

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

Development and Business Service Center

1901 South Alamo

San Antonio, Texas 78204

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**Wednesday, July 20, 2022**

**3:00 PM**

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The Historic and Design Review Commission will hold its regular meeting in the Board Room at 1901 South Alamo, beginning at 3:00 p.m. Once a quorum is established, the Historic and Design Review Commission will take up the following items no sooner than the designated times.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos). To call to listen to audio only, in English or Spanish, call 210-206-LIVE (5483).

Members of the public can comment on items on the agenda, consistent with procedural rules governing HDRC meetings and state law. Public comments may also be provided as follows:

1. Leave a voice message a maximum of two minutes by dialing 210-206-HDRC(4372) by 12 noon on the day of the meeting. Voicemail messages will be played during the meeting. Please include your full name, home or work address, the item number and item address of the request.
2. Submit written comments to [HistoricDesignReviewCommission@sanantonio.gov](mailto:HistoricDesignReviewCommission@sanantonio.gov) by 12 noon on the day of the meeting. Please include your full name, home or work address, the item number and item address of the request. Written comments will be part of the official written record only.

#### **3:00 P.M. – Call to Order**

- Roll Call
- Chairman's Statement
- Public Comments

## **Approval of Minutes**

Approval of HDRC meeting minutes for June 29, 2022.

## **CONSENT AGENDA**

Items are placed on the consent agenda when staff recommends approval or recommends approval with stipulations that the applicant agrees to. Any member of the public desiring to speak on a consent agenda item may sign up and be heard prior to voting on the consent agenda. Commissioners may request to remove any item from the consent agenda and have it placed on the individual consideration agenda. All items on the consent agenda will be considered for approval by one motion adopting the items with staff findings and recommendations.

1. Discussion and action on 21 proposed changes to Chapter 35, the Unified Development Code (UDC), as part of the 2021 UDC amendment program.
2. Address/Description: 515 WILLOW ST  
HDRC Case No.: 2022-367  
Historic District Name: Dignowity Hill  
Applicant: Cory Hawkins/Beaty Palmer Architects  
Request: Signage and exterior modifications  
City Council Dist.: 2
3. Address/Description: 710 S ST MARYS ST  
HDRC Case No.: 2022-357  
Historic District Name: Lavaca  
Applicant: Jena Hammond Nichols/Sanders Architecture  
Request: Fenestration modifications, site modifications  
City Council Dist.: 1
4. Address/Description: 2219 W Gramercy  
HDRC Case No.: 2022-255  
Historic District Name: Monticello Park  
Applicant: Michael Clancy  
Request: New construction of a 1-story, single-family residential structure  
City Council Dist.: 7
5. Address/Description: 2602 N FLORES ST  
HDRC Case No.: 2022-366  
Landmark Name: Individual Landmark

Applicant: MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
Request: Conceptual review of partial demolition, construction of an addition  
City Council Dist.: 1

6. Address/Description: 415 LABOR ST  
HDRC Case No.: 2022-356  
Historic District Name: Lavaca  
Applicant: Luis Fernandez  
Request: Fenestration and site modifications  
City Council Dist.: 1
7. Address/Description: 732 N PINE ST  
HDRC Case No.: 2022-370  
Historic District Name: Dignowity Hill  
Applicant: Adeel Riaz/MAJESTIC INVEST LLC  
Request: Fence installation  
City Council Dist.: 2
8. Address/Description: 1914 E HOUSTON ST  
HDRC Case No.: 2022-290  
Historic District Name: Dignowity Hill  
Applicant: ABIGAIL SANTANGELO  
Request: Construction of a rear addition  
City Council Dist.: 2
9. Address/Description: 141 GUADALUPE ST/San Pedro Creek, Phase 4.1 between Chavez and El Paso  
HDRC Case No.: 2022-354  
Applicant: John Mize/Ford, Powell & Carson  
Request: Construction of San Pedro Creek, Phase 4.1  
City Council Dist.: 1
10. Address/Description: 239 E GRAYSON ST  
HDRC Case No.: 2022-362  
RIO District: RIO-2  
Applicant: Jennifer Chowning/Potluck Hospitality  
Request: Signage  
City Council Dist.: 1
11. Address/Description: 909 HAYS ST  
HDRC Case No.: 2022-347

Historic District Name: Dignowity Hill  
Applicant: Frank Telles/FT Builder Services LLC  
Request: Construction of a front porch, demolition of a rear accessory structure  
City Council Dist.: 2

**12. Address/Description: 822 N CHERRY**

HDRC Case No.: 2022-359  
Historic District Name: Dignowity Hill  
Applicant: Alberto Arroyo  
Request: Carport reconstruction  
City Council Dist.: 2

**13. Address/Description: 1223 S ALAMO ST**

HDRC Case No.: 2022-284  
Landmark Name: Individual Landmark  
Historic District Name: King William  
Applicant: Daniel Cruz/Design Coop  
Request: Fencing, landscaping and site modifications  
City Council Dist.: 1

**14. Address/Description: 1127 NOLAN ST**

HDRC Case No.: 2022-361  
Historic District Name: Dignowity Hill  
Applicant: Garrett Cox/COX GARRETT & JESSICA  
Request: Partial demolition, addition  
City Council Dist.: 2

**15. Address/Description: 250 BENITA ST**

HDRC Case No.: 2022-369  
Historic District Name: Mission  
Applicant: Window World  
Request: Window replacement  
City Council Dist.: 3

**16. Address/Description: 8415 OLD CORPUS CHRISTI RD**

HDRC Case No.: 2022-371  
Historic District Name: Mission  
RIO District: RIO-6  
Applicant: Window World  
Request: Window replacement  
City Council Dist.: 3

17. Address/Description: 219 THORAIN BLVD  
HDRC Case No.: 2022-368  
Historic District Name: Olmos Park Terrace  
Applicant: Josefina Josefina Rodriguez  
Request: Siding replacement  
City Council Dist.: 1

## **INDIVIDUAL CONSIDERATION**

18. Address/Description: 1111 & 1115 N PALMETTO  
HDRC Case No.: 2022-373  
Historic District Name: Dignowity Hill  
Applicant: James Benfield  
Request: Amendment to a previously approved design regarding window materials, siding profile and appearance, and fenestration profiles  
City Council Dist.: 2
19. Address/Description: 1012 N CHERRY/1014 N CHERRY  
HDRC Case No.: 2022-315  
Historic District Name: Dignowity Hill  
Applicant: Ricardo Turrubiates/Mint Development LLC  
Request: Construction of six, 2-story residential structures  
City Council Dist.: 2
20. Address/Description: 409 QUITMAN ST  
HDRC Case No.: 2022-374  
Historic District Name: Government Hill  
Applicant: Alex Cruz/CRUZ ALEX LOUIS  
Request: Fenestration modifications, construction of rear addition, exterior modifications, landscaping  
City Council Dist.: 2
21. Address/Description: 915 E Crockett  
HDRC Case No.: 2022-334  
Historic District Name: Dignowity Hill  
Applicant: Jennifer Park  
Request: Construction of a 2-story, single family residential structure  
City Council Dist.: 2

- 22.** Address/Description: 226 E HUISACHE AVE  
HDRC Case No.: 2022-303  
Historic District Name: Monte Vista  
Applicant: Nadav Givoni/GR-226 HUISACHE LLC  
Request: Window replacement  
City Council Dist.: 1
- 23.** Address/Description: 334 W ELSMERE PLACE  
HDRC Case No.: 2022-130  
Historic District Name: Monte Vista  
Applicant: Tom Krulevitch  
Request: Exterior modifications, construction of a rear addition, rear accessory structure modifications and addition, site modifications  
City Council Dist.: 1
- 24.** Address/Description: 132 E MAGNOLIA AVE  
HDRC Case No.: 2022-253  
Historic District Name: Monte Vista  
Applicant: Alan Neff/829 Dakota St, San Antonio, TX 78203  
Request: Partial demolition and addition (primary), demolition and new construction (accessory)  
City Council Dist.: 1
- 25.** Address/Description: 238 W HOLLYWOOD AVE  
HDRC Case No.: 2022-365  
Historic District Name: Monte Vista  
Applicant: David Leibold/LEIBOLD DAVID G &  
Request: Window replacement  
City Council Dist.: 1
- 26.** Address/Description: 516 NOLAN ST  
HDRC Case No.: 2022-339  
Historic District Name: Dignowity Hill  
Applicant: Juan Sanchez  
Request: Partial demolition, addition, window replacement  
City Council Dist.: 2
- 27.** Address/Description: 506 STIEREN

HDRC Case No.: 2022-346  
Historic District Name: King William  
Applicant: caroline gado  
Request: New construction of four, multi-story structures  
City Council Dist.: 1

**28.** Address/Description: 305 LAVACA ST  
HDRC Case No.: 2022-345  
Historic District Name: Lavaca  
Applicant: Caroline Gado  
Request: New construction of two, 2-story duplex structures  
City Council Dist.: 1

## **Adjourn**

At any time during the meeting, the Historic and Design Review Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

## **ACCESSIBILITY STATEMENT**

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 2072098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

## **DECLARACIÓN DE ACCESO**

La Ciudad de San Antonio garantiza acceso a las reuniones, los programas y los servicios de la Ciudad proporcionando: traducción e interpretación, materiales en formatos alternativos y otras adaptaciones a pedido. Para solicitar estos servicios llame al (210) 207-2098 o Relay Texas 711 o solicite estos servicios en línea en <https://www.sanantonio.gov/gpa/LanguageServices>. Dando un aviso al menos 72 horas antes ayudará a garantizar la disponibilidad.

Posted on: 07/13/2022 04:58 PM