

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO: 2024-078
ADDRESS: 600 THEO PARKWAY
LEGAL DESCRIPTION: NCB 20 BLK LOT PART OF A-15 (ARB TR-21) -13.9407 AC-, & P-112 (0.202 AC)
ZONING: R-6, H, RIO-4
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
PUBLIC PROPERTY: Yes
APPLICANT: Stan Johnson/Rialto Studio Inc.
OWNER: Alma Nunez/City of San Antonio Public Works Department
TYPE OF WORK: Park improvements to include the installation of a dog park, shade structures, sidewalks and other amenities
APPLICATION RECEIVED: February 15, 2024
60-DAY REVIEW: April 15, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform improvements at 600 Theo Parkway, commonly known as Concepcion Park. Within this request, the applicant has proposed the following:

1. Construct a dog park to feature a perimeter fence to feature six (6) feet in height, an ADA picnic table, new trees, a dog bowl drinking fountains, pedestrian drinking fountains, and a new shade canopy. An additional twenty-five (25) trees will be planted. The applicant has proposed an option to install an additional two (2) shade structures over two existing picnic tables on site.
2. Install new accessible routes to the dog park to feature concrete sidewalk connections from the existing parking lot and basketball court.

APPLICABLE CITATIONS:

Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District:

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
 - (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
 - (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
 - (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.
- (b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.
- (c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic

and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio

and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and

easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to

be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of

the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall

all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should

reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

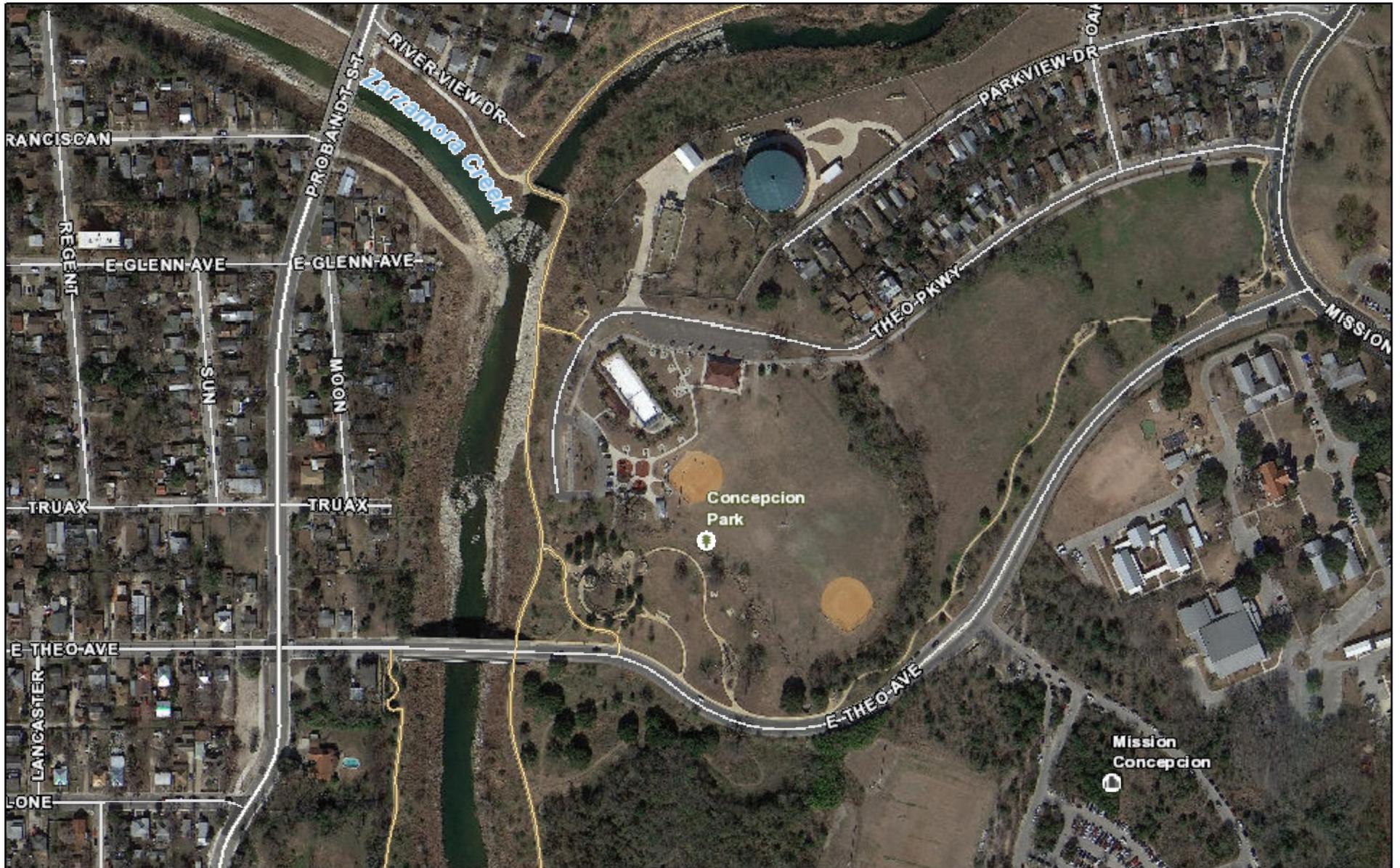
- a. The applicant is requesting a Certificate of Appropriateness for approval to perform improvements at 600 Theo Parkway, commonly known as Concepcion Park. Concepcion Park is located within the Mission Historic District and the River Improvement Overlay, District 4.
- b. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.
- c. DOG PARK – The applicant has proposed to construct a dog park to feature a perimeter fence to feature six (6) feet in height, an ADA picnic table, new trees, a dog bowl drinking fountains, pedestrian drinking fountains, and a new shade canopy. An additional twenty-five (25) trees will be planted. The applicant has proposed an option to install an additional two (2) shade structures over two existing picnic tables on site. Generally, staff finds the proposed improvements to be appropriate and consistent with the UDC.
- d. SITE PAVING – The applicant has proposed to install new accessible routes to the dog park to feature concrete sidewalk connections from the existing parking lot and basketball court. Generally, staff finds the proposed improvements to be appropriate and consistent with the UDC.
- e. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Work within public property is subject to the Texas Antiquities Code.

RECOMMENDATION:

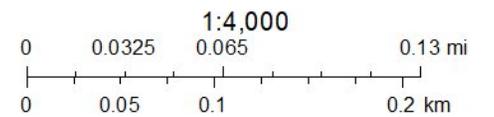
Staff recommends approval of items #1 and #2 based on findings a through e with the following stipulations:

- i. That the applicant coordinate with both the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding b.
- ii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



February 29, 2024



HDRC APPLICATION: DETAILED PROJECT DESCRIPTION

02.16.2024

Project 23077: Dog Park at Concepcion Park
Concepcion Park
600 Theo Parkway

The existing Concepcion Park by the City of San Antonio Park, located at 600 Theo Parkway, contains various activity facilities for public use including an existing swimming pool, two (2) baseball fields with sports lighting, picnic tables, playground areas, a basketball court with a large shade structure, a restroom building, walking paths and parking lots.

The City of San Antonio is proposing to add a dog park with 6' high fencing around the entire perimeter of the dog park for local dog enthusiasts to use for various activities. Proposed additions with the project scope include:

1. A dog park housing two separate areas: a fenced play area for small dogs and a second larger fenced area accessible to all dogs.
 - a. The small dog area (.22 acre) will contain an existing picnic table and existing trees, a new ADA picnic table, tree additions, a new dual dog bowl drinking fountain and a new shade canopy with decorative concrete pavement shared between the two areas of the dog park.
 - b. The all-dog / large dog park area (.48 acre) will share similar amenities with the small dog park area such as the new ADA picnic table, tree additions, a new dual dog bowl drinking fountain and a new shade canopy with decorative concrete pavement shared between the two areas of the dog park, and a Gold Level Agility Dog Equipment area for high activity use.
2. Accessible routes to the dog park provided with new concrete sidewalk connections from the existing parking lot and existing basketball court.
3. A new drinking fountain located before the entry of the dog park for all park visitors to use.
4. A dual dog bowl drinking fountain provided for dogs in both sections of the dog park to use within the fence limits.
5. A new water line installed from the existing water meter of the park to the proposed dog park area, needed to provide water for the proposed drinking fountains.
 - a. All turf areas disturbed by the installation of the water line will be reseeded.
6. Under the Tree Mitigation Fund from the City of San Antonio, an additional twenty-five (25) trees will be planted within the dog park to provide shade for the dog park users and screening from the baseball field.
7. Add Alternate #1 will be the installation of two (2) cantilevered shade structures over two existing picnic tables on the site. The post footings for both shade structures will be located outside of the concrete landings for the picnic tables to reduce disturbance to any existing park features.



Proposed water line to drinking fountains

Existing outdoor pool facility

Existing parking lot

Proposed shade structure positioned over existing playground

Existing parking lot

Existing basketball court with shade structure

Proposed dog park

Existing baseball field

Concepcion Park

SAN ANTONIO RIVER

THEO PKWY

E THEO AVE

PROJECT SCOPE

Project Location - Reference Plan

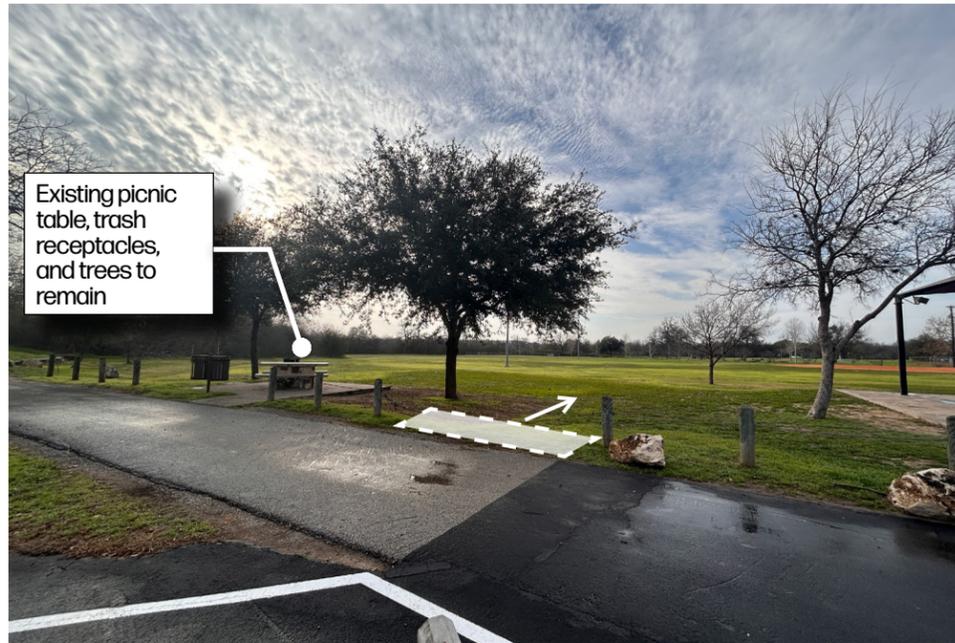
DOG PARK AT CONCEPCION PARK
FEBRUARY 2024



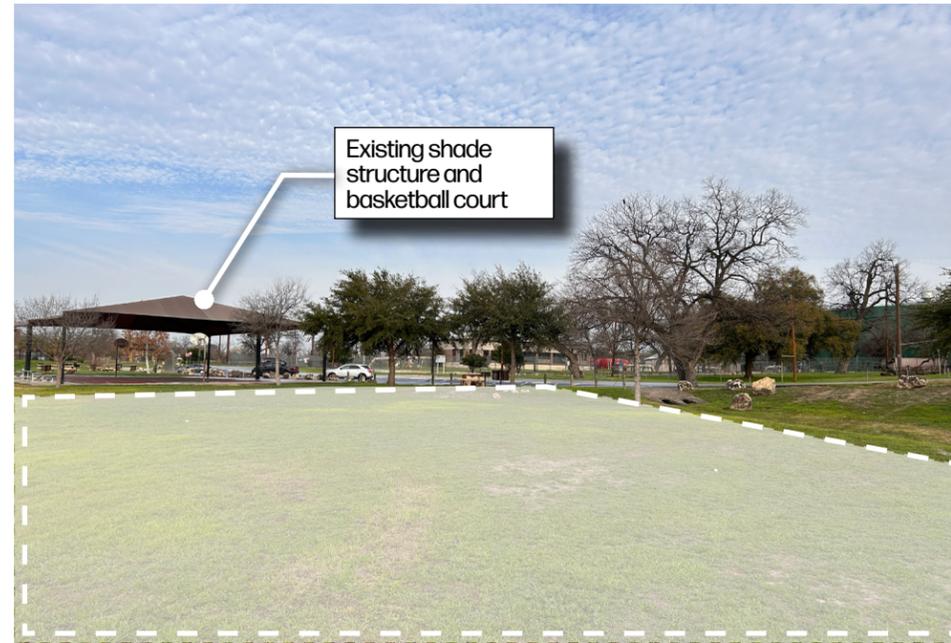
LEGEND

1. Existing Trees
2. Existing Picnic Table To Remain in Place
3. New Sidewalk
4. Dog Park Entry Gate
5. Picnic Tables Under Shade Structure
6. Small Dog Park with Shredded Mulch Surface
7. Large Dog Park with Shredded Mulch Surface
8. Dog Park Gold Level Agility Play Equipment
9. Dog Bowl Fountain
10. Drinking Fountain
11. Existing Basketball Court with Shade Structure
12. New Water Line to Drinking Fountains
13. Cantilevered Shade Structures Over Existing Picnic Table
14. Existing Outdoor Pool Facility
15. Existing Baseball Field





Proposed Sidewalk Entry From Parking Lot to Dog Park
White area represents the location of the proposed concrete entry



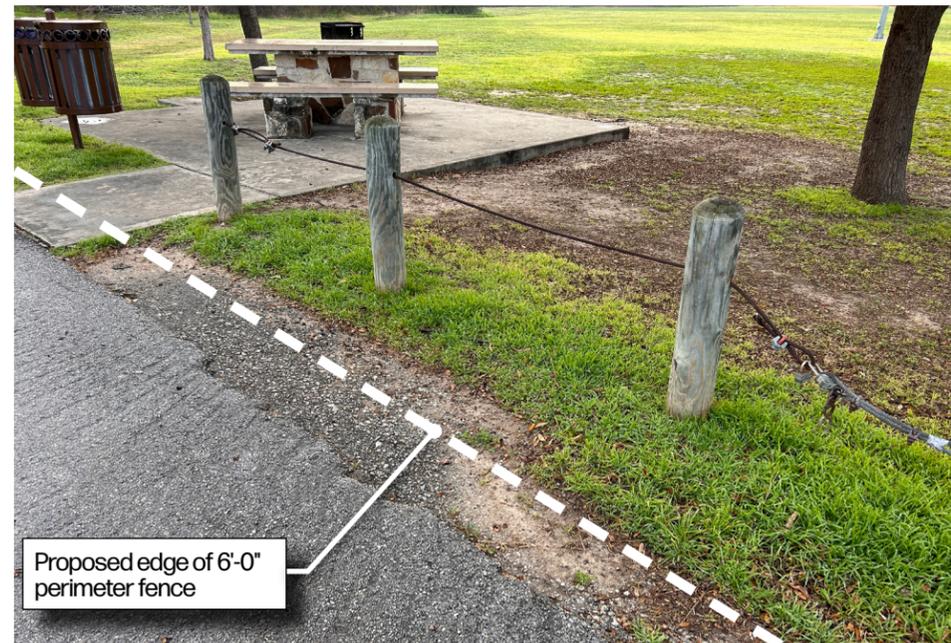
Existing Site
White area represents the approximate location of the dog park project scope



Existing Basketball Court
All proposed shade structures to match color of existing basketball court shade structure adjacent to dog park



Existing Picnic Table and Trash Receptacle
Area of picnic table and trash receptacle to be protected in place during construction



Existing Wood Post and Cable Fence
Post and cable to be removed and replaced with dog park fence



Existing Picnic Table Adjacent to Playground
Shade structure to be installed over existing picnic table with a footing in the surrounding open field to reduce disturbance

Existing Site Conditions and Proposed Changes

DOG PARK AT CONCEPCION PARK
FEBRUARY 2024



ZE-DPB600 Park Bench by Zamorano
(Color and finish to match existing furnishings)



ZE-TRR200 Dual Receptacle by Zamorano
(Color and finish to match existing furnishings)



Architectural Omega Fence - Black RAL9004
6'-0" High Perimeter Dog Park Fence - Color Black



ZE-PPT550 ADA Picnic Table
(Color and finish to match existing furnishings)



10145 SMSS Fountain with pet fountain, bottle filler, and recessed hose bib by Most Dependable Fountains



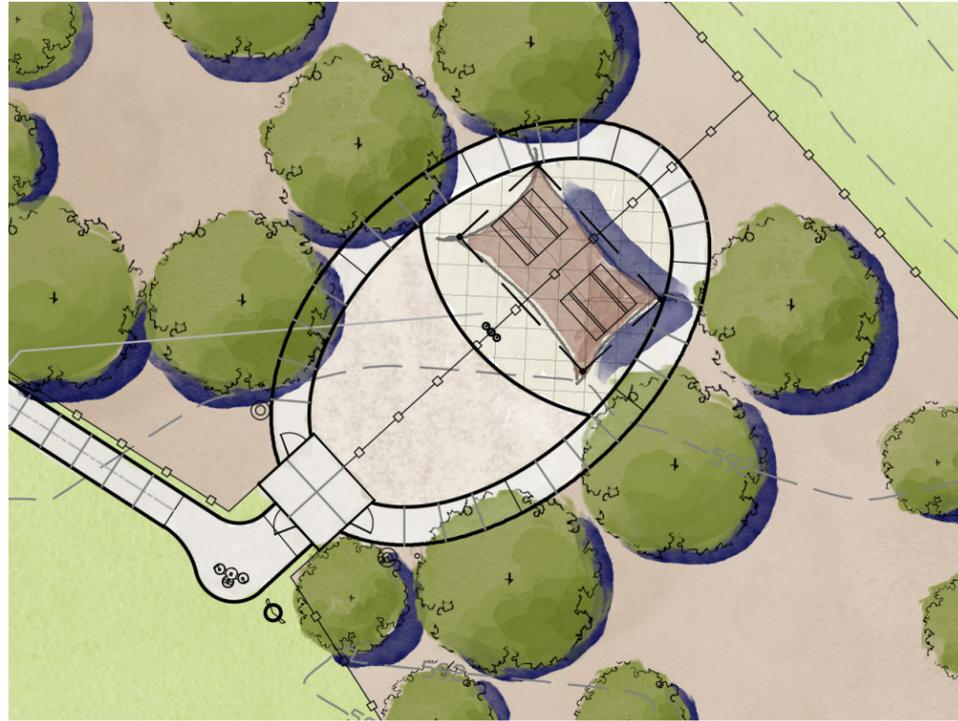
Gold level agility dog park equipment by Dog-On-It Parks

Proposed Furnishings for Dog Park

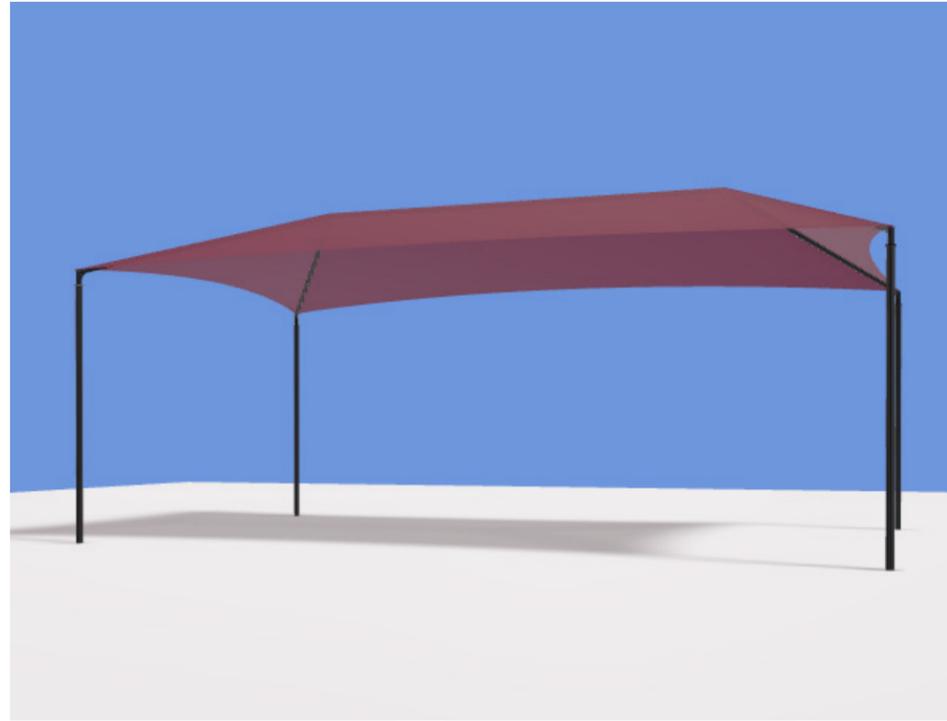
DOG PARK AT CONCEPCION PARK
FEBRUARY 2024



Shade Structure for Dog Park



Shade Structure Information



- Hip Shade Structure by Capital Shade Configuration #: Q-063452
- Height: 11'-7"
- Length: 24'-0"
- Width: 14'-0"

Shade Fabric Color



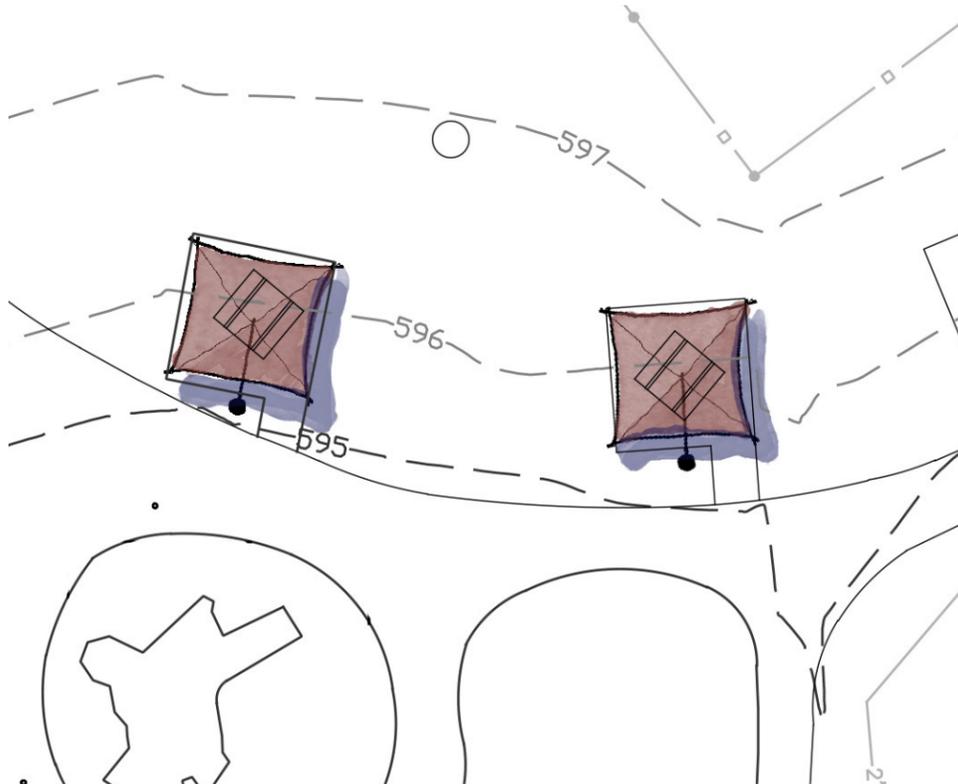
MULBERRY
Shade 90%
UV 91%

Post Color



Dark Brown
115618DBW

Shade Structure for Existing Picnic Tables



Shade Structure Information



- Hip Shade Structure by Capital Shade Configuration #: Q-063446
- Length: 14'-0"
- Width: 14'-0"
- Height: 12'-8"

Shade Fabric Color



MULBERRY
Shade 90%
UV 91%

Post Color



Dark Brown
115618DBW