



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

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, JULY 16, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, July 16, 2025, at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:**

Chair Gibbs called the meeting to order at 3:00 p.m.

**ROLL CALL:**

**PRESENT:** Mammen, Savino, Velásquez, Galloway (virtual), Mazuca (virtual),  
Grube, Cervantes, Holland, Fetzer, and Gibbs

**ABSENT:** Guevara

**CHAIR'S STATEMENT:**

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

**ANNOUNCEMENT:**

- Spanish interpreter services available to the public during the hearing.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Velásquez moved to approve HDRC meeting minutes for July 2, 2025.  
Commissioner Cervantes seconded the motion.

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

**ACTION:** **MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.**

**PUBLIC COMMENTS:**

- Item 1 – Betty Bueche, on behalf of the Conservation Society of San Antonio, submitted a voicemail in support of landmark designation.
- Item 1– The Conservation Society of San Antonio submitted a letter in support of landmark designation.

**CONSENT AGENDA:**

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

- Commissioner Savino requested that item 3 be pulled from the Consent Agenda for individual consideration.

**MOTION:** Commissioner Velásquez moved to approve items 1, 2, and 4-9 with staff stipulations.  
Commissioner Cervantes seconded the motion.

**Items on Consent:**

Item 1, Case No. 2025-173	945 W HUISACHE AVE
Item 2, Case No. 2025-138	3903 N ST MARYS ST
Item 4, Case No. 2025-163	4504 S NEW BRAUNFELS AVE
Item 5, Case No. 2025-169	11030 RUIDOSA ST
Item 6, Case No. 2025-176	124 MAY
Item 7, Case No. 2025-171	430 E COMMERCE ST
Item 8, Case No. 2025-161	1401 Denver Blvd
Item 9, Case No. 2025-177	305 DORA ST

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

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 3. HDRC NO. 2025-172**  
ADDRESS: 123 HOEFGEN AVE  
APPLICANT: Anisa Schell/Ortiz McKnight PLLC

**REQUEST:**

The applicant is requesting conceptual approval to construct an observation wheel, event plaza, carousel, miniature golf course, and several 1 and 2-story structures on the vacant lot at 123 Heofgen Avenue. This lot is located within the St. Paul Square Historic District and is currently used as surface parking.

**RECOMMENDATION:**

Staff recommends conceptual approval of the proposed observation wheel, event plaza, carousel, miniature golf course, and several 1 and 2-story structures based on findings a through n with the following stipulations:

- i. That a traditional stucco finish should be used and that final details and material specifications be submitted for review and approval when returning to the Commission for final approval, as noted in findings l and m.
- ii. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval, as noted in finding n.
- iii. That a master signage plan be submitted for review and approval prior to the installation of signage, as noted in finding o.
- iv. That a detailed lighting plan be submitted for review and approval prior when returning to the Commission for final approval, as noted in finding p.
- v. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Velásquez moved to approve with staff stipulations.  
Commissioner Grube seconded the motion.

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

**ACTION:** **MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.**

**ITEM 10. HDRC NO. 2025-175**  
**ADDRESS:** 120 CALLAGHAN AVE  
**APPLICANT:** Daniel Cruz/Design Coop

**REQUEST:**

1. The consideration and approval of a waiver pursuant to the Unified Development Code Section 35-608(g) to accept and review the application submitted for the request noted below in request item 2.
2. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single-family residential structure on the vacant lot at 120 Callaghan. This lot is located within the Lavaca Historic District.

**RECOMMENDATION:**

1. Staff recommends approval of request item #1, the approval of a waiver to accept and review a subsequent application under the Unified Development Code Section 35-608(g), based on findings d and e.
2. Staff recommends approval of item #2, the construction of a 2-story, single-family residential structure based on findings h through y with the following stipulations:
  - i. That the second level porch roof feature a design that is consistent with second level porches within the district, as noted in findings l and q.
  - ii. That the proposed vertical siding feature individual members, as noted in finding l. Staff also recommends that if metal railing are proposed, they should be proportioned and profiled to relate to those found historically within the district. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide with a standard galvalume finish, seams that are 1 to 2 inches in height, and a low-profile ridge cap or ridge sleeve. Additionally, stucco facades are to feature traditional, smooth finishes.
  - iii. That all windows should adhere to the adopted standards for windows in new construction, as noted in finding o.
  - iv. That all grouped windows should be separated by a mullion of six (6) inches in width, as found on the adjacent historic structures. Additionally, staff recommends that additional fenestration be added to both side facades as both feature expanses of unseparated walls that are atypical for residential construction within the district.
  - v. That the front-loading garage be eliminated from the design and that the applicant proposes a parking design that is consistent with those found within the district; typically within the side or rear yard, as noted in finding s.

- vi. That the proposed relocated driveway be eliminated, and that the applicant maintains the existing driveway location.
- vii. That a poured concrete walkway that is consistent with the Guidelines for Site Elements be installed, as noted in finding v. The walkway should be centered on the front door.
- viii. That the proposed front yard fence not exceed four (4) feet, and that a design that is consistent with the Guidelines be submitted for review and approval, as noted in finding w.
- ix. That a detailed landscaping plan be developed and submitted to OHP staff for review and approval, as noted in finding x.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

**PUBLIC COMMENT:**

- Betty Bueche, on behalf of the Conservation Society of San Antonio, submitted a voicemail in support of staff recommendations, but was opposed to granting a waiver for the request.
- The Conservation Society of San Antonio submitted a letter in support of staff recommendations, but was opposed to granting a waiver for the request.

**MOTION 1:** Commissioner Grube moved to approve item 1 with staff stipulations.  
Commissioner Velásquez seconded the motion.

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

**ACTION:** **MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.**

**MOTION 2:** Commissioner Velásquez moved to approve item 2 with staff stipulations, and include in stipulation 5 for the applicant to explore options for fenestration patterns to be approved by staff.  
Commissioner Holland seconded the motion.

**MOTION 3:** Commissioner Grube moved to amend the motion to conceptually approve item 2 (Amendment) with staff stipulations.  
Commissioner Savino seconded the motion.

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

**ACTION:** **MOTION PASSED with 9 AYES. 1 NAY. 1 ABSENT.**

**ITEM 11. HDRC NO. 2025-158**  
ADDRESS: 838 E MAGNOLIA AVE  
APPLICANT: Ivan Solis/Solis Construction

**REQUEST:**

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

1. Construct an approximately 605 sf 1-story rear addition.
2. Modify the existing fenestration pattern by infilling one front door opening.
3. Replace all existing wood windows onsite with one-over-one aluminum windows.

**RECOMMENDATION:**

Item 1: Staff recommends approval of the request to construct an approximately 605 sf 1-story rear addition, based on the findings, with the following stipulations:

- i. That the applicant reduce the ridge height of the proposed addition to be subordinate to the existing roof.
- ii. That the applicant installs a fully wood or aluminum-clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant install 105 wood siding or lapped fiber cement with a smooth finish and a reveal to match the historic siding onsite to include an offset or a vertical trim piece to distinguish the addition from the historic structure.
- iv. That the applicant provide updated construction documents to OHP staff for review prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

Item 2: Staff recommends approval of the street-facing front door modification, based on the findings, with the following stipulations:

- i. That the applicant replace the existing street-facing front door with a salvaged wood window matching historic wood windows onsite.
- ii. That the applicant replicate the existing ganged window configuration located onsite to include trim and mullion.
- iii. That the applicant provide updated construction documents to OHP staff for review prior to the issuance of a Certificate of Appropriateness.

Item 3: Staff does not recommend wholesale wood window replacement, based on the findings. Staff recommends the applicant retain the historic wood windows onsite and repair in-kind.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Grube moved to approve items 1 and 2 with staff stipulations, and deny item 3.

Commissioner Velásquez seconded the motion.

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

**ACTION:** MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.

**ADJOURNMENT:** Chair Gibbs adjourned the meeting at 4:00 p.m.

APPROVED



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

Date: 6 AUG 25