City of San Antonio

AGENDA

Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

Wednesday, August 5, 2026 **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.

To view this meeting, visit www.sanantonio.gov/DSD/Boards/MeetingVideos.

Members of the public can comment on any agenda item, consistent with procedural rules governing HDRC meetings. Public comments may be provided as follows:

1. Attend in-person and sign-up to speak before the meeting begins at 3:00 PM.

2. Submit written comments to HistoricDesignReviewCommission@sanantonio.gov by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.

3. Leave a voice message of a maximum of two minutes at 210-206-HDRC(4372) by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Messages will be shared directly with commissioners prior to the hearing.

3:00 PM – Call to Order

- Roll Call

- Chair's Statement
- Approval of minutes for the HDRC meeting of July 15, 2026.
- Public Comments

CONSENT AGENDA

The consent agenda consists of items recommended by staff for approval or approval with stipulations that the applicant accepts. Any member of the public who would like to speak on a consent agenda item may sign up and speak prior to the commission's vote on the consent agenda. Commissioners may request to remove any item from the consent agenda to consider it individually. 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: 538 W WOODLAWN AVE
HDRC Case No.: 2026-180
Neighborhood Assn Name: Alta Vista
Applicant: Joshua Thomas/NoFlo FoodCo LLC
Request: Historic Landmark Designation
City Council Dist.: 1

2. Address/Description: 1210 E ELMIRA ST
HDRC Case No.: 2026-186
RIO District: RIO-2
Neighborhood Assn Name: Tobin Hill Community
Applicant: Michael Elder
Request: Signage
City Council Dist.: 1

3. Address/Description: 430 E COMMERCE ST
HDRC Case No.: 2026-193
RIO District: RIO-3
Neighborhood Assn Name: Downtown
Applicant: Jena Hammond Nichols/Overland Partners
Request: Construction of an addition
City Council Dist.: 1

4. Address/Description: 427 S PRESA ST
HDRC Case No.: 2026-196
Historic District Name: La Villita
RIO District: RIO-3

Neighborhood Assn Name: Downtown
Applicant: Timothy Proctor/Laney Development Group
Request: Amendment to a previously approved design regarding materials, facade arrangement, and an increase in height
City Council Dist.: 1

5. Address/Description: 418 VILLITA ST
HDRC Case No.: 2026-208
Public Property: Yes
Historic District Name: La Villita
RIO District: RIO-3
Neighborhood Assn Name: Downtown
Applicant: Mark Navarro/Fisher Heck Architects
Request: Amendment to a previously approved design, stair tower addition
City Council Dist.: 1

6. **Address/Description: 1411 ALLING – POSTPONED BY APPLICANT**
HDRC Case No.: 2026-198
RIO District: RIO-1
Neighborhood Assn Name: Westfort Alliance
Applicant: Marissa Robinson/PDI
Request: Construction of a 3-story hotel
City Council Dist.: 2

7. Address/Description: 135 W LULLWOOD AVE
HDRC Case No.: 2026-209
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: TREVI CAPITAL LLC
Request: Historic Tax Certification & Verification
City Council Dist.: 1

8. Address/Description: 230 DEVINE ST
HDRC Case No.: 2026-189
Historic District Name: Lavaca
Neighborhood Assn Name: Lavaca
Applicant: RONNIE CARRASCO
Request: Removal and Construction of Rear Addition, Removal and Construction of Rear Accessory, Window Replacement, Front Porch Reconstruction
City Council Dist.: 1

9.

Address/Description: 801 N OLIVE ST
HDRC Case No.: 2026-205
Public Property:
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Samantha Santillan /HJD Capital Electric
Request: Shade Structure Relocation
City Council Dist.: 2

10. Address/Description: 1315 E PYRON AVE
HDRC Case No.: 2026-197
Historic District Name: Mission
Neighborhood Assn Name: Mission San Jose
Applicant: Jose Charo
Request: New construction
City Council Dist.: 3

11. Address/Description: 503 MARY LOUISE
HDRC Case No.: 2026-190
Historic District Name: Monticello Park
Neighborhood Assn Name: Monticello Park
Applicant: Tim Clark
Request: Removal of a detached rear accessory structure, new construction of a detached rear accessory structure, and site element modifications
City Council Dist.: 7

12. Address/Description: 15551 NACOGDOCHES RD
HDRC Case No.: 2026-184
Public Property: Yes
Applicant: Gabriel Monreal/San Antonio Parks and Recreation
Request: Memorial plaque installation
City Council Dist.: 10

INDIVIDUAL CONSIDERATION

Returning cases

13. Address/Description: 731 N PALMETTO
HDRC Case No.: 2026-182
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Gaspar Rivera
Request: Construction of two, 2-story, single-family residential structures

City Council Dist.: 2

New cases

14. Address/Description: 523 ADAMS ST
HDRC Case No.: 2026-204
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: Nathan Manfred/French and Michigan
Request: Conceptual Review of Addition to Primary 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) 207-0035 or email the Office of Historic Preservation at ohppermits@sanantonio.gov. 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 o envíe un correo electrónico a (210) 207-0035 o a ohppermits@sanantonio.gov. Dando un aviso al menos 72 horas antes ayudará a garantizar la disponibilidad.

Posted on: 08/05/2026 09:58 AM