

# HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

**HDRC CASE NO:** 2021-592  
**ADDRESS:** 703 MISSION RD  
**LEGAL DESCRIPTION:** NCB 6917 BLK 0 LOT 18, 19, N IRR 98.13 FT OF 10, W IRR 110 FT OF 20, 21, 22, & E IRR 50 FT OF 23 & P-100  
**ZONING:** C-3, H, MPOD-1, RIO-4  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** FT Builder Services, LLc.  
**OWNER:** NIZAR VENTURES LLC  
**TYPE OF WORK:** Construction of a gas station, contributing status review  
**APPLICATION RECEIVED:** November 15, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a commercial structure at 703 Mission Road, located within the Mission Historic District and Mission Protection Overlay District 1. The existing structure and canopy located on the property is proposed for demolition.

The Office of Historic Preservation is requesting a review of contributing status from the Historic and Design Review Commission.

## APPLICABLE CITATIONS:

*Mission Historic District Design Manual, Section 3, Guidelines for New Construction*

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

### A. BUILDING ORIENTATION AND SITE DEVELOPMENT

*i. Division of structures* — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.

*ii. Site configuration* — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.

*iii. Building spacing* — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.

*iv. Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.

*v. Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.

*vi. Location of parking areas along corridors* — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.

*vii. Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

## B. BUILDING MASS, SCALE AND FORM

*i. Monolithic elements and fenestrations* — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.

*ii. Maximum facade length* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

*iii. Height* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

## C. ROOF FORM

*i. Primary roof forms* — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.

*ii. Secondary roof forms* — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.

*iii. Ridge heights* — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

## D. MATERIALS

*i. Traditional materials* — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.

*ii. Traditional stucco* — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.

*iii. Primary materials* — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

*iv. Secondary materials* — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.

*v. Visual interest* — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon

such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

*vi. Decorative patterns and color* — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

*vii. Massing and structural elements* — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

## E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

*i. Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.

*ii. Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.

*iii. Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.

*iv. Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.

*v. Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

## Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

*This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the seven (7) river improvement overlay districts.*

- (a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
  - (1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:
    - A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts
    - B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.
    - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
      - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.
    - D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.
  - (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards. (see Figure 672-1)
  - (3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.
    - A. Paving materials for pedestrian pathways shall be either:
      - i. Broom-finished, scored, sandblasted or dyed concrete;
      - ii. Rough or honed finished stone;
      - iii. Brick or concrete pavers; or
      - iv. Other materials that meet the performance standards of the above materials.
    - B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.
  - (4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.
  - (5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.
    - A. Queuing is prohibited on the public pathway.
    - B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
    - C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
  - (1) Curb Cuts.
    - A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

- B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
  - C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.
  - D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.
    - i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.
      - a. New curb cuts are not allowed except:
        - I. Lots with no other access.
        - II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
    - ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.
      - a. New curb cuts are only allowed where:
        - I. Lots front on Houston, Commerce Street, or the north side of Nueva St.
        - II. Lots have no other access.
        - III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
    - iii. All other streets:
      - a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.
- (2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.
- A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
  - B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.
  - C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.
- (3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:
- A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or
  - B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or
  - C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.
- (4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1—6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.
- A parking garage will be considered compatible if:
- A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
  - B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.
- (5) In RIO-7, Parking Structures should be designed in conformance with the Downtown Design Guide.
- A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal

screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.

- B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.
  - C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.
  - D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.
- (6) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.
- (7) Parking lots, structures, and hardscape shall not drain directly into the river or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.
- (c) Views. The river or creek course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river, or where a street changes direction and a property appears to be a terminus at the end of a street.
- (1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river or creek, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:
- A. Additional height.
  - B. Creation of a tower.
  - C. Variation in roof shape.
  - D. Change of color or materials.
  - E. Addition of a design enhancement feature such as:
    - i. Embellished entrance areas.
    - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
    - iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points

#### *UDC Section 35-673. - Site Design Standards.*

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

- (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, which ever 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 (see Figure 673-1).
    - 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. (see Figure 673-2)

- (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 (see Figure 673-3).
- (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.

\* Along the creek, the setback will be measured from the San Pedro Creek Improvements Project (SPCIP) property line or easement.

\*\* 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.

- (2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.

- (1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties (see Figure 673-4).

- (2) Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

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 output 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 (½) 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 (uplighting 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 publically owned pathway must maintain the functionality of publically 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 passage-way defined by a building wall on one-side and columns or arches on the remaining sides.
- E. Canopy— A covered pedestrian passage-way 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.

- (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.

*UDC Section 35-674.01. - Building Design Principles in RIOs 1 through 6.*

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 or five (5) acres, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

- (a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods. When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.
- (b) 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) Express facade components in ways that will help to establish building scale.
    - A. Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.
  - (2) Align horizontal building elements with others in the blockface to establish building scale.
    - A. 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.
  - (3) Express the distinction between upper and lower floors.
    - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

- (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
    - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.
    - B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
      - Change materials with each building module to reduce its perceived mass; or
      - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
      - Change the roof form of each building module to help express the different modules of the building mass; or
      - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
  - (5) Organize the Mass of a Building to Provide Solar Access to the River. (see Figure 674-1).
    - A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).
    - B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).
  - (6) Except in RIO-3, for properties greater than three (3) sides abutting the river, organize the mass of the building(s) to create a courtyard facing the river with one (1) open side to the river.
- (c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.
- (1) The maximum building height shall be as defined in Table 674-2.
    - A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.
  - (2) 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:

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 forty-five-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).
  - (3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.
  - (4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.
- (d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.
- (1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:
    - A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
    - B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.



- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.
- (2) The following materials are not permitted as primary building materials and may be used as a secondary material only:
  - A. Large expanses of high gloss or shiny metal panels.
  - B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.
- (3) Paint or Finish Colors.
  - A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
  - B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
  - C. Bright colors may highlight entrances or architectural features.
- (e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.  
 In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.  
 In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.
- (1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.
  - A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:
    - i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
    - ii. By stepping back the top twenty (20) percent of the building.
    - iii. Changing the material of the cap.
  - B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.
  - C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.
- (2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.
  - A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).
  - B. Windows should relate in design and scale to the spaces behind them.
  - C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.
  - D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.
- (3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.
  - A. Entrances shall be the most prominent on the street side and less prominent on the river side.
  - B. Entrances shall be placed so as to be highly visible.
  - C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
  - D. Entrances shall have a change in material and/or wall plane.
  - E. Entrances should not use excessive storefront systems.
- (4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.
  - A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
  - B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

- C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.
- (f) Staircases.
  - (1) Staircases to the River Level Shall be Uniquely Designed.
    - A. Stairs shall not replicate other stairs in a single project.
    - B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials.
    - C. Stairs shall not exceed ten (10) feet in width.
- (g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.
  - (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
    - A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
    - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
    - C. They should match the shape of the opening.
    - D. Simple shed shapes are appropriate for rectangular openings.

## FINDINGS:

- a. The applicant is requesting conceptual approval to construct a commercial structure at 703 Mission Road, located within the Mission Historic District and Mission Protection Overlay District 1. Additionally, the Office of Historic Preservation is requesting a review of contributing status from the Historic and Design Review Commission.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on November 10, 2021. At that meeting, committee members asked questions about the proposed design and discussed the existing structure and the mural on its south façade. This request was reviewed a second time by the DRC on January 12, 2022. At that site visit, committee members did not find the structure to be contributing and recommended that the applicant incorporate the existing mural into the new construction.
- c. DEMOLITION – The applicant is requesting approval for the demolition of the primary structure. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Requests for determination of whether an object, building, structure or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation. Properties that are determined to be noncontributing are eligible to receive administrative approval for demolition requests by OHP staff.
- d. EXISTING STRUCTURE – The property at 703 Mission includes a single story stone-clad commercial structure built in 1967 for Benedict P Kotara with gas station canopy, tanks, and pumps added by 1982, per BCAD and confirmed by historic aerial photography. It is located in the Roosevelt Park neighborhood of City Council District 3; within the boundaries of the Mission Historic District, Mission Protection Overlay District, and the World Heritage Buffer Zone; and in a River Improvement Overlay (RIO-4). Nizar Ventures LLC

currently owns the property. The stone-clad structure was built as Kotara's Ice House, alternately known as Ben Kotara's Place, and operated as such until at least 1976. An April 2000 mural titled "El Barrio on My Mind," funded by the City on San Antonio 1999 Neighborhood Improvement Challenge Program, covers the south elevation.

- e. **CONTRIBUTING STATUS** – All historic-aged buildings within a district are generally considered contributing unless formally determined otherwise. A Historic Assessment of the property was completed in December 2021 at the request of the applicant. Staff finds that the north, east, and west elevations of the stone-clad commercial structure and the gas station canopy and pumps do not contribute to the Mission Historic District. Following the assessment, staff is seeking concurrence from the HDRC regarding noncontributing status and recommendation as authorized in the UDC. The mural titled "El Barrio on My Mind" is significant, and staff recommends that the applicant present options that preserve, relocate, or recreate the mural on site.
- f. **CONTEXT & DEVELOPMENT PATTERN** – Single-family residential streets are located to the immediate west and southwest of this site. Commercial and industrial sites are located to the immediate north, across E Mitchell, and multi-family and Mission Concepcion are located to the east and southeast.
- g. **NEW CONSTRUCTION (Transitions & Setbacks)** The Mission Historic District Design Manual notes that new construction located adjacent to residential areas should not exceed the height of adjacent contributing structures by more than forty (40) percent, and that new buildings should follow the established pattern of the block in terms of front building setback. The applicant has proposed to locate the structure on the western portion of the site to accommodate for fuel pumps and parking on the eastern half of the property. Staff finds the setback from Mission Road to be appropriate; however, staff finds that building the setback from E Mitchell should be greater than the front setback of the neighboring structure to the west.
- h. **AUTOMOBILE PARKING** – Per the Mission Historic District Design Manual 4.C., parking area should be located behind buildings within urban historic contexts. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system. Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot. Additionally, the Mission Historic District Design Manual recommends screening of parking areas from the sidewalk and street with a landscaping buffer to reduce its overall visual impact. The UDC Section 35-672(b)(2) notes that parking areas should be located towards the interior of the side or the side or rear of a building. All parking within a thirty (30) foot setback from the lot line at Mission Road shall not exceed forty (40) percent of the lot line as measured in a lineal direction parallel to the lot line. Additionally, all parking within a twenty (20) foot setback from a property line adjacent to a street shall be buffered. Staff finds that the proposed parking is not consistent with the Mission Historic District Design Manual nor the UDC.
- i. **CURB CUTS** – The site currently features a continuous curb cut on E Mitchell and Mission Road, as well as two curb cuts on E Parkview. The applicant has proposed for the reconfigured site to feature the two existing curb cuts on E Parkview. The continuous curb cut on E Mitchell and Mission Road will be removed and a single curb cut will be installed on E Mitchell. The proposed curb cut, per the UDC should not exceed twenty-five (25) feet.
- j. **NEW CONSTRUCTION (Transitions & Setbacks)** – The Mission Historic District Design Manual notes that new construction located adjacent to residential areas should not exceed the height of adjacent contributing structures by more than forty (40) percent, and that new buildings should follow the established pattern of the block in terms of front building setback. The existing structures in the immediate vicinity consist of 1-story residential structures, 1-story commercial structures, and multi-story residential structures, all of which feature varying setbacks. Generally, staff finds the proposed height and setbacks of the proposed new construction to be appropriate.
- k. **NEW CONSTRUCTION (Mass, Scale, and Form)** – The Mission Historic District Design Manual 2.B. notes that wall planes and fenestration should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern, facades should not exceed more than fifty (50) feet in length uninterrupted, and heights should not exceed more than 3 stories in height. The applicant has proposed for two facades, one of 133' and the other of 48' to be uninterrupted with no changed in massing, fenestration or façade arrangement. Staff finds this to be inconsistent with the Mission Historic District Design Manual.
- l. **NEW CONSTRUCTION (Roof form)** – The Mission Historic District Design Manual 2.C. notes that a flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. The applicant's proposed roof form is consistent with the Mission Historic District Design Manual.

- m. **NEW CONSTRUCTION (Materials)** – The applicant has proposed materials that include stucco, stone, metal canopies, and aluminum windows and storefront systems. The Mission Historic District Design Manual 2.D. notes that primary facades should consist of materials that are vernacular to San Antonio, such as stone, wood and stucco and that seventy-five percent (75%) of the exterior facades should consist of these materials. Non-traditional materials may make up twenty-five percent (25%) of these facades. When stucco is applied, it should be done by hand and feature traditional finishes and control joints at locations where there is a change of material or wall plane. Generally, the proposed materials are consistent with the Mission Historic District Design Manner. Staff finds that both stucco and stone should be applied in a traditional manner, and not simply be an applied veneer.
- n. **WINDOWS** – The applicant has noted the installation of aluminum windows. Staff finds the installation of a wood or aluminum clad wood window that is consistent with the Guidelines for New Construction and staff's standard specifications for windows in new construction to be most appropriate; however, an aluminum window may be appropriate. All windows should be recessed at least two inches within wall openings.
- o. **ARCHITECTURAL DETAILS** – Generally, staff finds that the architectural elements that have been proposed do not represent the traditional architectural elements found within the Mission Historic District. Generally, staff finds that traditional fenestration patterns, canopy profiles and architectural details should be incorporated into the proposed new construction. Additionally, staff finds that conjectural architectural features such as the tower elements be eliminated in favor of a more modern design that utilizes traditional materials and form.
- p. **LANDSCAPING** – At this time the applicant has not provided information regarding landscaping. As noted in finding h, landscaping buffers are required per both the Mission Historic District Design Manual and the UDC's River Improvement Overlay standards. Staff finds that a detailed landscaping plan that is consistent with both the Mission Historic District Design Manual and the UDC should be submitted to OHP staff for review and approval.
- q. **FUEL CANOPY** – The applicant has noted the installation of a fuel canopy to cover four (4) fuel pumps. The applicant has not submitted construction documents for the proposed canopy. Generally, staff finds that the installation of a canopy would add to the massing on site. Canopy lighting should not produce light pollution or spillover lighting.
- r. **SIGNAGE** – The applicant has noted signage locations on the front elevation. Staff finds that a detailed signage package should be submitted for review and approval. Signage should not produce light pollution.
- s. **MECHANICAL & SERVICE EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. 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. The applicant is responsible for complying with this section of the UDC.
- t. **DUMPSTER LOCATIONS** – The applicant has not noted the specific, designed location of on site dumpsters. Staff finds that the proposed location for dumpster storage should be noted on the site plan for review.
- u. **ARCHAEOLOGY** – The property is located within a River Improvement Overlay District, Mission Local Historic District, Mission Parkway National Register of Historic Places District, and is in close proximity to the historical alignment of the San Antonio River. Furthermore, the property is adjacent to 41BX12, a previously recorded archaeological site and designated State Antiquities Landmark. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a through u. Staff recommends the applicant address the following items prior to receiving a recommendation for approval:

- i. That the applicant present options that preserve, relocate, or recreate the mural on site.
- ii. That the applicant proposes parking and site design that is consistent with the landscaping, parking and site design requirements outlined in the UDC Section 35-672 and the Mission Historic District Design Manual, as noted in finding h.
- iii. That the applicant submits a robust landscaping plan that is consistent with the UDC Section 35-672 and the Mission Historic District Design Manual, as noted in finding p.
- iv. That the applicant provides a designed dumpster location on site for review and approval, as noted in finding t.

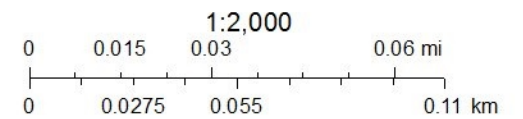
- v. That the applicant introduces elements that separate blank facades, such as changes in materials, wall planes or fenestration, as noted in finding k.
- vi. That the proposed stucco and stone be applied in a traditional manner, and that the stone is not simply a stone veneer, as noted in finding m.
- vii. That the applicant submits product specifications for the proposed windows, and that windows be consistent with the staff's standards for windows in new construction, as noted in finding n.
- viii. That the applicant provides construction documents for the proposed fuel canopy, as noted in finding q.
- ix. That the applicant develops a detailed signage package to submit to the Commission for review and approval, as noted in finding r.
- x. That the applicant incorporates traditional architectural details, as noted in finding o, and that conjectural architectural features such as the tower elements be eliminated in favor of a more modern design that utilizes traditional materials and form.
- xi. That all mechanical and service equipment be located in a manner than screens it from view from the public right of way, as noted in finding s.
- xii. that building the setback from E Mitchell be greater than the front setback of the neighboring structure to the west, as noted in finding g.
- xiii. 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



January 13, 2022





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: January 12, 2022

HDRC Case #: 2021-592

Address: 703 Mission Road

Meeting Location: 703 Mission Road

APPLICANT: Frank Telles

DRC Members present: Monica Savino, Jimmy Cervantes

Staff Present: Edward Hall

Others present:

**REQUEST:**

New construction of a retail structure with a fuel canopy, review of existing structure

**COMMENTS/CONCERNS:**

MS, JC: The existing structure is not a contributing structure; however, the mural is contributing. The mural should be documented and efforts should be made to represent or recreate the mural on the new structure. The DRC members on site directed the applicant to consult with the original artists.

MS, JC: General discussion on the site plan. Landscaping elements should be added.

Concerns regarding the impact on traffic and pedestrian access around and across the site.

**OVERALL COMMENTS:**











LIST OF ABBREVIATIONS									
A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	PT.	PAINT				
ADDUS.	ACOUSTICAL	F.F.	FINISHED FLOOR	RCP	REFLECTED CEILING PLAN				
ADDL.	ADDITIONAL	FE	FIRE EXTINGUISHER	RE	REFERENCE				
A.F.F.	ASSUMED FINISHED FLOOR ABOVE FINISHED FLOOR	FEC	FIRE EXTINGUISHER CABINET	RECP.	RECEPTION				
ALUM./AL.	ALUMINUM	FIN.	FINISH	RENF.	REINFORCING				
ANOD.	ANODIZED	FLR.	FLOOR	RESL.	RESILIENT				
BLK'G.	BLOCKING	FLASH'G.	FLASHING	RET.	RETAINING				
BM	BEAM	FR.FRM.	FRAME	REQ'D.	REQUIRED				
CG	CORNER GUARD	FRT.	FIRE RETARDANT TREATMENT	SAT	SUSPENDED ACOUSTICAL				
CIS	COUNTRY INNS & SUITES	FTG.	FOOTING	SOHED.	SCHEDULE				
CJ	CONTROL JOINT	FURN.	FURNISHED	STO.STOR.	STORAGE				
CLG.	CEILING	FURRG.	FURRING	SC WD	SOLID CORE WOOD				
CLOS.	CLOSET	GA.	GAUGE	SECT.	SECTION				
CMU.	CONCRETE MASONRY UNIT	G.C.	GENERAL CONTRACTOR	SECY.	SECRETARY				
COL.	COLUMN	GL.	GALVANIZED IRON	SHT.	SHEET				
CONC.	CONCRETE	QL.	GLASS	SGB	SUSPENDED GYPSUM BOARD				
CONF.	CONFERENCE	GYP. BD.	GYPSUM BOARD	STL.	STEEL				
CONST.	CONSTRUCTION	H.M.	HOLLOW METAL	STN	STAIN				
CONT.	CONTINUOUS	HR.	HOUR	STO.STOR.	STORAGE				
CORR.	CORRIDOR	INSUL.	INSULATION, INSULATED	STRUCT.	STRUCTURAL				
OPT.	CARPET	JAN.	JANITOR	SUSP.	SUSPENDED				
CT	CERAMIC TILE	JT.	JOINT	TELE	TELEPHONE				
DIMS.	DIMENSIONS	MECH.	MECHANICAL	TEMP.	TEMPERED				
DN.	DOWN	MGR.	MANAGER	T.G.	TOP OF GRATE				
DWC	DRYWALL CHANNEL	MN.	MINIMUM	TLWC	TOP OF LIGHTWEIGHT CONCRETE				
DWG'S.	DRAWINGS	MNT.	MOUNT	T.V.	TELEVISION				
EA.	EACH	MTL.	METAL	T.W.	TOP OF WALL				
ELEC.	ELECTRICAL	MFR.	MANUFACTURER	TYP.	TYPICAL				
ELEV.	ELEVATION	N.O.	NUMBER	UL.	UNDERWRITERS LABORATORIES				
EQ.	EQUAL	O.C.	ON CENTER	UN.O.	UNLESS NOTED OTHERWISE				
EQUIP.	EQUIPMENT	PNT.	PAINT	VER.	VERTICAL				
ENGRD.	ENGINEERED	P.C.	PORTLAND CEMENT	VEST.	VESTIBULE				
EXIST.	EXISTING	PLAS. LAM.	PLASTIC LAMINATE	VEST.	VESTIBULE				
EXT.	EXPANSION	PLYWD.	PLYWOOD	VCT	VINYL COMPOSITION TILE				
	EXTERIOR	PREMOL.	PREMOLDED EXPANSION JOINT	VWC	VINYL WALL COVERING				
		P.P.T.	PRESERVATIVE PRESSURE TREATMENT	W.	W/TH				
				WB.	WOOD				

PROJECT GENERAL NOTES									
1. THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR CONSTRUCTION AND FOR SUPERVISING THE EXECUTION OF THE CONTRACT DOCUMENTS (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM ERRORS AND OMISSIONS BY THOSE EXECUTING THE WORK, OR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS, AND OR CHANGES NOT APPROVED IN WRITING TO THE ARCHITECT.									
2. CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.									
3. CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.									
4. CONTRACTOR SHALL CONTACT THE OWNER (OR ARCHITECT) AS SOON AS POSSIBLE WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS.									
5. CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.									
6. EXISTING CONDITIONS, I.E. DIMENSIONS, LOCATIONS OF UTILITIES ETC. SUPPLIED BY ENGINEER, THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, AND CHANGES RESULTING FROM INCORRECT INFORMATION.									
7. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE HAS VISITED THE PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.									
8. SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.									
9. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.									
10. CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.									
11. ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.									
12. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, UNLESS NOTED OTHERWISE.									
13. USE ONLY SKILLED AND EXPERIENCED PERSONNEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES.									
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.									
15. EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.									
16. PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.									
17. CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.									
18. PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.									
19. ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.									
20. ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.									
21. FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.									
22. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.									
23. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.									
24. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.									
25. SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.									
26. SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.									
27. NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.									
28. G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT.									

MATERIALS LEGEND									
	EARTH		ALUMINUM		PLYWOOD		ROUGH WOOD		
	BRICK		SHEET METAL		CEMENT, GROUT, OR SAND		GLASS		
	C.M.U.		GYP. BD.		GYP. SHEATHING		GRAVEL		
	CONCRETE		RIGID INSULATION		PLASTER ON MTL. LATH		CEILING TILE OR CERAMIC TILE		
	STEEL		BATT INSULATION		MILLED WOOD				

# CONVENIENCE STORE BUILDING

703 MISSION RD. SAN ANTONIO TEXAS 78210

<b>FT BUILDER SERVICES LLC</b>									
frank.telles@gmail.com									
3435 THOUSAND OAKS-SUITE-106									
SAN ANTONIO, TEXAS 78247									
OFFICE : 210 - 850 - 6071									
MOBILE : 210 - 400 - 5617									

## OCCUPANCY LOAD CALC.

SCALE: N.T.S.

### CHAPTER 10

#### Means of Egress

##### 1004.5 maximum floor area allowance per occupant

	MERCANTILE	$4381.56/60 = 73.0$	OCCUPANTS
	ACCESSORY USE (BATHROOM)	0	OCCUPANTS
	KITCHEN	$164.00/200 = .82$	OCCUPANTS
	HALL	$32.7/150 = 0.20$	OCCUPANTS
	CASHIER	$192.3/200 = .96$	OCCUPANTS
	STORAGE	$1042.17/300 = 3.47$	OCCUPANTS
	CAMP/OFFICE	$23/150 = 0.15$	OCCUPANTS
		TOTAL =	78.60 OCCUPANTS

#### Building codes:

2018 International Building Code. IBC  
2018 International Existing Building Code. IEBC  
2018 International Fire Code. IFC  
2018 International Plumbing Code. IPC  
2018 International Mechanical code. IMC  
2018 International Fuel Gas Code. IFGC  
2018 International Energy Conservation Code. IECC  
2017 International Electrical Code. NEC  
Architectural Barriers Act, Texas Civil Statutes Article 9102 and  
Administrative Rules & Texas Department of Licensing and  
regulation, Texas Civil Statutes Article 9100, 2012

Building area:  
5,774 Square feet  
Building height: 19'-4" refer to exterior elevation.

#### Area Limitation:

Group B 9000 SF (table 506.2)  
The area of this building is 5,774 SF.

#### CHAPTER 3

Mercantile Group M

#### CHAPTER 6

Construction type:

Building is type VB (not sprinklered) section 602 and Table 601

## LIFE SAFETY PLAN

SCALE: N.T.S.

Table 1006.3(2) maximum number of exit or access to exits per store = 1 exits  
Exit access travel distance 75 feet max measured from the most remote  
point within a story to the entrance to exit along natural and unobstructed path  
of egress travel, shall not exceed the distance given.

Allowable distance 75 feet  
Actual distance 63 feet

#### Plumbing Fixture Count per IPC 2018: table 403.1

2 required	Water closets
1 required	Lavatories
1 required	Service sink
1 required	Drinking fountain

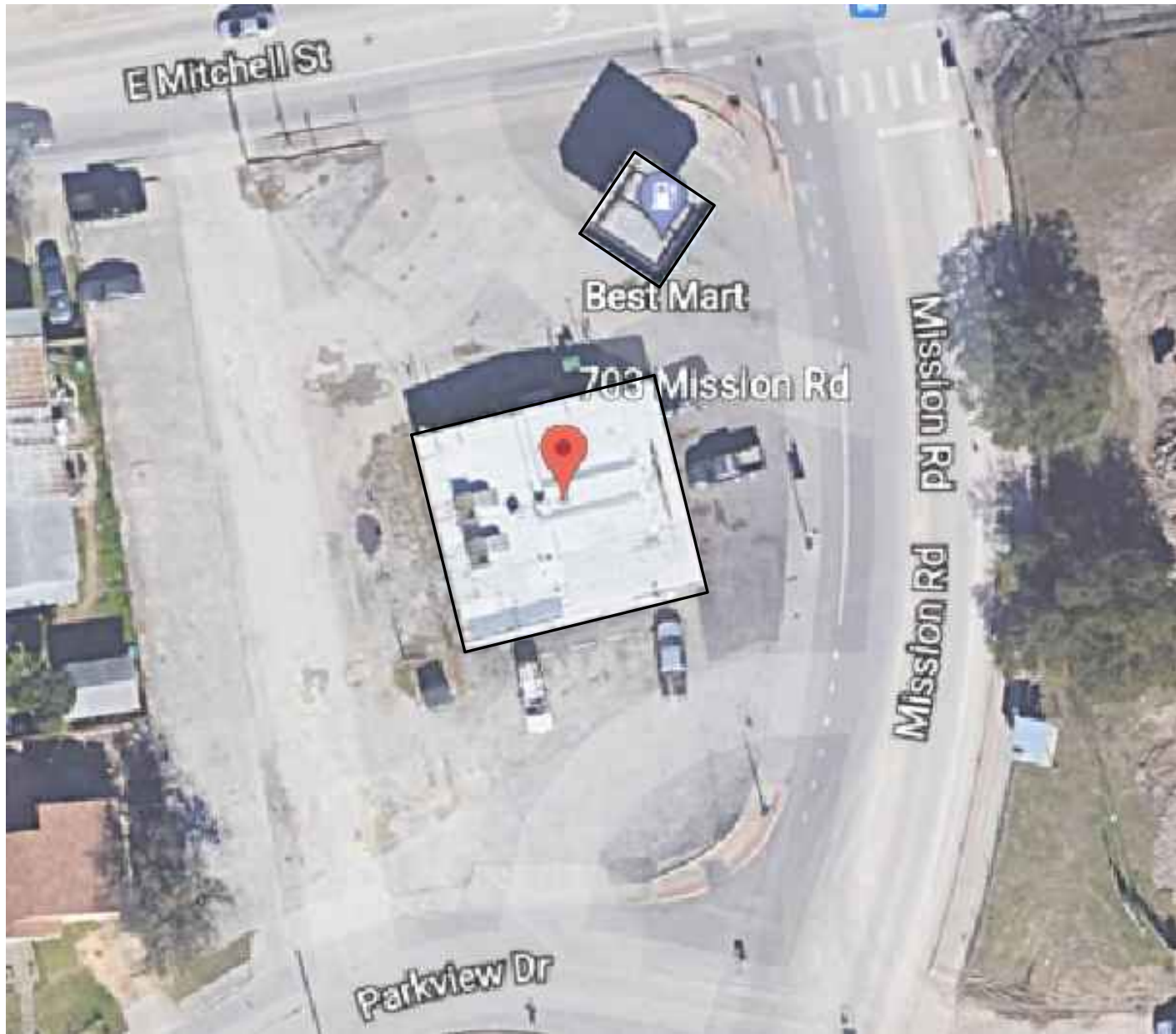


KEYNOTES:

- 1. DEMO ENTIRE EXISTING BUILDING
- 2. REMOVE EXISTING SLAB
- 3. DEMO ENTIRE EXISTING STORAGE
- 4. DISCONNECT EXISTING WATER LINE
- 5. DISCONNECT EXISTING SEWER LINE
- 6. DISCONNECT EXISTING ELECTRICITY

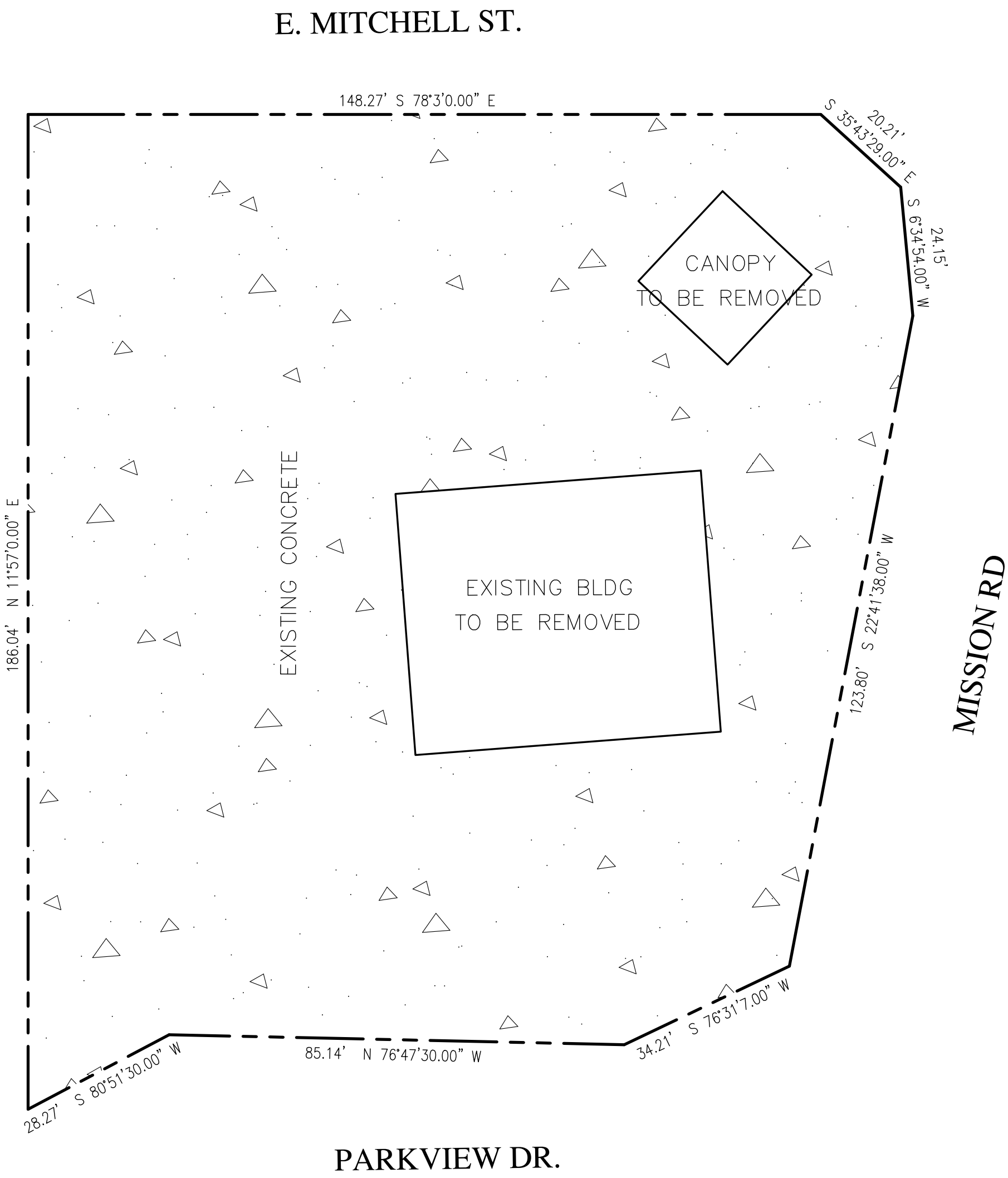
GENERAL DEMOLITION NOTES:

- 1. SUB-CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH UTILITY PROVIDERS (CPS, SAWS, ETC) PRIOR TO REMOVING GAS, WATER, SEWER AND ELECTRICITY.
- 2. SUB-CONTRACTOR TO HALT DEMOLITION & NOTIFY THE DESIGNER UPON ENCOUNTERING ANY SUSPECTED OF CONTAINING ASBESTOS TO ALLOW FOR INVESTIGATION AND/OR REMOVAL BY ABATEMENT CONTRACTOR



AERIAL VIEW

SCALE: N.T.S. FOR 36"x24" SHEET



DEMOLITION PLAN

SCALE: 1"=20' FOR 36"x24" SHEET



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frank.telles@gmail.com

NOTES

703 MISSION RD.  
SAN ANTONIO TX78210

PLAN NO.

SHEET

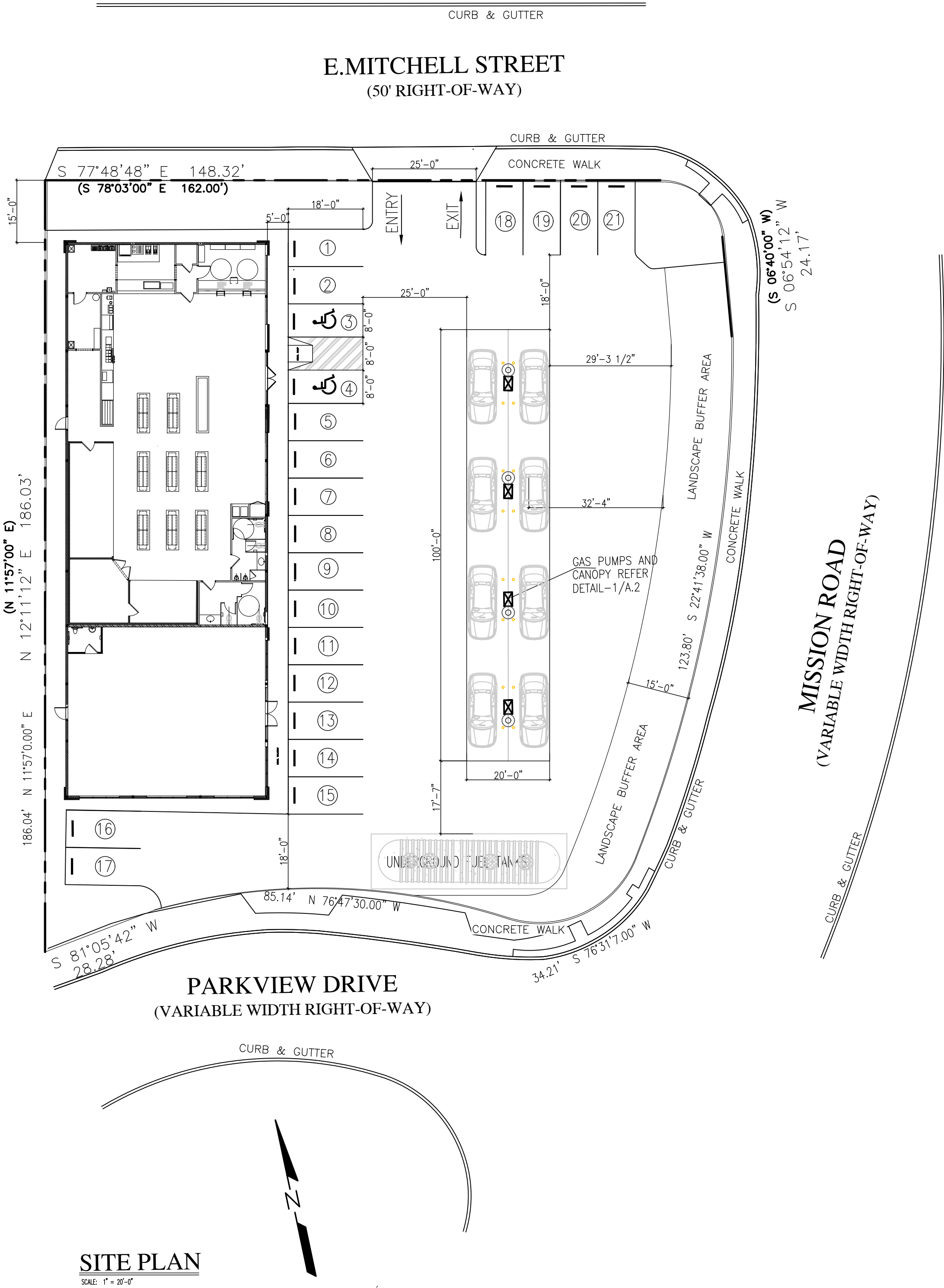
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BASED ON UDC TABLE 526-3b

Use/Retail	Area:SQFT	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Proposed Parking Spaces
Convenience Store	4,501 sqft	6 per 1,000 S.F. GFA 4,501/1,000X6=27	10 per 1,000 S.F. GFA 4,501/1,000 X10=45spaces	2 ADA H.C.11 COMPACT18 Std. TOTAL=21 Parking spaces

NOTE:  
ALL SIDEWALKS, CURBS, RAMPS, SIGNS/MARKING ENTRY/EXIT DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CODE/STANDARDS AND CITY OF OF SAN ANTONIO TEXAS ACCESSIBILITY.



KEYNOTES:

1. DEMO ENTIRE EXISTING BUILDING
2. REMOVE EXISTING SLAB
3. DEMO ENTIRE EXISTING STORAGE
4. DISCONNECT EXISTING WATER LINE
5. DISCONNECT EXISTING SEWER LINE
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AERIAL VIEW

SCALE: N.T.S. FOR 36"x24" SHEET



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NOTES

**703 MISSION RD.**  
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PLAN NO.

SHEET

07-01-2021  
07-02-2021  
11-03-2021

A-2





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## NOTES

**703 MISSION RD.**  
SAN ANTONIO TX 78210

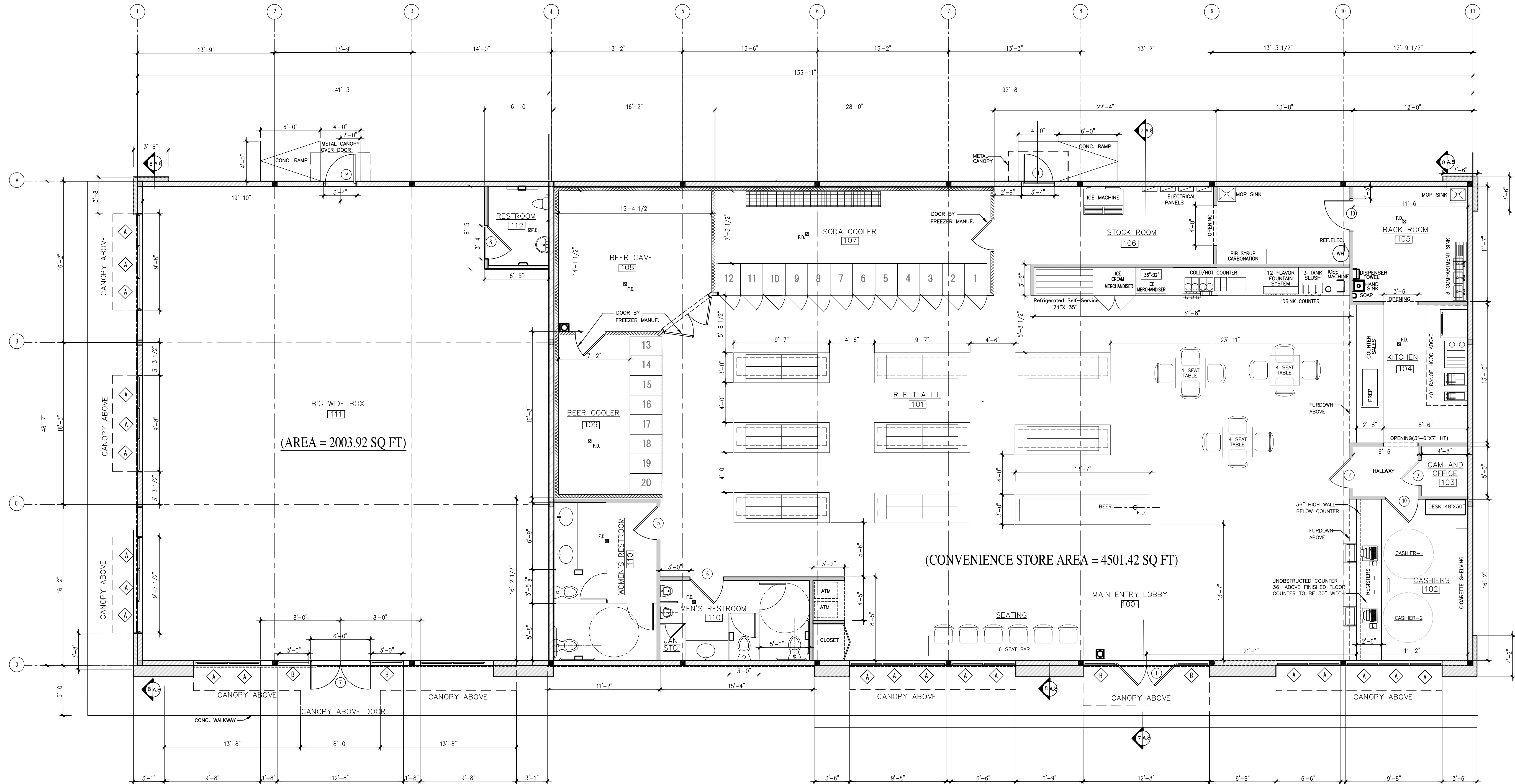
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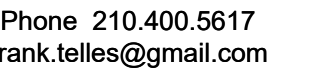
## BUILDING FLOOR PLAN

SCALE : 3/16" = 1'-0"

## WALLS AND LEGEND

- 4" THK. INTERIOR WALL ON METAL STUDS (20 GA.) AT 16" WITH GYP. BOARD ON BOTH SIDES
- 6" THK. INTERIOR WALL ON METAL STUDS (20 GA.) AT 16" WITH GYP. BOARD ON BOTH SIDES (BETWEEN STORE & BIG RETAIL HALL)
- EXTERIOR WALL : EXTERIOR WALL (W/6" SQ. STEEL COLUMNS) 6" METAL STUDS (18 GA.) AT 18" O.C. W/ 1/2" CDX PLYWOOD ON EXTERIOR SIDE (WALL INSULATION SHALL BE R-13) WITH METAL PANEL SIDING TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTION/SPEC.
- THERMAL RESISTANCE EXPANDED POLYSTYRENE (EPS) WALL BY FREEZER MANUFACTURER
- EXTERIOR METAL WALL PANELS SIDING (REFER FLOOR PLAN FOR LOCATIONS) SECURED TO WALL SYSTEM AND TO BE INSTALLED AS PER MANUFACTURERS INSTALLATION PROCEDURE / SPECIFICATIONS.

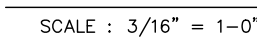
F.D. FLOOR DRAIN

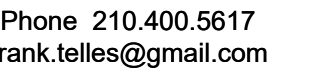
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**SAN ANTONIO TX78210**

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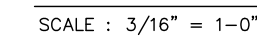


**703 MISSION ROAD  
SAN ANTONIO TX78210**

**SHEET**

07-01-2021
07-02-2021

A5



1. PROVIDE PIPE FLASHING, CONDUIT FLASHING, AND MANUFACTURED GAS PIPING SUPPORTS AS REQUIRED.
2. PROVIDE STRUCTURAL FRAMING AT ALL ROOF OPENING. REFER TO STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
4. INSTALL ROOFING PER MANUFACTURER'S INSTRUCTIONS.
5. REFER TO PLUMBING DRAWINGS, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THIS ROOF PLAN; HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN OR MAINTAIN NEW ROOFING WARRANTIES.





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## NOTES

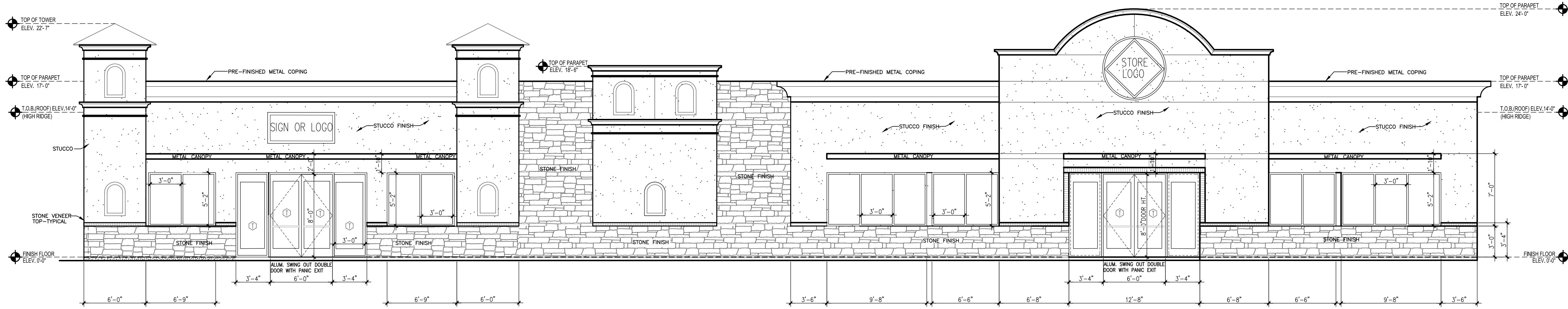
**703 MISSION ROAD**  
SAN ANTONIO TX78210

PLAN NO.

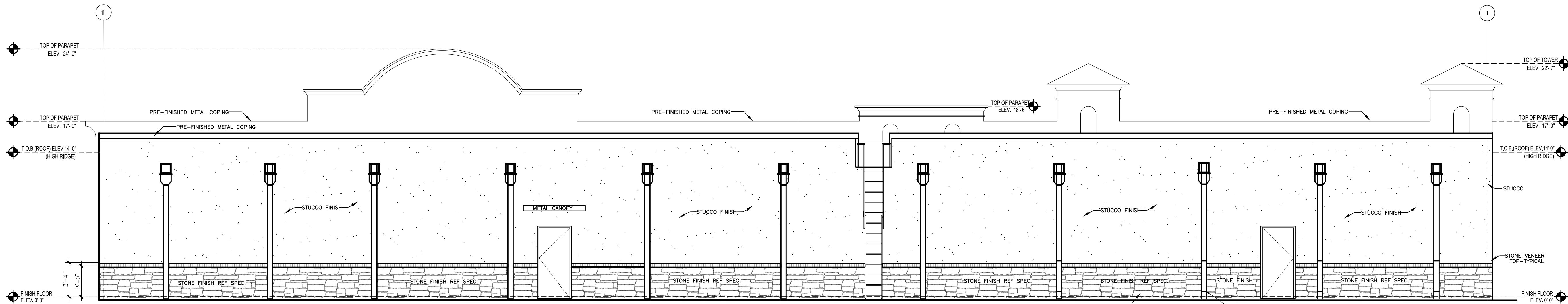
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FRONT ELEVATION  
SCALE : 3/16" = 1'-0"



REAR ELEVATION  
SCALE : 3/16" = 1'-0"

### LEGEND

T.O.B = TOP OF BEAM  
T.O.C = TOP OF COLUMN







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## NOTES

# 703 MISSION ROAD

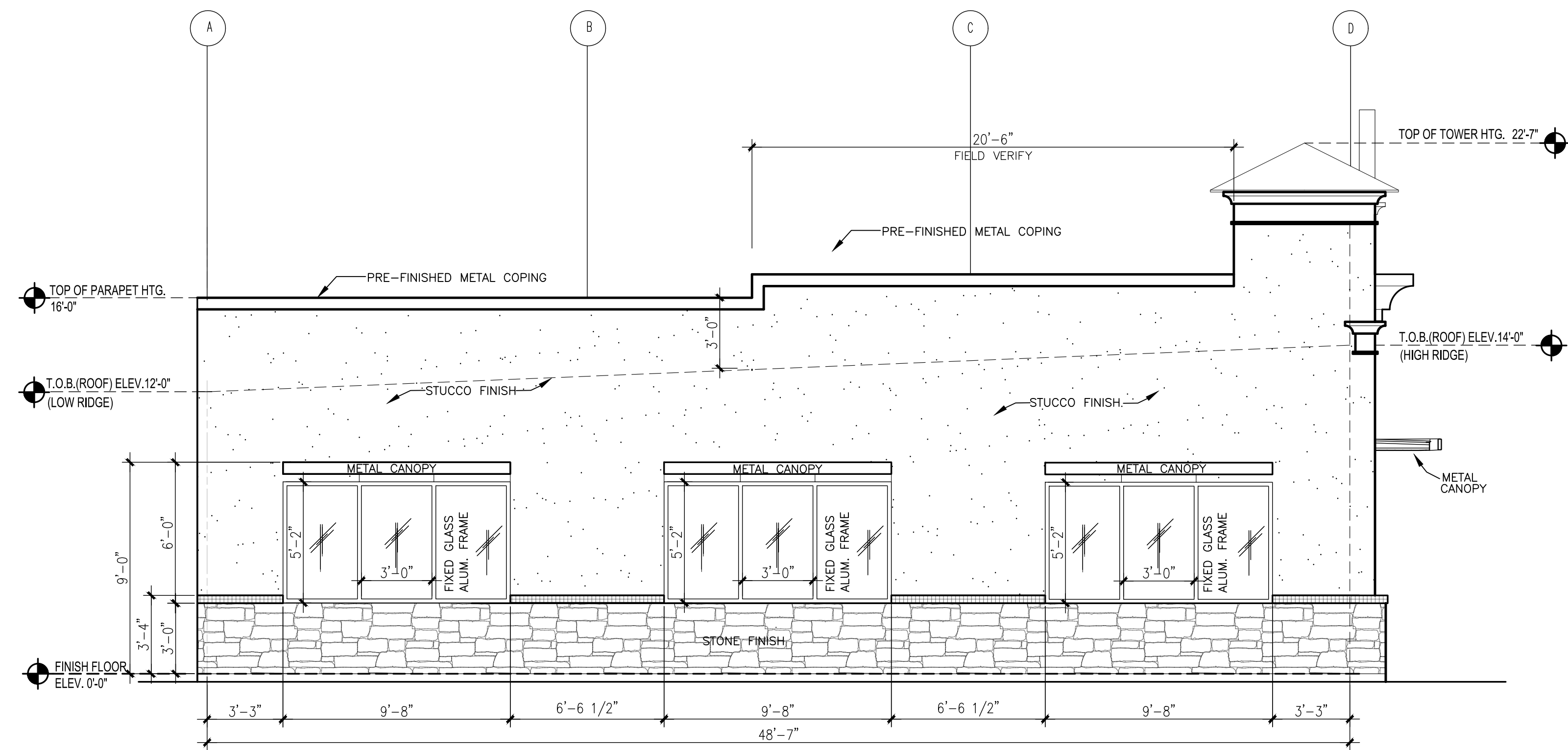
SAN ANTONIO TX78210

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## SHEET

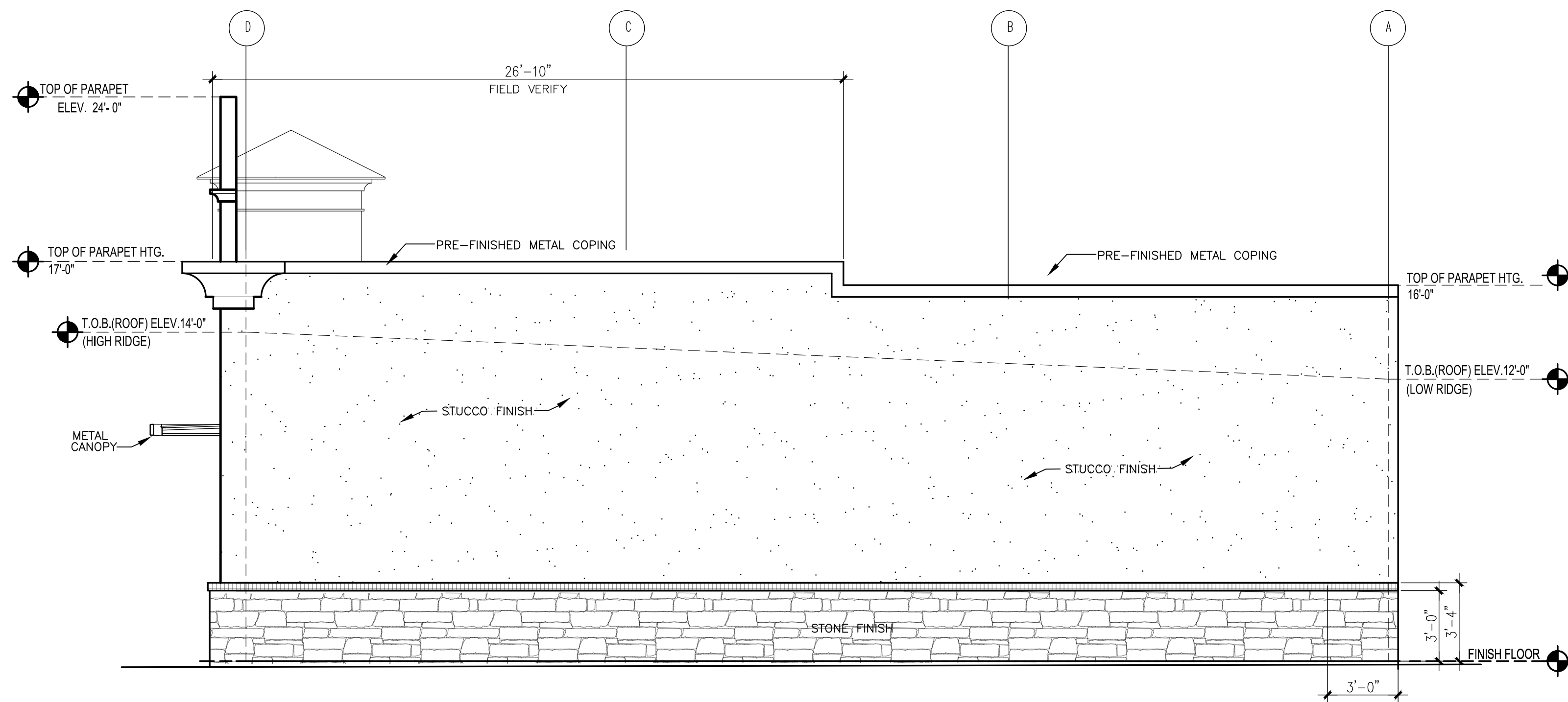
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A.7



## LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



## RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"