# City of San Antonio

# AGENDA

## Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

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**Wednesday, April 16, 2025** **3:00 PM**

The Historic and Design Review Commission (HDRC) will hold its regular meeting in the Board Room at 1901 South Alamo, beginning at the above referenced date and time. Once convened, the HDRC will take up the following items no sooner than the designated times.

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

Members of the public can comment on items on the agenda, consistent with procedural rules governing HDRC meetings and state law. The length of time for public comment is at the Chair's discretion. Public comments may be provided as follows:

1. Leave a voice message at 210-206-HDRC(4372) by 12 noon on the day of the meeting. Voicemail messages will be played during the meeting. Please include your full name, home or work address, the item number and item address of the request. Voicemail comments should be limited to 2 minutes.
2. Submit written comments to HistoricDesignReviewCommission@sanantonio.gov by 12 noon on the day of the meeting. Please include your full name, home or work address, the item number and item address of the request. Written comments will be part of the official written record only.
3. Attend the in-person hearing and signup to speak before the meeting begins at 3:00 PM.

**3:00 PM – Call to Order**

- Roll Call
- Chair's Statement
- Approval of minutes for the HDRC meeting of April 2, 2025.
- Public Comments

**CONSENT AGENDA**

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

1. Address/Description: 849 E COMMERCE ST
   HDRC Case No.: 2025-089
   RIO District: RIO-3
   Neighborhood Assn Name: Downtown
   Applicant: Amanda Perez/Protection Development Inc.
   Request: Construction of a covered patio at the Rivercenter Mall Lagoon
   City Council Dist.: 1

2. Address/Description: 418 ATLANTA AVE
   HDRC Case No.: 2025-081
   Neighborhood Assn Name: Downtown
   Applicant: venkat potineni/T Star Realty Riverwalk LLLC
   Request: Request for historic landmark designation
   City Council Dist.: 1

3. Address/Description: 110 W ELSMERE PLACE
   HDRC Case No.: 2025-074
   Historic District Name: Monte Vista
   Neighborhood Assn Name: Monte Vista Historical
   Applicant: Laura Bustillos/Don b McDonald Architect
   Request: 2-story addition construction on an existing detached rear accessory structure
   City Council Dist.: 1

4. Address/Description: 910 E SOUTHCROSS BLVD
HDRC Case No.: 2025-090
Historic District Name: Mission
Neighborhood Assn Name: Mission San Jose
Applicant: Edward Hernandez/Nirvana Architecture Studio
Request: New Construction
City Council Dist.: 3

5. Address/Description: 2053 W GRAMERCY PLACE – 1800 - 2000 Blocks of W Gramercy Place
HDRC Case No.: 2025-092
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake
Applicant: Emanuel Saldana/COSA Public Works
Request: Sidewalk Replacement/Row Improvements
City Council Dist.: 7

**INDIVIDUAL CONSIDERATION**

*Returning cases*

6. Address/Description: 120 CALLAGHAN AVE
HDRC Case No.: 2025-039
Historic District Name: Lavaca
Neighborhood Assn Name: Lavaca
Applicant: Daniel Cruz/Design Coop
Request: Construction of a 2-story, single-family residential structure
City Council Dist.: 1

7. Address/Description: 418 E LOCUST
HDRC Case No.: 2024-407
Historic District Name: Tobin Hill
Neighborhood Assn Name: Tobin Hill Community
Applicant: Joseph Smith/JMS Architects, Inc.
Request: New construction of a 2-story single family structure
City Council Dist.: 1

*New cases*

8. Address/Description: 2255 W MAGNOLIA AVE
HDRC Case No.: 2025-056
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake

Applicant: Ryan Schmidt/Ryan Schmidt Design LLC
Request: Demolition of rear accessory structure, site work modifications, construction of a new accessory structure with an attached carport
City Council Dist.: 7

**9.** Address/Description: 124 E HUISACHE AVE
HDRC Case No.: 2025-082
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Chase Conn/Richard Mogas Architects
Request: Construction of a second story addition, roof replacement, construction of a covered rear deck
City Council Dist.: 1

**10.** Address/Description: 118 PARKVIEW DR
HDRC Case No.: 2025-073
Historic District Name: Mission
RIO District: RIO-4
Neighborhood Assn Name: Roosevelt Park
Applicant: Analiza Alvarado
Request: Construction of a 2-story, single-family residential structure
City Council Dist.: 3

**11.** Address/Description: 1815 FREDERICKSBURG RD
HDRC Case No.: 2025-085
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake
Applicant: Mike Suarez/Maui Mike's TX LLC
Request: Signage
City Council Dist.: 7

**12.** Address/Description: 2011 W SUMMIT AVE
HDRC Case No.: 2025-035
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake
Applicant: Mark Wilson
Request: Demo/New Construction of Rear Accessory
City Council Dist.: 7

**13.** Address/Description: 238 LOVERA BLVD
HDRC Case No.: 2025-076
Historic District Name: Olmos Park Terrace

Neighborhood Assn Name: Olmos Park Terrace
Applicant: Thomas Villanueva/Nueva General Contractors LLC
Request: New construction of a detached rear accessory structure
City Council Dist.: 1

## ADJOURNMENT

## EXECUTIVE SESSION

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

## ACCESSIBILITY STATEMENT

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

## DECLARACIÓN DE ACCESO

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Posted on: 04/11/2025 03:18 PM