

# City of San Antonio



## AGENDA

### Historic and Design Review Commission (HDRC)

Development and Business Service Center

1901 South Alamo

San Antonio, Texas 78204

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**Wednesday, March 20, 2024**

**12:30 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. Attend the in-person hearing and signup to speak before the meeting begins at 4 PM. Each member of the public will have two minutes to speak unless otherwise directed by the Chair.

**No cases to be heard until 4:00 P.M.**

**12:30 P.M. - Commissioners will participate in a virtual training.**

#### **4:00 P.M. – Call to Order**

- Roll Call
- Chairman's Statement
- Public Comments

#### **Approval of Minutes**

Approval of minutes for the March 6, 2024, Historic and Design Review Commission meeting.

#### **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. Address/Description: Robert B Green Way to Jovita Idar Memorial Way  
HDRC Case No.: 2024-081  
Landmark Name: Individual Landmark  
Applicant: Clayton Wallace/Development Services Department  
Request: Robert B Green Way to Jovita Idar Memorial Way  
City Council Dist.: 5
2. Address/Description: 515 VILLITA ST  
HDRC Case No.: 2024-053  
Historic District Name: La Villita  
RIO District: RIO-3  
Applicant: Samuel Panchevre/Alamo City Investments  
Request: Construction of trellis structures on the river side, installation of vinyl graphics, installation of murals, installation of an altar within flower bed  
City Council Dist.: 1
3. Address/Description: 421 E COMMERCE ST  
HDRC Case No.: 2024-109  
Historic District Name: Alamo Plaza

RIO District: RIO-3

Applicant: Ron Bechtol/Ron Bechtol, Architect

Request: Replacement of the exterior stair on the river side, installation of new umbrellas and patio elements, painting

City Council Dist.: 1

4. Address/Description: 211 WICKES

HDRC Case No.: 2024-091

Historic District Name: King William

Applicant: Elaine Lutton

Request: Historic Tax Verification

City Council Dist.: 1

5. Address/Description: 134 E MULBERRY AVE

HDRC Case No.: 2024-110

Historic District Name: Monte Vista

Applicant: Alberto encinia/a. e. secure investments corp

Request: New construction of a rear accessory structure

City Council Dist.: 1

6. Address/Description: 323 CEDAR ST

HDRC Case No.: 2024-085

Historic District Name: King William

Applicant: Rosemary Dan/DANA ROSEMARY AGUILAR

Request: Site work modifications

City Council Dist.: 1

## INDIVIDUAL CONSIDERATION

### *Returning cases*

7. Address/Description: 900 W HOUSTON ST

906 W HOUSTON ST

904 W HOUSTON ST

111 N FRIO ST

908 W HOUSTON ST

HDRC Case No.: 2023-408

Landmark Name: Individual Landmark  
Historic District Name: Cattleman Square  
Applicant: James McKnight/Ortiz McKnight PLLC  
Request: Demolition of a Landmark  
City Council Dist.: 5

8. Address/Description: 100 N MAIN  
HDRC Case No.: 2024-060  
Landmark Name: Individual Landmark  
Historic District Name: Main/Military Plaza  
RIO District: RIO-3  
Applicant: Jeremy Merritt/Merritt Development Group  
Request: Construction of a 10-story hotel  
City Council Dist.: 1

9. Address/Description: 315 W SUMMIT AVE  
HDRC Case No.: 2024-077  
Historic District Name: Monte Vista  
Applicant: Kurt Lehr/Lehrco LLC  
Request: Addition  
City Council Dist.: 1

*New cases*

10. Address/Description: 618 BROADWAY  
HDRC Case No.: 2024-099  
RIO District: RIO-2  
Applicant: Javier Alonso/PreHospitality  
Request: Exterior modifications, storefront replacement, window replacement, rehabilitation, canopy installation  
City Council Dist.: 1
11. Address/Description: Market Street at Bypass Channel  
HDRC Case No.: 2024-116  
Common Name: Market Street Bridge  
RIO District: RIO-3  
Applicant: Jenny De Leon/City of San Antonio - Public Works - Streets Division Pothole Patrol

Request: Bridge repair and modifications  
City Council Dist.: 1

12. Address/Description: 1028 S ALAMO ST  
HDRC Case No.: 2024-088  
Historic District Name: King William  
Applicant: patti imbus /Britten Lift & Installation  
Request: Signage  
City Council Dist.: 1

13. **Address/Description: 2619 MCCULLOUGH AVE – POSTPONED BY APPLICANT**  
HDRC Case No.: 2024-106  
Historic District Name: Monte Vista  
Applicant: Bertha Zuniga/Zuniga Law, PLLC  
Request: Fenestration modifications and infill of eight wood windows  
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: 03/18/2024 09:40 AM