



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, JANUARY 21, 2026**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, January 21, 2026, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:01 p.m.

ROLL CALL:

PRESENT: Savino, Velásquez, Galloway, Mazuca, Guevara, Cervantes, Fetzer, and Gibbs

ABSENT: Mammen, Grube, and Holland

- Commissioner Mammen arrived at 3:03 p.m.
- Commissioner Grube arrived virtually at 3:05 p.m.
- Commissioner Holland arrived at 3:05 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.
- OHP staff pulled item 16 for individual consideration.

ELECTION OF OFFICERS:

MOTION: Commissioner Savino moved to nominate J Gibbs as Chair.
Commissioner Cervantes seconded the motion.

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

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

Chair Gibbs requested nominations for Vice Chair.

MOTION: Commissioner Savino moved to nominate Jeffrey Fetzer as Vice Chair.
Commissioner Velásquez seconded the motion.

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

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

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for December 17, 2025.
Commissioner Cervantes seconded the motion.

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

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

PUBLIC COMMENTS:

- Item 1 – The Conservation Society of San Antonio submitted a letter stating the proposed redesign is non-responsive to the feedback presented during DRC and does not address ours or the Commissioner’s concerns regarding the allusion to form of the original historic building in section, not in plan.
- Item 3 – Roy Hebert spoke in support of the request.
- Item 5 – Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail requesting that the smallest of the sign options be approved for this request.
- Item 5 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter with the same information outlined in the voicemail.
- Item 9 – Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail with questions regarding the footprint of the proposed addition in relation to the lot size and if the 1 over 1 window on the east elevation will be approved by staff.
- Item 9 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter with the same information outlined in the voicemail.
- Item 12 – Lisa Lynde, on behalf of the King William Association Architectural Advisory Committee, submitted a voicemail in support of staff recommendations with one concern regarding the greenhouse and chimney, which should be carefully considered, as it will be clearly visible looking in from King William through the Portico-chere.
- Item 12 – The King William Association submitted a letter with the same information outlined in the voicemail.
- Item 15 – The King William Association submitted a letter in support of staff recommendations.

CONSENT AGENDA:

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

- Vice Chair Fetzer requested that items 1, 3, and 5 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Cervantes moved to approve items 2, 4, and 6 – 15 with staff stipulations.
Commissioner Holland seconded the motion.

Items on Consent:

Item 2, Case No. 2026-003
Item 4, Case No. 2026-002

400 E MARKET ST/E Market at Hemisfair
Right of Way on N Flores from Commerce
Street to Martin Street

Item 6, Case No. 2026-009	293 LOVERA BLVD
Item 7, Case No. 2026-011	1914 W MAGNOLIA AVE
Item 8, Case No. 2026-010	320 MADISON ST
Item 9, Case No. 2025-327	136 GORMAN ST
Item 10, Case No. 2025-331	142 ARMOUR
Item 11, Case No. 2025-350	226 SADIE ST
Item 12, Case No. 2026-006	504 KING WILLIAM
Item 13, Case No. 2026-005	2509 MISSION RD
Item 14, Case No. 2025-355	3110 ROOSEVELT AVE
Item 15, Case No. 2026-004	309 MADISON ST

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 1. HDRC NO. 2025-340
 ADDRESS: 9800 AIRPORT BLVD
 APPLICANT: John Trupiano/Corgan

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of mitigation efforts regarding the demolition of Building 1322, the existing Badge and ID Office Building, including the construction of a pedestrian walkway from a future parking structure and ground transportation center to Terminal C.

The construction of Terminal C, as well as airport roadway improvements, curbside improvements, and the construction of various other support and safety infrastructure, and demolition of several buildings to support the new terminal structure was approved by the Historic and Design Review Commission on July 2, 2025.

RECOMMENDATION:

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

- i. That an additional Y Column bench be incorporated into the design, as previously discussed.
- ii. That a 3D Model be created and displayed within the interior space of the proposed walkway, as previously discussed.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Vice Chair Fetzer moved to apprpve of enclosed connector with continuation of commemorating building 1322.
 No commissioner seconded the motion.

ACTION: MOTION FAILED. No vote for lack of a second.

MOTION 2: Commissioner Grube moved to approve with staff stipulations.
Commissioner Velásquez seconded the motion.

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

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

ITEM 3. HDRC NO. 2026-014
ADDRESS: 502 E NUEVA
APPLICANT: Gloria Contreras/St. John's Lutheran Church

REQUEST:

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

1. Install a decorative wrought iron gate within the north facing, primary entrance.
2. Install a decorative wrought iron gate within the south facing, rear entrance to a colonnade.
3. Install decorative wrought iron bars over ornamental windows on the S Presa façade.
4. Install a decorative wrought iron fence within the front lawn area, at the northwest corner of the site.
5. Install a metal frame and a polycarbonate face over the existing, monument sign.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through f with the following stipulations:

- i. That all anchoring elements for the proposed gates and window guards be installed through mortar joints and not through the face of masonry elements.
- ii. That the proposed fence not exceed five (5) feet in height.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Vice Chair Fetzer moved to approve with staff stipulations for requests 2, 3, 4, and 5, then referred request 1 to a Design Review Committee.
Commissioner Cervantes seconded the motion.

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

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

ITEM 5. HDRC NO. 2025-001
ADDRESS: 1301 E COMMERCE ST
APPLICANT: Nuriddin Kalam/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 1301 E Commerce. The proposed sign measures 20’ – 0” x 30’ – 0” and will be located on the south façade. This property is located within the Dignowity Hill Historic District.

RECOMMENDATION:

Staff recommends approval as submitted, based on findings a through e.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 16. HDRC NO. 2025-258
ADDRESS: 3700 N ST MARYS ST/Brackenridge Park
APPLICANT: Ashton Williams/SWA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for park improvements related to Phase 2 of the Brackenridge Park bond projects. The Phase 2 scope of work includes:

1. Restoration of the 1877 Pump House
2. Excavation, rehabilitation, and rewatering of historic Water Works Raceway
3. Stabilization and rewatering of Upper Labor Acequia
4. Uncovering and rehabilitation of the Upper Labor Diversion Dam
5. Improvements to the Lily Pond
6. Rehabilitation of two historic bathroom pavilions
7. Rehabilitation and conversion of electric pump house into a storage building
8. Various site improvements including landscaping, tree planting, walking paths, pedestrian bridges, and utility consolidation

RECOMMENDATION:

Staff recommends approval as submitted. An archaeological investigation is required, and the project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT:

In-person Speakers

- John Greil spoke in opposition to the request.
 - Nahom Tulu yielded their time to John Greil.
 - Daniel Green yielded their time to John Greil.
 - Katelyn Garcia yielded their time to John Greil.

- Ryan Gale yielded their time to John Greil.
 - Bhavana Ravala yielded their time to John Greil.
- Cecilia Black spoke in opposition to the request.
- Sabrina Chapa spoke in opposition to the request.
- Chris Maitre spoke in support of the request.
- Alesia Garlock spoke in opposition to the request.
 - Gabriela Martinez yielded their time to Alesia Garlock.
 - Tiffany Pippin yielded their time to Alesia Garlock.
- Susan Strawn spoke in opposition to the request.
 - Richard Reed yielded their time to Susan Strawn.
 - Ed Piner yielded their time to Susan Strawn.
 - Matilde Torres yielded their time to Susan Strawn.
- Ida Ayala spoke in opposition to the request.
 - Ana Brown yielded their time to Ida Ayala.
- Norma Guadalupe Santos spoke in opposition to the request.
- Alfredo P. Llanes spoke in opposition to the request.
- Debra Ponce spoke in opposition to the request.
- Jazmine Herrera spoke in opposition to the request.
- Sally Kerchee Strye spoke in opposition to the request.

Letters

- Alesia Garlock submitted a letter containing an Archeological report of Brackenridge Park.
- The Conservation Society of San Antonio submitted a letter in support of the request.
- Lewis Fisher submitted a letter in support of the request.
- The San Antonio Botanical Gardens submitted a letter in support of the request.
- The San Antonio Zoo submitted a letter in support of the request.
- The Witte Museum submitted a letter in support of the request.

Voicemails

- Aaron Rodriguez submitted a voicemail in opposition to the request.
- Antonia Castaneda submitted a voicemail in opposition to the request.
- Bernard Sanchez submitted a voicemail in opposition to the request.
- Claudia Sanchez submitted a voicemail requesting a public walkthrough of the project before final decisions are made by the commission.
- Delilah Barrios submitted a voicemail requesting to preserve as much as possible of the areas sacred to indigenous peoples.
- Ellen Patterson submitted a voicemail requesting no heritage trees are removed
- Emily Ferry submitted a voicemail in opposition to the request.
- Frank Garcia submitted a voicemail in opposition to the request.
- Graciela Sanchez submitted a voicemail in opposition to the request.
- Jessica Castle submitted a voicemail in opposition to the request.
- Leticia Sanchez submitted a voicemail in opposition to the request.
- Lupita Gonzalez submitted a voicemail in opposition to the request.
- Marco Ayala submitted a voicemail in opposition to the request.
- Matthew Almaraz submitted a voicemail in opposition to the request.
- Mercedes Rosales submitted a voicemail in opposition to the request.
- Monica Cruz submitted a voicemail to voice concerns regarding the request.
- T. Kokopelli submitted a voicemail asking if there was indigenous representation for phase 2 of this project.

- Ray Morales submitted a voicemail with concerns about removing the picnic tables at the park.
- Rebecca Flores submitted a voicemail with concerns about removing the picnic tables at the park.
- Rebecca Galvan submitted a voicemail in opposition to the request.
- Richard Aguilar submitted a voicemail in opposition to the request.
- Sally Rios submitted a voicemail in opposition to the request.
- Sandra L submitted a voicemail with questions regarding the proposed changes to the park through this request.
- Tammy Villarreal submitted a voicemail in opposition to the request.
- Terry Gorler submitted a voicemail in opposition to the request.

MOTION 1: Commissioner Savino referred to a site visit to the property at first availability and a Design Review Committee at the applicant's availability to address the trees, picnic tables, and parking concerns from the community.
Commissioner Velásquez seconded the motion.

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

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

MOTION 2: Commissioner Holland moved to conceptually approve with staff stipulations.
No commissioner

ACTION: MOTION WITHDRAWN.

ITEM 17. HDRC NO. 2025-343
ADDRESS: 1255 E CROCKETT ST/1253 E CROCKETT
APPLICANT: ricardo mccullough/mccullough design associates

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, multi-family residential structure on the vacant lot at 1253/1255 E Crockett, located within the Dignowity Hill Historic District.

RECOMMENDATION:

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

- i. That board and batten siding should feature boards that are twelve (12) inches wide with battens that are approximately 1 ½" wide. Composite siding may be used; however, it should not feature a faux wood grain texture, as noted in finding j.
- ii. That window materials adhere to the Guidelines for New Construction and the adopted window policy, as noted in finding k. Windows specifications must be submitted to OHP staff for review and approval.
- iii. That all fenestration should be designed in a manner that features traditional proportions and dimensions; currently, windows on the front and rear feature widths that are

unproportionate to their heights. Their widths should be reduced. Additionally, staff finds that a window should be added to the right of the balcony on the front façade.

- iv. That all mechanical equipment be screened from view from the public right of way.

The project is not eligible for permits at this time. Various site elements have not been submitted for review and approval, including driveway and landscaping documents. A detailed landscaping plan should be submitted for review and approval that includes driveway elements.

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:

- Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail in opposition to staff's recommendations.
- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter with the same information outlined in the voicemail.

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

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

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

ITEM 18. HDRC NO. 2025-353
ADDRESS: 525 MISSION ST
APPLICANT: Benjamin Anca

REQUEST:

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

1. Replace all historic wood window screens on the primary structure with metal window screens.
2. Construct an approximately 720 sf detached carport featuring all metal construction and a corrugated metal roof at the rear of the property.

RECOMMENDATION:

Staff does not recommend approval of Item 1 based on findings a through d. Staff recommends that the applicant reinstall wood windows screen matching the previous design based on finding d.

Staff does not recommend approval of Item 2 based on finding g. If the HDRC approves the carport, staff recommends the following stipulations be included:

- i. That the carport features all-wood construction with square 4" x 4" or 6" x 6" wood columns and structural elements.
- ii. That the applicant should 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.

iii. That the applicant obtains a variance from the Board of Adjustment, if necessary.

PUBLIC COMMENT:

- Item 12 – Lisa Lynde, on behalf of the King William Association Architectural Advisory Committee, submitted a voicemail in support of staff recommendations.
- Item 12 – The King William Association submitted a letter with the same information outlined in the voicemail.

MOTION: Vice Chair Fetzer moved to deny the request.
Commissioner Holland seconded the motion.

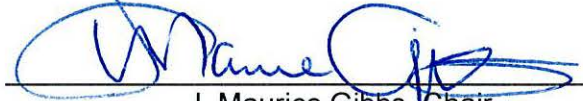
VOTE: Mammen, Velásquez, Galloway, Mazuca, Guevara, Cervantes, Holland, Fetzer, and Gibbs
NAY: None.
ABSENT: Savino and Grube

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

ITEM 19. POSTPONED PRIOR TO MEETING

ADJOURNMENT: the meeting adjourned at 7:50 p.m.

APPROVED



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

Date: 4 FEB 26