

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-514
COMMON NAME: 9536 Espada Road
LEGAL DESCRIPTION: NCB 11173 BLK LOT P-100
ZONING: R-6
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Lauro Garza
OWNER: Lauro Garza
TYPE OF WORK: Installation of perimeter fencing
APPLICATION RECEIVED: October 07, 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 replace existing perimeter fence with new fencing. Proposed height is 6-feet around the entire perimeter.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The property located at 9536 Espada Road is an irregularly shaped parcel that backs up to the Espada Ditch. There is an existing primary structure on the property and is set back approximately
- b. FRONT YARD FENCE/GATE – The applicant is proposing to install a 6-foot-tall wrought iron fence and driveway gate at the front of the property. Per the Historic Design Guidelines for Site Elements, 2.B.ii. and iii., avoid installing a fence or wall in a location where one did not historically exist and limit the height of new fences within the front yard to a maximum of four (4) feet. Many of the properties along this stretch of Espada Road currently feature front yard fences with driveway gates. Staff finds that the proposed fence and gate design and location is consistent with the Historic Design Guidelines, and that the height should be reduced to four (4) feet to be consistent with the Guidelines.
- c. SIDE YARD FENCING – The applicant is proposing to install a 6-foot-tall, treated wood privacy fence along the side yard property lines. Per the Historic Design Guidelines for Site Elements, 2.C.i. and ii., set privacy fences back from the front façade of existing primary structures and do not use privacy fences in front yards. Staff finds that the style and height of this fence are consistent with the Historic Design Guidelines. The proposed location of the fence should not extend beyond the front wall plane of the existing primary structure on the property to be consistent with the Historic Design Guidelines.
- d. REAR YARD FENCING – The applicant is proposing to install a 6-foot-tall wood framed cattle panel/mesh fence along the rear yard of the property. Staff finds that the fence style, general location, and height is consistent with the Historic Design Guidelines.
- e. ARCHAEOLOGY – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- f. ARCHAEOLOGY – Staff has general concern about the sensitivity of the site and the impacts of construction to the Espada Acequia. Detailed construction management plans should be developed and provided prior to permitting that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.

RECOMMENDATION:

Staff recommends approval based on findings b through f with the following stipulations:

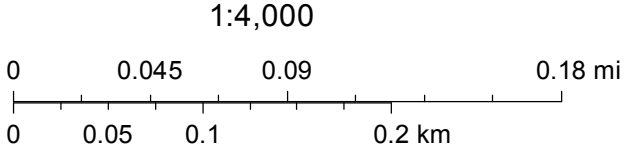
- i. The proposed privacy fence does not extend beyond the front wall plane of the existing structure on the site.
- ii. The proposed front yard fence be no taller than four (4) feet and predominantly open to be consistent with the Historic Design Guidelines.
- iii. ARCHAEOLOGY - The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. The Espada Acequia shall be preserved and shall not be impacted by new construction. Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35- 672 does not allow drainage into the acequia. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. No construction activities will occur within the buffer area. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. This fencing should be present on-site until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.

City of San Antonio One Stop



October 28, 2021

— User drawn lines



Untitled Map

Write a description for your map.

Legend





Untitled Map

Write a description for your map.

Legend



9536 Espada Rd

Write a description for your map.

Legend



Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

La Ditch

300 ft

9536 Espada Road





Espada Street view to the east of property



Espada street down the south fence view



Espada Street view of center of property



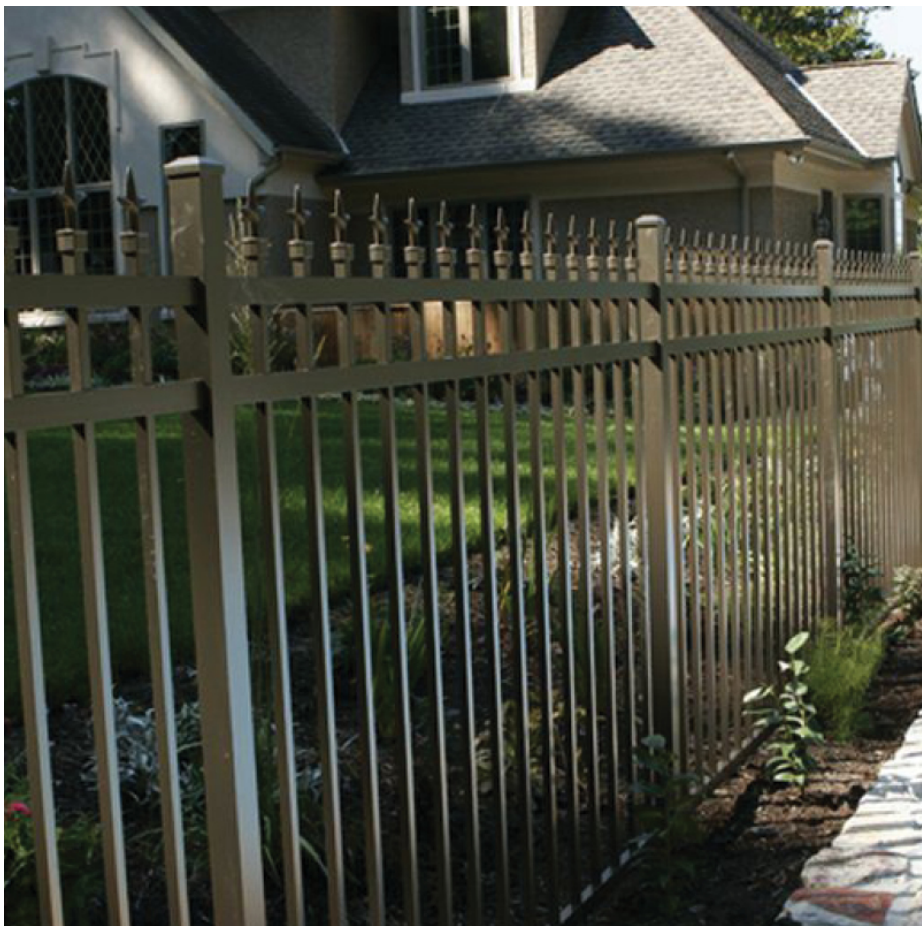
Privacy fence proposal



Mesh fence proposal



Gate proposal



Wrought Iron Proposal

Garza future Residence at 9536 Espada Road

With the application please include the following information:

1. Current color pictures of the site showing the existing conditions.



From rear of property to street



Google Map top view

Anchoring our Neighborhood

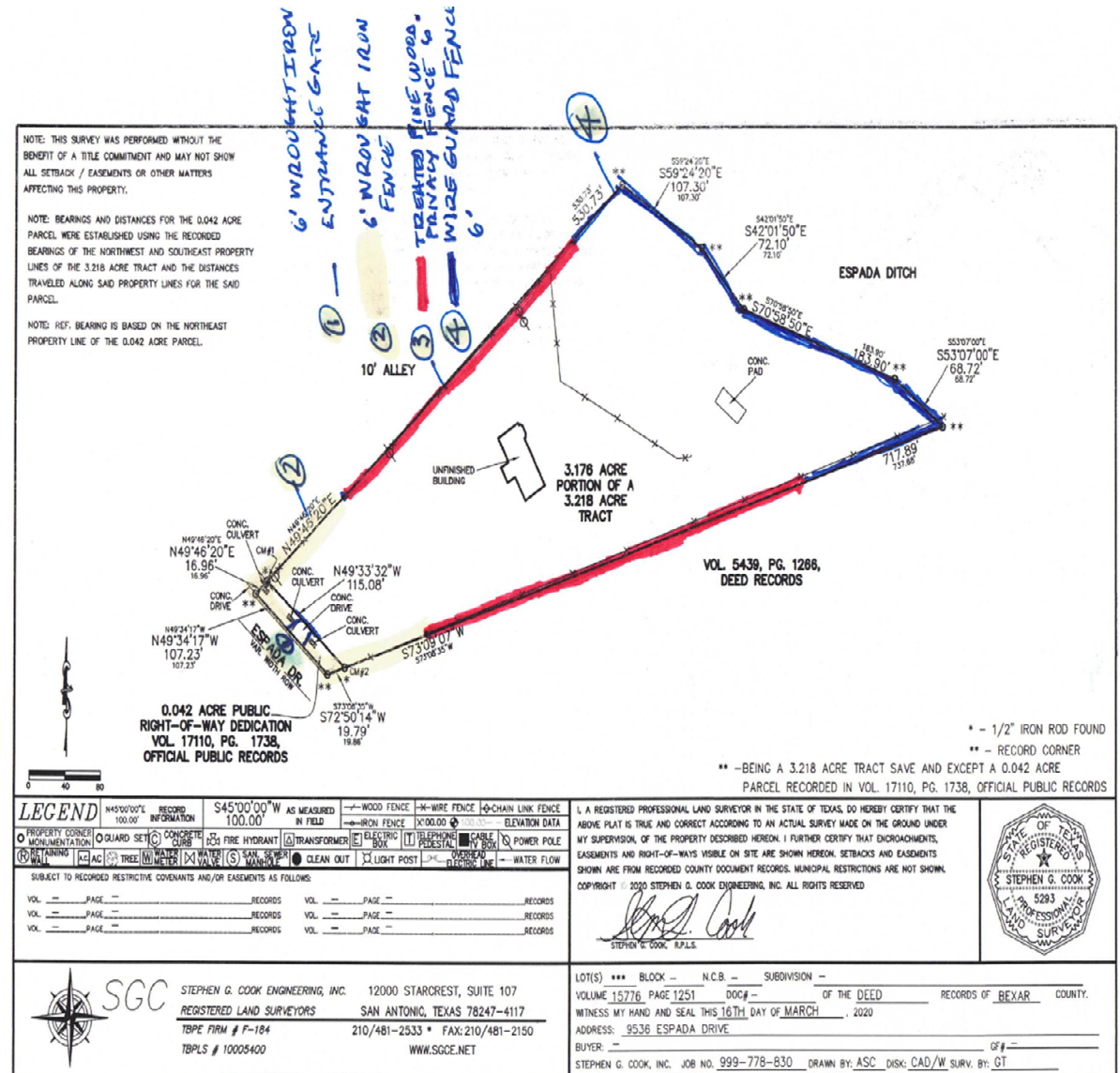
9536 Espada Road

San Antonio TX 78214

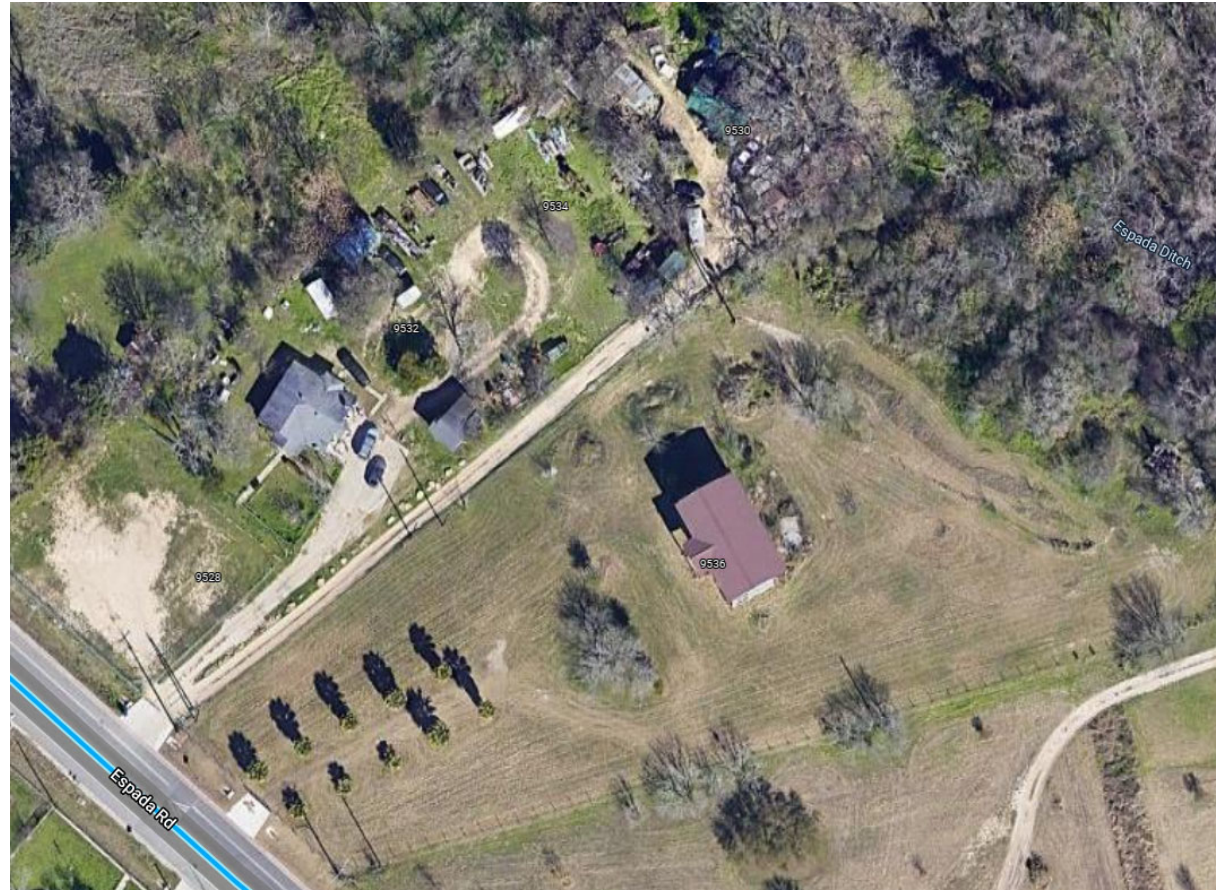
Lauro and Roxanne Garza



Site plan Current property lines



Each parcel
next door is
spattered with
salvage
vehicles,
equipment
storage
buildings



Background

Property located at 9536 Espada Road
just north of South Loop 410

Seeking approval for additional 2 feet
above 4 foot fence standard

Existing 3 inch metal posts will be
reused

Reestablishing entire perimeter fencing
Metal railing, Wood and wire mesh



Samples
Front of property



Samples Side of property



Samples Rear of Property



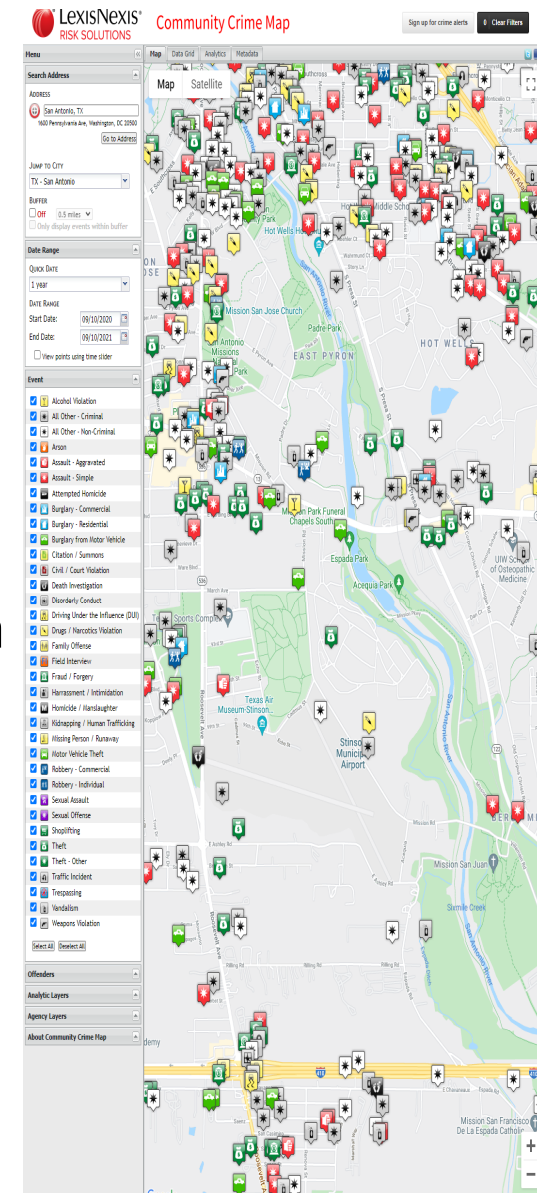
Background of Crime Stats in 78214 area

**Property Crime Calls this past year
58 "Burglary (home/auto) Criminal
Mischief, Pandhandling, theft of
property..."**

Crimes against persons 58 (Assault, Disturbance (gun/knife) lewd conduct, robbery, shooting, suspicious persons with gun/knife in vehicle and on foot

Traffic Calls 82 (DWI, Abandoned vehicles, Major/minor accidents)

Other Calls 201 (animal related, narcotic violations, disturbances, property theft, wanted persons...)



Goals Objectives

- **Build perimeter fencing around 9536 Espada Road property**
- **Enclose property with safe and secure fencing**
- **Build residence on this site integrating current structure with newly designed dwelling unit**

9500 Block of
Espada Road
Neighbors on
north property
line if over 4 feet



9500 Block
6 foot fence
with barbed
wire top



9400 block of
Espada Road
Over 4 foot
fence



5900 Block
6 foot fence



In closing

- **Thank you for your consideration**
- **Our goal is grow our community**
- **Contribute to developing a safer environment for all our neighbors**
- **Create another area citizens can enjoy**
- **Develop pride in the Asequia and Mission gems**