



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

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, JUNE 21, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, June 21, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:07 p.m. for work session.

**ROLL CALL:**

Present: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer

Absent: Cervantes, Baker, District 4 Commissioner (Vacant)

**CHAIRMAN'S STATEMENT:**

Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits and decorum.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Carpenter moved to approve the minutes for December 21, 2022, January 18, 2023, and June 7, 2023, the Historic and Design Review Commission (HDRC) meeting.  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ANNOUNCEMENTS:**

Spanish interpreter services are available to the public during the hearing.

Item 22 was postponed prior to the hearing.

**PUBLIC COMMENT:**

Item 2 – Kathy Krnavek on behalf of the Conservation Society of San Antonio provided comments on the case.

Item 2 – The Conservation Society of San Antonio submitted a letter in opposition to the case.

Item 6 – Lulu Francois provided comments on the case.

Item 6 – Fauvette Jones spoke in opposition to the case.

Item 9 – Curtis White opposed the case.

Item 9 – Felipe Sandoval opposed the case.

Item 9 – Lydia Ray opposed the case.

Item 9 – Maria Sandoval opposed the case.

Item 9 – Paul Kinnison opposed the case.

Item 9 – Ryan Reed opposed the case.

Item 9 – Barbara Beck submitted a letter in opposition to the case.

Item 9 – MVHA Architectural Review Committee submitted a letter in opposition to the case.

Item 9 – Floyd Daigle opposed the case.

Item 9 – Curtis White spoke in opposition to the case.

Item 9 – Barbara Beck spoke in opposition to the case.

Item 9 – Cee Winkler spoke in opposition to the case.

Item 9 – Ann Van Pelt spoke in opposition to the case.

Commissioner Fetzer asked if any commissioner would like to pull items from the consent agenda.  
Velasquez requested Item 2 be pulled from the consent agenda for individual consideration.  
Fish requested Item 9 be pulled from the consent agenda for individual consideration.  
Savino requested Items 6 and 12 be pulled from the consent agenda for individual consideration.

**CONSENT AGENDA:**

Item 1, Case No. 2023-202	111 W CROCKETT ST
Item 3, Case No. 2023-225	1133 E CROCKETT ST
Item 4, Case No. 2023-231	404 N ALAMO ST
Item 5, Case No. 2023-233	120 KING WILLIAM
Item 7, Case No. 2023-235	329 CLUB DR
Item 8, Case No. 2023-236	221 NEWELL
Item 10, Case No. 2023-238	130 W LULLWOOD AVE/Howard St from W Lullwood Ave to W Craig Pl
Item 11, Case No. 2023-156	114 DEWBERRY ST
Item 13, Case No. 2023-216	403 GILLESPIE

**MOTION:** Commissioner Fish moved to approve items 1, 3-5, 7, 8, 10-13 with staff stipulations.  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)  
RECUSED: Fetzer

**ACTION:** The MOTION PASSED with 7 AYES. 0 NAYS. 3 ABSENT. 1 RECUSAL.

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 2. HDRC NO. 2022-510**  
ADDRESS: E Market at Hemisfair (D1 & D2 Sites)  
APPLICANT: FitzGerald Associates Architects, PLLC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 3-story retail structure to feature two levels above street level and 1 level at river level.
2. Construct a 10-story mixed-use structure to feature retail, residential units and an internal parking structure.

**RECOMMENDATION:**

1. Staff recommends conceptual approval of item #1, the construction of a 3-story retail structure based on findings 1a through 1e with the following stipulations:
  - i. That all windows that are not part of a storefront system be recessed within wall openings at least two (2) inches, as noted in finding 1e.
  - ii. That a detailed lighting plan should be submitted for review and approval when returning to the Commission for final approval, as noted in finding i.
  - iii. That all service and mechanical equipment be screened from view from the right of way, and that the project complies with city noise ordinances, as noted in finding k.
2. Staff recommends conceptual approval of item #2, the construction of a 10-story mixed use structure to feature residential and retail space based on findings 2a through 2g with the following stipulations:
  - i. That additional detailing and articulation be incorporated into the building's cap, as noted in finding 2c.
  - ii. That additional modular masonry materials, such as brick, be incorporated into the design to meet the UDC's standards, as noted in finding 2f.
  - iii. That the proposed EIFS be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco, as noted in finding 2f. A construction detail should be developed when returning to the Commission for final approval.

- iv. That all windows that are not part of a storefront system be recessed within wall openings at least two (2) inches, as noted in finding 2g.

Staff recommends additional stipulations relating to site design and overall development:

- i. That any curb cut that exceeds twenty-five (25) feet in width feature additional design elements to ensure safe pedestrian interactions, such as the pedestrian pathway across the vehicular drive being maintained at the same elevation as the adjacent sidewalk.
- ii. That a detailed landscaping plan be developed and submitted for review when returning to the Commission. Landscaping should complement that which is proposed at Source Plaza.
- iii. That a detailed lighting plan should be submitted for review and approval when returning to the Commission for final approval, as noted in finding i.
- iv. That all service and mechanical equipment be screened from view from the right of way, and that the project comply with city noise ordinances, as noted in finding k.
- v. **ARCHAEOLOGY** – An archaeological investigation is required. HABS level documentation, laser scanning, archival research, and signage of the acequia is required, per the Texas Historical Commission letter. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**PUBLIC COMMENT:** Provided at the beginning of the meeting.

**MOTION:** Commissioner Savino moved to approve items 1-2 with staff stipulations. Amendment added: applicant attends DRC before returning to HDRC and takes into consideration staff and community comments. Commissioner Grube seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzner  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 6. HDRC NO. 2023-234**  
ADDRESS: 423 MUNCEY  
APPLICANT: ALAMO HOME RENOVATIONS LLC

**REQUEST:**  
The applicant is requesting Historic Tax Certification for the property at 423 Muncey.

**RECOMMENDATION:**  
Staff recommends approval based on findings a through c.

**PUBLIC COMMENT:** Provided at the beginning of the meeting.

**MOTION:** Commissioner Carpenter moved to approve as submitted with staff stipulations. Commissioner Savino seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Fetzner  
NAY: Velasquez  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:** **MOTION PASSED with 8 AYES. 1 NAY. 3 ABSENT.**

**ITEM 9. HDRC NO. 2021-013**  
ADDRESS: 432 E MULBERRY AVE  
APPLICANT: DANIEL SMITH

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to install approximately 1,347 square feet of concrete sitework in the rear yard.

**RECOMMENDATION:**

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

- i. That the applicant reduces the proposed concrete sitework to feature a depth of no more than the proposed 17'-9" based on finding c. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs pervious material where possible based on finding c. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness showing the introduction of pervious material where possible in lieu of the proposed concrete.

**PUBLIC COMMENT:** Provided at the beginning of the meeting.

**MOTION:** Commissioner Fish moved to refer to the Design Review Committee.  
Commissioner Velasquez seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzner  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 12. HDRC NO. 2023-218**  
ADDRESS: 719 E CARSON  
APPLICANT: Eugene Walker Jr./EVENT HOLDINGS LLC

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to add a turret at the southeast corner of the house.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c, with the following stipulations:

- i. That the windows proposed for the addition match the second-story windows directly below the addition in width.
- ii. That the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- iii. That the turret roof be clad in the same material as the primary roof form.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Fish moved to approve with staff stipulations.  
Commissioner Grube seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzner  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 14. HDRC NO. 2023-180**  
ADDRESS: 1931 N IH 35  
APPLICANT: JOHN WILLIAMS/GRACELAND GROUP LLC

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to replace the existing lawn with gravel and rock mulch.

**RECOMMENDATION:**

Staff does not recommend approval of the request to replace the existing lawn with gravel and rock mulch, based on finding c. Staff recommends that the applicant submits a landscaping plan that includes at least 50% greenery, which would be eligible for administrative approval.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Carpenter moved to acceptance of staff recommendations.  
Commissioner Velasquez seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Fetzer  
NAY: None.  
ABSENT: Grube, Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 15. HDRC NO. 2022-288**  
**ADDRESS:** 116 E DEWEY PLACE  
**APPLICANT:** OFFICE OF HISTORIC PRESERVATION

**REQUEST:**

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 116 E Dewey Place.

**RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 116 E Dewey Place based on findings a through h.

**PUBLIC COMMENT:**

Kathy Krnavek on behalf of the Conservation Society of San Antonio supports the case.  
Mary Briscoe Cushman provided comments on the case.  
Frederica Kusher spoke in support of the case.  
Richard Moore spoke in opposition of the case.  
Tobin Hill Community Association submitted a letter with comments on the case.  
The Conservation Society of San Antonio submitted a letter in support of the case.

**MOTION:** Commissioner Grube moved to approve finding of historical significance.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Gibbs, Savino Mazuca, Carpenter, Grube, Fetzer  
NAY: Fish, Velasquez  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:** **MOTION PASSED with 5 AYES. 2 NAYS. 3 ABSENT.**

**ITEM 16. HDRC NO. 2023-141**  
**ADDRESS:** 800 W RUSSELL PLACE  
**APPLICANT:** Federico Davalos/MF INVESTMENTS AND CONSTRUCTION INC

**REQUEST:**

The applicant is requesting conceptual approval to construct a 6-level parking structure at 1304 E Houston Street. This property is located within the Downtown Design Guide area. The proposed new construction will be bounded to the north by E Houston, to the east and south by private property and to the west by Union Pacific railway tracks.

**RECOMMENDATION:**

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

- i. That vertical façade elements be added the complete length of each façade, as noted in finding c.
- ii. That the E Houston Street façade be fully designed to appear to feature active space at the ground level, as noted in finding g. Storefront systems should extend the E Houston Street façade, particularly beneath the proposed pedestrian canopy. An alternative solution would be to install evergreen street trees as a screening solution as noted in finding i.
- iii. That signage and public art be developed as specified in the Downtown Design Guide, as noted in findings f and g.
- iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles.
- v. That all landscaping elements adhere to the Downtown Design Guide.

**PUBLIC COMMENT:**

Lulu Francois provided comments on the case.

**MOTION:** Commissioner Carpenter moved to approve with staff stipulations.  
Commissioner Savino seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 17. HDRC NO. 2023-215**  
ADDRESS: 875 E ASHBY PLACE  
APPLICANT: Jason Cardenas/Aetna Sign Group

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a total of four (4) wall-mounted signs on the north and south elevations, for an approximate total of 320 square feet of signage.

**RECOMMENDATION:**

Staff recommends approval of the signage based on findings a through c with the following stipulations:

- i. That the applicant installs a monument sign near the front entrance in lieu of the proposed south elevation signage based on finding c. The applicant is required to submit updated elevation drawings and signage specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

CASE COMMENT: Additionally, staff recommends the development of a master signage plan for future signage on the property that results in uniform signage for each tenant space.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Fish moved to approve as requested with reduced signage, shifted beneath the reeded detail, and each of the two signs adjusted to the left or right and to be centered either over the center of a window bay or column grille for symmetry of the façade. Amendment added: applicant to include master signage plan for future signage on the property.  
Commissioner Velasquez seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 18.        HDRC NO. 2029-141**  
ADDRESS: 800 W RUSSELL PLACE  
APPLICANT: Federico Davalos/MF INVESTMENTS AND CONSTRUCTION INC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish the primary structure with replacement plans.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through i. The applicant has not satisfied the documentation requirements for demolition of a landmark and the application is incomplete.

If the HDRC finds the application to be complete, staff does not recommend approval.

**PUBLIC COMMENT:**

Celia Mendoza submitted a letter in opposition to the case.

Jodi Kennedy submitted a letter in support of the case.

Julio Guerra submitted a letter in support of the case.

**MOTION:**     Commissioner Grube moved to refer to the Design Review Committee once updated plans are submitted.  
Commissioner Fish seconded the motion.

**VOTE:**        AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Fetzner  
NAY: Velasquez  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:**     **MOTION PASSED with 7 AYES. 1 NAY. 3 ABSENT.**

**ITEM 19.        HDRC NO. 2023-237**  
ADDRESS: 830 W COMMERCE ST  
APPLICANT: Sue Ann Pemberton/Mainstreet Architects inc

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Reconstruct the 1-story building on the east side of the structure with a second-story addition.
2. Install a new steel balcony and exterior staircase on the south (rear) elevation.

**RECOMMENDATION:**

Staff recommends approval of items 1 & 2 based on findings a through m with the following stipulations:

- i. That the applicant incorporates the façade details of the existing 1-story structure, including the roofline and parapets, in the proposed reconstruction based on findings c and j and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a detailed architectural salvage plan detailing any elements of the existing 1-story building that will be salvaged for re-use based on finding c.
- iii. That the applicant reduces the overall massing of the proposed east side addition or sites the addition significantly behind the front façade wall plane based on finding d. The applicant is required to submit updated site plans and elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits a demolition and architectural salvage plan detailing the proposal for material and window removal based on finding f.

- v. That the applicant proposes windows of traditional proportions on the front façade and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings g and h.
- vi. That the applicant submits final material specifications for the windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. The front façade windows should be fully wood windows and all proposed windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Velasquez moved to approve with staff stipulations 1 and 2.  
Commissioner Fish seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 20.** **HDRC NO. 2023-240**  
ADDRESS: 820 N ALAMO ST  
APPLICANT: Nick Marquez/Barhouse LLC

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace siding in kind.
2. Install one-over-one aluminum-clad wood windows where wood windows have been removed.
3. Replace the existing front doors, transom, and side lites with a new storefront system.

**RECOMMENDATION:**

Approval of items 1 and 2 based on findings a through c.

Staff recommends approval of item 3 based on finding d, with the following stipulations:

- i. That the applicant proposes a conforming wood product to replace the existing non-historic front doors.
- ii. That the existing door opening, transom, and side lites be retained and repaired.

Staff recommends conceptual approval of the two-story addition with roof deck based on findings e through h, with the following stipulations:

- i. That the applicant reduces the overall footprint of the proposed addition so that it does not double the size of the existing footprint.
- j. That the applicant proposes an alternative to the metal cladding.

**PUBLIC COMMENT:**

Beth Wells submitted a letter in opposition to the case.  
Larry Clark submitted a letter in opposition to the case.



**MOTION:** Commissioner Velasquez to approve items 1 through 3 with staff stipulations, and conceptual approval of addition with staff stipulations with Design Review Committee prior to return for final approval.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzner  
NAY: None.  
ABSENT: Cervantes, Baker, District 4 Commissioner (Vacant)

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

**ITEM 21. HDRC NO. 2023-199**  
ADDRESS: 509 KING WILLIAM  
APPLICANT: Daniel Cruz/Design Coop

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval of the following scopes of work on the primary structure:

1. Replace the existing metal canopy on the rear elevation with two copper canopies.
2. Replace one window on the second floor of the primary elevation with a door.
3. Relocate two windows and two doors on the rear of the house by switching their positions.
4. Remove a second-floor addition to the northeast corner of the house and replace it with a screened-in porch.
5. Add a rooftop deck with steel guardrail.
6. Replace the existing wood fence along King William St and the wood post and metal mesh fence along E Johnson St with a steel fence that replicates the design of the wood King William fence.

**RECOMMENDATION:**

Staff recommends approval of items 1 through 5, based on findings a through g, with the following stipulation:

- i. That the all removed windows removed be salvaged and stored on site.
- ii. That stone removed when switching the locations of rear doors and windows, as described in finding d, should be salvaged and stored or reused on site.
- iii. That the applicant provide a measured drawing or detailed specifications for the treatment of the fenestration exposed by removal of the second-story addition for staff review.

**PUBLIC COMMENT:**

Lisa Lynde provided comments on the case.

The King William Association Architectural Advisory Committee submitted a letter with comments on the case.

**MOTION:** Commissioner Savino moved to approve items 1 through 6 with staff stipulations, and deny item 6.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Fetzner  
NAY: None.  
ABSENT: Grube, Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:** **MOTION PASSED with 7 AYES. 0 NAY. 4 ABSENT.**

**ITEM 22. POSTPONED PRIOR TO HEARING**  
**HDRC NO. 2023-239**  
ADDRESS: 1032 S ALAMO ST  
APPLICANT: BRENDA DARAISEH/SANA WELLNESS AND HEALTH LLC

**ITEM 23. HDRC NO. 2023-214**  
ADDRESS: 920 BURLESON ST  
APPLICANT: Ricardo Rodriguez

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing shingle roof with a standing seam metal roof.
2. Install artificial turf in the front yard.

**RECOMMENDATION:**

Staff recommends approval of item 1, based on findings a and b, with the following stipulation:

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

Staff does not recommend approval of item 2, based on findings a and c. Staff recommends that the applicant propose landscaping that includes at least 50% natural greenery.

**PUBLIC COMMENT:**

Lulu Francois opposed the case.

**1<sup>st</sup> MOTION:** Commissioner Velasquez moved to approve as submitted by the applicant.  
No seconded motion.

**2<sup>nd</sup> MOTION:** Commissioner Carpenter moved to approve with staff stipulations.  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Fetzner  
NAY: None.  
ABSENT: Grube, Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:** MOTION PASSED with 7 AYES. 0 NAYS. 4 ABSENT.

**ITEM 24. HDRC NO. 2023-228**  
ADDRESS: 611 N FLORES ST  
APPLICANT: American GI Forum/National Veterans Outreach Program, Inc.

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a seven feet tall iron fence.
2. Install two, seven feet tall iron gates.

**RECOMMENDATION:**

Staff recommends approval of items 1 and 2, based on findings a through c, with the following stipulations:

- i. That the front façade remains unfenced. The fence must meet the building at the northeast and southeast corners of the building.
- ii. That the project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Velasquez moved to approve with staff stipulations.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Savino, Mazuca, Carpenter, Fetzer  
NAY: Gibbs, Fish, Velasquez  
ABSENT: Grube, Cervantes, Baker, District 4 Commissioner (Vacant)

**ACTION:** **MOTION PASSED with 4 AYES. 3 NAYS. 4 ABSENT.**

**ADJOURNMENT:** The meeting adjourned at 8: 16 p.m.

**APPROVED**

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Jeffrey Fetzer, Chair  
Historic Design Review Commission  
City of San Antonio

Date: \_\_\_\_\_