



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 1, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, October 1, 2025, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:10 p.m.

ROLL CALL:

PRESENT: Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer

ABSENT: Mammen and Gibbs

CHAIR'S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- Item #7 was postponed by the applicant prior to the hearing.

APPOINTMENT OF ACTING VICE CHAIR:

MOTION: Commissioner Velásquez moved to appoint Commissioner Savino as acting Vice Chair for the hearing.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland and Fetzer

NAY: None.

ABSENT: Mammen and Gibbs

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

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Grube moved to approve the HDRC meeting minutes for September 17, 2025.
Commissioner Velásquez seconded the motion.

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

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

PUBLIC COMMENTS:

In-Person Speakers

- General Comment – Kathleen Trenchard spoke in opposition to the digital media and arts display requests.
- Item 2 – Alesia Garlock spoke in opposition to the request.
- Item 2 – Ellen Patterson spoke in opposition to the request.
- Item 2 – Carol Patterson spoke in opposition to the request.
- Item 2 – Ida Ayala spoke in opposition to the request.

Letters

- Item 1 – The Conservation Society of San Antonio submitted a letter in opposition to the request.
- Item 4 – The King William Association Architectural Advisory Committee submitted a letter in support of staff’s recommendations.
- Item 4 – 22 neighbors from the King William Historic District signed a letter of support for the request.
- Item 8 – The Conservation Society of San Antonio submitted a letter in opposition to the request.
- Item 9 – The Conservation Society of San Antonio submitted a letter in opposition to the request.
- Item 10 – The Conservation Society of San Antonio submitted a letter in opposition to the request.
- Item 11 – The Conservation Society of San Antonio submitted a letter in opposition to the request.

CONSENT AGENDA:

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

- Commissioner Savino requested that Items 1, 2, 8, 9, 10, and 11 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Cervantes moved to approve items 3-6 with staff stipulations.
Commissioner Velásquez seconded the motion.

Items on Consent:

Item 3, Case No. 2025-253	234 W WOODLAWN AVE
Item 4, Case No. 2025-236	123 FIR
Item 5, Case No. 2025-284	107 MAGNOLIA DR
Item 6, Case No. 2025-233	305 DORA ST

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 1. HDRC NO.2025-254

ADDRESS: Matagorda Street between E Cesar E Chavez Blvd and
Garfield Alley
APPLICANT: Erin Katzfey/Pape-Dawson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to change the street name for the portion of Matagorda Street between E Cesar E Chavez Blvd and Garfield Alley to Aldea Avenue.

RECOMMENDATION:

Staff recommends approval of the street name change based on findings a through d.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Holland moved to approve with staff stipulations.
Commissioner Grube seconded the motion.

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

ACTION: **MOTION FAILED with 4 AYES. 4 NAYS. 1 RECUSAL. 2 ABSENT.**

MOTION 2: Commissioner Grube moved to approve with staff stipulations and the additional stipulation that the historic name of Matagorda Street is commemorated at the portion that is being renamed.
Commissioner Mazuca seconded the motion.

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

ACTION: **MOTION PASSED with 5 AYES. 3 NAYS. 1 RECUSAL. 2 ABSENT.**

ITEM 2. HDRC NO. 2025-235

ADDRESS: 3700 N ST MARYS ST/Brackenridge Park
APPLICANT: Michael Killeen/Hoerr Schaudt Landscape Architects

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a Nature Playscape within Brackenridge Park. The proposed Nature Playscape will feature the following unique elements: picnic nodes, an indigenous camp, an acequia channel, a log tangle, a boardwalk, a water channel, an archaeological dig site, a sliding

hill, a hillside amphitheater, cabins, monkey bars, log steppers, a swing rope, and other elements, such as log towers. The Nature Playscape will also feature a restroom structure and bridge spanning the San Antonio River.

The proposed Nature Playscape will be located along Joske Pavilion Trail, to the immediate south of the Lambert Beach Softball field.

RECOMMENDATION:

Staff recommends approval, based on findings a through h.

An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

ACTION: MOTION PASSED with 5 AYES. 4 NAYS. 2 ABSENT.

ITEM 8. HDRC NO. 2025-230
ADDRESS: 106 S ST MARYS ST
APPLICANT: Ashley Farrimond/Killen, Griffin & Farrimond, PLLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one digital media and arts display on the building at 106 S St Mary's Street. The proposed sign measures 40' x 20' and will be located on the southwest corner of the building.

RECOMMENDATION:

Staff recommends approval based on the findings.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Grube moved for conceptual approval with staff stipulations.
Commissioner Velásquez seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 1 NAY. 2 ABSENT.

ITEM 9. HDRC NO. 2025-239
ADDRESS: 123 HOEFGEN AVE
APPLICANT: Ashley Farrimond/Killen, Griffin & Farrimond, PLLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one digital media and arts display on the building at 123 Hoefgen. The proposed sign measures 40' x 30' and will be located on the south facade of the tower.

RECOMMENDATION:

Staff recommends approval based on the findings.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Velásquez moved to for discussion.
Commissioner Cervantes seconded the motion.

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

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

MOTION 2: Commissioner Grube moved for conceptual approval with staff stipulations.
Commissioner Mazuca seconded the motion.

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

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

ITEM 10. HDRC NO. 2025-251
ADDRESS: 451 SOLEDAD ST
APPLICANT: Blake Custer /Bc Results

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two digital media and arts displays on the building at 451 Soledad:

- 5) One display measuring 10.5' x 36' located on the north façade.
- 6) One display measuring 10.5' x 36' located on the south façade.

RECOMMENDATION:

Staff recommends approval of both installations based on the findings.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Grube moved to approve item 1 as presented, conceptually approve item 2 with the stipulation that neither sign is visible from the River Walk.
Commissioner Mazuca seconded the motion.

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

ACTION: **MOTION PASSED with 7 AYES. 2 NAYS. 2 ABSENT.**

ITEM 11. HDRC NO. 2025-247
ADDRESS: 421 W MARKET ST
APPLICANT: Jason Proffitt/OUTFRONT Media

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to install two digital media and arts displays on the building at 421 W Market
1) One display measuring 33.5' x 20' located on the east façade.
2) One display measuring 33.5' x 20' located on the west facade.

RECOMMENDATION:
Staff recommends approval of both installations based on the findings.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Velásquez moved for discussion.
Commissioner Cervantes seconded the motion.

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

MOTION 2: Commissioner Grube moved to approve item 1 as presented and referred item 2 to the Design Review Committee.
Commissioner Velásquez seconded the motion.

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

ACTION: **MOTION PASSED with 7 AYES. 2 NAYS. 2 ABSENT.**

ITEM 12. HDRC NO. 2025-245
ADDRESS: 412 E COMMERCE ST
APPLICANT: Jason Proffitt/OUTFRONT Media

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two digital media and arts displays on the building at 412 E Commerce.

- 3) One display measuring 16' x 42' located on the northeast corner.
- 4) One display measuring 16' x 42' located on the southwest corner.

RECOMMENDATION:

Staff recommends approval of the SW corner installation only. The NE installation is visible from the River Walk and should be relocated to meet the spirit of the DMA ordinance.

PUBLIC COMMENT:

- The Conservation Society of San Antonio submitted a letter in opposition to the request.

MOTION 1: Commissioner Velásquez moved for discussion.
Commissioner Cervantes seconded the motion.

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

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 3 ABSENT.

MOTION 2: Commissioner Grube moved to deny item 3, located on the northeast corner, and approve item 4, located on the southwest corner, as presented.
Commissioner Mazuca seconded the motion.

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

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

ITEM 13. HDRC NO. 2025-186
ADDRESS: 850 E MAGNOLIA AVE
APPLICANT: Felix Ziga/Ziga Architecture Studio, PLLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

- 1. Remove rear deck and railing along with two non-historic windows and one historic window from the Eastern facade in preparation of the new construction.
- 2. Construct a 520 sf side addition and a 286 sf rear screened porch to existing primary structure.
- 3. Construct a 500 sf, 2.5 bay carport located at the NE portion of the lot.

RECOMMENDATION:

- 1. Staff recommends approval to remove the existing rear deck and railing and to construct a rear screened-in porch with the following stipulations;

- That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation.
 - ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
2. Staff does not recommend approval of the proposed side addition based on findings. Staff finds that alternative locations and designs should be explored which result in a fully subordinate addition that is consistent with the Guidelines.
 3. Staff does not recommend approval to construct a 500 sf 2.5 bay carport at the NE portion of the lot. Staff finds the applicant should explore alternative parking locations and a configuration that does not introduce a nonconforming presence on the lot.

PUBLIC COMMENT:

- Barbara Witte-Howell, on behalf of the River Road Neighborhood Association’s Historic Resources Committee, in support of the staff recommendation 1, and the applicants request to construct an addition and carport.

MOTION: Commissioner Velásquez moved to approve with stipulations:

- That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- That the applicant install any fiber cement material with a smooth finish facing outward.
- That the project comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

Commissioner Savino seconded the motion.

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

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

ITEM 14. HDRC NO. 2025-249
 ADDRESS: 901 N ALAMO ST
 APPLICANT: hue nguyen/District 901 LLC

REQUEST:

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

1. Modify the existing window openings onsite.

2. Replace wholesale existing windows onsite with a one-over-one vinyl window product.
3. Install lapped fiber cement siding featuring a smooth finish and a 5" reveal.
4. Replace an existing chain link fence with a 12' tall chain link fence.

RECOMMENDATION:

Item 1: Staff recommends approval of the request to modify the existing window openings onsite, based on findings a through d, with the following stipulation:

- i. That the applicant reopen the existing window openings to their historic sizes or maintain the previously existing window opening.

Item 2: Staff recommends approval of the request to replace wholesale the existing windows onsite, based on findings a through c and e and f, with the following stipulation:

- i. 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.

Item 3: Staff recommends approval of the request to install fiber cement lapped siding, based on findings a through c and g, with the stipulation that a reveal of 4.5 to 5 inches be maintained. A wood lap siding or historic wood siding profile would also be eligible for administrative approval.

Item 4: Staff recommends approval of the request to install a 12' tall chain link fence, based on finding h, with the following stipulation:

- i. That the fence be limited to the previously approved pickleball courts' perimeter and feature a 5' setback from N Alamo St per UDC requirements.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

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

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

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

ADJOURNMENT: Acting Chair Fetzer adjourned the meeting at 6:48 p.m.

APPROVED



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

Date: 10.15.25