City of San Antonio

AGENDA

Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

Wednesday, August 6, 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 July 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: 414 NAVARRO ST
HDRC Case No.: 2025-180
RIO District: RIO-3
Neighborhood Assn Name: Downtown
Applicant: Raul Garcia/X Architecture Collective
Request: Creation of new window openings on a blank facade, modification of window openings to door openings
City Council Dist.: 1

2. Address/Description: 235 E COMMERCE ST/234 RIVERWALK
HDRC Case No.: 2025-181
Historic District Name: Alamo Plaza
RIO District: RIO-3
Neighborhood Assn Name: Downtown
Applicant: Christina Berlanga/Don B. McDonald Architects
Request: Construction of a seating deck, improvements to an existing elevator tower, installation of a sidewalk lift on Commerce, impacts to the public right of way at street and river level
City Council Dist.: 1

3. Address/Description: 435 DONALDSON AVE
HDRC Case No.: 2025-194
Historic District Name: Monticello Park
Neighborhood Assn Name: Monticello Park

Applicant: Walter Menchaca
Request: Installation of structural concrete columns
City Council Dist.: 7

4. Address/Description: 250 E GRAYSON ST
HDRC Case No.: 2025-196
RIO District: RIO-2
Neighborhood Assn Name: Tobin Hill Community
Applicant: Blane Townsend/Texas Golf Club
Request: Installation of a miniature golf course, site work
City Council Dist.: 1

5. Address/Description: 217 ARDEN GROVE
HDRC Case No.: 2025-183
RIO District: RIO-2
Neighborhood Assn Name: Downtown
Applicant: Eduardo Garcia/Stantec Architecture
Request: Construction of a 5-story, mixed-use structure
City Council Dist.: 1

6. Address/Description: 1932 W HUISACHE AVE
HDRC Case No.: 2025-167
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake
Applicant: Tyler Hans/Hansco Demo
Request: Demolition of Rear Accessory Structure
City Council Dist.: 7

7. Address/Description: 1841 E HOUSTON ST
HDRC Case No.: 2025-191
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Matthew Rodriguez/Red Bird Development
Request: Extensive Exterior Modifications; Parking Lot to Patio Conversion with Roof
City Council Dist.: 2

8. Address/Description: 430 AUSTIN ST
HDRC Case No.: 2025-187
Neighborhood Assn Name: Dignowity Hill
Applicant: Blagica Jovanova/Beaty Palmer Architects
Request: Fenestration modifications - Storefront Opening

City Council Dist.: 2

9. **Address/Description: 1305 S ST MARYS ST – WITHDRAWN BY THE APPLICANT**
HDRC Case No.: 2025-184
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Greg Prater
Request: Window infill
City Council Dist.: 1

10. Address/Description: 2127 W WOODLAWN AVE
HDRC Case No.: 2025-182
Historic District Name: Monticello Park
Neighborhood Assn Name: Woodlawn Lake
Applicant: Ian Chase
Request: Rear addition construction, driveway installation, and Historic Tax Certification
City Council Dist.: 7

11. Address/Description: 328 W ELSMERE PLACE
HDRC Case No.: 2025-178
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Dan Gonzalez/Texas Outdoor Design Build
Request: Exterior modifications to an existing detached rear accessory structure
City Council Dist.: 1

INDIVIDUAL CONSIDERATION

New cases

12. Address/Description: 850 E MAGNOLIA AVE – POSTPONED BY THE APPLICANT
HDRC Case No.: 2025-186
Historic District Name: River Road
RIO District: RIO-1
Neighborhood Assn Name: River Road
Applicant: Felix Ziga/Ziga Architecture Studio, PLLC
Request: Rear and side addition and carport 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) 2072098 or Relay Texas 711 or by requesting these services online at https://www.sanantonio.gov/gpa/LanguageServices. Providing at least 72 hours' notice will help to ensure availability.

DECLARACIÓN DE ACCESO

La Ciudad de San Antonio garantiza acceso a las reuniones, los programas y los servicios de la Ciudad proporcionando: traducción e interpretación, materiales en formatos alternativos y otras adaptaciones a pedido. Para solicitar estos servicios llame al (210) 207¬2098 o Relay Texas 711 o solicite estos servicios en línea en https://www.sanantonio.gov/gpa/LanguageServices. Dando un aviso al menos 72 horas antes ayudará a garantizar la disponibilidad.

Posted on: 08/04/2025 09:45 AM