



HISTORIC PRESERVATION

HISTORIC COMPLIANCE AND TECHNICAL ADVISORY BOARD MEETING MINUTES FRIDAY, APRIL 17, 2026

The City of San Antonio Historic Compliance and Technical Advisory Board ("CTAB") met on April 17, 2026, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Vice Chair Vasquez called the meeting to order at 9:02 a.m.

ROLL CALL:

PRESENT: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez

ABSENT: Burgard, Spietz, and Sepulveda

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.
- OHP staff invite the public to attend events in May celebrating Preservation Month.
- OHP staff provided an update from the City Clerk's Office regarding how Boards and Commissions will receive public comments provided via letters and voicemails going forward. Voicemail recordings will be transcribed and provided to the commissioners prior to the meeting.
- Item #8 was withdrawn by the applicant prior to the meeting.

CHAIR'S STATEMENT:

Chair Sepulveda provided a statement regarding meeting processes, appeals, time limits, and decorum.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Davis moved to approve the CTAB meeting minutes for March 20, 2026.

Commissioner Pollog seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez

NAY: None.

ABSENT: Burgard, Spietz, and Sepulveda

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

PUBLIC COMMENTS:

- Item 4 – Barbara Bell submitted a letter in opposition to the request.

Vice Chair Vasquez asked if any commissioner would like to pull items from the Consent Agenda.

- Commissioner Davis requested that item 4 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Pollog moved to approve items 1-3 with staff stipulations.
Commissioner Davis seconded the motion.

Items on Consent:

Item 1, Case No. 2026-074	426 E COURTLAND PLACE
Item 2, Case No. 2026-065	719 E CARSON ST
Item 3, Case No. 2026-094	615 E EVERGREEN ST

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2026-070
ADDRESS: 430 E MULBERRY AVE
APPLICANT: Rajesh Kumar

REQUEST:

The applicant is requesting to construct a 400 sf rear accessory covered patio structure on top of a new foundation at the SW corner of the parcel.

RECOMMENDATION:

Staff recommends approval to construct a 400 sf rear accessory covered patio structure on top of a new foundation at the SW corner of the parcel with the following stipulation.

- That the applicant obtain a variance from the Board of Adjustment for any necessary setbacks.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Davis moved to approve with staff stipulations.
Commissioner Spiller seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

ITEM 5. HDRC NO. 2026-104
ADDRESS: 1518 W ROSEWOOD AVE
APPLICANT: Luke Hoy /Hoy Gardens LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform landscaping work within the front and side yard at 1518 W Rosewood. Within this request, the applicant has proposed the following scopes of work:

1. The installation of planting beds around the perimeter of the front yard to feature brick edging and various ground cover and shrubs.
2. The installation of a brick paved patio on the east side of the front yard, in front of the front façade.
3. Replace the existing, concrete porch steps with brick steps and replace the existing, front walkway with a brick front walkway.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through c, with the following stipulations:

- i. That edging and landscaping elements should not impede upon the public right of way at any time.
- ii. That the patio be installed in a manner than does not facilitate water drainage towards the historic structure's foundation.

Staff does not recommend approval of item #3, concrete steps and walkway replacement, based on findings d and e. Staff recommends both original concrete elements be maintained. Should they require repair, repair should be done consistently with the Guidelines.

PUBLIC COMMENT: None.

MOTION: Commissioner Garcia moved to approve items 1 and 2 with staff stipulations and deny item 3.
Commissioner Pollog seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

ITEM 6. HDRC NO. 2026-083
ADDRESS: 118 E RISCHE
APPLICANT: Chris Coker/Blue Line Housing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a driveway at the front of the property that will measure 20' long and 9' wide.
2. Modify the front façade of the primary structure by installing a gable vent.
3. Modify the front façade by removing the existing siding on the front gable and installing cedar shake siding and a horizontal canopy roof detail.

RECOMMENDATION:

Staff recommends approval of Item 1 with the following stipulations:

- i. The driveway feature permeable materials and not exceed 9' in width as specified on the site plan.

- ii. Final materials must be submitted to staff for issuance of a COA.
- iii. The driveway approach not exceed 12' in width.

Staff recommends approval of Item 2 with the following stipulation:

- i. The gable vent should be of a simplified design that is consistent with those historically found in the district. A final design should be submitted to staff for review.

Staff does not recommend approval of Item 3. Staff recommends the original siding on the front-facing gable be retained in place.

PUBLIC COMMENT:

- The King William Association Architectural Advisory Committee submitted a letter in support of staff recommendations 2 and 3, but is opposed to the request to install a driveway at the front of the property.

MOTION: Commissioner Garcia moved to approve with staff stipulations.
Commissioner Davis seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: **MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.**

ITEM 7. HDRC NO. 2026-068
ADDRESS: 447 FURR DR
APPLICANT: Elizabeth Weinberger

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install an 18" high, concrete masonry unit (CMU) retaining wall along the length of the sidewalk parallel to Furr Dr.

RECOMMENDATION:

Staff does not recommend approval of the request. Staff recommends that the applicant submit an updated proposal for review comprised of a low landscaping wall made of appropriate materials and that may be eligible for administrative approval.

PUBLIC COMMENT:

- Bianca Maldonado spoke in opposition to the case
 - Tom Simmons yielded his time to Bianca Maldonado.

MOTION: Commissioner Garcia moved to deny the request.
Vice Chair Vasquez seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: **MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.**

ITEM 8. WITHDRAWN PRIOR TO THE MEETING

ITEM 9. HDRC NO. 2026-100
ADDRESS: 1211 S ALAMO ST
APPLICANT: barbara canela/na

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Install a vehicular gate and fixed gate on either side of the structure in front of the front façade wall plane.
2. Install a 6'0" tall fence at the SE corner of the lot.
3. Install a 4'0" tall transparent wooden fence at the front yard.

RECOMMENDATION:

Staff recommends approval to install a 6'0" tall vehicular gate and fence on either side of the primary structure with the following stipulation.

- That the applicant install the fence and gate behind the front façade wall plane.

Staff recommends approval to install a wooden privacy fence at the SE corner of the lot within the front yard with the following stipulations.

- That the applicant install a fence at the SE corner of the lot that does not exceed 4'0" in height.

Staff recommends approval to install a 4'0" tall transparent wooden picket fence at the front yard.

PUBLIC COMMENT:

- The King William Association Architectural Advisory Committee submitted a letter in support of staff recommendations 1 and 2. The committee stated it would support item 3 if the installed fence is a wooden picket fence, not wooden posts and wiring, or the more modern hog fencing seen in the neighborhood, which is not appropriate for an historic home.

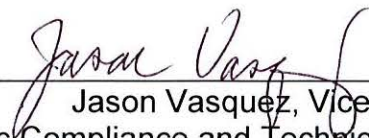
MOTION: Commissioner Garcia moved to approve with staff stipulations.
Commissioner Spiller seconded the motion.

VOTE: AYE: Davis, Garcia, Spiller, Fullerton, Pollog, and Vasquez
NAY: None.
ABSENT: Burgard, Spietz, and Sepulveda

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

ADJOURNMENT: The meeting adjourned at 10:41 a.m.

APPROVED:



Jason Vasquez, Vice Chair
Historic Compliance and Technical Advisory Board
City of San Antonio

Date: 5/22/26