City of San Antonio

AGENDA

Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

Wednesday, September 3, 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 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 sign up 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 August 20, 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: 201 NEWELL
HDRC Case No.: 2025-201
RIO District: RIO-2
Neighborhood Assn Name: Tobin Hill Community
Applicant: Trisha Mehis/Oxbow Development
Request: Construction of a stair connection to the river walk path
City Council Dist.: 1

2. Address/Description: 222 WICKES
HDRC Case No.: 2025-215
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Alyssa Rodriguez
Request: Construction of a screened side porch
City Council Dist.: 1

3. Address/Description: 3350 E COMMERCE ST
HDRC Case No.: 2025-221
Public Property: Yes
Neighborhood Assn Name: Coliseum Willow Park
Applicant: Victor Carrillo/Alta Architects
Request: Construction of an addition, landscaping, site work, signage
City Council Dist.: 2

4. Address/Description: 343 W HOUSTON ST
HDRC Case No.: 2025-220
Neighborhood Assn Name: Downtown
Applicant: Conrad Martinez/RVK Architecture, Inc.
Request: Exterior modifications, landscaping modifications, site work, signage
City Council Dist.: 1

5. Address/Description: 109 W GRAYSON ST
HDRC Case No.: 2025-218
RIO District: RIO-2
Neighborhood Assn Name: Tobin Hill Community
Applicant: Milton Saunders/SIGNS LLC
Request: Signage
City Council Dist.: 1

6. Address/Description: 125 SWEET
HDRC Case No.: 2025-212
Historic District Name: Nathan
Neighborhood Assn Name: King William
Applicant: Chris Coker/Blue Line Housing
Request: Historic Tax Certification & Verification
City Council Dist.: 1

7.
Address/Description: 102 THORAIN BLVD
HDRC Case No.: 2025-224
Historic District Name: Olmos Park Terrace
Neighborhood Assn Name: Olmos Park Terrace
Applicant: Robert Halverson
Request: Tax Certification
City Council Dist.: 1

8. Address/Description: 142 ARMOUR
HDRC Case No.: 2025-214
Historic District Name: River Road

RIO District: RIO-1
Neighborhood Assn Name: River Road
Applicant: Jim Bailey
Request: Historic Tax Certification & Verification
City Council Dist.: 1

9. Address/Description: 135 W LULLWOOD AVE
HDRC Case No.: 2025-219
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Osvaldo Ramirez/Rhino Works Construction, LLC
Request: Carport Construction
City Council Dist.: 1

10. Address/Description: 327 DONALDSON AVE
HDRC Case No.: 2025-211
Historic District Name: Monticello Park
Neighborhood Assn Name: Monticello Park
Applicant: David Sanchez
Request: Rear accessory structure construction with attached carport
City Council Dist.: 7

INDIVIDUAL CONSIDERATION

New cases

11. Address/Description: 322 LAMAR ST
HDRC Case No.: 2025-213
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Gustavo De La Rosa/DLR Home Source
Request: Front Walkway Modification and Historic Tax Certification
City Council Dist.: 2

12. Address/Description: 2018 SAN PEDRO AVE
HDRC Case No.: 2025-210
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: FAUSTINO MANCHA/FAUMAN CONSTRUCTION
Request: Facade modifications and fenestration modifications
City Council Dist.: 1

13. Address/Description: 407 DONALDSON AVE
HDRC Case No.: 2025-209
Historic District Name: Monticello Park
Neighborhood Assn Name: Jefferson, Woodlawn Lake
Applicant: Paul Hunter/Tuff Shed, Inc
Request: Rear accessory structure construction
City Council Dist.: 7

14. Address/Description: 232 LAVACA ST
HDRC Case No.: 2025-048
Historic District Name: Lavaca
Neighborhood Assn Name: Lavaca
Applicant: Clint Belew
Request: New construction of a 2-story 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

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: 08/27/2025 04:33 PM