

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-507
ADDRESS: 120 NOGALITOS ST
LEGAL DESCRIPTION: NCB 1011 BLK 1 LOT N IRR 86.67 FT OF A29
ZONING: C-2 CD, RIO-7E
CITY COUNCIL DIST.: 1
APPLICANT: Alvin Peters/AP Architects, LLC
OWNER: Leopoldo Chavarria/Southtown 120
TYPE OF WORK: Site improvements, site furnishings, exterior alterations
APPLICATION RECEIVED: October 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform site work and exterior alterations to an existing structure on the property.

APPLICABLE CITATIONS:

Sec. 35-673. - Site Design Standards.

- (a) **Solar Access.** The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth. Properties in RIO-7 are exempt from Solar Access requirements.

- (1) **Building Massing to Provide Solar Access to the River.** Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:
- A. The area to be measured for solar access shall be a 30-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.
 - B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
 - C. The defined area shall receive a minimum of five and one-half (5.5) hours of direct sunlight, measured at the winter solstice, and seven and one-half (7.5) hours of direct sunlight, measured at the summer solstice.
 - D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
 - E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section with the exception of RIO-7. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a 30-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

- (2) **Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel.** No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.

- (b) **Building Orientation.** Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and river or creek side should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

- (1) **Two (2) or More Buildings on a Site.**

A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

- (2) **Primary and Secondary Entrances .**

A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

- (c) **Topography and Drainage.** The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.

- (1) **Visual Impacts of Cut and Fill.** Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

- (2) **Minimize the Potential for Erosion at the Riverbank or Creekbank.** Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

- (3) **Retaining Walls.** Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates, and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plans of the river and creek, a higher wall (not to exceed

twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO-7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls.

- (4) **Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site.** Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.
- (5) **Design of Stormwater Management Facilities to be a Landscape Amenity.** Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.
- (6) **Walls and Fences at Detention Areas.**
 - A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.
 - B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.
- (7) **Roof Drainage into the River and Creek.**
 - A. All roof drainage and other run-off drainage shall conform to the Transportation and Capital Improvements department standards so that they drain into sewer and storm drains rather than by overland flow. Drainage of this type shall not be piped into the river or creek unless the outlet is below the normal waterline of the river at normal flow rates.
 - B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.
 - C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.
- (8) **San Antonio River Authority Consultation.** Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.
 - A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:
 - i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;
 - ii. Removal of existing park trail hardscape shall require SARA approval;
 - iii. Development shall make it clear for users of the park to discern public access points from private access points;

- iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;
 - v. Acceptance of park trail access point(s) shall be the responsibility of SARA.
- B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.
- C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:
- i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;
 - ii. Open concrete chutes shall be prohibited;
 - iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.
- (d) **Riverside and Creekside Setbacks.** Riverside and creekside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river, creek, and the street. In the more urban areas, buildings should align closer to the river or creek edge, while in more rural areas the buildings should be set farther away.
- (1) Minimum setback requirements are per the following Table 673-1a and 673-1b.

Table 673-1a

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback *	20 ft.	15 ft.	0 ft.	20 ft.	50 ft.	100 ft.

* Along the riverside, the setback will be measured from the top-of-bank.

Table 673-1b

Description	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Creekside Setback—High Bank Paseo present *	na	5'	5'	5'	15'
Creekside Setback—High Bank Paseo on opposite bank only **	15'	15'	15'	15'	15'

** Along the creek, in instances where a High Bank Paseo is only located on one side of the creek right-of-way, the opposite side shall have a 15-foot setback to allow for a shared passageway. The historic preservation officer may reduce the required setback for properties to no less than eight (8) feet for lots less than one hundred (100) feet in depth or on lots with a total area of less than five thousand (5,000) square feet.

- ### Table 673-2

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) **Plant Materials.** A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) **Incorporate Existing Native Vegetation.** Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

- (3) **Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic.** Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.
- (g) **Paving Materials.** An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.
 - (1) **Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the River or Creekside of Properties Abutting the River or Creek.** Pervious paving is encouraged where feasible and appropriate to the site.
 - A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.
 - B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.
 - C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.
 - D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.
- (h) **Site Walls and Fences.** Site walls and fences are used to help divide spaces, screen unsightly objects, and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.
 - (1) **Use of Site Walls to Define Outdoor Spaces.**
 - A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.
 - B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.
 - (2) **Site Wall and Fence Materials.**
 - A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.
 - B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.
- (i) **Street Furnishings.** Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks,

waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

- (1) **Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project.** The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creekside of buildings directly adjacent to the publicly owned portion of the river or creek:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

- (2) **Street Furnishing Materials.**

- A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
- B. Inexpensive plastic resin furnishings are prohibited.

- (3) **Advertising on Street Furnishings.**

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

- (4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river or creek pathway.

- (j) **Lighting.** Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

- (1) **Site Lighting.** Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

- A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
- B. Outdoor spaces adjoining and visible from the river or creek right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of one-half (0.5) foot-candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior

spaces visible from the river or creek right-of-way on the river or creek level and ground floor level shall use light sources with no more than the equivalent lumens of a 100-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river or creek right-of-way shall use light sources with the equivalent lumens of a 60-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a 100-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of two and one-half (2.5). Recreational fields and activity areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.

- C. Exterior light fixtures that use the equivalent of more than 100-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.
- D. Lighting spillover to the publicly owned areas of the river or creek or across property lines shall not exceed one-half ($\frac{1}{2}$) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) **Provide Lighting for Pedestrian Ways That is Low Scaled for Walking.** The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) **Light Temperature and Color.**

- A. Light temperature and color shall be between 2500°K and 3500°K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.
- B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to not conflict with any other requirement in this section.

(4) **Minimize the Visual Impacts of Exterior Building Lighting.**

- A. All security lighting shall be shielded so that the light sources are not visible from a public way.
- B. Lighting (up lighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
- C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) **Prohibited Lighting on the Riverside or Creekside of Properties Abutting the River or Creek.**

- A. Flashing lights.
- B. Rotating lights.
- C. Chaser lights.
- D. Exposed neon.
- E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
- F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) **Curbs and Gutters.**

- (1) **Construct Curb and Gutter Along the Street Edge of a Property.**
 - A. Install curbs and gutter along the street edge at the time of improving a parcel.
 - B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.
- (l) **Buffering and Screening.** The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.
 - (1) **Landscape Buffers Shall be Used in the Following Circumstances:** To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.
 - (2) **Screening Elements Shall be Used in the Following Circumstances:** To screen service areas, storage areas, or garbage areas from pedestrian ways.
 - (3) **Exceptions for Site Constraints.** Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example, a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width (see Figure 673-8).
 - (4) **Applicable Bufferyard Types.** Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.
 - (5) **Applicable Screening Fence and Wall Types.** Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.
- (m) **Service Areas and Mechanical Equipment.** Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.
 - (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river or creek.
 - A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.
 - B. Orient the door to a trash enclosure to face away from the street when feasible.
 - C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.
 - (2) Screening of service entrance shall be compatible with the buildings on the block face.
 - A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.
 - B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.
- (n) **Bicycle Parking.** On-site bicycle parking helps promote a long-term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well-lit and accessible area. UDC bicycle parking

requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

- (o) **Access to Public Pathway Along the River.** These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river in RIOs 1 through 6. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.
 - (1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:
 - A. At all street and vehicular bridge crossings over the river.
 - B. Where publicly owned streets dead end into the river.
 - C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.
 - (2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:
 - A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
 - B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
 - C. Reciprocal access agreements between property owners are permitted.
 - (3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek with distinctive architectural or landscape elements.
 - A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.
- (p) **Access to the Public Pathway Along the Creek (RIO-7).** These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the creek area.
 - (1) Connections from private property to the publicly owned pathway must maintain the functionality of publicly installed Low Impact Development features like bioswales.
 - (2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.
 - (3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.
 - (4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.
 - A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.
 - B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, stone, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.

- C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.
 - D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.
- (q) **On-site Open Space.** San Pedro Creek offers a unique opportunity to create privately owned, publicly-accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.
- A. **Forecourt**— An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least thirty (30) percent of the length of the building. Forecourts should be at least fifty (50) percent deep as their creek-side length.
 - B. **Courtyard**— An outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.
 - C. **Mid-Block Paseos**— See Downtown Design Guidelines, chapter 6, paragraph 2.
 - i. Connect from a public street to another public street, public alley or San Pedro Creek.
 - ii. Be at least fifteen (15) feet wide and should be located in the middle one-third ($\frac{1}{3}$) of a block.
 - iii. Be open to the public during normal business hours.
 - iv. Have a clear line of site from the street to the creek or other street.
 - v. Be at least fifty (50) percent open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation
 - vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least twenty-five (25) percent of its frontage.
 - vii. Include at least one gathering place with a fountain or other focal element.
 - viii. Add effective lighting to enhance visibility and safety.
 - D. **Arcade**— A covered pedestrian passageway defined by a building wall on one-side and columns or arches on the remaining sides.
 - E. **Canopy**— A covered pedestrian passageway defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.
 - F. **Pedestrian Oriented Mid-Block Service Drives and Fire Lanes**— Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:
 - i. A pedestrian path with a clear walking path of six (6) feet is provided.
 - ii. The sidewalk connects the creek to a street or connects two (2) parallel streets.
 - iii. Both sides of the service drive are planted with street trees no more than forty-five feet (45'-0") on-center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.
 - iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.

- v. The view from the sidewalk to dumpsters, service yards, and transformers, and other service and utility areas are screened with a six-foot (6'-0") high wall or landscape buffer.
- vi. Parallel parking spaces may be provided along the service drive but are not required.
- vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight-foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.

G. **Creek and Street Intersection.** The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.

- i. Provide a publicly accessible open space of at least six hundred twenty-five (625) square feet at street-creek intersections.
- ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.
- iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek-street intersection.

Table 673-3

Length of facade along the creek	90'	91' to 270'	Greater than 270'
Number of required Publicly Accessible Open Spaces	1	2	3

(r) RIO-7 Mid-Block Crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) [feet] long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.

- (1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.
- (2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in subsection 35-670(b)(4)G, Design Objectives for RIO-7. Alternate path alignments may be allowed by the historic preservation officer if the alternate path meets the goals of subsection 35-670(b)(4)G, Design Objectives for RIO-7.

(s) **New Elevator and Building Access.** In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

Sec. 35-674.02. - Building Design Principles in RIO-7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

- (a) **Mass and Scale.** A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.
 - (1) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.
 - (2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.
 - A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.
 - B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.
 - C. New buildings over seventy-five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy-five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.
 - D. Where a new building is infilled between an existing historic buildings on a block:
 - i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.
 - ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.
 - iii. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
- (b) **Height.** Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the creek and other significant landmarks are provided while allowing the appropriate density for an area.
 - A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.
 - B. Building step-backs shall be at least fifteen (15) feet.
 - C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.

Table 674-3

Description	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Maximum # of Stories	Unlimited	Unlimited. In the Main and Military Plaza Historic District comply with the Guide for New Construction in Historic Districts	8	6	4
Maximum Height in Feet	NA	NA	96 ft.	72 ft.	48 ft.
First Creek side building step-back	NA	Towers over 75 feet must step back 20' from the creek ROW or easement line.	5 stories	5 stories	NA

- (1) High-rise towers above ten (10) stories are encouraged in RIO-7a and allowed in RIO-7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.
 - A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.
 - B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.
 - C. Towers may extend directly up from the property line at the street and are not required to be setback.
 - D. Tower siting and massing should maintain key views toward important natural or man-made features.
 - E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.
 - F. Design the top of buildings to be a "fifth facade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.
 - G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.
 - H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.
 - I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.
 - J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.
 - K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

- L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.
 - M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.
- (2) Low-rise and mid-rise buildings are encouraged in RIO-7c, RIO-7d, and RIO-7e.
- (3) In RIO 7-d, organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:
- A. The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a 45-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).
- (c) ***Materials and Finishes.*** *After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.*
- (1) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.
- A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.
 - B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
 - C. Use especially durable materials on ground floor facades.
 - D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.
 - E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.
 - F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.
 - G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
 - H. Design curtain walls with detail and texture, while employing the highest quality materials.
 - I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
 - J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

- K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.
- L. RIO-7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the historic preservation officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(2) **Prohibited Exterior Materials.**

- A. Imitation stone (fiberglass or plastic);
- B. Plywood or decorative exterior plywood;
- C. "Lumpy" stucco, CMU;
- D. Rough sawn or "natural" (unfinished) wood, EIFS;
- E. Used brick with no fired face (salvaged from interior walls);
- F. Imitation wood siding;
- G. Plastic panels.

(e) **Pedestrian Orientation.** New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

- (1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this facade rhythm is encouraged in new buildings, even if a singular structure (see Figure 7.1 in the Downtown Design Guide).
- (2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.
- (3) **Horizontal Variation.** Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.
 - A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.
 - B. Avoid continuous massing longer than ninety (90) feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.
 - C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.
 - D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
 - E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").
- (4) **Vertical Variation.** Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane—often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level

that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3 of the Downtown Design Guide.

- A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.
 - B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."
 - i. Employ a different architectural treatment on the ground floor facade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
 - ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
 - iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
 - iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
 - v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.
 - vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.
- (5) **Fenestration.** Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's facade.
- A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).
 - B. Window placement, size, material and style should help define a building's architectural style and integrity.
 - C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.
 - D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
 - E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.
 - F. **Glazing.** Incorporate glazing that contributes to a warm, inviting environment for interior spaces.
 - i. Ground-floor window and door glazing should be transparent and non-reflective.
 - ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
 - iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- (6) **Street Wall.** In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the Downtown Design Guide. The height of the street wall is an important element in shaping the character of

the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

- A. Street walls should be located against the back of sidewalk.
 - B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
 - C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
 - D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.
 - E. Vertical breaks should also be taken into account with fenestration such as columns or bays.
 - F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:
 - i. Enhanced building facade.
 - ii. Enhanced garden or landscape in an open space.
 - iii. Variation in roof shape.
 - iv. Change material and color.
 - v. Tower element.
- (7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These On-site Open Spaces (see subsection 35-673(q)) should be integrated with the San Pedro Creek Improvements Project. Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.
- A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1.
 - i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.
 - B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publicly accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3.
 - i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long.
 - ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space.

- iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines.
- iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces.
- v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.

(8) Develop the first floor to activate the creek paseos and street sidewalks.

- A. In mixed-use buildings, retail buildings, or office buildings the creek side facade should be primarily transparent with seventy-five (75) percent of the length of the facade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in subsection 35-672(b)(1)D Curb Cuts should have at least fifty (50) [percent] of the facade devoted to windows. Facades facing side streets should have at least twenty-five (25) percent of the facade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.
- B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.
- C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.
- D. Alternate arrangements that provide creek and street activation may be approved by the historic preservation officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

- A. Locate active uses along the street and creek facade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
- B. Ground floor retail space shall be provided to a depth of at least twenty-five (25) feet from the front facade and shall include an average fourteen (14) foot to zero (0) inch floor-to-ceiling height, with heights above fourteen (14) feet being very desirable.
- C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.
- D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide.

- E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.
 - F. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.
 - G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
 - H. Use clear windows and doors to make the pedestrian level facade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.
 - I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.
 - J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
 - K. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
 - L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.
- (10) Incorporate a pedestrian-oriented scale at the street and creek level.
- A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
 - B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
 - C. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.
 - D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible Don't waste valuable street frontage on "back of house" uses.
 - E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located within one hundred (100) feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right-of-way.
- (11) **Street Entrances.** Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

- A. Reinforce a building's entry with one or more of the following architectural treatments:
 - i. Extra height lobby space;
 - ii. Distinctive doorways;
 - iii. Decorative lighting;
 - iv. Distinctive entry canopy;
 - v. Projected or deep recessed entry;
 - vi. Building name and address integrated into the facade;
 - vii. Artwork integrated into the facade or sidewalk;
 - viii. A change in paving material, texture, or color within the property line;
 - ix. Distinctive landscaping, including plants, water features and seating.
- B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.
 - i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown in Figure 673-1.
 - ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.
- C. Strong colors should emphasize architectural details and entrances.
- D. Deep recessed entries into the building are encouraged.

(12) **Creek Side Facade and Entrances.** The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

FINDINGS:

- a. The site located at 120 Nogalitos is currently enclosed by a wrought iron fence with two (2) driveway gates, and a single metal building is located at the south end of the property. Concrete and asphalt cover most of the site. This site is located within RIO-7 only.
- b. **EXTERIOR ALTERATIONS** – The applicant is proposing to modify the existing corrugated metal paneled building on the site. The existing building features a rectangular footprint and is currently void of any door or window openings, though it is open on the north elevation. Proposed alterations include installing windows and pedestrian doors on the east and west elevations. The guidelines for Building Design Principles in RIO-7 indicate that windows are to be as transparent as possible at the ground floor of the building and the placement, size, and material should help define a building's architectural style and integrity. Staff finds that the proposed window and door openings to be consistent with the RIO guidelines.
- c. **OUTDOOR SEATING/AWNINGS** – The applicant is proposing to add outdoor seating including tables and chairs on the site within the property lines and free-standing awnings adjacent to the existing metal building. Staff finds this to be consistent with the RIO/RIO-7 guidelines.
- d. **FENCING** – The applicant is proposing to install a new 7-foot-tall wrought iron fence on the east and west side of the property with inward swinging driveway gates. Staff finds the location and material of

the fence to be consistent with the guidelines. Per the UDC, the overall height of side/rear yard fences shall not exceed 6-feet in height. Staff finds that the height of the proposed fence be reduced to 6-feet.

- e. FOOD TRUCKS – The applicant has noted the outdoor area modifications are proposed to accommodate several food trucks on the premises. The applicant is responsible for coordinating with Zoning staff regarding allowable use of the property to ensure the proposed use is permitted.
- f. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

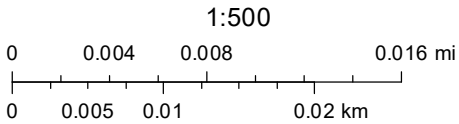
- i. That the overall height of the proposed fence be reduced to 6-feet to be consistent with the guidelines and UDC.
- ii. That the applicant provide staff with window and door specifications for review and approval prior to a COA being issued.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



October 14, 2021

— User drawn lines



Google Maps 120 Nogalitos St

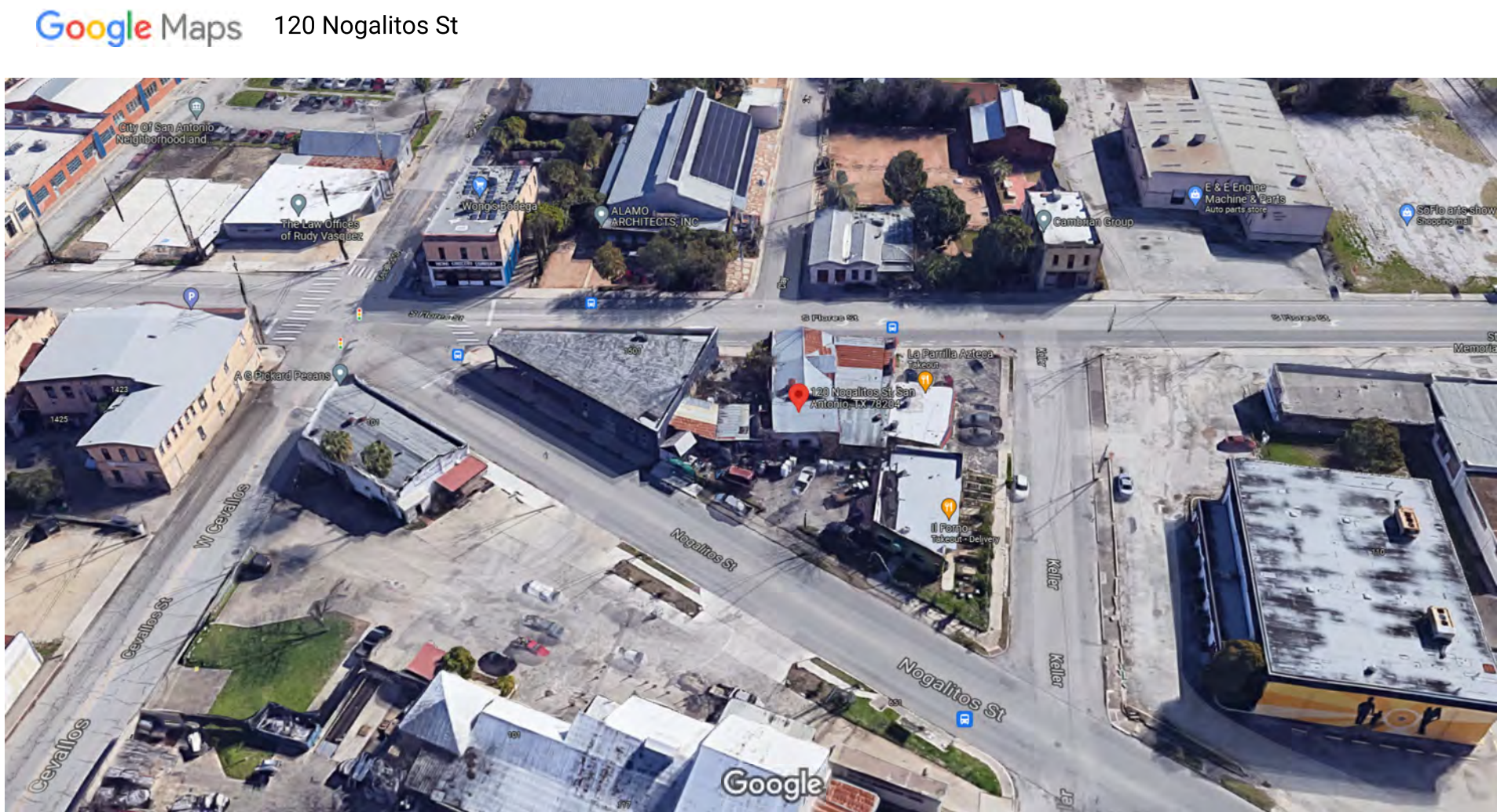


Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 120 Nogalitos St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft



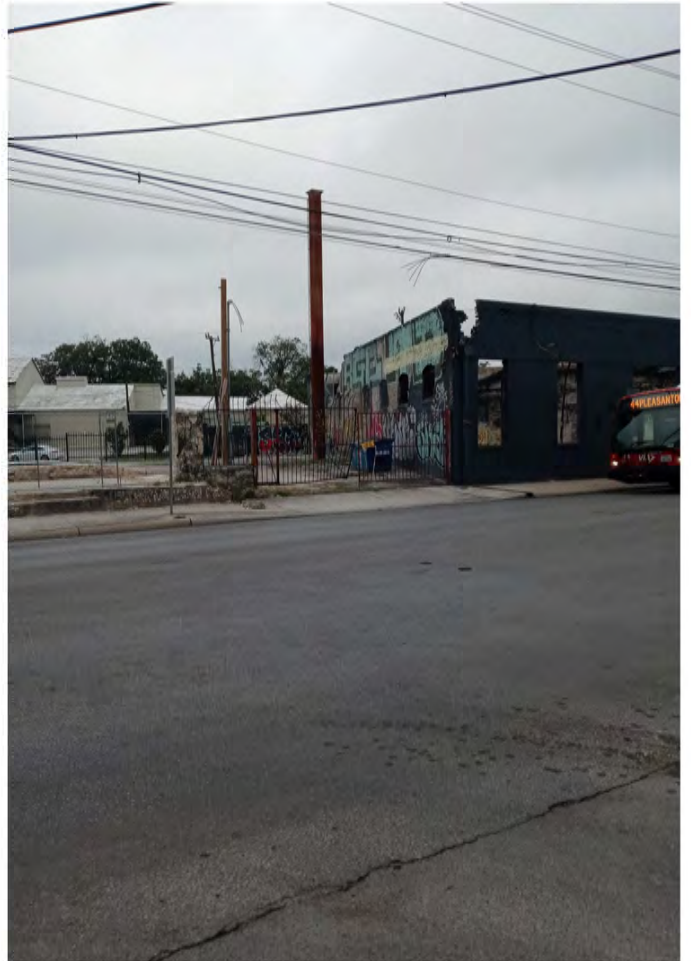
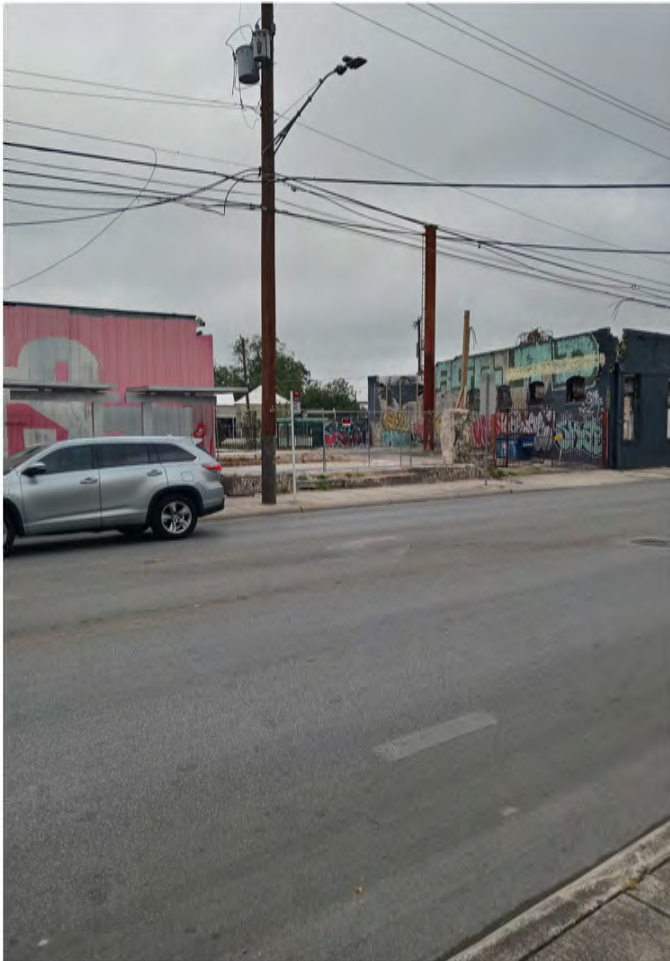
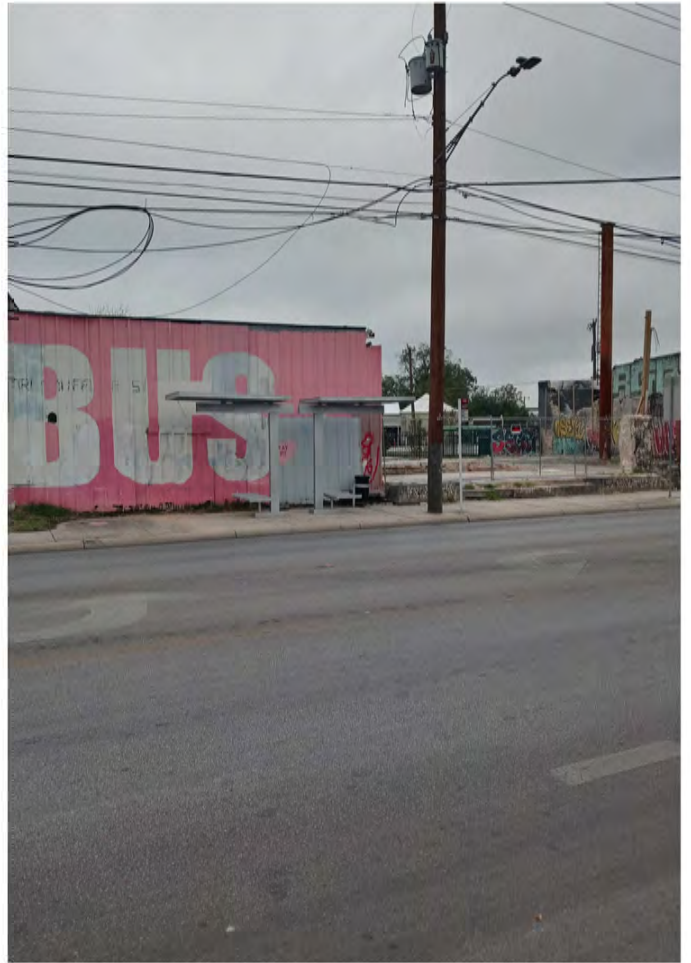
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 120 Nogalitos St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Flores Street View



Flores Street View



Flores Street View

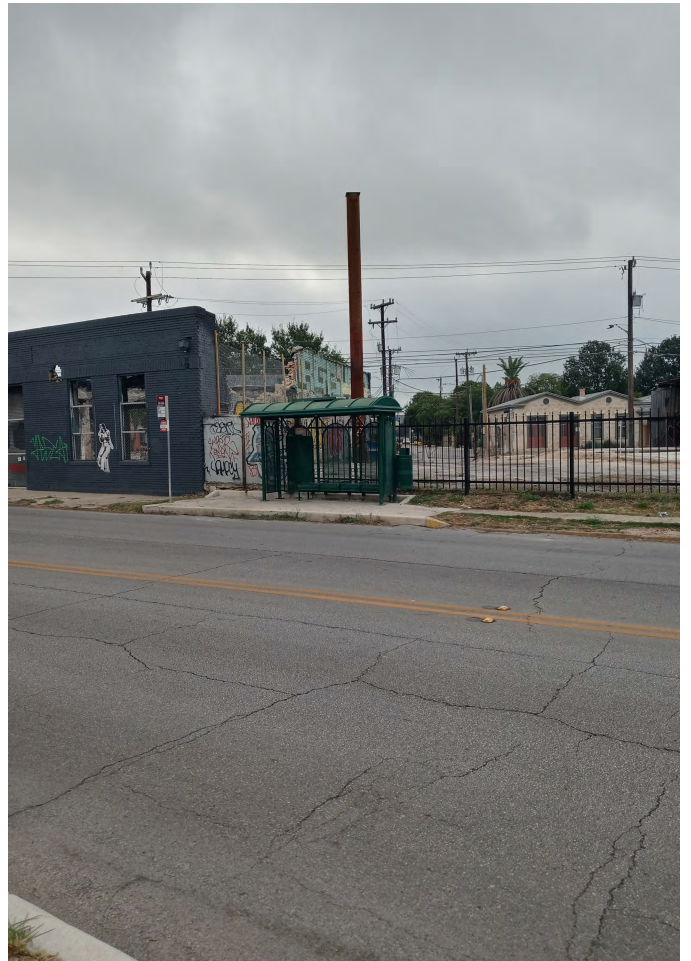


Keller Street View

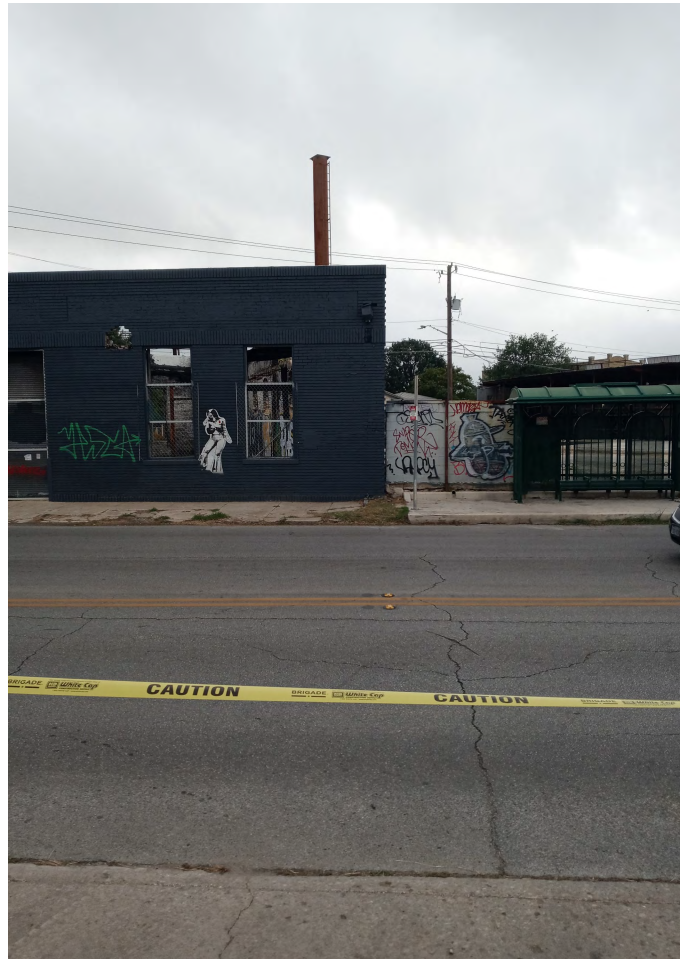


Keller Street View











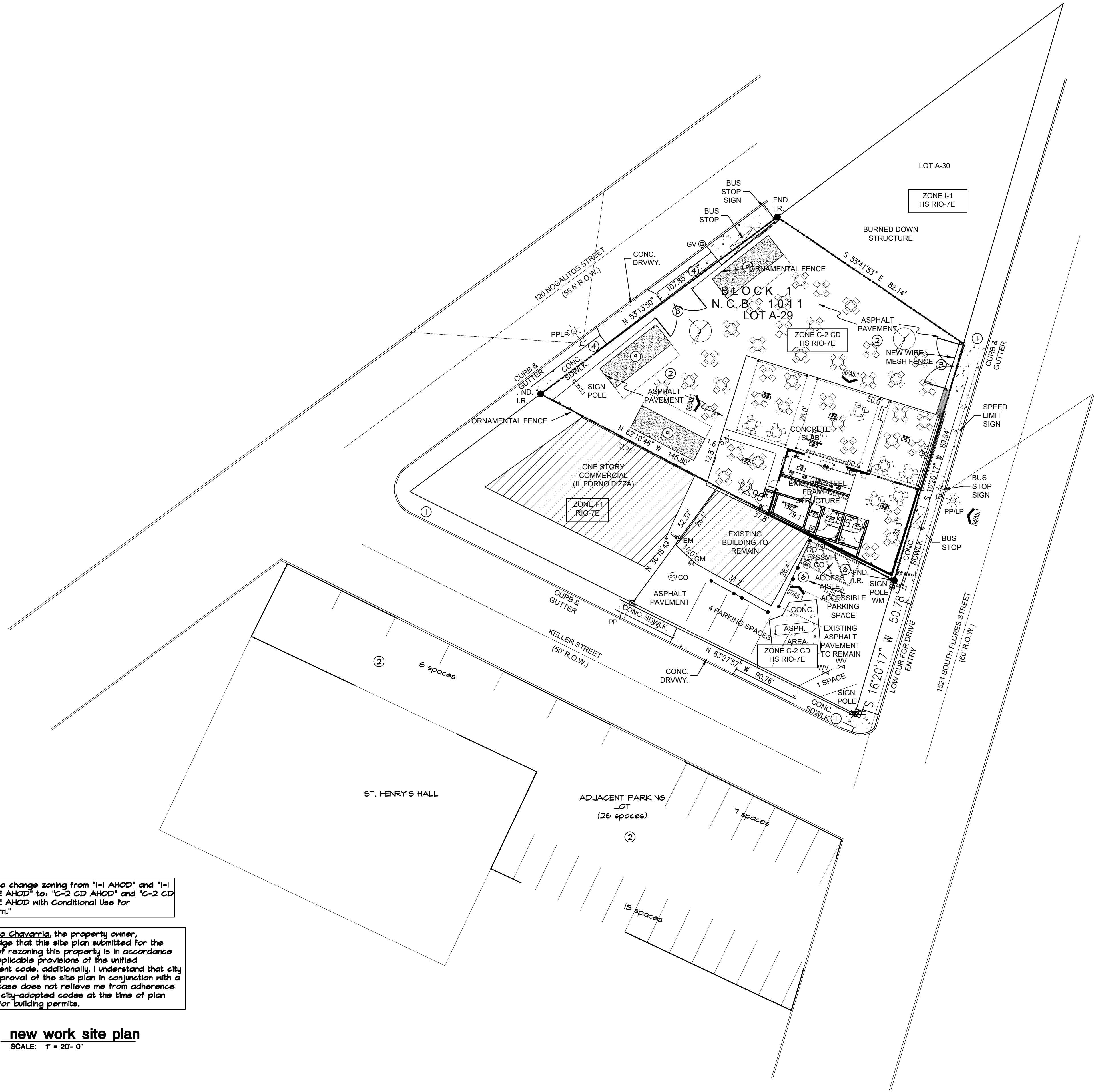


A1.1

1. PRIOR TO BEGINNING ANY WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW AFFECTING SITE WORK TO BE DONE, INCLUDING, BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, RESTRICTIONS OR REQUIREMENTS, LOCATION, SIZE AND DEPTH OF ALL UTILITIES, EXISTING TREES, EXISTING AND FINISHING GRADES, FINISH FLOOR ELEVATIONS AND SLAB DROPS, WALKS, DRIVES, EDGING, TRIM, CURBS, ALL FENCES AND WALLS AND ALL MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK. TO BE THE OWNER WILL BE NOTIFIED IMMEDIATELY REGARDING CHANGES OR DISCREPANCIES FOR SPECIFIC INSTRUCTIONS TO CONTRACTOR.
2. GRADE CONTOURS OF ELEVATIONS SHOWN ARE TAKEN FROM AVAILABLE DATA, ARE POTENTIALLY SCHEMATIC ONLY, AND MUST BE VERIFIED AND CHECKED OUT TOTALLY ON THE JOB (NECESSARY ADJUSTMENTS SHALL BE MADE PRIOR TO SETTING FORMS). THIS IS CRITICAL AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE JOB BASED UPON THESE CONDITIONS.
3. CONTRACTOR SHALL DO A PRELIMINARY LAYOUT OF BUILDING PLACEMENT PRIOR TO STAKING, AND TRENCHING OF FORMWORK FOR THE FOUNDATION. CONTRACTOR SHALL COORDINATE AND VERIFY EXACT HOUSE LOCATION WITH OWNER.
4. CONTRACTOR SHALL COORDINATE ALL EXTERIOR LIGHTING, CIRCUITS, SWITCHES, AND CONDUITS AS REQUIRED TO SERVICE ALL EXTERIOR LIGHTS (CONFIRM VATTAGE AND NUMBER OF CIRCUITS REQUIRED AND LOCATION OF SWITCHES).
5. CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION AT ALL TIMES.
6. SIZES AND WIDTHS OF DRIVEWAY AND SPECIFIC MATERIALS MUST BE REVIEWED WITH OWNER DURING BID STAGE.
7. VERIFY AVAILABLE UTILITY CONNECTIONS AND BID UNDERGROUND ELECTRICAL SERVICE. VERIFY WATER, SEWER, GAS, AND ELECTRICAL SERVICE DETAILS WITH OWNER (INCLUDING WATER METER SIZE).
8. TAG ALL TREES TO REMAIN (WITH OWNER'S APPROVAL) AND PROTECT DURING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL CONDITIONS DEALING WITH IRRIGATION SYSTEM. PROVIDE PVC SLEEVES UNDER DRIVES UNLESS INSTALLED BEFORE DRIVES POURED. COORDINATE WITH OWNER.

Request to change zoning from "I-1 AHOD" and "I-1 HS RIO-TE AHOD" to: "C-2 CD AHOD" and "C-2 CD HS RIO-TE AHOD with Conditional Use for Bar/Tavern."

I, Leopolda Chavarria, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the unified development code. Additionally, I understand that city council approval of the site plan in conjunction with a rezoning case does not relieve me from adherence to any/all city-adopted codes at the time of plan submittal for building permits.



- KEY NOTES**
- 1 EXISTING CONCRETE SIDEWALK TO REMAIN.
 - 2 ASPHALT PAVED PARKING LOT.
 - 3 CONCRETE ENTRY APRON.
 - 4 4'-0" WIDE CONCRETE SIDEWALK.
 - 5 EXISTING CONCRETE DRAINAGE RIPRAP TO REMAIN.
 - 6 ACCESSIBLE PARKING SPACE.
 - 7 ACCESSIBLE PARKING SIGNAGE TO BE WALL MTD.
 - 8 PAINT STRIPE ACCESSIBLE ACCESS AISLE.
 - 9 FOOD TRUCK



120
Nogalitos
Historic
Structure

120 Nogalitos
Street, San
Antonio, TX,
78204

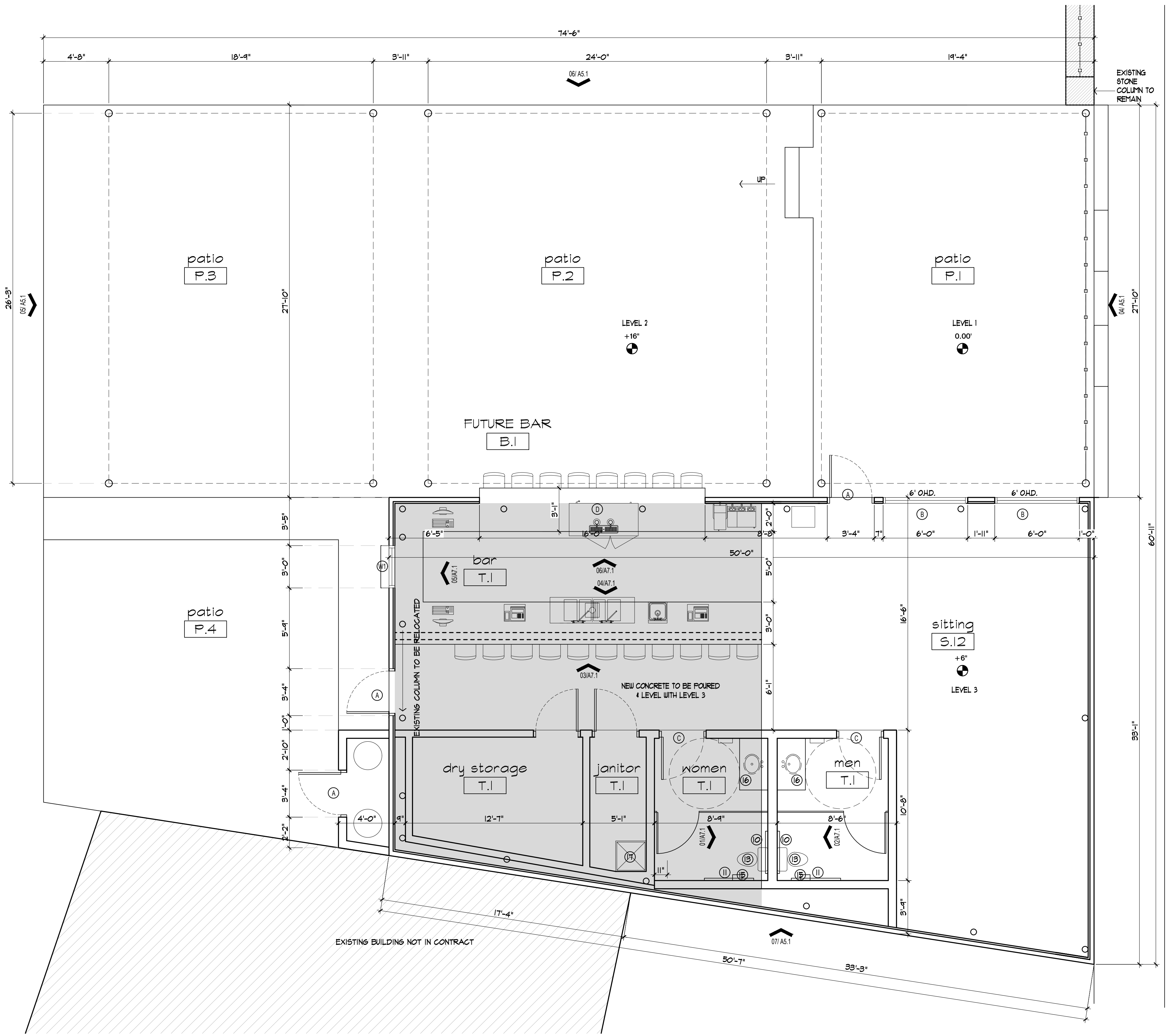
design set

REVISIONS:	DATE
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PROJECT No:	2020.054
DATE:	10.01.2021
SHEET:	of

new work
site plan

A1.2



01 proposed floor plan
SCALE: 1/4" = 1'- 0"

- FLOOR PLAN LEGEND**
- EXTERIOR WALL CONSTRUCTION
2x6 WOOD FRAMING AT 16" ON CENTER
 - INTERIOR WALL CONSTRUCTION
2x4 WOOD FRAMING AT 16" ON CENTER
- KEY NOTES**
- EXISTING SOLID LIMESTONE WALL TO REMAIN
 - EXISTING 8" CMU WALL TO BE REMOVED
 - EXISTING CONC. WALK TO REMAIN
 - EXISTING CONC. FOUNDATION TO REMAIN
 - EXISTING STEEL FRAME STRUCTURE TO REMAIN
 - EXISTING ASPHALT TO REMAIN
 - EXISTING STEEL FRAME STRUCTURE TO BE REMOVED
 - 5.5. UNDERMOUNT SINGLE COMPARTMENT SINK
 - WATER CLOSET
 - 42" SS GRAB BAR
 - 36" SS GRAB BAR
 - ACCESSIBLE URINAL
 - ACCESSIBLE WATER CLOSET
 - TOILET PAPER DISPENSER
 - PAPER TOWEL DISPENSER - ELECTRONIC
 - ACCESSIBLE LAVATORY
 - JANITOR SINK



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Boerne, Texas 78006
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210.986.0218
Alvin G. Peters, Architect #15199

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Alvin G. Peters

10.01.2021

120 Nogalitos Historic Structure

120 Nogalitos
Street, San
Antonio, TX,
78204

design set

REVISIONS: DATE

PROJECT NO: 2020.054
DATE: 10.01.2021
SHEET: 01

proposed
floor plan

A2.2

PAINT FINISH

ROOF PLAN GENERAL NOTES

1. ROOF SYSTEM AND SUPPORT TO MEET UL 30 WIND UPLIFT DESIGN CRITERIA
2. VERIFY MEP ROOF PENETRATIONS, QUANTITIES AND LOCATIONS WITH MEP DRAWINGS
3. ALL ROOF CURBS/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE FLOORING MANUFACTURER'S STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION
4. ALL FLASHING AND COUNTER FLASHING SHALL BE 26 GA. GALV. STEEL

ROOF PLAN KEY NOTES

1. TPO MEMBRANE ROOFING ON REBOUND BOARD ON RIGID INSULATION BOARD ON WOOD FRAMING.
2. 6X6 26GA. GALVANIZED STEEL THRU WALLS SCUPPER.
3. 6X6 26GA. GALVANIZED STEEL DOWNSPOUT.
4. HIGH PARAPET, 26GA. GALVANIZED STEEL COPING.
5. LOW PARAPET, 26GA. GALVANIZED STEEL COPING.



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120
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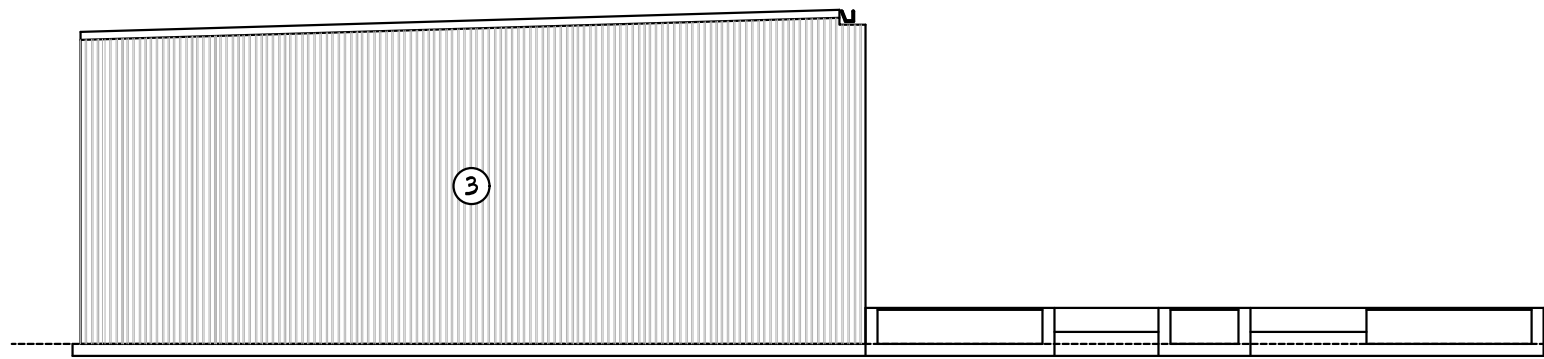
roof plan

A3.1

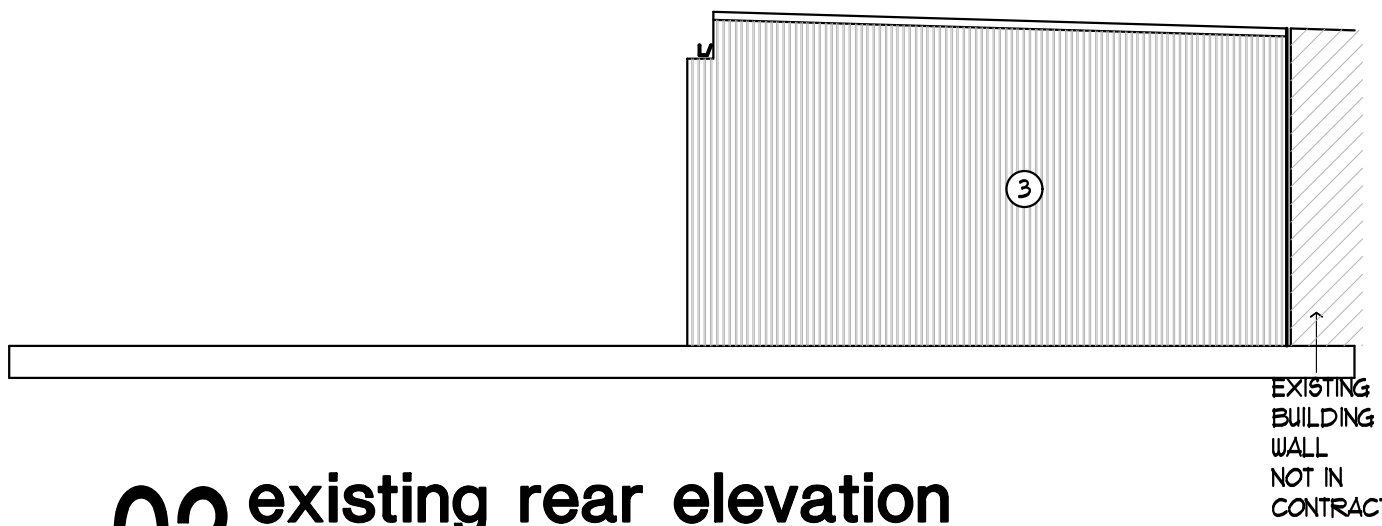


01 roof plan
SCALE: 1/4" = 1'- 0"

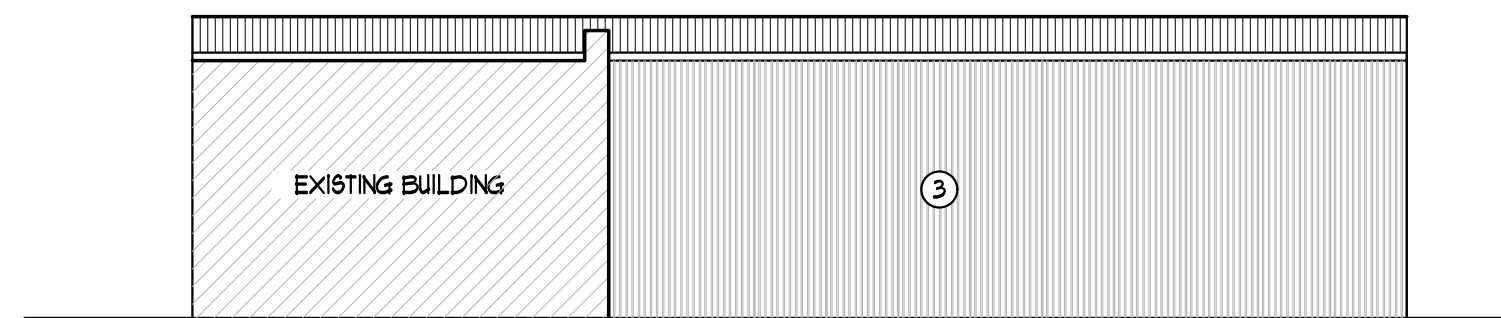
EXISTING BUILDING NOT IN CONTRACT



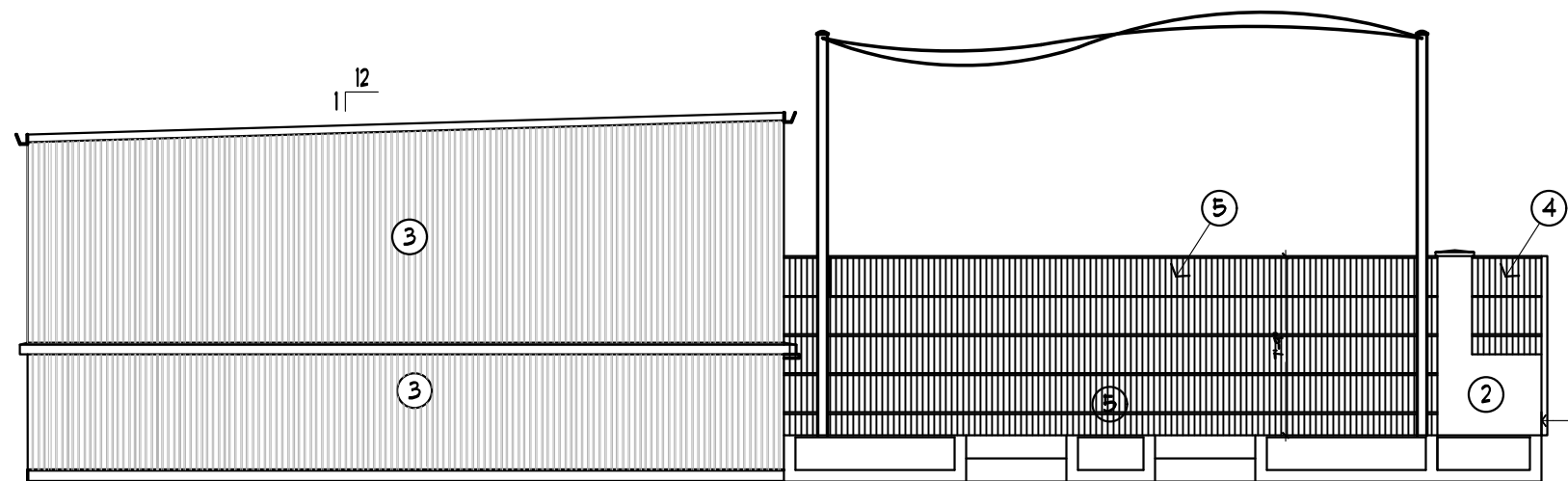
01 existing flores street elevation
SCALE: 1/8" = 1'- 0"



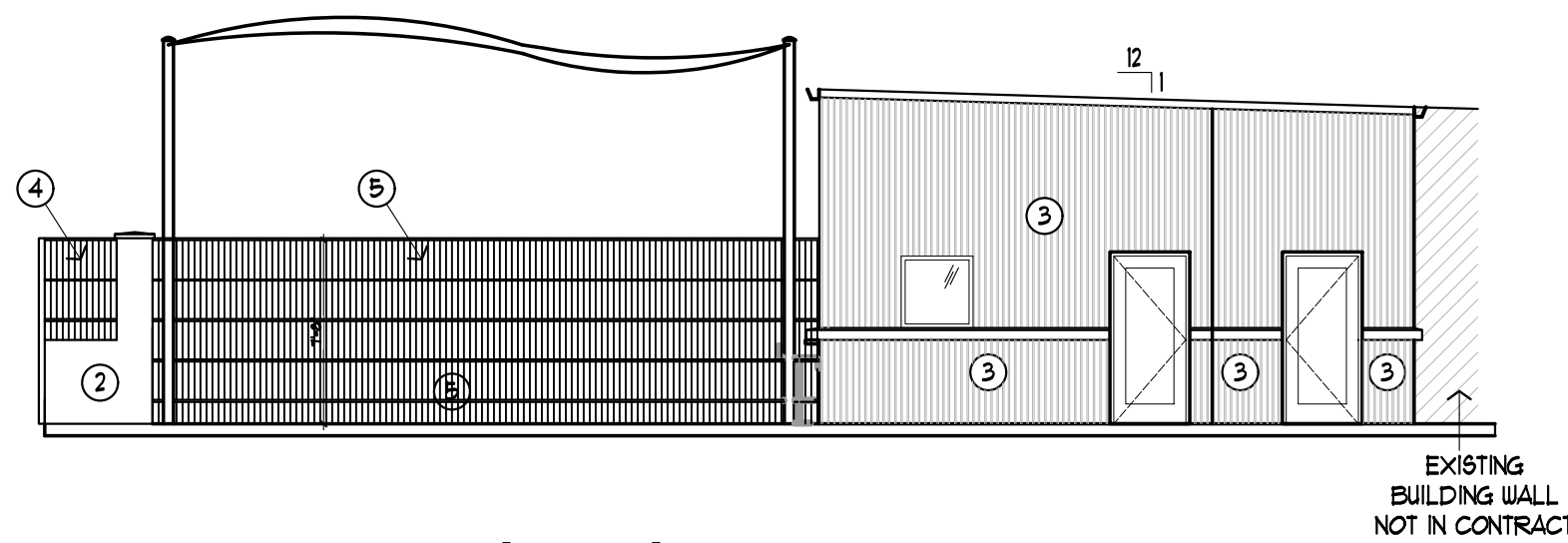
02 existing rear elevation
SCALE: 1/8" = 1'- 0"



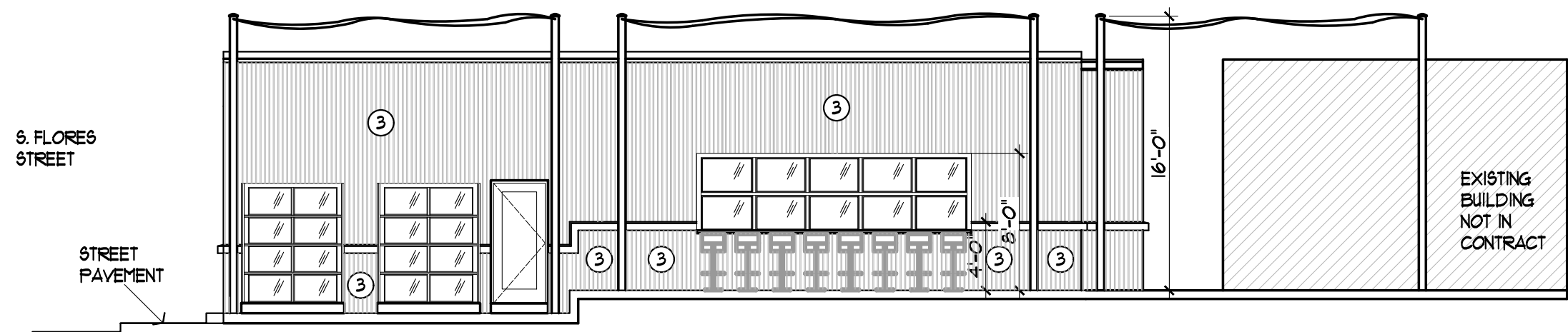
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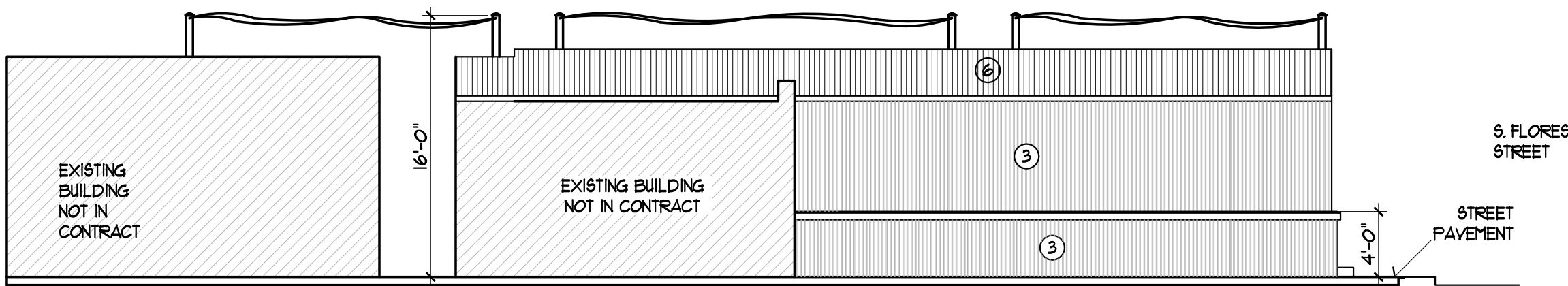
04 new flores street elevation
SCALE: 1/8" = 1'- 0"



05 new rear elevation
SCALE: 1/8" = 1'- 0"



06 new side elevation
SCALE: 1/8" = 1'- 0"



07 new side elevation
SCALE: 1/8" = 1'- 0"

- ELEVATION KEY NOTES**
- ① 3 COAT STUCCO FINISH ON EXPANDED METAL LATH ON 1/2 LB FELT ON 1/2" EXTENSION SHEATING ON WOOD FRAMING @ 16" ON CENTER.
 - ② SMOOTH FINISH LIMESTONE WALL
 - ③ CORRUGATED METAL PANELS - GALVALUME FINISH
 - ④ EXISTING METAL FENCE TO REMAIN
 - ⑤ NEW METAL FENCE
 - ⑥ EXISTING METAL ROOF



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10.01.2021

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design set

REVISIONS: DATE:

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SHEET: 01

existing &
new exterior
elevations
A5.1