City of San Antonio

AGENDA

Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

Wednesday, May 7, 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 the address of the item or the property you are writing about. 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 16, 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: 125 SWEET
HDRC Case No.: 2025-080
Historic District Name: Nathan
Neighborhood Assn Name: King William
Applicant: Chris Coker/Blue Line Housing
Request: Demolition of a rear accessory structure
City Council Dist.: 1

2. Address/Description: 710 S ST MARYS ST
HDRC Case No.: 2025-103
Historic District Name: Lavaca
Neighborhood Assn Name: Lavaca
Applicant: Andrea (Andi) Rodriguez/Centro San Antonio
Request: Signage
City Council Dist.: 1

3. Address/Description: 512 N OLIVE ST
HDRC Case No.: 2025-102
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Adan Ochoa/AO Design, LLC
Request: Construction of a rear accessory structure
City Council Dist.: 2

4. Address/Description: 508 & 510 BOOKER ALLEY
HDRC Case No.: 2025-093
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Felix Ziga/Ziga Architecture Studio, PLLC
Request: Construction of a 2.5-story, single family residential structure and a detached, 2-story accessory structure
City Council Dist.: 2

5. Address/Description: 1127 S ST MARYS ST
1119 S ST MARYS ST
HDRC Case No.: 2025-113
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Lyndsay Thorn/Thorn Architects
Request: Determination of non-contributing status, PRIMARY
City Council Dist.: 1

6. Address/Description: 503 E GUENTHER ST
HDRC Case No.: 2025-094
Historic District Name: King William
RIO District: RIO-4
Neighborhood Assn Name: King William
Applicant: Daniel Cruz/Design Coop
Request: Construction of an accessory structure
City Council Dist.: 1

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

8. Address/Description: 2602 N FLORES ST
HDRC Case No.: 2025-110
Neighborhood Assn Name: Alta Vista
Applicant: Austen Kernodle/HiWorks
Request: Exterior Modifications, Rear Accessory Structure, Site Work

City Council Dist.: 1

9. Address/Description: 319 MISSION ST
HDRC Case No.: 2025-111
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Nathan Manfred/French and Michigan
Request: 2-story rear accessory structure construction
City Council Dist.: 1

10. Address/Description: 331 CHANNING
HDRC Case No.: 2025-096
Neighborhood Assn Name: Highland Park
Applicant: Beth Wells/Bender Wells Clark Design
Request: New park construction
City Council Dist.: 3

11. Address/Description: 122 LEOPOLD
HDRC Case No.: 2025-095
Neighborhood Assn Name: Lavaca
Applicant: Elaine Lutton/Lutton Properties LLC
Request: Construction of two 1-story rear additions
City Council Dist.: 1

12. Address/Description: 1113 PLEASANTON RD
HDRC Case No.: 2025-037
Neighborhood Assn Name: St. Leo's
Applicant: edgar sanchez/Debra J. Dockery, Architect, P.C.
Request: Fire station new construction
City Council Dist.: 3

INDIVIDUAL CONSIDERATION

Returning cases

13. Address/Description: 412 N OLIVE ST
HDRC Case No.: 2024-054
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Dalia Perez-Salinas/Perez-Salinas, Inc.
Request: Fenestration modifications, window modifications, exterior modifications, and construction of a rear addition

City Council Dist.: 2

New cases

14. Address/Description: 626 NOLAN ST
622 NOLAN ST
HDRC Case No.: 2025-101
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Adan Ochoa/AO Design, LLC
Request: Construction of five, 2-story residential structures
City Council Dist.: 2

15. **Address/Description: 312 PEREIDA ST – WITHDRAWN BY APPLICANT**
HDRC Case No.: 2025-100
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Jim Tafoya/BRIO BUILDERS
Request: 2-story addition construction
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) 207-2098 or Relay Texas 711 or by requesting these services online at https://www.sanantonio.gov/gpa/LanguageServices. Providing at least 72 hours' notice will help to ensure availability.

DECLARACIÓN DE ACCESO

La Ciudad de San Antonio garantiza acceso a las reuniones, los programas y los servicios de la Ciudad proporcionando: traducción e interpretación, materiales en

formatos alternativos y otras adaptaciones a pedido. Para solicitar estos servicios llame al (210) 207¬2098 o Relay Texas 711 o solicite estos servicios en línea en https://www.sanantonio.gov/gpa/LanguageServices. Dando un aviso al menos 72 horas antes ayudará a garantizar la disponibilidad.

Posted on: 05/05/2025 10:30 AM