HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO:	**2023-343**
COMMON NAME:	958 E SOUTHCROSS
ADDRESS:	2900 ROOSEVELT AVE 2901 ROOSEVELT AVE 2835 ROOSEVELT AVE 1018 E SOUTHCROSS BLVD 992 E SOUTHCROSS BLVD
LEGAL DESCRIPTION:	NCB 7674 BLK E LOT E PT & MID PT OF TR-1 NCB 7674 BLK C LOT W PT OF 1R & 2A EXC NE TRI 50 FT X 90 FT NCB 7665 SE IRR 153.6 FT OF NE IRR 211.3 FT OF SW 503.6 FT OF 12 & N TRI 73.67 FT OF NCB 7665 (ICP INDUSTRIES SUBD), LOT 39 NCB 8628 BLK LOT 3 (PICKUP INC SUBDIVISION) NCB 7665 BLK LOT 16
ZONING:	MXD, H, RIO-5
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Michael Clancy/Alamo Architects
OWNER:	James Lifshutz/TEXAS HOME MORTGAGE INC
TYPE OF WORK:	Construction of a mixed-use development with multiple structures, site and landscaping modifications
APPLICATION RECEIVED:	August 18, 2023
60-DAY REVIEW:	October 17, 2023
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a mixed-use development to feature residential, mixed-use and retail structures to be constructed on the lots currently addressed as 2835 and 2900 Roosevelt and 958, 992 and 1018 E Southcross. The historic structure at 1901 Roosevelt will be rehabilitated. The applicant has also proposed a significant amount of surface parking and landscaping, to include a swimming pool and dog park. Within this request, the applicant has proposed the following:

1. The rehabilitation of the historic structure at 1901 Roosevelt Avenue.
2. Perform site modifications to include the construction of surface parking lots, site paving and various landscaped areas.
3. The construction of two, residential structures to front E Southcross Boulevard. These structures are located furthest west on the proposed site plan and are identified as buildings 7 and 8 in the application documents.
4. The construction of one, mixed-use structure to front E Southcross Boulevard. This structure will feature residential, retail and leasing/amenity space and is identified as building 6 in the application documents.
5. The construction of one, mixed-use structure to be located at the interior of the lot, west of Roosevelt Avenue. This structure will feature residential, retail and live/work space and is identified as building 5 in the application documents.
6. The construction of one retail structure to front Roosevelt Avenue. This structure will be located to the west of Roosevelt Avenue and is identified as building 4b in the application documents.
7. The construction of one retail structure to front Roosevelt Avenue. This structure will be located to the east of Roosevelt Avenue towards the northern portion of the lot and is identified as building 4a in the application documents.

8. The construction of one, mixed-use structure to be located at the interior of the lot, east of Roosevelt Avenue. This building is identified as building 2 in the application documents.
9. The construction of one retail structure to be located to the immediate east of Roosevelt Avenue, towards the southern portion of the lot. This building is identified as building 3 in the application documents.
10. The construction of one, residential structure to front E Southcross, east of Roosevelt Avenue. This structure will feature amenity space and is identified as building 1 in the application documents.
11. The construction of various site elements, including a swimming pool and dog park.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public rightof-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

10. Commercial Facades
A. MAINTENANCE (PRESERVATION)
i. Character-defining features—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or

altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

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-deõined 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 a mixed-use development to feature residential, mixed-use and retail structures to be constructed on the lots currently addressed as 2835 and 2900 Roosevelt and 958, 992 and 1018 E Southcross. The historic structure at 1901 Roosevelt will be rehabilitated. The applicant has also proposed a significant amount of surface parking and landscaping, to include a swimming pool and dog park.
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 – As noted in finding a, the location of the proposed development combines multiple lots addressed to both Roosevelt and E Southcross. These lots feature existing structures that range in architectural styles, build dates and building materials. Office of Historic Preservation staff has not reviewed requests for demolition of any of these existing structures.
d. REHABILITATION – The applicant has proposed to rehabilitate the historic structure located at1901 Roosevelt Avenue. The historic structure was constructed circa 1935 in the Mission Revival style. The applicant has noted the removal of non-original additions that were constructed circa 1960 and 1980. Generally, staff finds the removal of additions that are not contributing to be appropriate. Staff finds that the proposed rehabilitation should be designed and performed in compliance with the Historic Design Guidelines.
e. DEMOLITIONS – The applicant has noted the demolition of four (4) existing structures. The review of each demolition is ongoing. The reviews for demolition of each structure will need to be resolved prior to the applicant submitting a Certificate of Appropriateness for final approval of the proposed new construction. Conceptual approval of the current request does not take the place of this demolition review.
f. VEHICULAR ACCESS – The applicant has proposed a total of seven (7) vehicular access points throughout the project; three (3) on E Southcross, all west of Roosevelt and four on Roosevelt, two on the east and two on the west side of the street. 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. The applicant has noted compliance with this section of the Mission Manual.
g. DIVISION OF STRUCTURES – The Mission Historic District Design Manual section 2.A.i. notes that multifamily 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 in the immediate vicinity.
h. 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. Staff finds that buildings have been arranged in a campus-like setting; however, staff finds that additional landscaping elements should be added within void spaces between buildings to accommodate additional courtyard space. Currently, the majority of void spaces between buildings is accommodating automobile parking.

i. 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. The applicant has noted compliance with this section of the Mission Historic District Design Manual.

j. 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%. Staff finds that given the existing site and surroundings and the development of the site plan that compliance with this section of the Mission Manual has been met.

k. 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 15' for properties north of SE Military. The subject blocks on E Southcross and Roosevelt do not feature established setbacks as buildings feature varying setbacks. The applicant has noted setbacks of fifteen (15) feet and compliance with this section of the Mission Manual.

l. 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.

m. 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. The applicant has demonstrated compliance with the Mission Manual requirements for façade separation based on the preliminary elevations and perspectives that have been submitted.

n. HEIGHT – The applicant has proposed for each mixed-use and residential structure to feature three (3) stories in height and for the retail structures to feature one (1) story in height. Per the Mission Historic District Design Manual, commercial structures within the Mission Historic District should be a maximum of three (3) stories in height. The Mission Manual recommends height variability within developments. 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.

o. 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 not provided roof plans at this time; however, the applicant has provided preliminary building elevations noting large, hipped roof forms for the primary roof forms for two of the proposed structures. This is not consistent with the Mission Manual. Staff finds that roof forms that are consistent with the Mission Manual should be used. Additionally, per the Mission Manual, where roof forms with ridge lines are used, uniform ridge heights should be used. As currently proposed, the ridge heights vary. This is not consistent with the Mission Manual. The applicant has noted that

the hipped roofs are evident in elevation, but are low sloped and will not be immediately perceived from ground level.

p. 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 not provided specifics on material specifications at this time; however, per preliminary building elevations and perspectives, a significant portion of exterior walls appear to feature composite siding. This is not consistent with the Mission Manual. Staff finds that the Mission Manual should be adhered to regarding to materials.

q. 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, the applicant has incorporated human scaled elements, architecturally defined entrances, and façade elements that reflect on the traditional architecture of the San Antonio Missions.

r. 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. Per the submitted application documents, the applicant has proposed windows generally appear consistent with the Mission Manual as they feature traditional, one over one profiles, in residential spaces. In commercial or mixed-use spaces, windows and fenestration feature profiles found more consistently in existing and historic commercial structures in the immediate vicinity and throughout the district. The applicant has proposed a bronzed color, single-hung vinyl window. The proposed window will feature a nailing fin. The applicant has noted a 2 inch window trim reveal detail for public facing residential spaces. For interior or rear facing residential spaces, the applicant has proposed no window recess/reveal. Staff finds that every attempt should be made to meet the standards for windows in new construction.

s. 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 information regarding landscaping and site design concepts. Generally, staff finds the applicant has begun to address landscaping and site design standards. The applicant is responsible for complying with all Guidelines and standards notes within the Mission Manual.

t. 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 applicant has proposed surface parking throughout the site, primarily to the sides and rear of proposed new construction. Per the Mission Historic District Design Manual 4.C., parking area should be located behind buildings within urban historic contexts. 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. 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. Additionally, the Mission Historic District Design Manual recommends screening of parking areas from the sidewalk and street with a landscaping buffer to reduce its overall visual impact. Staff finds that all landscaping requirements of the Mission Manual should be met and that the applicant should explore ways to further screen and buffer parking from view of pedestrian traffic and the public right of way. The applicant has noted a total of 26,644 square feet of planting. The requirement per the Mission Manual is 12,053.

u. TREE REMOVAL – The applicant has noted the removal of two heritage trees. These trees will be removed to accommodate site parking and vehicular access. Staff finds that all tree preservation and mitigation requirements should be met regarding the removal of two heritage trees.

v. SIGNAGE – The applicant has noted conceptual signage sizes and locations within the application documents. Staff finds that all signage should be designed in compliance with the Mission Historic District Design Manual

and the Guidelines for Signage. Staff finds that a master signage plan should be developed and submitted for review and approval by the Historic and Design Review Commission.

w. ARCHAEOLOGY – The project area is located within the Mission Local Historic District, Mission Parkway National Register of Historic Places District, and is traversed by the San Jose Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Furthermore, previously recorded archaeological sites 41BX2018 and 41BX270 are located within or adjacent to the project area. 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 of the rehabilitation of the historic structure at 2901 Roosevelt with the following stipulations:

i. That a complete rehabilitation plan be submitted for review by the Historic and Design Review Commission that includes a complete construction document set. All scopes of rehabilitation should be consistent with the Guidelines for Exterior Maintenance and Alterations. Original materials, including windows, should be repaired. If original materials are deteriorated beyond repair, in-kind replacement should take place.

Staff recommends conceptual approval of the proposed site plan as it relates to general building footprints and general building locations and conceptual approval of general building massing and façade arrangement. Staff recommends the applicant continue to develop the proposed site plan to be consistent with the Mission Historic District Design Manual. The following stipulations apply:

ii. That additional landscaping elements should be added within void spaces between buildings to accommodate additional courtyard space, as noted in finding h. Currently, the majority of void spaces between buildings is accommodating automobile parking.

iii. That all landscaping requirements of the Mission Manual should be met and that the applicant should explore ways to further screen and buffer parking from view of pedestrian traffic and the public right of way. Canopy trees should be planted to shade at least twenty-five (25) percent of any individual parking lot.

iv. That the applicant proposes building materials that are consistent with the Mission Historic District Design Manual. A minimum of seventy-five (75) percent of all exterior walls should consist of traditional materials that are characteristic of the Missions such as stucco. 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.

v. That the applicant explores ways to reduce the slopes of all hipped roofs to reduce their perceived massing.

vi. That every attempt be made to meet the standards for windows in new construction regarding installation profile and color.

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

August 31, 2023

1:4,000

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

San Jose Village

HDRC - Concept Presentation

08.18.2023

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Introduction to Site

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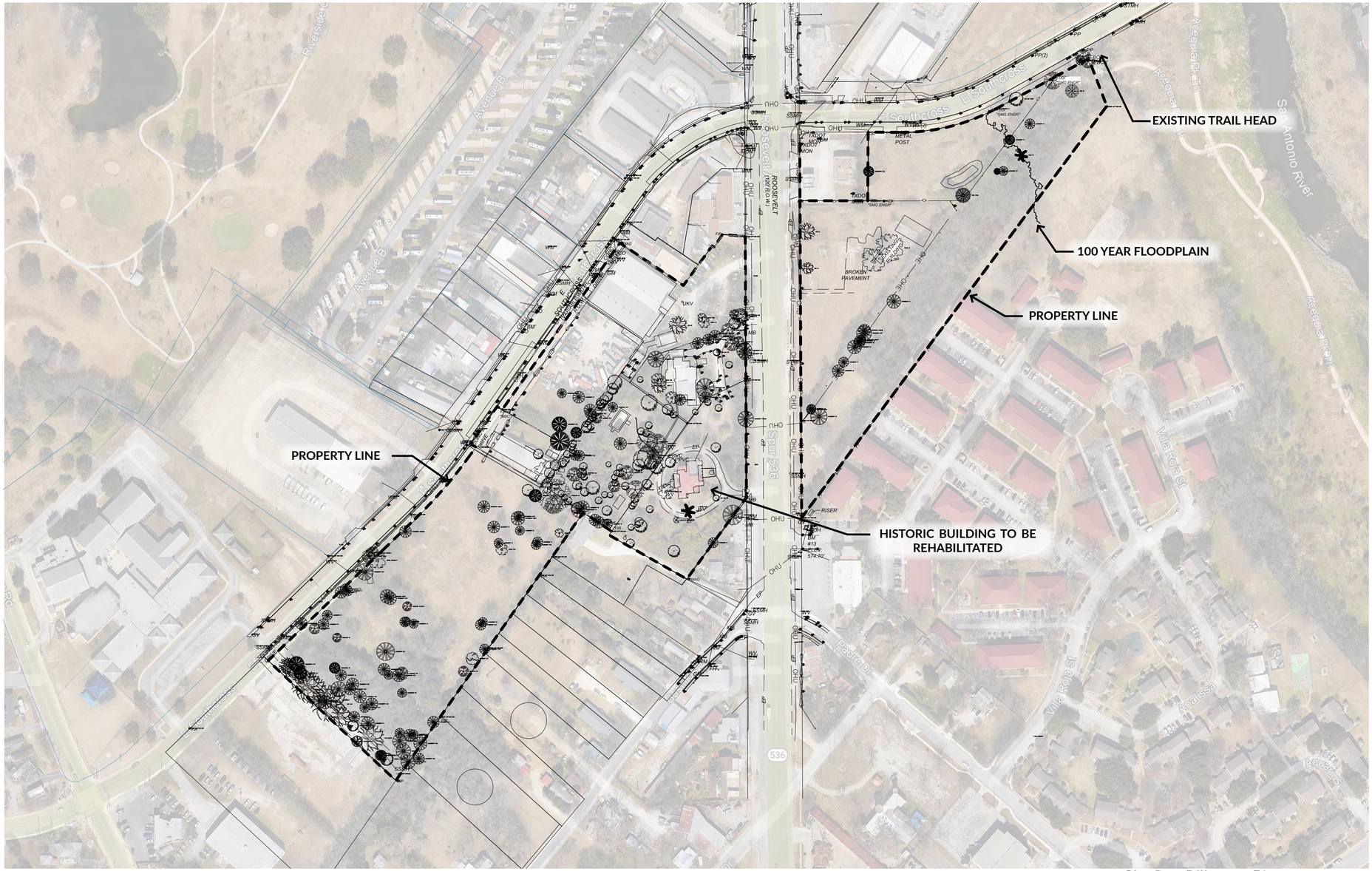
Existing Conditions

Location Map - Not to Scale

Existing Site Photographs - Not to Scale

Existing Site



Site Due Diligence Plan - Not to Scale

Site Demolition Plan

ALAMO ARCHITECTS

LEGEND

= Building to be Demolished

Cultural and Architectural History

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ARCHITECTS

History of Site Location

ALAMO ARCHITECTS

Historic Evidence

- Varying accounts of Acequias locations through on site.

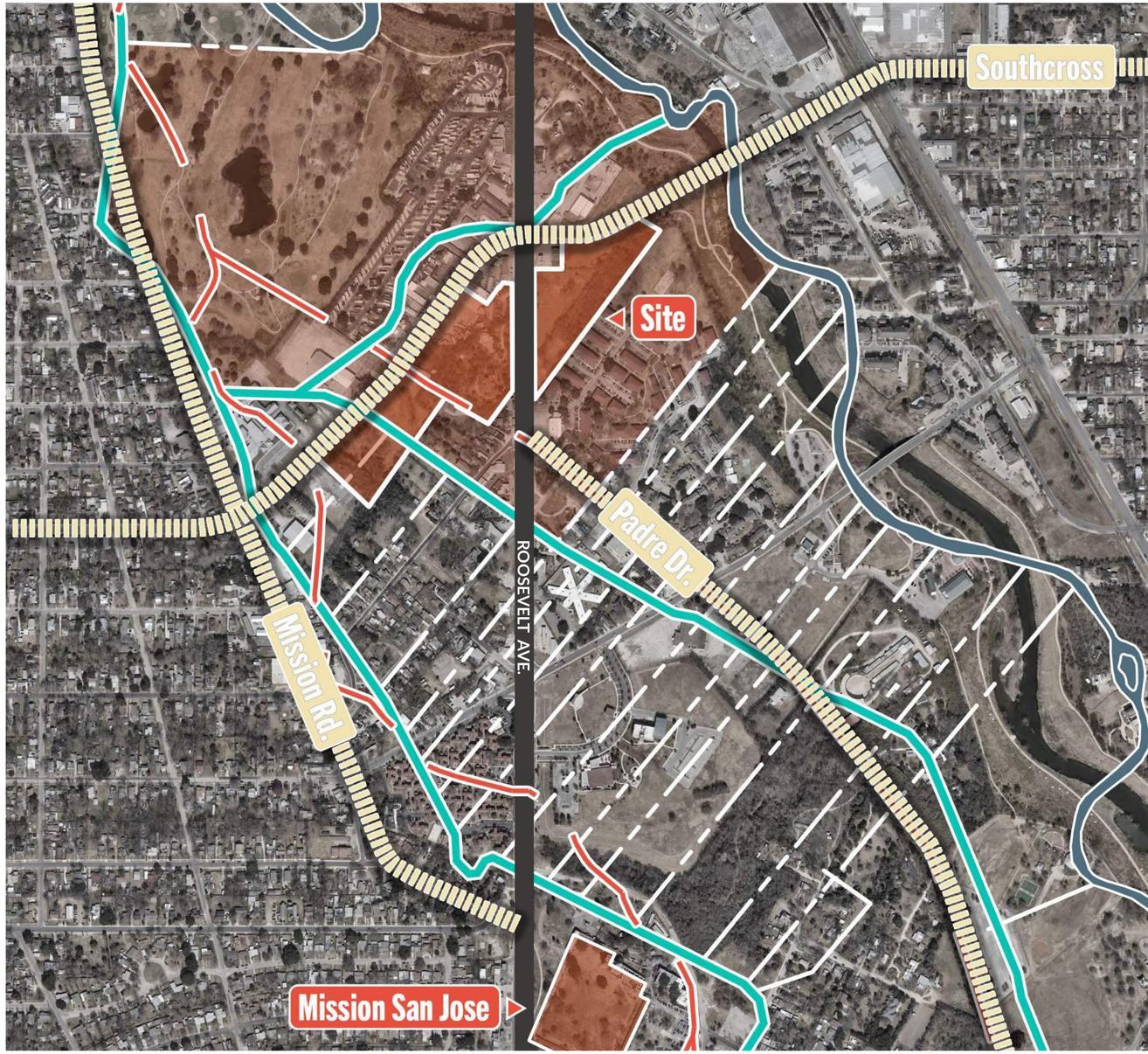
- Development patterns have been influenced by historic land use patterns including:

  - relationship of major streets and historic accounts of acequia locations.

  - elongated farming parcels that relate to both acequia locations and flow of the San Antonio River.

  - Site bifurcated by Roosevelt Ave.

Note - It is understood that given the rich history of the site and surrounding context, that Archaeological investigation will be required.



Mission San Jose

Mission San Jose Architectural Characteristics:

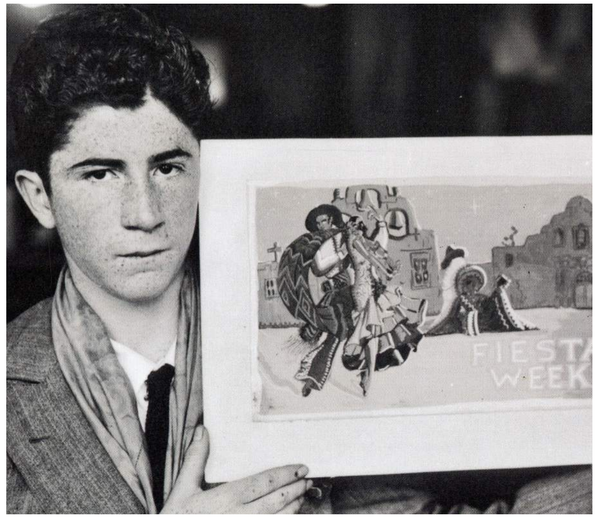
- Stone masonry was used as a predominant building material and was usually coated in white plaster and decorative frescoes
- Wood and metal were used for smaller scale features such as doors, windows, screens, etc.
- Strong contrast between solids and voids were created using deeply recessed openings in facades.
- Wood beams were used to build flat or gabled roof forms.
- Decorative patterns, textures and colors were a simple means of elaborating building design and adding vibrancy and complexity.

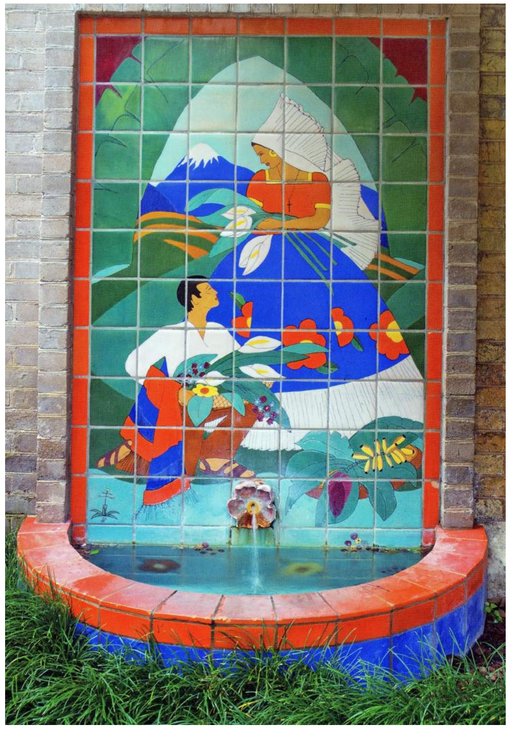
San Jose Tile

- Established by **Ethel Wilson Harris**, an enthusiast of traditional Mexican Art and design, along with young principal designer and artist, **Fernando Ramos**

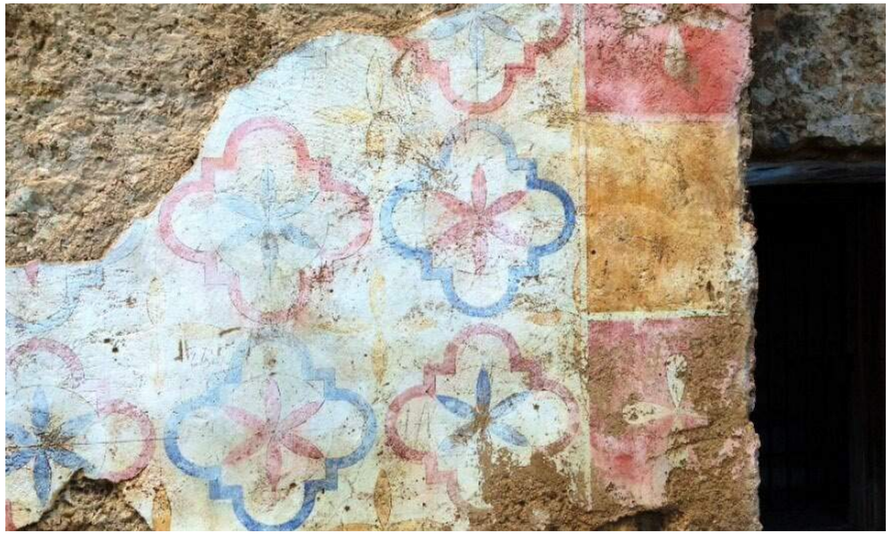
- San Jose Pottery quickly delivered romanticized depictions of everyday Mexican life, culture, and tradition, around the world. The Influence of these colorful works of art have surpassed both physical and cultural borders, having started in San Antonio, but internationally renowned when showcased at the Chicago World's Fair.

- The splash of color these tiles are known for were inspired by **Frank R. Henderson** and his Catalina Island Pottery. The Colors were most often associated with the earth, life and the warmth of the southern climate.





Context



Architectural Concept

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Site Plan

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. Multi-story buildings should maintain maintain a minmum separation of 50% of the adjacent building heights. **Typical building height from finish floor to ridge is 40'-0" max.; because of fire separation requirements, all buildings meet the minimum 50% separation of 20'-0".**

iv. Transitions - Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing building should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context.

v. Setbacks - On corridors where building setbacks vary or are not well-defined by existing contributing buildings, new buildings should maintain a minimum front setback of 15' from properties north of SE Military. **All buildings proposed for this development will maintain a minimum of 15' from the R.O.W.**

vii. Vehicular access - In general, driveway widths should not exceed 24'-0". **No drive widths exceed the 24'-0" max.**

Parking Lots:
West Parcel : 472 Spaces(16.2sf) = 7,647 sf Required
Total Planting Provided =19,801 sf

East Parcel : 272 Spaces(16.2sf) = 4,406 sf Required
Total Planting Provided = 6,843 sf

LEGEND

- = Retail
- = Leasing / Amenity
- = Residential
- = Live / Work Units

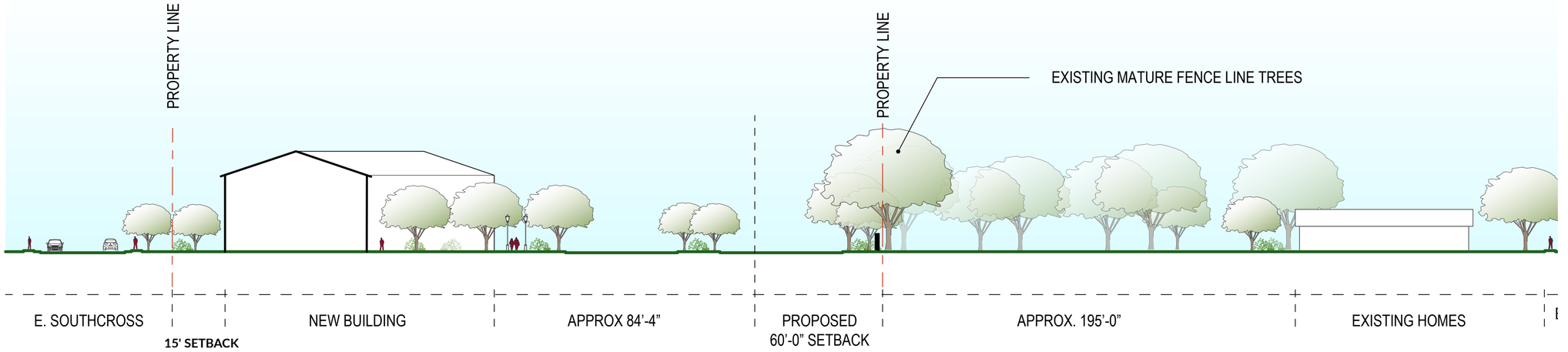
Site Plan - Not to Scale

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

iv. Transitions - Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing building should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. **60'-0" setback was established during the re-zoning phase as a result of several meetings with the San Jose Neighborhood Association and neighbors adjacent to the property.**

v. Setbacks - On corridors where building setbacks vary or are not well-defined by existing contributing buildings, new buildings should maintain a minimum front setback of 15' from properties north of SE Military. **All buildings proposed for this development will maintain a minimum of 15' from the R.O.W.**

Setbacks and Building Massing with New Zoning



Connected Public Realm and Nodes

Site Plan - Not to 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.

Roosevelt looking Southwest - Not to Scale

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.

Roosevelt looking Northeast - Not to Scale

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.

For the Roosevelt corridor this is a historically broad-scope vertically integrated mixed-use project with a significant retail/live-work component. Retail components are detailed to appear to be heavy and solid with punched fenestration and apparent parapets/implied flat or low-sloped roofs as encouraged by the guidelines. Multifamily components are lighter in visual weight and utilize a softer expression and simple pitched roof forms rather than complex roof forms which are discouraged by the guidelines.

Trail head looking Southwest - Not to Scale

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. **Human scaled elements will be incorporated on each facade of the proposed development.**

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.

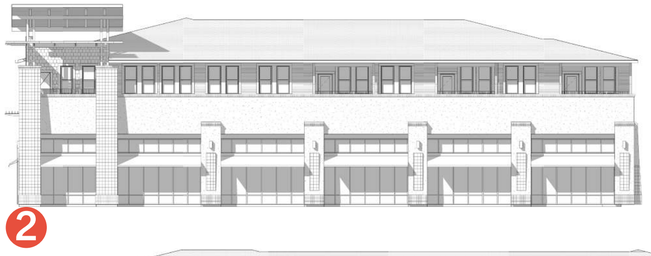
Southcross looking South - Not to Scale

Preliminary Building Elevations

Note: Elevations are schematic in nature and intended to communicate design intent for conceptual approval. Further development is pending, additional and final elevations will be submitted for final HDRC approval at a later date.

ALAMO ARCHITECTS

1



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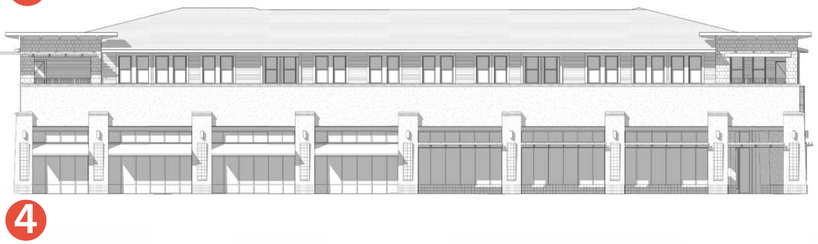

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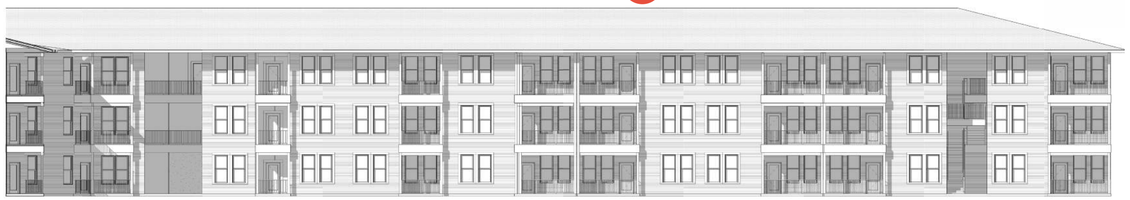
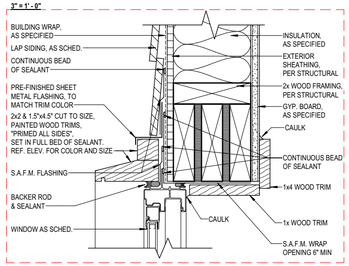


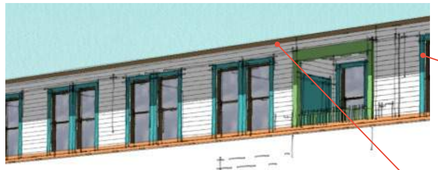
11

Commercial / Residential Zones

Commercial / Residential Design Approach

Note: Elevations are schematic in nature and intended to communicate design intent for conceptual approval. Further development is pending, additional and final elevations will be submitted for final HDRC approval at a later date.





ON COMMERCIAL FACING FACADES, 2" DEEP WINDOW TRIM IS PROPOSED TO CREATE THE RECESSED SHADOW LINES OF HISTORIC RESIDENTIAL WINDOWS.

HIP ROOF IS EVIDENT IN ELEVATION BUT IS A LOW SLOPE SHINGLE ROOF THAT IS HIGH ENOUGH FROM GRADE THAT THE FASCIA IS PERCIVED AS A CORNICE OR PARAPET FROM GROUND LEVEL. (REF. PERSPECTIVE VIEWS)

DEEP EAVES TO CREATE SHADOW LINE THAT HELPS RESIDENTIAL UNITS FEEL LIKE THEY THEY RECESSED BEYOND STUCCO FACADE.

RESIDENTIAL WALL RECESSED BEHIND STUCCO FACADE SO THAT COMMERICAL EXPRESSION READS MONOLITHIC.

RESIDENTIAL EXPRESSION <----> COMMERCIAL EXPRESSION

COMMERCIAL EXPRESSION

COMMERCIAL STOREFRONT RECESSED 8-12" INTO STUCCO FACADE.

MONOLITHIC STUCCO WALL WITH CLAYBRICK CAP THAT APPEARS AS A PARAPET.

Spanish Revival / Hip Roof

1943 W MAGNOLIA AVE

269 NORTH DR

2125 W GRAMMERCY PL

243 CLUB DR

1950 W MULBERRY AVE

1925 W GRAMMERCY PL

213 DONALDSON AVE

2131 W KINGS HWY

2038 W GRAMMERCY PL

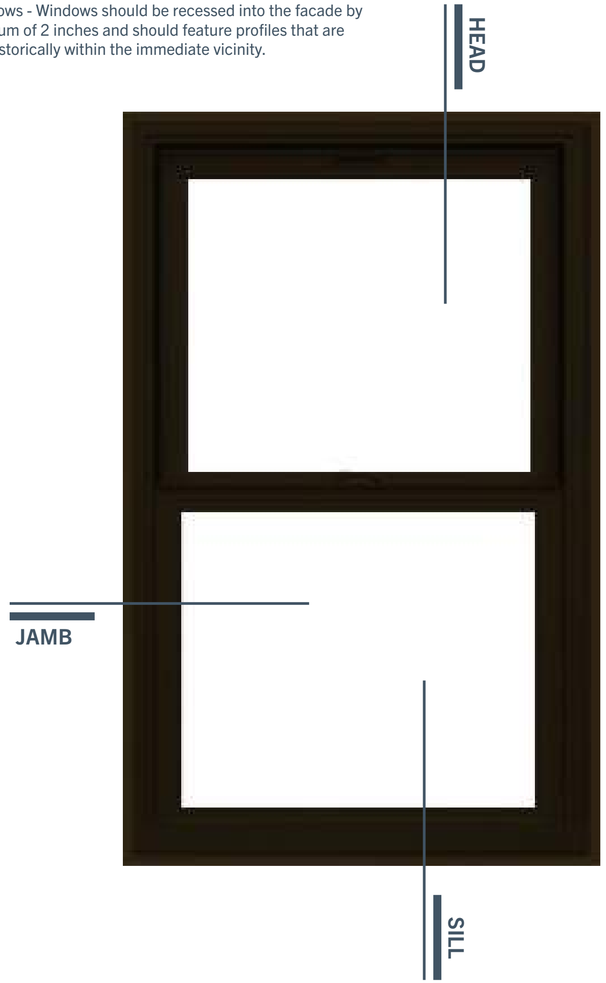
Windows


LEGEND
Retail/Commercial Expression
Standard, No window reveal
2" Window trim reveal

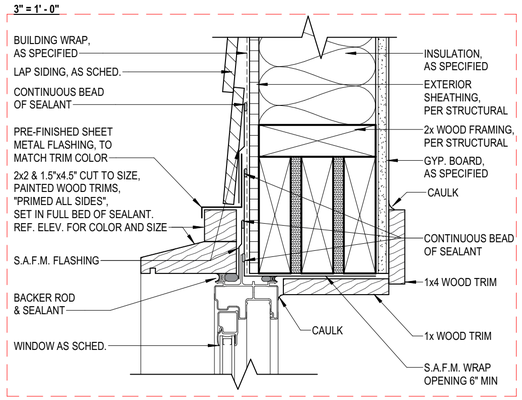
Windows

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

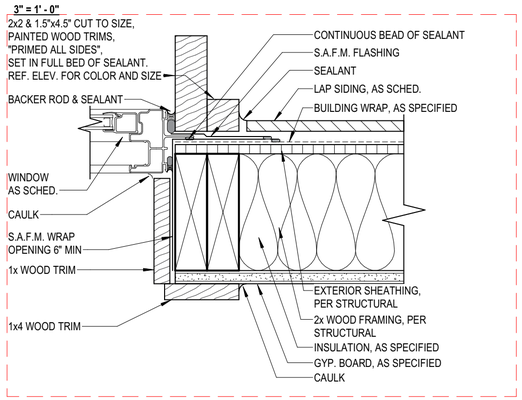
iii. Windows - Windows should be recessed into the facade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity.



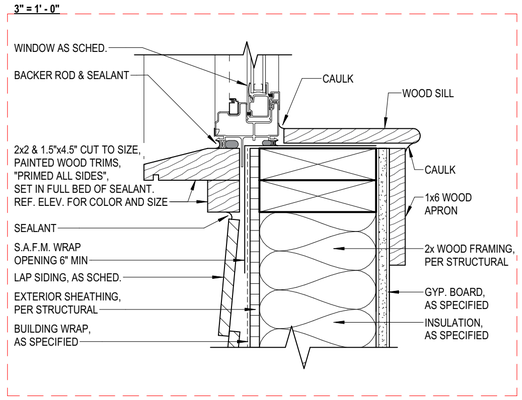
RESIDENTIAL DETAILS FOR STREET FACING FACADES
Manuf: Plygem
Color: Bronze
Style: Single-hung



HEAD - FRAMED WINDOW @ SIDING



JAMB - FRAMED WINDOW @ SIDING



SILL - FRAMED WINDOW @ SIDING

COMMERCIAL GLAZING EXPRESSION
Bronze storefront recessed into stucco face 8-12".

Restaurant Rehabilitation Scope

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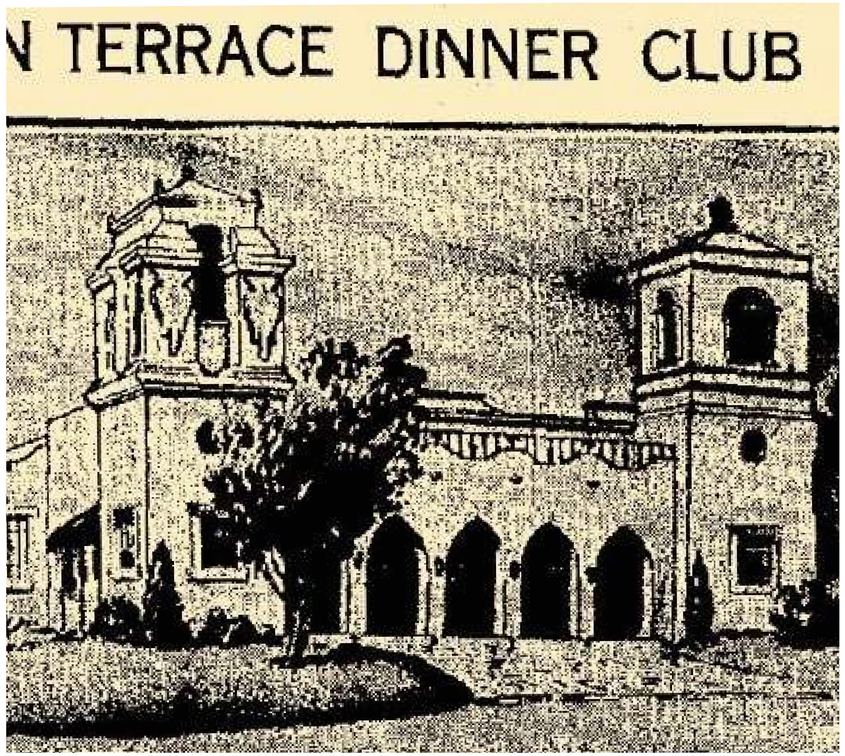
Rehabilitation Scope

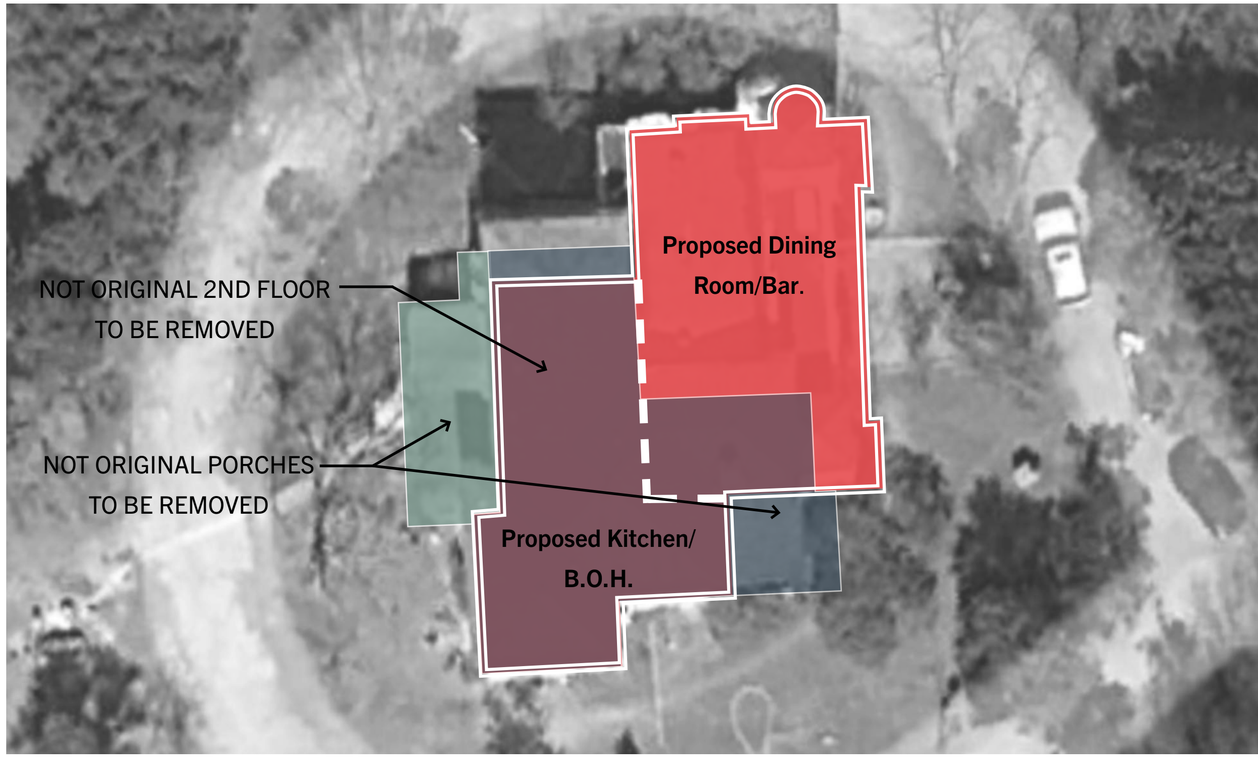
Original Structure

- C. Mid-1930s
- **Architect:** David G. McNair
- **Constructed by**: Andrew J. Madlem, Superintendent of construction and restoration at San Jose Mission.

Not Original Additions (TO BE REMOVED DURING REHABILITATION)

- **1950's-60s -** A second story was added to the structure and much of the orginal single story architectural expression was modified to account for the addition.
- **1980's -** An enclosed rear patio was added to the west side of the structure.





Rehabilitation Scope

Landscape Concept

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suertes y ejidos

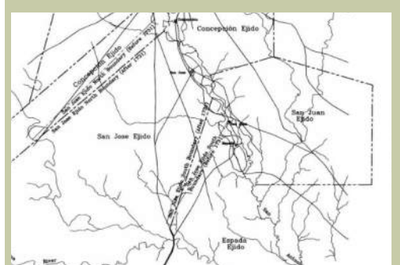
San Jose Village is marked by the manufactured landscape features of the past. The land is defined by narrow suertes, which were the original deeded tracts by the Spanish to landowners of colonial San Antonio. This distinct tract and land division was often organically influenced by the adjacent ejidos, which were initially given to grazing and abutted the farmlands; as the herds grew, they began to eat the crops. This man-made dominance over wild San Antonio is still seen in today's site through the distinct property formation, orchard remnants, and acequia.

ejido(s): common lands; the legal estate granted to a mission at the time of its establishment

suertes: tracts of land selected by the drawing of lots

acequias brought water to the suertes and ejidos through sluices and swales

suertes and ejidos served agricultural and livestock functions



ejidos occupied adjacent suertes boundaries, and often overtook the property

boundaries of the suerte and acequia are remnants still preserved to present day

SAN JOSE VILLAGE
LANDSCAPE IDENTITY

MP STUDIO

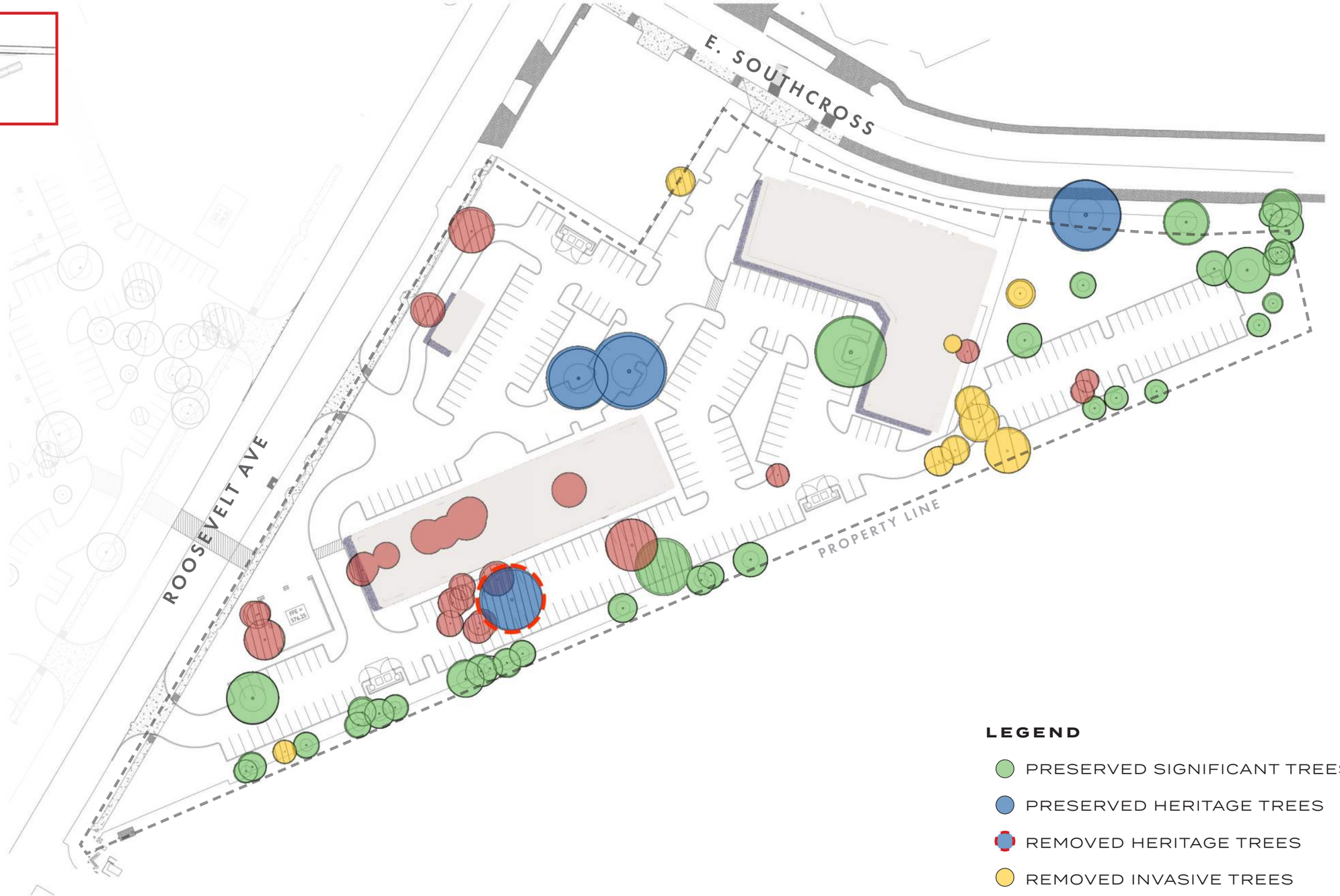
KEY MAP

SAN JOSE VILLAGE

PRELIMINARY TREE PRESERVATION

MP STUDIO

KEY MAP



LEGEND

- PRESERVED SIGNIFICANT TREES
- PRESERVED HERITAGE TREES
- REMOVED HERITAGE TREES
- REMOVED INVASIVE TREES

SAN JOSE VILLAGE

PRELIMINARY TREE PRESERVATION

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LAWN

GATHERING AREA

ENTRY PLAZA

PALM COURT

KIOSK

SAN JOSE VILLAGE

RESTAURANT PASEO

N

MP STUDIO

SAN JOSE VILLAGE
RESTAURANT

MP STUDIO

EAST SOUTHCROSS

EXISTING TRAILHEAD

GATHERING AREA

BERM

LID FILTRATION SYSTEM

LAWN

DOG PARK LID

DOG PARK

TREE LINED GREEN BUFFER

6' CEDAR FENCE

SAN JOSE VILLAGE

DOG PARK

N

MP STUDIO

ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY DISTRICT

1.10 | DESIGN STANDARD

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)

1.10 | GUIDELINES

Native plants are well suited to our climate and appropriate for xeriscape planting methods. The Mission Reach of the San Antonio River Improvements Project includes replacing invasive, non-native plants with natives as part of the ecosystem restoration plan. Utilizing natives on private properties in the area will help prevent future encroachment of invasive species into the River channel as well as create a more sustainable natural environment.

SHADE TREES

MONTERREY OAK
Quercus polymorpha

LACEY OAK
Quercus laceyi

ANACUA
Ethretia anacua

MEXICAN SYCAMORE
Platanus mexicana

PECAN
Carya illinoinensis

PALMS

WINDMILL PALM
Trachycarpus fortunei

SABAL PALMETTO
Sabal palmetto

DWARF PALMETTO
Sabal minor

FLOWERING TREES

REDBUD
Cercis canadensis

DESERT WILLOW
Chilopsis linearis

PALO VERDE
Parkinsonia florida

MEXICAN PLUM
Prunus mexicana

YAUPON HOLLY
Illnex vomitora

GRASSES

MEXICAN FEATHER GRASS
Nassella tenuissima

INLAND SEA OATS
Chasmanthium latifolium

LINDHEIMER MUHLY
Muhlenbergia lindheimeri

SHRUBS

TEXAS SAGE
Leucophyllum frutescens

PRIDE OF BARBADOS
Caesalpinia pulcherrima

ESPERANZA
Tecoma stans

RESINBUSH
Viguiera stenoloba

GLOBEMALLOW SPHEALEA
Sphaeralcea ambigua

SALVIA GREGGI
Salvia greggii

SALVIA INDIGO SPIRES
Salvia indigo

SALVIA DARCYI
Salvia darcyi

FALL ASTER
Symphyotrichum oblongifolium

TURK'S CAP
Malvaviscus arboreus

ACCENT

SPINELESS PRICKLY PEAR
Opuntia ellisiana

PALE LEAF YUCCA
Yucca pallida

RED YUCCA
Hesperaloe parviflora

BLUE SOTOL
Dasylirion wheeleri

GROUNDCOVERS

WEDELIA TEXANA
Wedelia acapulcensis

PURPLE HEART
Setcresea pallida

GREGG'S MISTFLOWER
Conclinium greggi

WHITE SAGE
Artemisia ludoviciana

DALEA GREGGI
Dalea pulchra

FROG FRUIT
Phyla nodiflora

SAN JOSE VILLAGE
PLANT PALETTE

MP STUDIO

Thank You.

ALAMO
ARCHITECTS