



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, JUNE 5, 2024**

The City of San Antonio Historic and Design Review Commission (“**HDRC**”) met on Wednesday, June 5, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:** Chair Gibbs called the meeting to order at 3:02 p.m.

**ROLL CALL:** Chair Gibbs called for roll call of meeting attendance.

**PRESENT:** Castillo (virtual), Savino, Velásquez, Grube (virtual), Cervantes, Holland, Fetzer, Gibbs

**ABSENT:** Galloway, Mazuca, and Guevara

- Commissioner Guevara arrived at the meeting (virtual) at 3:04 p.m.

**CHAIR’S STATEMENT:** Chair Gibbs read a statement on meeting processes, time limits, and decorum.

**ANNOUNCEMENT:**

- Spanish interpreter services available to the public during the hearing.
- Items 7 and 10 were postponed by the applicants.
- Item 9 was withdrawn by the applicant.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Holland moved to approve HDRC meeting minutes for May 15, 2024. Commissioner Fetzer seconded the motion.

**VOTE:** AYE: Castillo, Savino, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer, Gibbs

NAY: None.

ABSENT: Galloway and Mazuca.

**ACTION:** MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

**PUBLIC COMMENTS:** NONE

**CONSENT AGENDA:** Chairman Gibbs asked if any commissioner would like to pull items from the Consent Agenda. Commissioner Cervantes requested Item 3 be pulled for individual consideration.

Item 1, Case No. 2024-155

2100 BROADWAY

Item 2, Case No. 2024-196

226 N HACKBERRY ST

506 MONTANA

202 CONNELLY ST

935 IOWA ST

Item 4, Case No. 2024-195

210 W ROSEWOOD AVE

Item 5, Case No. 2024-194

421 N MEDINA

Item 6, Case No. 2024-190

450 FURR DR

**MOTION:** Commissioner Fetzer moved to approve items 1, 2, 4-6 with staff stipulations. Commissioner Savino seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer, Gibbs  
NAY: None  
ABSENT: Galloway and Mazuca

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 3. HDRC NO. 2024-199**  
ADDRESS: 1231 S ALAMO ST  
APPLICANT: New Day Custom Homes

**REQUEST:** The applicant is requesting Historic Tax Certification for the property at 1231 S Alamo.

**RECOMMENDATION:** Staff recommends approval based on findings a through c.

**PUBLIC COMMENT:** None.

MOTION: Commissioner Cervantes moved to approve with staff stipulations.  
Commissioner Fetzer seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer, Gibbs  
NAY: None  
ABSENT: Galloway and Mazuca

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

**ITEM 7. POSTPONED BY APPLICANT**

**ITEM 8. HDRC NO. 2024-197**  
ADDRESS: 203 W GRAMERCY PLACE  
APPLICANT: Abraham Alecozay/ALECOZAY FAMILY LIMITED PARTNERSHIP

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a 26'x26' addition to the rear detached accessory structure.
2. Install a second driveway with curb cut on the Howard St side of the property.

**RECOMMENDATION:** Staff recommends conceptual approval of item 1, construction of a 26'x26' addition to the detached accessory structure, based on finding b, with the following stipulations:

- i. That the applicant submits accurate and to-scale dimensioned construction drawings, including a site plan and roof plan, for final review.
- ii. That the structure is clad in wood Hardie board rather than the vinyl siding proposed. Siding should be installed smooth side out with no more than a 6" reveal, or with a reveal to match that of the existing siding on the accessory structure.
- iii. That the applicant submits manufacturer's specifications for a wood or wood-look garage door.

Staff does not recommend approval of item 2, installation of a second driveway with curb cut on the Howard St side of the property, based on finding c.

If the HDRC is compelled to approve item 2, staff recommends the following stipulation:

- i. That the driveway does not exceed 10 feet in width and that the driveway apron does not exceed 12 feet in width, based on finding b.

**PUBLIC COMMENT:**

- The Monte Vista Historic Association Architectural Review Committee submitted a letter in opposition to the case with a suggested recommendation for the garage to have two separate overhead doors.

**MOTION 1:** Commissioner Savino moved to approve item 1 with staff stipulations 1-3 with the (Main Motion) added stipulations for two individual overhead doors and the abandonment of the curb cut on Gramercy. Approve item 2 as submitted by the applicant. Commissioner Fetzer seconded the motion.

**MOTION 2:** Commissioner Grube moved to amend the main motion to approve item 1 with staff (Amendment) stipulations 1-3, approve item 2 as submitted by the applicant and without the additional stipulations for two garage doors and removal of the curb cut on Gramercy. Commissioner Velásquez seconded the motion.

**VOTE:** AYE: Castillo, Velásquez, Guevara, Grube, Cervantes, and Gibbs  
NAY: Savino, Holland and Fetzer  
ABSENT: Galloway and Mazuca

**ACTION:** MOTION PASSED with 6 AYES. 3 NAYS. 2 ABSENT.

Chairman Gibbs called for a vote to approve the main motion as amended.

**VOTE:** AYE: Castillo, Savino, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer, Gibbs  
NAY: None  
ABSENT: Galloway and Mazuca

**ACTION:** MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

**ITEM 9. WITHDRAWN BY APPLICANT**

**ITEM 10. POSTPONED BY APPLICANT**

**ITEM 11. HDRC NO. 2024-186**  
ADDRESS: 266 E LULLWOOD AVE  
APPLICANT: Sajneet Khangura/Pine Casita LLC

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to demolish the rear accessory located at 266 E Lullwood Ave.

**RECOMMENDATION:** Staff does not recommend approval of the request, based on findings a through e. Staff recommends the applicant and property owner work with staff to repair the structure in-kind. If the HDRC approves the request for the rear accessory structure's removal, deconstruction by a Certified Deconstruction Contractor is required under UDC Chapter 12, Article II.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Savino moved to refer to the Design Review Committee and continue the request to the next available hearing  
Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Castillo, Savino, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer, Gibbs  
NAY: None  
ABSENT: Galloway and Mazuca

**ACTION:** MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

**ADJOURNMENT:** Chair Gibbs adjourned the meeting at 4:03 p.m.

**APPROVED**

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J. Maurice Gibbs, Chairman  
Historic Design Review Commission  
City of San Antonio

Date: \_\_\_\_\_