



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, NOVEMBER 5, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, November 5, 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, Guevara, Vasquez, Cervantes (virtual), Holland (virtual), Fetzer, and Gibbs

ABSENT: Galloway, Mazuca

- CTAB Commissioner Vasquez serving as alternate for Commissioner Grube.
- Commissioner Mazuca arrived at 3:01 p.m.
- Commissioner Galloway arrived virtually at 3:02 p.m.

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 Holland moved to approve the HDRC meeting minutes for October 15, 2025.

Vice Chair Fetzer seconded the motion.

VOTE: AYE: Mammen, Velásquez, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, Fetzer, and Gibbs

NAY: None

ABSTAIN: Savino

ABSENT: None

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

PUBLIC COMMENTS:

- Item 3 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail in support of the request.
- Item 3 – The Monticello Park Neighborhood Association Architectural Review Committee, submitted a letter in support of the request.

- Item 9 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail with concerns regarding several design elements of the proposed roof and parking court.
- Item 9 – The Monticello Park Neighborhood Association Architectural Review Committee, submitted a letter with the same information outlined in the voicemail.
- Item 11 – The Architectural Advisory Committee of the King William Association, submitted a letter in support of staff findings and recommendations.

CONSENT AGENDA:

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

- Commissioner Vasquez requested Item 9 be pulled from the Consent Agenda for individual consideration.

MOTION: Vice Chair Fetzer moved to approve items 1-8, 10, and 11 with staff stipulations. Commissioner Holland seconded the motion.

Items on Consent:

Item 1, Case No. 2025-304	Iowa Street between S Cherry and S Palmetto Streets
Item 2, Case No. 2025-286	123 ALAMO PLAZA
Item 3, Case No. 2025-298	2218 W GRAMERCY PLACE
Item 4, Case No. 2025-297	1115 S ST MARYS ST
Item 5, Case No. 2025-300	418 ATLANTA AVE
Item 6, Case No. 2025-301	930 W LULLWOOD AVE
Item 7, Case No. 2025-299	1514 W LYNWOOD
Item 8, Case No. 2025-282	116 E AGARITA AVE
Item 10, Case No. 2025-274	1001 MASON ST
Item 11, Case No. 2025-248	309 MADISON ST

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

ACTION: MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 9. HDRC NO. 2025-279
 ADDRESS: 327 DONALDSON AVE
 APPLICANT: David Sanchez

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 930 sf 2-story detached rear accessory structure with a garage and a connected 413 sf carport at the rear of the property.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through i, with the following stipulations:

- i. That the applicant installs a 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. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- ii. That the applicant provide window and door specifications for review by staff prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Vice Chair Fetzer moved to approve with staff stipulations. Commissioner Velásquez seconded the motion.

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

ACTION: MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 12. 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. Modify the original fenestration on the front façade by replacing 1, one-over-one wood window with two, oneover- one aluminum clad wood windows.
- 2. Replace 4, one-over-one wood windows on the east façade with 4, one-over-one windows. The applicant has noted aluminum, or aluminum clad replacement windows.
- 3. Replace the existing porch columns with new, wood columns.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, fenestration modifications, based on finding e. Staff recommends the original window be preserved. Glass can be replaced or retrofitted for as needed.
2. Staff does not recommend approval of item #2, original wood window replacement. Staff recommends the original windows be repaired. If these windows are no longer available, salvaged one over one wood windows should be installed.
3. Staff recommends approval based on finding g, with the following stipulation:
 - i. That the proposed columns feature six inches square with capital and base trim and be painted.
 - ii. If a new wood header is installed, it shall match the profile of the original and not obscure exposed rafter tails.

PUBLIC COMMENT:

- George Nash submitted a letter with comments and questions regarding the time line of the project and paint colors.

MOTION: Commissioner Velásquez moved to deny item 1, approve item 2 with the installation of the submitted Pella wood window. This also includes the installation of window trim and sill details to match the original, and approve item 3 with staff stipulations.
Commissioner Cervantes seconded the motion.

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

ACTION: MOTION PASSED with 7 AYES. 4 NAYS. 0 ABSENT.

ITEM 13. HDRC NO. 2025-268
ADDRESS: 1315 E PYRON AVE
APPLICANT: Ethan Arredondo/Arredondo Engineering

REQUEST:

The applicant is requesting conceptual approval to construct a 1-story, single-family residential structure at 1315 E Pyron Ave, located within the Mission Historic District.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through r with the following stipulations:

- i. That a setback diagram be provided to OHP staff for review and approval. The proposed setback should be consistent with the Guidelines, as noted in finding c.
- ii. That the applicant provide measured and to-scale construction documents noting overall height.
- iii. That the applicant confirm a foundation height that is consistent with the Guidelines is used. A foundation height of at least one (1) foot should be used.
- iv. That only lap siding or a stucco and stone combination be installed, as noted in finding i.

- v. That windows that are consistent with the adopted policy guide for windows in new construction be installed, as noted in findings j and k. Windows that are grouped should be separated by a mullion of six inches in width. Additionally, window should feature equally sized sashes.
- vi. That a walkway featuring three to four feet in width be installed within the front yard as noted in finding m.
- vii. That all mechanical equipment be screened from view from the right of way.
- viii. That the proposed driveway be limited to no more than ten (10) feet in width, as noted in finding p.
- ix. That a detailed landscaping plan be submitted for review and approval as noted in finding o.
- x. That the proposed garage entrance be relocated to face the side or rear of the property.

PUBLIC COMMENT:

- Precilia Cabral submitted a voicemail in opposition to the request.
- The Mission San Jose Neighborhood Association submitted a letter in opposition to the request.

MOTION: Commissioner Velásquez moved for conceptual approval with staff stipulations and the added stipulation that the applicant attend a Design Review Committee meeting prior to returning for final review.
Commissioner Cervantes seconded the motion.

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

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

ADJOURNMENT: Chair Gibbs adjourned the meeting at 4:16 p.m.

APPROVED



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

Date: 3 DEC 2025