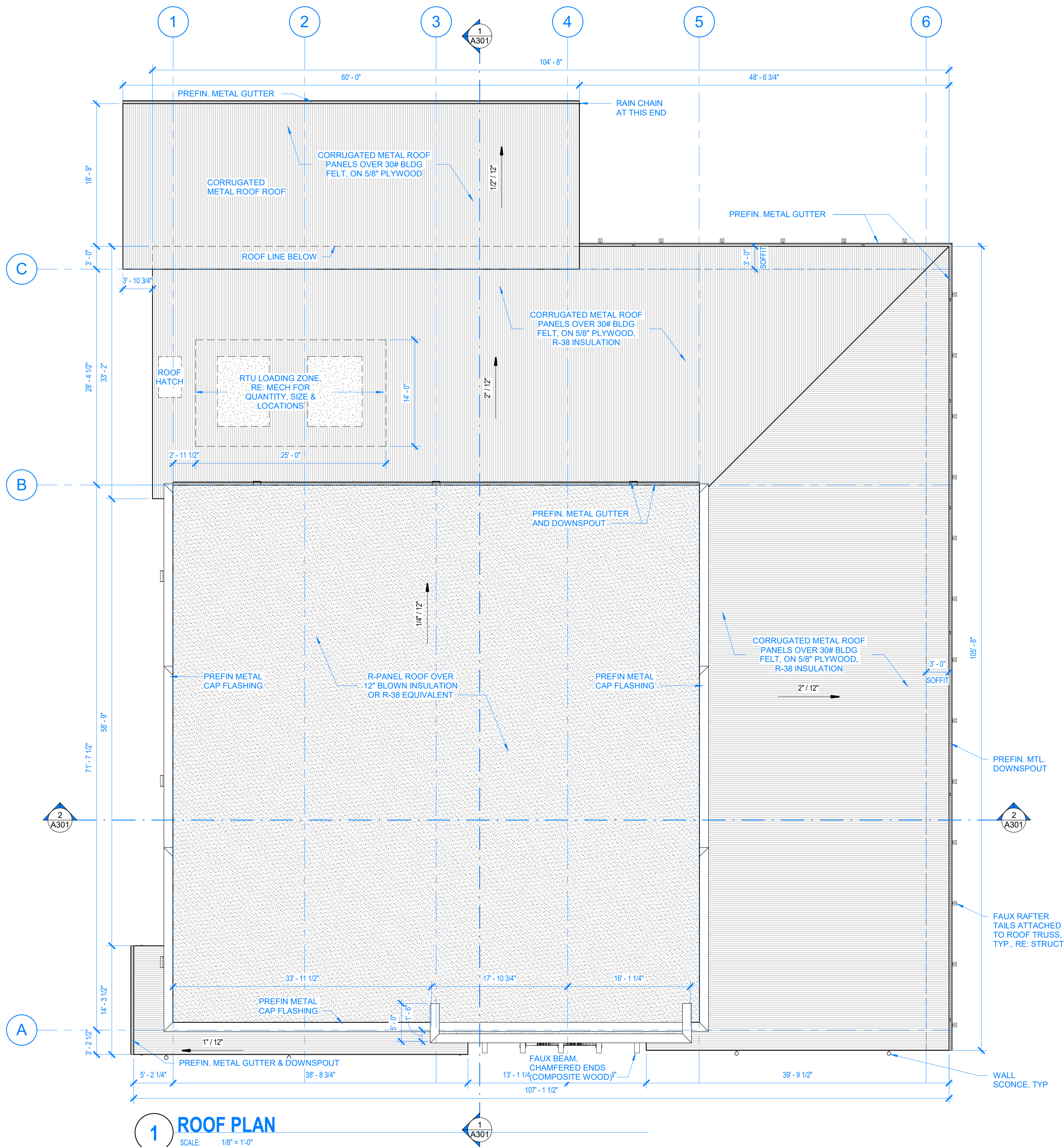
2 JOINT COVER @ CAP FLASHING

SCALE: 1 1/2" = 1'-0"



3 TYP. THRU-ROOF PENETRATION DTL

SCALE: 1 1/2" = 1'-0"



1 ROOF PLAN

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

Revisions		
Number	Description	Date
1	Revision 1	Date 1

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LCC CHURCH

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San Antonio, TX 78214

project #: XX

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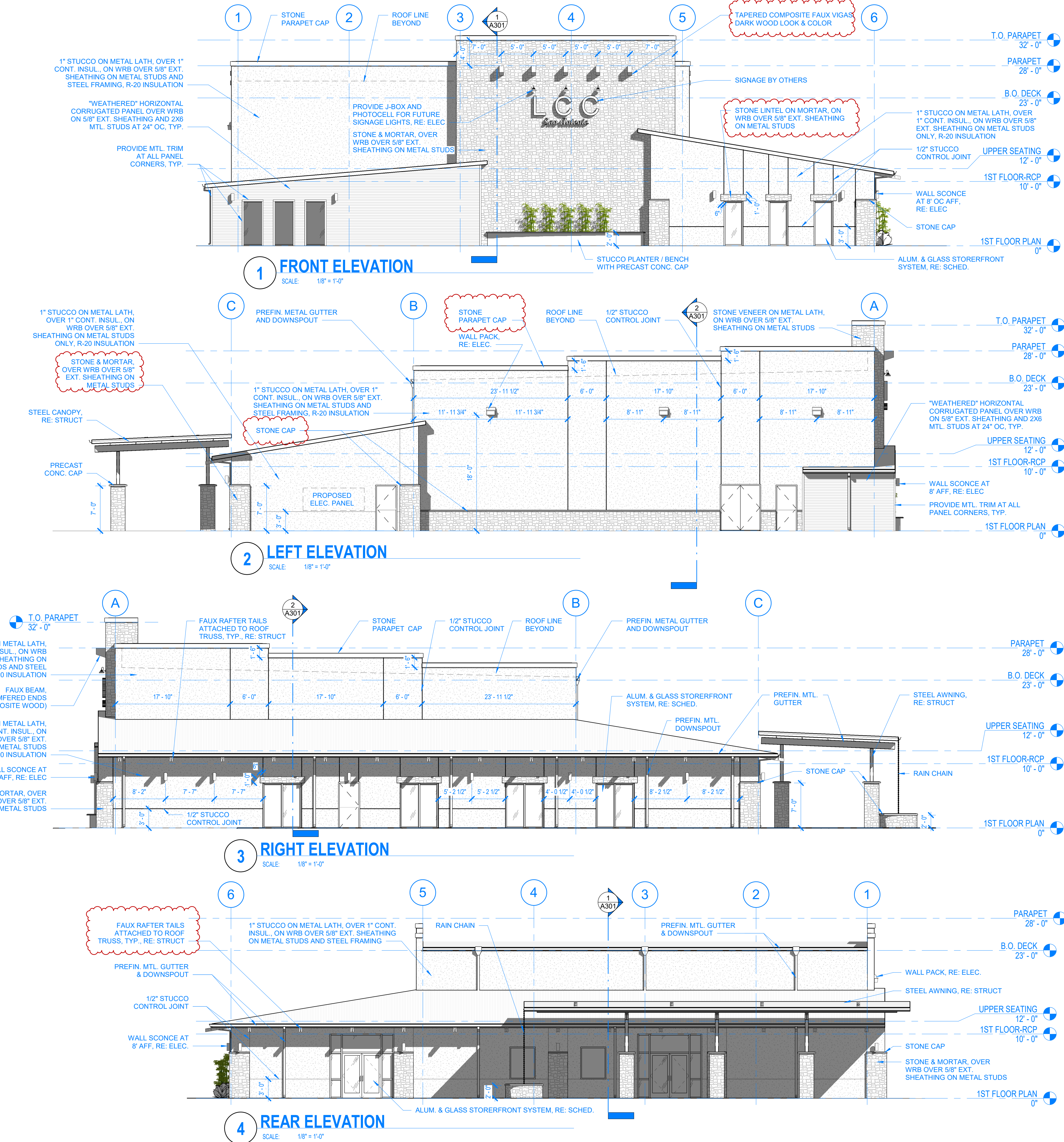
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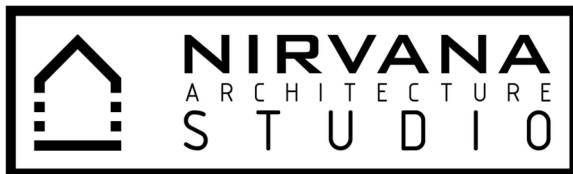
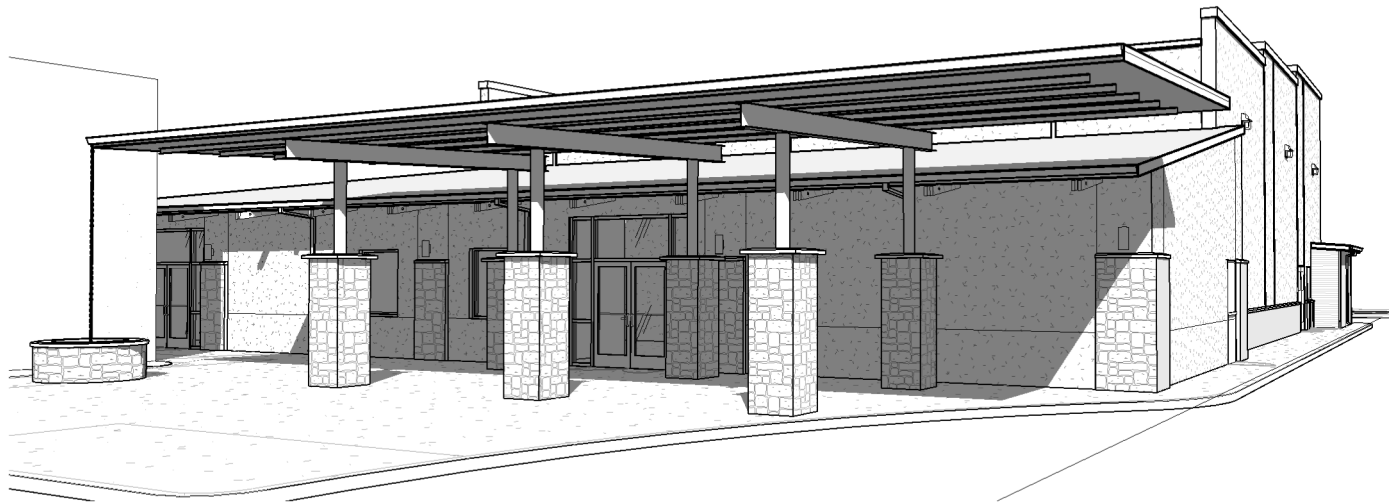
drawing title:

EXTERIOR ELEVATIONS

drawing number:

A201





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LCC CHURCH
 901 E. Southcross
 San Antonio, TX 78214

3D VIEWS

A1.4

Scale:

project #:

3.28.25



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3D VIEWS

A1.4

Scale:

project #:

3.28.25



Corrugated metal - preferred



Stone (Stinson Field)



Stucco (not actual color)



Dark Bronze Wall Sconces



Corrugated metal - alternate



Stone lintel- match stone throughout



Wood Color Metal Soffits



Dark Bronze Storefront Frames



Dual Rafter tails with thru bolt



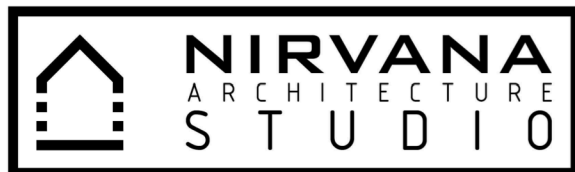
Stone wainscot & parapet cap



Faux Viga Tail (AZ Faux or sim)



Drk Brz Gutter & Downspouts



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San Antonio, TX 78214

MATL. PALETTE

A1.6

Scale:

project #:

3.28.25

SW 6106
Kilim Beige

SW 9111
Antler Velvet

SW 9117
Urban Jungle

SW 6061
Tanbark

SW 9612
Perfect Khaki
*Designer Color
Collection*

SW 9089
Llama Wool

SW 1015
Skyline Steel

SW 9537
Sugared Almond
*Designer Color
Collection*

SW 6362
Tigereye

SW 9613
Terrain
*Designer Color
Collection*

SW 9565
Forged Steel
*Designer Color
Collection*

SW 7599
Brick Paver



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Color Options

A1.7

Scale:

project #:

3.28.25

ISSUANCE	
NO.	DATE
01	06/21/2024

REVISION	
NO.	DATE

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LID CHRISTIAN CENTER

SOUTHCROSS

SAN ANTONIO, TEXAS

CDI PROJECT NO. 2024-011

DRAWN BY

CHECKED BY _____

DESCRIPTION

SHEET NO.

2 VICINITY MAP

GENERAL NOTES

1. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
2. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE OR CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
4. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
5. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES

1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOTE AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NOT COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES

1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREE TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

BUFFER ORDINANCE COMPLIANCE:

ADJACENT PROPERTY TO THE EAST IS ZONING (R-5), TYPE "D", 25' WIDE BUFFER, TYPE "D" BUFFER REQUIRED AND PROVIDED. ADJACENT PROPERTY TO THE SOUTH IS ZONING (C-1 AND C-CD), TYPE "E", 30' WIDE BUFFER REQUIRED AND PROVIDED.

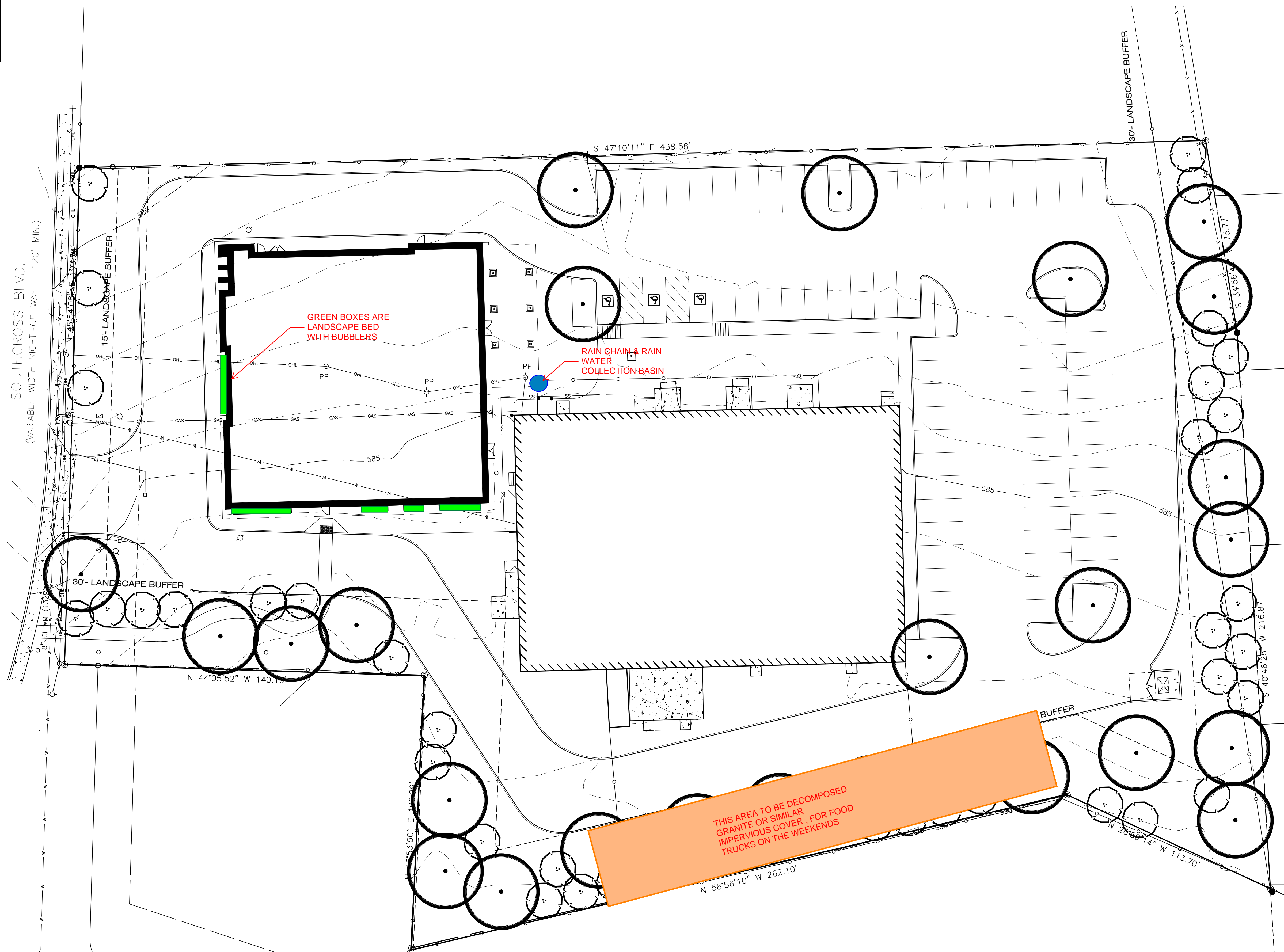
LANDSCAPE ORDINANCE COMPLIANCE
70 POINT MINIMUM

1. PARKING LOT SHADING
TOTAL PARKING AREA = SF X 25% = SF SHADING REQUIRED
100% EXISTING TREES:
=
50% CREDIT NEW TREES:
=
- TOTAL PARKING LOT SHADE PROVIDED: SF (%) = 20 POINTS
2. PARKING LOT SCREENING:
PROVIDED AS REQUIRED. 25 Pts
3. STREET TREES:
PROVIDED AS REQUIRED. 25 Pts
- TOTAL: 90 Pts

PROJECT SITE AREA = SF X 25% = SF TREE CANOPY REQUIRED

- 100% CREDIT FOR EXISTING TREES
N/A
- 90% CREDIT FOR NEW TREES:

TOTAL TREE CANOPY PROVIDED: SF (0%)



THIS AREA TO BE DECOMPOSED
GRANITE OR SIMILAR
IMPERVIOUS COVER , FOR FOOD
TRUCKS ON THE WEEKENDS

1 LANDSCAPE PLAN 1"=20'



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

Historic and Design Review Commission
Pre-Submittal Consultation

DATE: 2/11/25

HDRC Case #: N/A

Address: 901 E Southcross

Meeting Location: Virtual

APPLICANT: Edward Hernandez

DRC Members present: Roland Mazuca, Monica Savino, Jeffrey Fetzter

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST

Savino – Connect to the metal building? Where is the entry? Different arrangement of materiality, more masonry as primary material, stucco as secondary, side and rear elevations need additional attention, create more human scale, continue to break up mass on all elevations. Reinforces the idea of creating form around programming not vice versa.

Mazuca – Verticals on side elevations are quite subtle in perspective, perhaps treat the vertical elements with a different materiality, paint color, etc. to provide more relief to the large expanse. Differentiate the datum that the wainscot establishes in a different color on the side/rear elevations.

Fetzter – Break up the massing by referencing the programming of the building. One story functions don't need two-story walls. Address fenestration which could be a result of truly addressing the form to the programming. Fiber cement siding is more small scale commercial or residential use. Explore more masonry. Consider hand-drawing through the volumes/forms. Consider using landscape to add interest to site and soften the edges.

OVERALL COMMENTS:

- ***Break up massing***
- ***Reconsider materiality***
- ***Utilize landscaping to create a more human scale on the site***



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

Historic and Design Review Commission
Pre-Submittal Consultation

DATE: 3/25/25

HDRC Case #: N/A

Address: 901 E Southcross

Meeting Location: Virtual

APPLICANT: Edward Hernandez

DRC Members present: Monica Savino, Jeffrey Fetzer, Lisa Garza

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST

Savino – Generally improved, arched windows perhaps not necessary but something with divided lites to reference human scale, perhaps wrap the corrugated panel along the left elevation, start working through some of those details

Fetzer – Headed in the right direction, much improved, does not need to be so literal with the arched windows, think of the windows like you’ve considered the modern take of the rafter tails, left side needs some additional help with the massing, break it up with a control joint?, either raise or lower the stone veneer to the height of the doors or lower to not compete, consider where you’ve placed your control joints, the roof of the outdoor porch area roof might be better sloped in the parallel sense, not the

Garza - agrees that perhaps the arched windows aren’t necessary, play with the parapet a bit, stone caps as flashing vs. metal, consider how to break up massing of the left elevation a bit further

OVERALL COMMENTS:

- ***Start thinking about details now***
- ***Break up left elevation even further with materiality***
- ***Reconsider slope of detached patio roof***