



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, MARCH 18, 2026**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, March 18, 2026, 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, Mazuca (virtual),
Guevara, Grube, Travieso, Holland, Fetzer, and Gibbs

ABSENT: None.

CHAIR'S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services are available to the public during the hearing.
- Staff recommended that item 1 be pulled for individual consideration.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for March 4, 2026. Commissioner Galloway seconded the motion.

VOTE:

AYE: Mammen, Savino, Velásquez, Galloway, Mazuca,
Guevara, Grube, Travieso, Holland, Fetzer, and Gibbs.

NAY: None.

ABSENT: None.

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

PUBLIC COMMENTS: None.

CONSENT AGENDA:

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

- No commissioners requested an item be pulled for individual consideration.

MOTION: Vice Chair Fetzer moved to approve items 2-8 with staff stipulations. Commissioner Savino seconded the motion.

Items on Consent:

Item 2, Case No. 2026-044	401 VILLITA ST
Item 3, Case No. 2026-045	462 MARY LOUISE
Item 4, Case No. 2026-050	344 NORTH DR
Item 5, Case No. 2026-063	600 THEO PARKWAY
Item 6, Case No. 2026-048	118 E RISCHE
Item 7, Case No. 2026-039	201 W MARIPOSA
Item 8, Case No. 2026-056	9599 BRAUN RD

Voicemails

In Opposition

- Daniel Armstrong submitted a voicemail in opposition to the request.
- Grace Rose Gonzalez submitted a voicemail in opposition to the request.
- Katherine Rodriguez submitted a voicemail in opposition to the request.
- Lupita Gonzalez submitted a voicemail in opposition to the request.
- Monica Cruz submitted a voicemail in opposition to the request.
- Myfe Moore submitted a voicemail in opposition to the request.
- Rebecca Flores submitted a voicemail in opposition to the request.
- Rebecca Steele submitted a voicemail in opposition to the request.

In Support

- Bill Lynes submitted a voicemail in support of the request.
- C. Cavazos submitted a voicemail in support of the request.
- Caprice Taylor submitted a voicemail in support of the request.
- Carol McGanity submitted a voicemail in support of the request.
- Cary Hasslocher submitted a voicemail in support of the request.
- Charles Blank submitted a voicemail in support of the request.
- Charlotte Mitchell submitted a voicemail in support of the request.
- Chris Castillo submitted a voicemail in support of the request.
- Claudia Salinas submitted a voicemail in support of the request.
- Cynthia Rubsamen submitted a voicemail in support of the request.
- Dora Verde submitted a voicemail in support of the request.
- Dr. Michael Hoffman submitted a voicemail in support of the request.
- Ethel Runion submitted a voicemail in support of the request.
- Everett Blye submitted a voicemail in support of the request.
- Frates Seeligson submitted a voicemail in support of the request.
- Glen Gonzalez submitted a voicemail in support of the request.
- Greg Seiler submitted a voicemail in support of the request.
- Jeff S submitted a voicemail in support of the request.
- Joe Starus submitted a voicemail in support of the request.
- Katherine Trumble submitted a voicemail in support of the request.
- Killis Almond submitted a voicemail in support of the request.
- Kristine Turner submitted a voicemail in support of the request.
- Leigh Hartman submitted a voicemail in support of the request.
- Leticia Van de Putte submitted a voicemail in support of the request.
- Lewis Fisher submitted a voicemail in support of the request.
- Linda Perez submitted a voicemail in support of the request.
- Lisa Vigil submitted a voicemail in support of the request.
- Lukin Gilliland submitted a voicemail in support of the request.
- Lynn Bobbitt submitted a voicemail in support of the request.
- Maria Pfeiffer submitted a voicemail in support of the request.
- Michelle Lugalia-Holland submitted a voicemail in support of the request.
- Mike White submitted a voicemail in support of the request.
- Morgan Begley submitted a voicemail in support of the request.
- Penelope Speier submitted a voicemail in support of the request.
- Sam Seiling submitted a voicemail in support of the request.
- Sarah Lake submitted a voicemail in support of the request.
- Sean Hall submitted a voicemail in support of the request.
- Stuart Selig submitted a voicemail in support of the request.
- Suhail Arastu submitted a voicemail in support of the request.
- Susan Straus submitted a voicemail in support of the request.
- Teresa Salamone submitted a voicemail in support of the request.
- Teri B submitted a voicemail in support of the request.
- Traci Lewand submitted a voicemail in support of the request.
- Vicki Yuan submitted a voicemail in support of the request.

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

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

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

ITEM 9. HDRC NO. 2025-067
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 amend the design of previously approved reconstruction and to install driveway and landscaping elements. Within this request, the applicant has proposed the following:

1. Amend the previously approved roof form to now feature a front facing gabled roof with no side dormers.
2. Remove previously approved fenestration on the west façade.
3. Install a driveway at the rear (north) of the new construction to feature twelve (12) feet in width.
4. Install landscaping elements throughout the property.

RECOMMENDATION:

1. Staff recommends approval of item #1, modifications to the previously approved roof, as submitted, based on finding c.
2. Staff does not recommend approval of item #2, fenestration modifications, based on finding d. Staff recommends the following:
 - i. That fenestration be added to the west façade at the bottom level. This stipulation has been met as of March 12, 2026.
3. Staff recommends approval of item #3, driveway installation, based on finding e with the stipulation that it not exceed ten (10) feet in width.
4. Staff recommends approval of item #4, the installation of shrubs and bushes to screen mechanical equipment. Xeric materials are not approved to be installed per this plan.

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:

- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of the staff's recommendation on the fenestration and denial of the 12ft driveway and landscaping proposal. The letter also requested clarification on whether the fenestration was met or not and the proposed glass doors.
- Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail outlining the same information provided in the letter.

MOTION: Commissioner Grube moved to approve item 1 with staff stipulations, approve item 2 as revised and presented by the applicant, and approve items 3 and 4 with staff stipulations.
Commissioner Holland seconded the motion.

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

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

ITEM 10. HDRC NO. 2025-066
ADDRESS: 2509 MISSION RD
APPLICANT: RUBEN SAUCEDO

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct four, 2-story, single-family residential structures on the vacant lot at 2509 Mission Road, located within the Mission Historic District.

RECOMMENDATION:

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

- i. That each structure either feature all lap or board and batten siding, or all masonry façade elements, as noted in finding j. These materials should not be combined on a single structure. Board and batten siding should feature boards that are approximately twelve (12) inches in width and battens that are approximately 1.5” to 2” in width. Horizontal lap siding should feature an exposure of between four (4) and six (6) inches. All siding, if composite, should feature a smooth finish.
- ii. That each façade feature a uniform window profile and material, as noted in finding k. Staff’s standards do not prohibit the installation of vinyl windows; however, window products must comply with the adopted standards for windows in new construction. Product specifications must be submitted to OHP staff for review and approval.
- iii. That additional fenestration should be added to the side facades of each structure, as noted in finding `l.
- iv. That each front walkway align with the front door, as noted in finding m.
- v. That detailed landscaping plans should be submitted to OHP staff for review and approval, as noted in finding o.
- vi. Landscaping design should be consistent with the Guidelines for Site Elements and the adopted policy guide for xeriscaping.
- vii. That the rear parking area be screened as noted in finding s, and that the applicant consider a permeable paving surface.
- viii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

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. This is required for all four structures.

PUBLIC COMMENT: None.

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

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

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

ITEM 11: HDRC NO. 2025-046
ADDRESS: 219 THORAIN BLVD
APPLICANT: Jose Mora

REQUEST:

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

1. Repair and replace existing brick cladding and apply a limewash after installation.
2. Construct an approx. 96 sf front porch roof to feature cedar posts and shingle roof.

RECOMMENDATION:

Staff does not recommend approval to repair and replace the existing brick cladding or to construct an approx. 96 sf front porch roof to feature cedar posts and shingle roof.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to approve item 1, the brick installation but deny the application of limewash, and deny item 2.
Commissioner Velásquez seconded the motion.

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

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

ADJOURNMENT: the meeting adjourned at 5:16 p.m.

APPROVED



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

Date: 4.1.26