

STAFF REPORT



Meeting: June 18, 2015

To: Design and Historic Review Commission members

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Staff Planner: Santiago Abasolo, AICP
Planner I

Case: RCC15-11

Request: A request for approval of a remodeling to the exterior of an existing building in the River Corridor, as required by Section 12.06.003(a) of the River Corridor Development Ordinance for the following improvements: 1) change the existing flat awning to a pitched roof with Spanish tile roofing, 2) make the existing entry door wider installing a wider double door, 3) installing new stucco and rock veneer after removing the existing black tile.

Location 25 East Twohig Avenue; generally located approximately 150 feet east of the intersection of South Irving Street and East Twohig Avenue

Legal

Description: Occupying the San Angelo Addition, Block 2, Lot 15.

Size: 0.218 acres

General Information

Future Land Use: Downtown
 Zoning: Central Business District (CBD)
 Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Tom Green County Library, Retail, Parking Structure, Office
West:	Central Business District (CBD)	Retail, Theatre, Office
South:	Central Business District (CBD)	Vehicle Repair, Retail, Institutional
East:	Central Business District (CBD)	Retail, Parking lot, Office, Entertainment

District: SMD #3 – Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan, West Twohig is designated as a Local Street. Local Streets are designed to primarily provide access to land with little or no through movement. West Twohig Street is paved approximately 70 feet, which exceeds the required paving width for Local Streets.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

History and Background:

The applicant has submitted an application for River Corridor Review for remodeling the exterior of an existing building at 25 West Twohig in downtown San Angelo. The purpose of the remodeling is to update the existing façade in order to attract more people to the future retail store and to the downtown area, in general. Included in the

submission were photographs, renderings, and samples of the materials to be use for the proposed façade improvements.

The proposed improvements include the following:

1. Changing the existing flat awning to a pitched roof with Spanish tile roofing.
2. Replacing the existing entry door with a wider, double door.
3. Removing the existing black tile, and installing a new stucco and rock veneer.

Analysis:

Section 12.06.003(b).2 of the River Corridor Development Ordinance requires the DHRC to review the “remodeling of the exterior of an existing structure.” In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines set forth in the *River Corridor Master Development Plan* and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

Planning Staff has reviewed all of the renderings, colors, and materials submitted against the *Master Development Plan and Design Guidelines*, and provides the following comments:

Incorporating Spanish tile roofing

Section I.4 of the River Corridor Master Development Plan states that covered walkways may be appropriate on some buildings and should be used to enhance the character of a building and provide a pleasant streetscape.

Section II. Guidelines for Rehabilitation of Historic Buildings from the River Corridor Master Development Plan states that over the years, renovations have changed the appearance of many older buildings and that appropriate renovations add to an existing building and may not even be noticeable.

The proposed canopy appears to reflect existing roofing styles found in the adjacent existing theatre, the Cactus Hotel, and other buildings in the surrounding area. Moreover, it seems to reflect the nature of proposed import business. In addition, the renovated canopy will provide weather protection creating a pedestrian friendly environment and improving the existing streetscape

Installing a wider double door

Section I.B.2 of the River Corridor Master Development Plan states that primary entrances to each building should be clearly identified with a canopy or awning and

that recessed entries to individual storefronts are encouraged as they create a transition to the interior of a commercial building.

The proposed entry door appears to follow this recommendation since a wider recessed door will emphasize the store's entrance and will create a transition from the sidewalk to the interior of the commercial building.

Installing new stucco and rock veneer

Section I of the Historic Preservation Design Guidelines for the Central Business District also states that "building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity."

Section III of the Historic Preservation Design Guidelines for the Central Business District recommends that "the use of traditional building materials found in the area should be continued." This section explains that "brick and stone—used for building walls, supports and foundations—were the primary materials used in historic commercial buildings." The same section states that "the distinct characteristics of the building material, including the scale of the material unit, and its texture and finish, contribute to the historic character of a building." Section III of the Historic Preservation Design Guidelines for the Central Business District also states that "materials shall appear to be similar to those used traditionally; that "brick and cast stone were the traditional materials of commercial style buildings." Section III of the Historic Preservation Design Guidelines for the Central Business District further states that "the appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette."

The proposed rock veneer appears to reflect the traditional material of commercial style buildings. In addition, the proposed stucco color and rock veneer texture seems to be consistent with existing colors found in the buildings of the surrounding area and with those established color palettes. Similar rock veneer textures can be found at the commercial building located at the intersection of South Irving Street and West Concho Avenue approximately 200 feet the south from the subject property.

Action Requested:

The action requested is for the Design & Historic Review Commission to **APPROVE** Case RCC15-1, **subject to three (3) Conditions of Approval:**

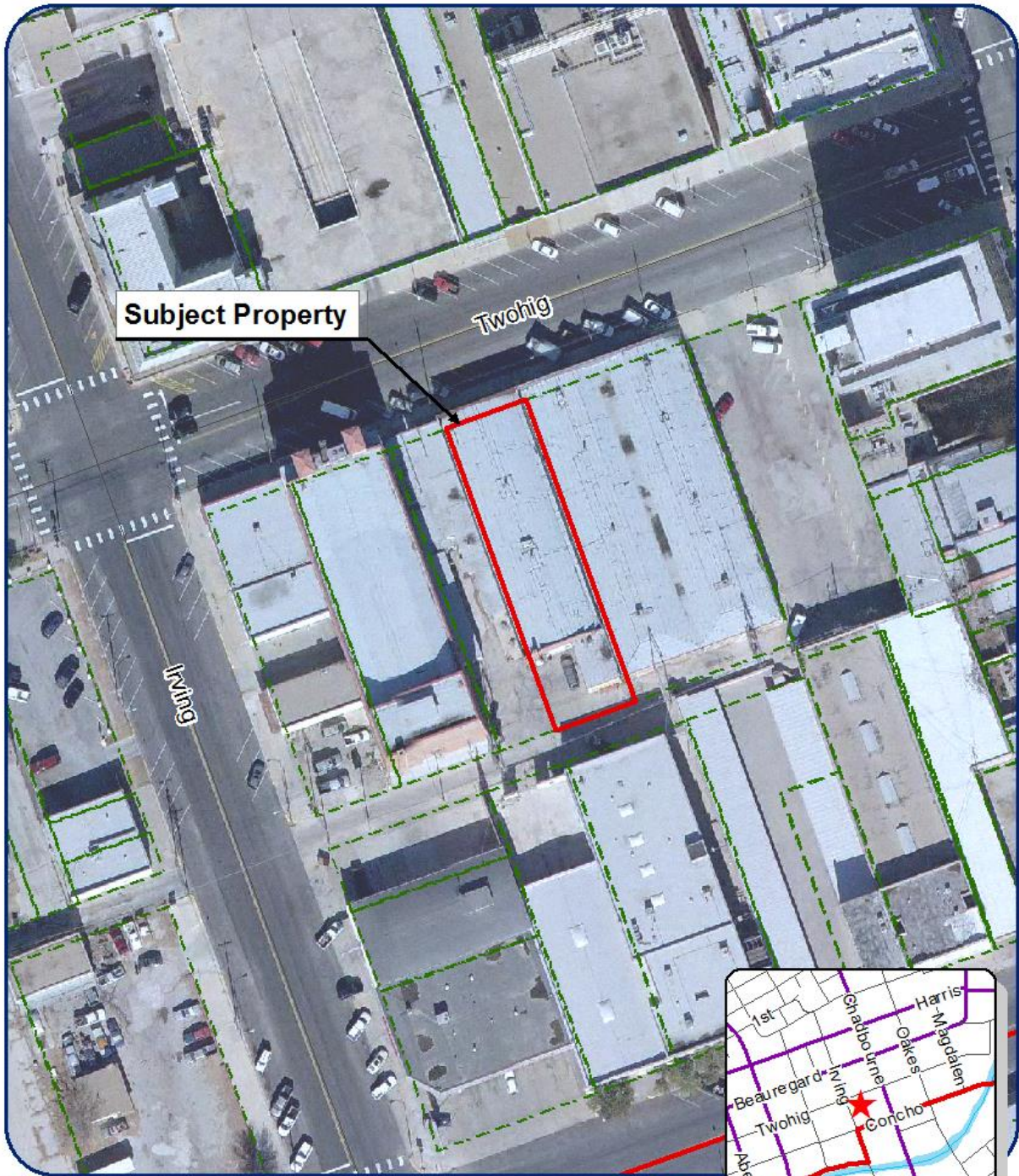
1. The existing metal casing of the existing and new window shall be painted a dark, matte color.
2. The existing exterior wall above the proposed canopy shall be painted a single neutral color that is consistent with a traditional palette.
3. The final design of the building shall be subject to review and approval by the Planning & Development Department Director or his/her designee and shall be consistent with this Design & Historic Review Commission River Corridor approval.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos of Surrounding Area
Existing Building Façade
Building Rendering and Details
Proposed Stone Veneer
Proposed Tiled Canopy



Subject Property

Twohig

Living



River Corridor Case File

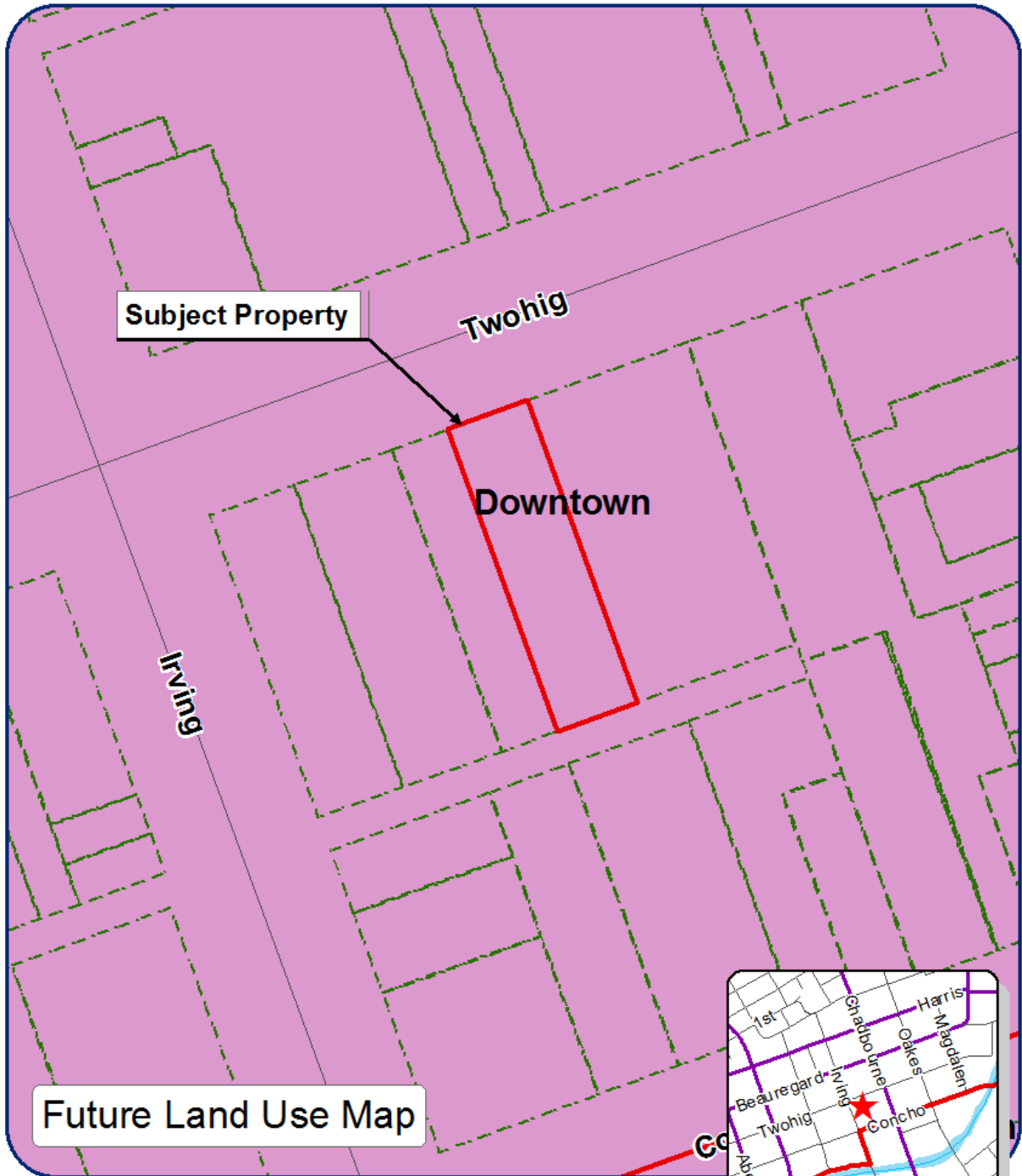
RCC15-11 Leos Import

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 25 W Twohig

Legend

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown






River Corridor Case File

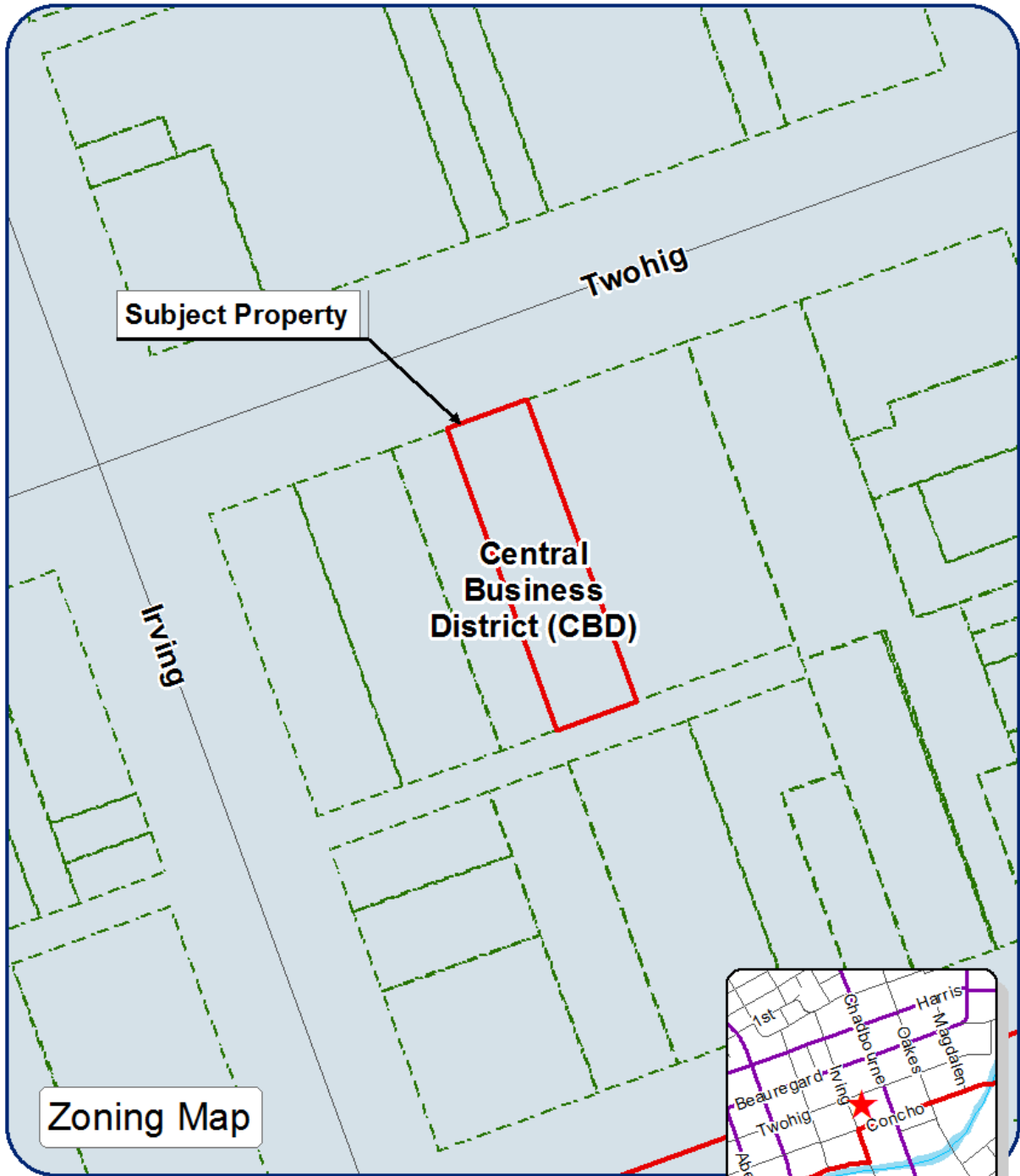
RCC15-11 Leos Import

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 25 W Twohig

Legend

Subject Properties: 
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**





Zoning Map

River Corridor Case File

RCC15-11 Leos Import

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 25 W Twohig

Legend

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown



Photos of Surrounding Area

North



South



East



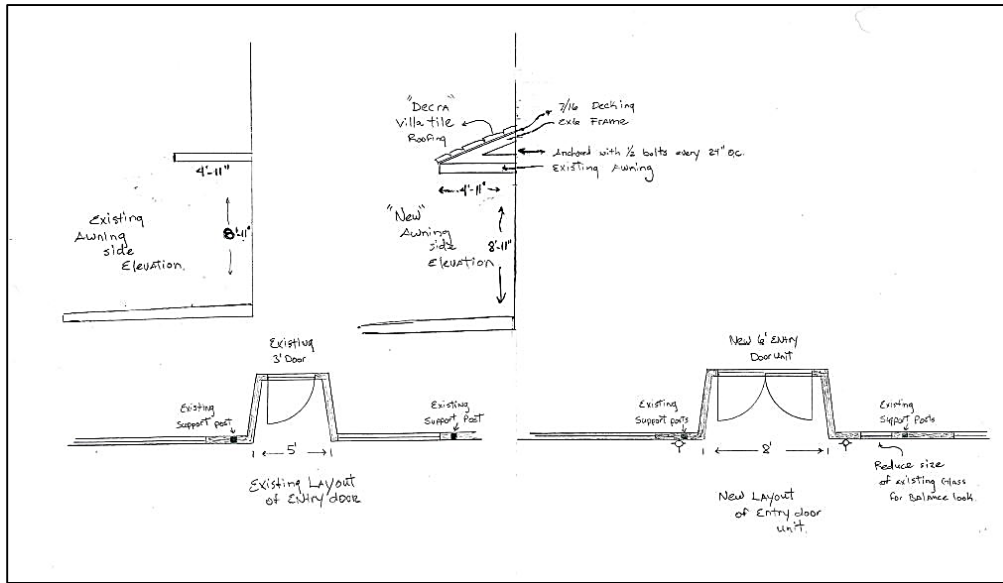
West



Existing Building Façade



Building Rendering and Details



Proposed Stone Veneer



Siena Fieldstone

PROPOSED TILED CANOPY



Classic Elegance of Old World Barrel Tile

DECRA® Villa Tile combines the superior performance of steel with the classic beauty, elegance and architectural detail of an old world Italian tile. Durable and lightweight, Villa Tile is walkable and requires little to no maintenance.

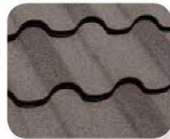
Villa Tile Color Blends



Amalfi Sand



Capri Clay



Pompeii Ash



Rustico Clay



Venetian Gold



STAFF REPORT



Meeting: June 18, 2015

To: Design and Historic Review Commission members

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Jeff Fisher
Planner I

Case: RCC15-13

Request: A request for approval, per Section 12.703(b)(1) of the River Corridor Development Ordinance, of two (2) permanent signs: one 32-square foot lit sign which reads "JAMESON INN" and one 27-square foot lit sign which reads "333 RESTAURANT AND SALOON," to be attached to the north elevation of an existing hotel building

Location: 333 Rio Concho Drive; located approximately 365 feet southeast of the intersection of Rio Concho Drive and South Magdalene Street.

Legal Description: Fort Concho River Lots Subdivision, 5.1930 acres being all of Lot 9 and parts of Lots 10-12.

Size: 5.193 acres

General Information

Future Land Use: Commercial

Zoning: General Commercial/ Heavy Commercial (CG/CH)

Existing Land Use: Existing Hotel

Surrounding Zoning/Land Use:

North:	Central Business District (CBD), General Commercial/Heavy Commercial (CG/CH)	Firefighters Memorial City Park, Rio Concho Garden
West:	Single-Family Residential (RS-1)	Concho River, Bart DeWitt Park
South:	Low Rise Multifamily Residence District	Single Family Dwellings
East:	Central Business District (CBD)	Rio Concho Manor Apartments

District: CMD #3 Johnny Silvas

Neighborhood: Fort Concho

Thoroughfares/Streets: The subject property abuts Rio Concho Drive to the north, defined as a "Parkway" in the City's Major Thoroughfare Plan (MTP). A Parkway is a special designation utilized to classify roadways that serve public areas characterized by open space and waterfront features, and to provide access to the river and lake. Parkways require a minimum Right-Of-Way width of 60 feet and a minimum paving width of 40 feet. Rio Concho Drive has an existing Right-Of-Way of 40 feet and a minimum paving width of 26 feet, less than required. However, the existing hotel building was built in 1966 and part of the Fort Concho River Lots Subdivision, and there are no known

plans to expand the hotel which would require a Replat and road widening.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to one (1) Condition of Approval.**

History and Background:

On June 4, 2015, the applicant received a River Corridor administrative approval for two (2) temporary, vinyl banner signs attached to the north elevation of the existing hotel building (RCC15-12) to advertise the hotel name and associated restaurant. At that time, the applicant submitted this application for two (2) permanent, aluminum lit signs that, if approved by the Design and Historic Review Commission (DHRC), would replace the temporary signs. The temporary signage was approved for (2) 10-day intervals, expiring on June 24, 2015, giving the applicant approximately one week to replace the temporary signs with the new, permanent signs, if approved by the DHRC. The hotel owner explained that the temporary signs were required by the parent company, Jameson Inn, in order to operate the hotel while he was waiting for a decision from the DHRC on the permanent signs. It is noted that the applicant also received administrative approval for two (2) sunscreen canvas canopies on the west elevation of the hotel (RCC15-13).

The purpose of this request is to approve two (2) permanent, aluminum lit signs on the north elevation to replace the two (2) temporary banner signs that were administratively approved. The signs will be exactly the same size and in the same location as the temporary signs facing Rio Concho Drive to advertise for the hotel. The original "Pearl on the Concho" hotel was built in 1966 and since then, has gone through several renovations. The owner stated that the hotel would now be called "Pearl on the Concho - Jameson Inn," which will include a new restaurant, and signage is needed to advertise for both. The freestanding ground sign at the front of the property, "Pearl on the Concho," will remain in its current location.

The first new permanent sign "JAMESON INN" will be 32-square feet, and be located above the west front entrance facing Rio Concho Drive. It will have a white background with black letters and a black-and-gold circular logo. The second new permanent sign "333 RESTAURANT AND SALOON" will be 27-square feet and be located above the east front entrance facing Rio Concho Drive. It will have a white background with the letters "333" in black and "Restaurant" and "Saloon" in gold, as per the attached renderings. Both signs, as proposed, will sit within aluminum frames and be lit with a florescent lamp inside the aluminum bracket.

Analysis:

Section 12.703(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any lit sign in the River Corridor. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

Although the property is located outside the Historic City Center, it is within the River Corridor, and would be subject specifically to the RCMDP policies pertaining to “*Commercial Use Outside of the Historic City Center*” as follows:

Design and Color

The RCMDP encourages “signage and awnings, which are color coordinated” that “can be used to introduce brighter, more intense colors” and “bright corporate colors should be limited in use to signage only.”

Although the signage policies are less restrictive outside the Historic City Center, nevertheless, Staff also took into consideration the close proximity to the River and that the fact that the surrounding environment contains parks and recreational features.

Staff believes the proposed design and colors of the two permanent signs meet the intent of both the RCMDP, and maintain the natural environment around the site. Both signs use more historical, slightly calligraphic fonts. The combination of solid black with some brighter gold enhance the light beige neutral façade.

Lighting

The Lighting Policy outside the Historic City Center encourages “decorative and functional lighting” that is “compatible with the building design and should enhance the design and safety of the site.” In addition, buildings close to the Riverfront shall “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.”

Staff believes the proposed lit signs will enhance the building design, breaking up the lengthy expanse facing Rio Concho Drive. However, both signs will face the north side of the river and the park in the area. The proposed aluminum sign with fluorescent bulb is typical of most commercial signage outside the River Corridor, however, there is a concern of spillover glare given that the signs will emanate towards the water, as there are no buildings immediately across the street.

As a condition of approval, Staff recommends the applicant use an LED light inside the aluminum frame of the sign, as opposed to a fluorescent bulb, to eliminate potential glare and spillover illumination onto the river.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** an amendment to Case RCC15-13, **subject to the following one (1) Condition of Approval:**

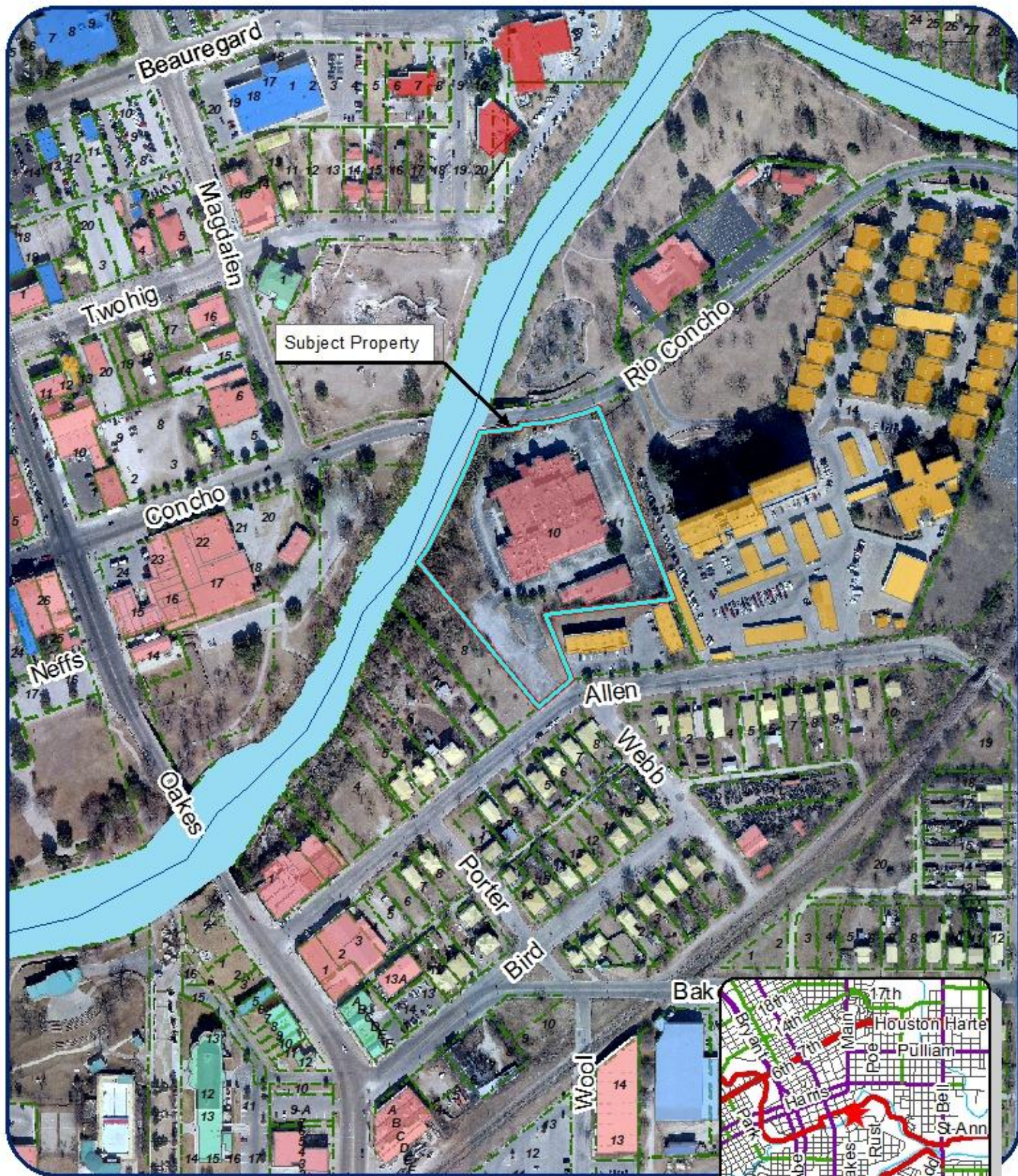
1. **There shall be no glare of spillover illumination onto adjacent properties, and the applicant shall provide the Director of the Planning & Development Services, or his/her designee, with revised sign details, replacing the florescent bulb with an LED bulb.**

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Site Photos
- Site Location of Proposed Signs
- Color Renderings of Signs
- Sign Details



River Corridor Case File

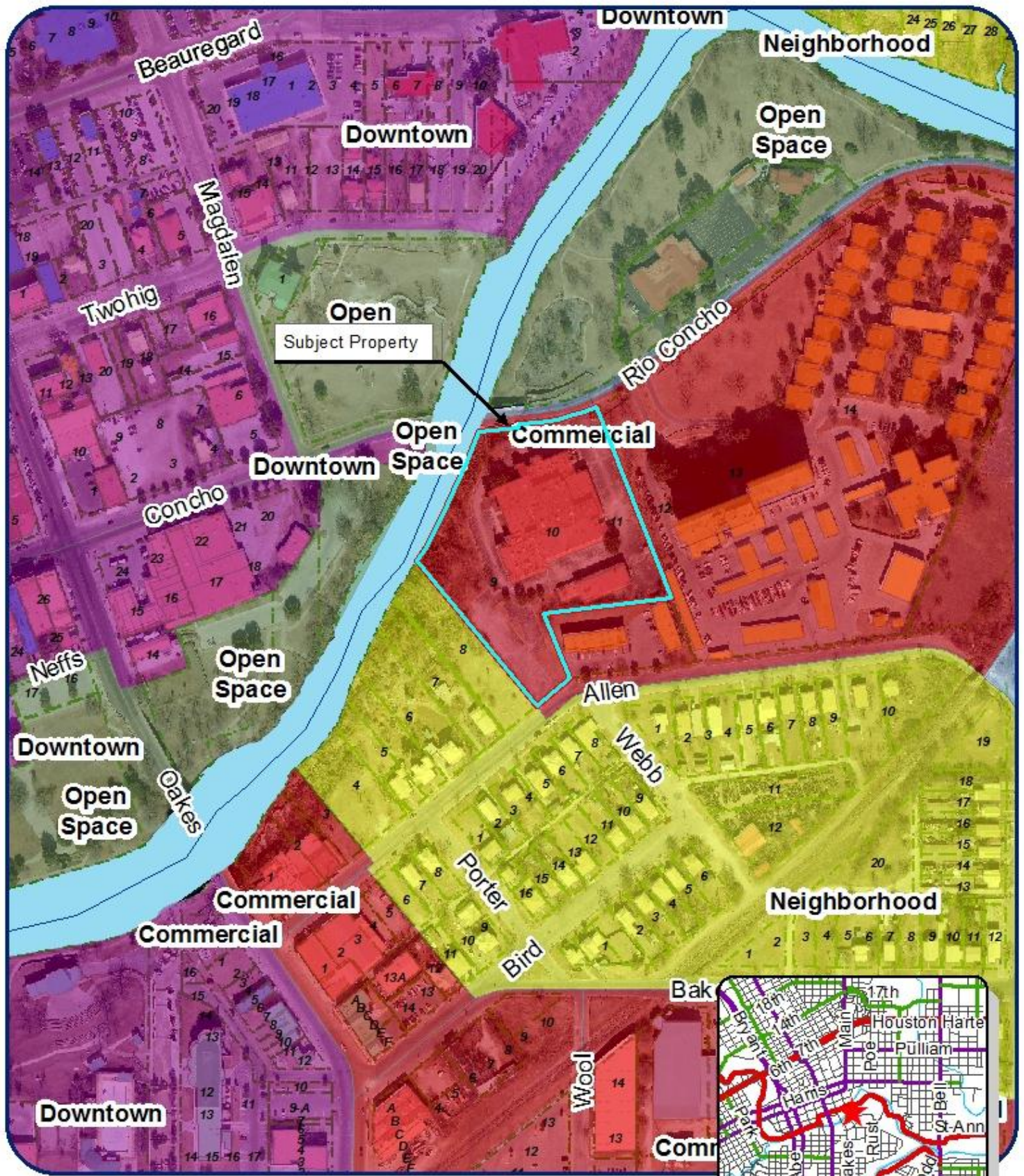
RCC15-13: Pearl on the Concho

Council District: Johnny Silvas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 300 ft
 Subject Property: 333 Rio Concho Drive

Legend

- Subject Properties: —
- Current Zoning: CG/CH
- Requested Zoning Change: N/A
- Vision: Commercial





River Corridor Case File

RCC15-13: Pearl on the Concho

Council District: Johnny Silvas

Neighborhood: Fort Concho

Scale: 1" approx. = 300 ft

Subject Property: 333 Rio Concho Drive

Legend

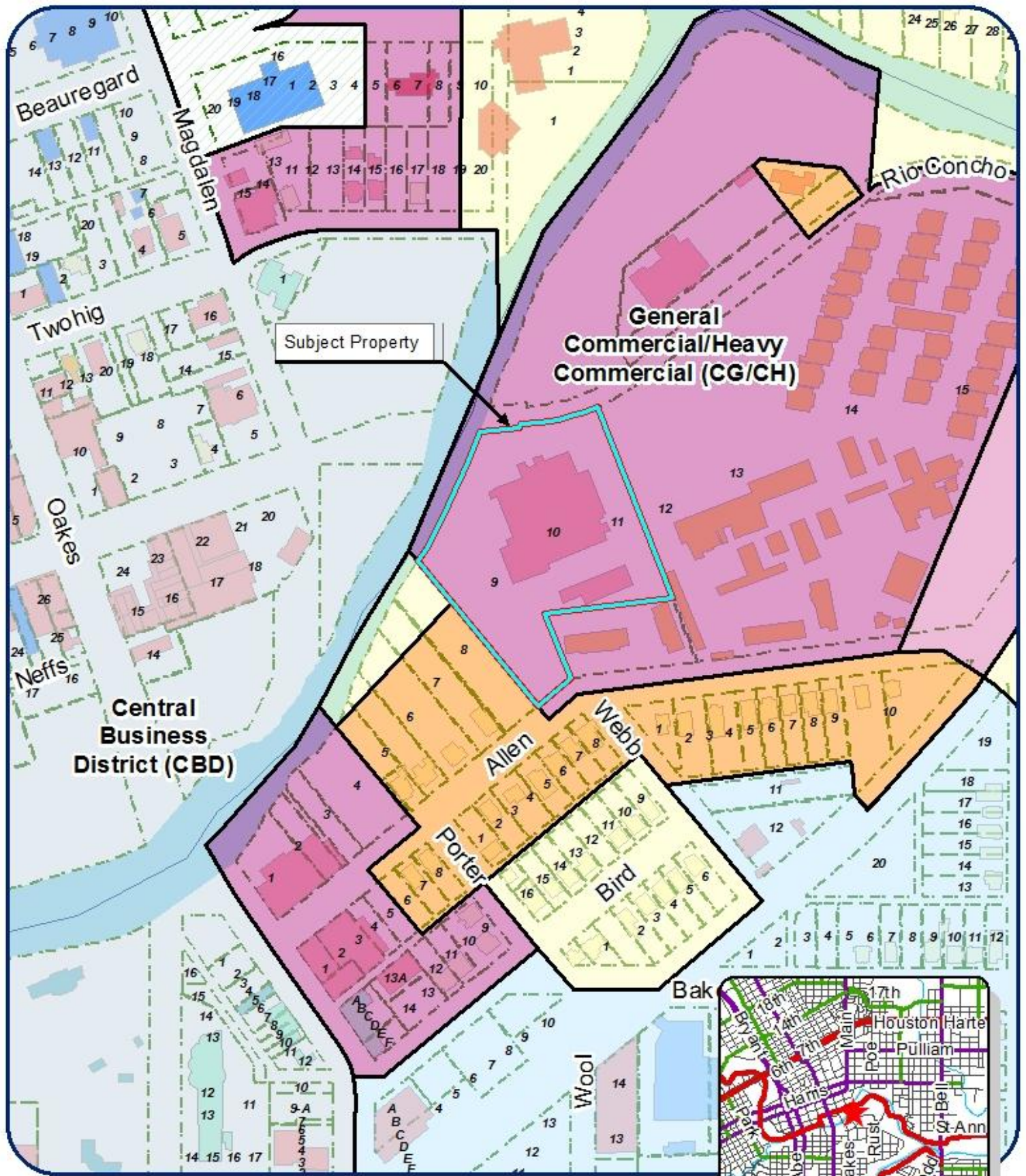
Subject Properties: —

Current Zoning: CG/CH

Requested Zoning Change: N/A

Vision: Commercial





River Corridor Case File

RCC15-13: Pearl on the Concho

Council District: Johnny Silvas

Neighborhood: Fort Concho

Scale: 1" approx. = 300 ft

Subject Property: 333 Rio Concho Drive

Legend

Subject Properties: —

Current Zoning: **CG/CH**

Requested Zoning Change: **N/A**

Vision: **Commercial**



Photos of Site and Surrounding Area

North



West



East



South (location of proposed signs)

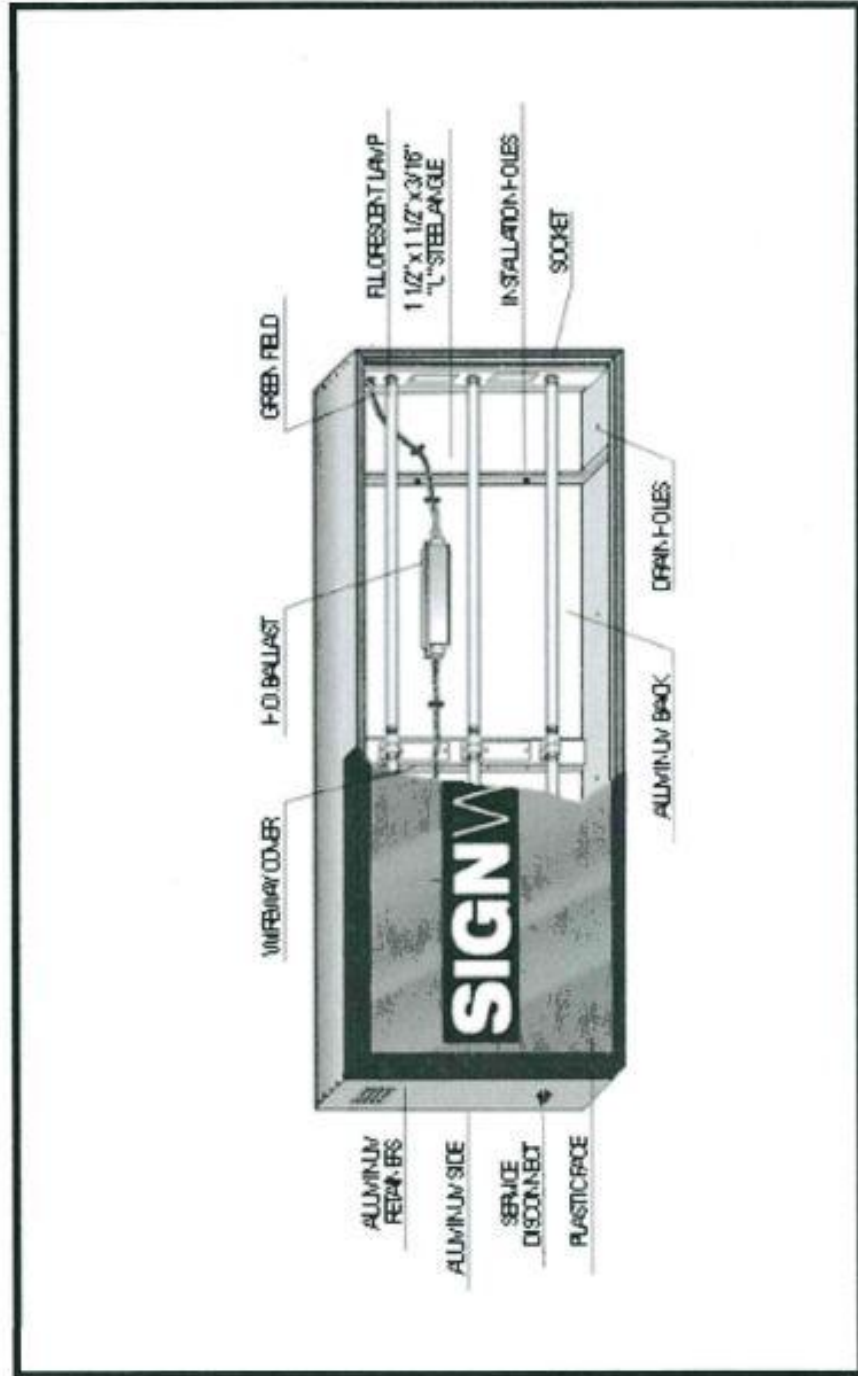








SIGN CABINETS



INTERIOR VIEW

STAFF REPORT



Meeting: June 18, 2015

To: Design and Historic Review Commission

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Planner: Santiago Abasolo, AICP
Planner

Case: RCC15-014

Request: Approval for installing a 4 foot by 8 foot temporary sign for business advertisement as required by Section 12.06.003 of the River Corridor Development Ordinance.

Location: 108 North Chadbourne Street; generally located approximately 100 feet south of the intersection of North Chadbourne Street and East 2nd Street

Legal Description: Miles Acre Lots Addition, North 50 feet of Acre Lots 16 and 17

Size: 0.230 acres

General Information

Existing Zoning: Central Business District (CBD)

Existing Land Use: Vehicle Repair
 Vision Plan: Downtown
 Neighborhood: Fort Concho
 District: SMD #3 Johnny Silvas

Surrounding Zoning/Land Use:

North:	Central Business District(CBD)	Retail, Vehicle Repair
West:	Central Business District (CBD)	Retail, Office, Warehouses
South	Central Business District (CBD)	Retail, Office, Small Business Development Center
East:	General Commercial/Heavy Commercial (CG/CH)	Commercial, Vacant land, School

Thoroughfares/Streets: Per the Major Thoroughfare Plan, North Chadbourne Street is a “Major Arterial Road” which connects freeways and other arterials. North Chadbourne Street is paved approximately 40 feet, 24 feet less than required. However, the subject property is within the Central Business District with established buildings developed with zero-foot setbacks.

Staff Recommendation:

The Planning Division recommends **DENIAL** of this request.

History and Background:

On January 9, 2015, an application was submitted for a temporary sign located outside an existing vehicle repair company. Included in the application were

photographs showing the temporary sign and the proposed location. The proposed sign has a display area of 8 feet by 4 feet, it is mounted on a metal structure and is made of plywood. The total height is 6 feet from the ground. The applicant is proposing to place the temporary sign in front the existing business in order to advertise for employees. The proposed sign would be placed 2 feet from the exterior wall and 15 feet from the curb, fully within the City's right-of-way. The sign is unlit and is painted a black background color with attached blue, white, and yellow letters.

Analysis:

Section 12.04.017(3) of the Sign Ordinance requires that all signs in the River Corridor area shall be reviewed by the River Corridor Commission.

The River Corridor Masterplan in the Design Guidelines section recommends locating signs in traditional signage areas on building facades. Subsection A states that commercial buildings in the core of the City have been built to the property line, behind the public sidewalk, and recommends that where possible, this alignment should be retained. The proposed sign will not be located in the same manner as "traditional" signage nor will be an attached sign, projecting sign, or awning sign. In this case, it does not appear that the proposed sign follows the recommendations of the River Corridor Masterplan. In addition, the proposed sign will be placed on the public sidewalk not following the recommendation mentioned above.

Section I.A.6 of the River Corridor Masterplan states that in the Historic City Center, pedestrian-oriented signs can be small, and the design uniqueness of the sign can relay the character of the store and recommends that signs should be incorporated into the architecture of each building.

The proposed sign does not convey any design uniqueness that relays the character of the store. The proposed temporary sign appears to be a type of generic sign that could located in front of any store and because of its generic design does not reflect the specific character of a store or business. The proposed sign will not be incorporated into the architecture or design of the building since it is a temporary sign that can be moved to another location unrelated to any specific building design. The proposed sign does not appear to follow the recommendations of the River Corridor Masterplan.

Section Five of the Central Business District Historic Preservation Design Guidelines states that careful consideration should be given to the size,

placement and graphics of a sign in order to create a uniform district and preserve details of historic buildings. The proposed sign does include any graphic design that reflects the intent of creating a uniform district or reflects any component of existing signage currently within the Central Business District. The proposed sign does not seem to reflect the pedestrian scale of the area because of its size and location and does seem to follow the recommendations of the Central Business District Historic Preservation Design Guidelines.

Action Requested:

The action requested is for the Design and Historic Review Commission to **DENY** Case RCC15-14 for a 4 foot by 8 foot temporary sign for business advertisement as required by Section 12.06.003 of the River Corridor Development Ordinance.

Appeals:

Per Section 12.06.003(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Site Photographs
- Proposed Signage



Subject Property

Chadbourne

2nd

1st




River Corridor Case File

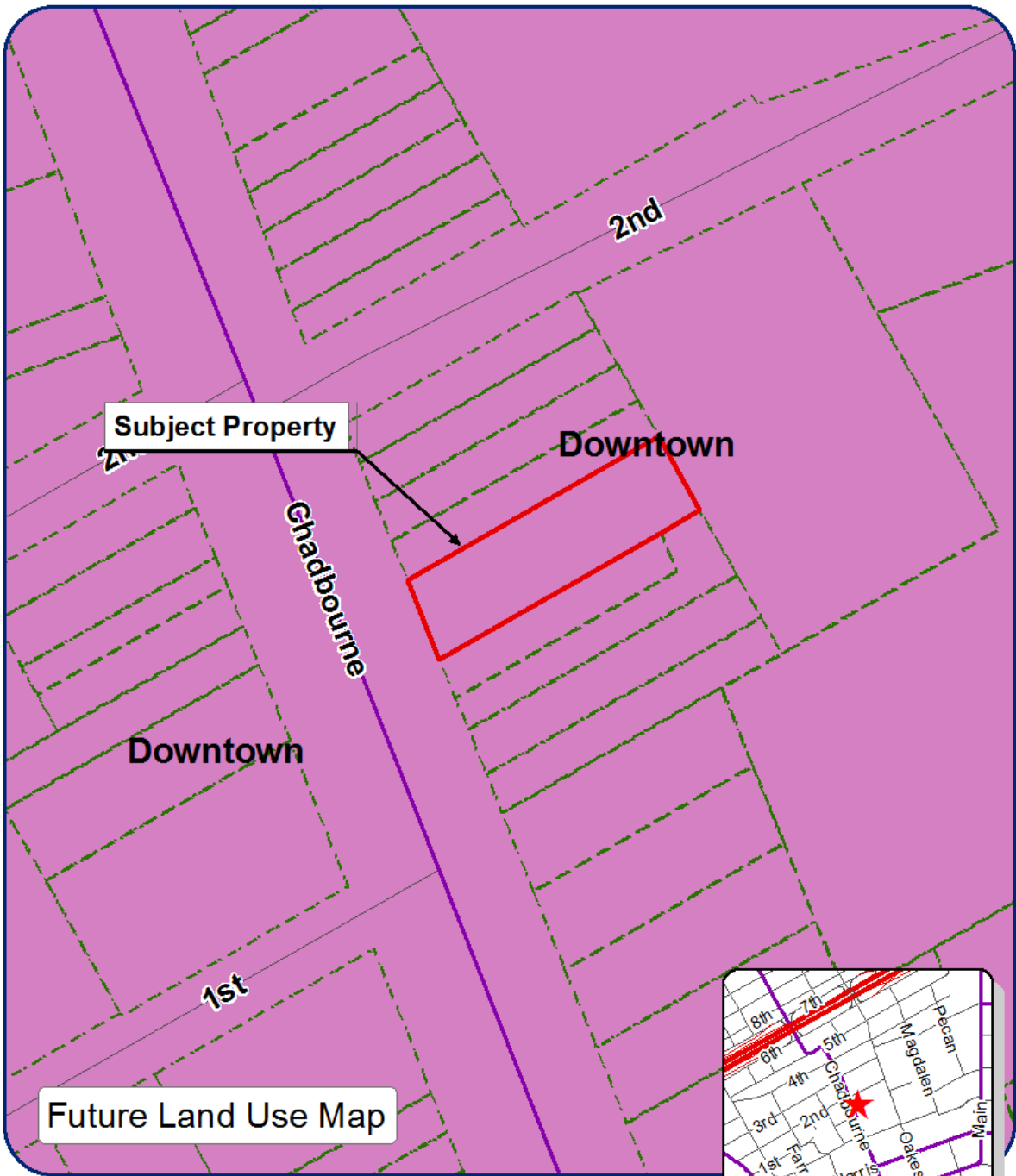
RCC15-14 - Engine Pro Machine

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 108 N. Chadbourne

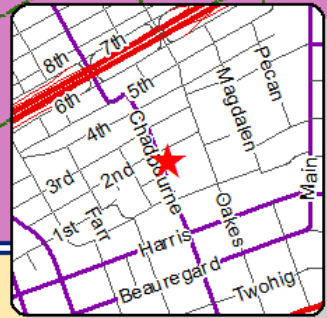
Legend

Subject Properties: 
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**



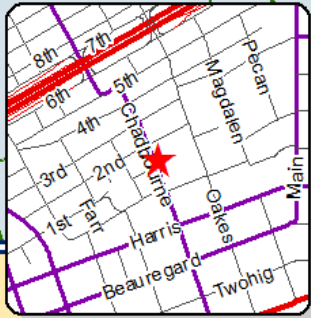
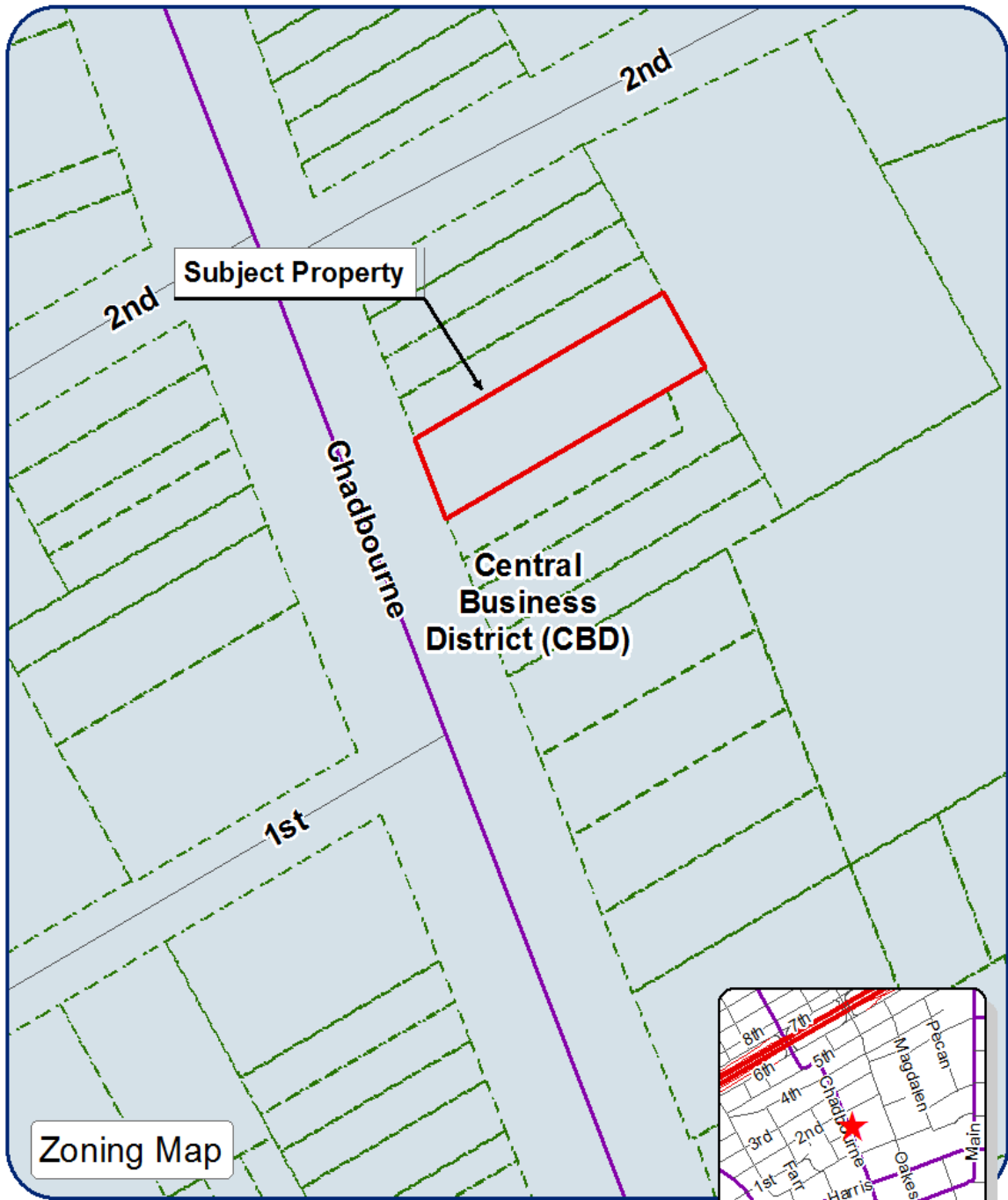


Future Land Use Map



River Corridor Case File		Legend	
RCC15-14 - Engine Pro Machine		Subject Properties: —	
Council District: Johnny Silvas		Current Zoning: CBD	
Neighborhood: Downtown		Requested Zoning Change: N/A	
Scale: 1" approx. = 75 ft		Vision: Downtown	
Subject Property: 108 N. Chadbourne			





River Corridor Case File		Legend	
RCC15-14 - Engine Pro Machine		Subject Properties:	
Council District: Johnny Silvas		Current Zoning: CBD	
Neighborhood: Downtown		Requested Zoning Change: N/A	
Scale: 1" approx. = 75 ft		Vision: Downtown	
Subject Property: 108 N. Chadbourne			



SITE PHOTOGRAPHS

North



South



West



East



PROPOSED SIGNAGE



PROPOSED SIGNAGE



STAFF REPORT



Meeting: June 18, 2015

To: Design and Historic Review Commission members

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Jeff Fisher
Planner I

Case: RCC15-16

Request: A request for approval, per Section 12.703(b)(1) of the River Corridor Development Ordinance, of a new 3,894-square foot Dressing Room Facility Building at Central High School which replaces three (3) existing portable buildings

Location: 655 Caddo St, located approximately 935 feet southwest of the intersection of North Bryant Boulevard and the Houston Harte Expressway.

Legal Description: Angelo Heights Addition, Blocks 9-12 & Adjacent N.1/2 of Guadalupe St., in central San Angelo.

Size: 12.43 acres

General Information

Future Land Use: Downtown Campus/Institutional
Zoning: Single-Family Residential (RS-1)
Existing Land Use: Existing Central High School and related accessory buildings

Surrounding Zoning/Land Use:

North:	General Commercial/ Heavy Commercial (CG/CH)	420 feet of Houston Harte Expressway Right-Of-Way
West:	Single-Family Residential (RS-1)	Single family residences
South:	Single-Family Residential (RS-1), Low Rise Multifamily Residential (RM-1)	North Concho River
East:	Single-Family Residential (RS-1)	North Concho River

District: CMD#5 – Elizabeth Grindstaff

Neighborhood: Central Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Caddo Street (Houston Harte Expressway Frontage Road) which is maintained by TxDOT, is defined as a Local Street and is designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets. The street is part of the Houston Harte Expressway Right-of-Way which is approximately 420 feet wide. Caddo Street has a 40-foot paving width in compliance with the MTP for local roads.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

History and Background:

On May 15, 2015, the applicant had submitted this application for a River Corridor Review for a new 3,894-square foot dressing room facility building on the Central High School campus at 655 Caddo Street. The building will be located at the south end of the property facing Veterans Memorial Drive behind the existing tennis courts, and will replace three (3) portable buildings. The facility will include two (2) coaches' offices, as well as an equipment and team room and change rooms. An associated application for a Conditional Use(CU15-03) has also been applied for, and will be reviewed separately by the Planning Commission on June 15, 2015. The Conditional Use is needed because the school, built in 1959, is a non-conforming use in the Single-Family Residential (RS-1) zone on the property, which does not allow for an expansion to an existing school without Planning Commission approval. If approved, the Conditional Use would allow for the new dressing room building, and memorialize all other existing buildings and parking areas on the property.

The dressing room building will match and complement the existing buildings on the school campus. The walls will be of a light tan stucco color, with a light bronze metal arched entry feature and canopies with dark bronze metal trim as depicted on the attached color samples and building elevations. The colors will match the existing Schwetzer Building immediately to the west, and the colors will be similar to other buildings on the school campus. The arched feature will be similar to the existing segmented arch on the school administration building. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

Analysis:

Section 12.703(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction over 1,200 square feet and the new tennis building as indicated will be 3,894 square feet. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

Although the property is located outside the Historic City Center, it is within the River Corridor, and would be subject specifically to the RCMDP policies pertaining to "*Commercial Use Outside of the Historic City Center*" as follows:

Building Materials and Color

Commercial buildings outside of the Historic City Center, but still within the River Corridor, are intended to have "light to medium intensity colors with low reflectivity" as the background color of the building, and "warm, subdued hues of

natural, earth colors are encouraged.” In addition, “materials such as stone, brick, and precast concrete, cast stone and architectural metals can be combined to enrich the appearance of a building and highlight specific architectural features.”

The proposed light tan stucco is of a smooth surface similar to cast stone, and is a light to medium intensity color in keeping with the above policy. The metallic light bronze canopies with dark bronze trim accentuates the neutral tan facades, and enriches the appearance of the building, while being consistent with other buildings on the site.

Architectural Detail

This policy encourages details in the building façade that “assist in reducing the scale of a large building,” and recommends “the primary entrance of a building or store should have a clearly defined, visible entrance with distinguishing features such as a canopy, portico, or other such prominent element of architectural design.”

The applicant proposes a weather canopy extending the full length of the building, extending 12 feet in front of the building, with a vertical clearance of 9 feet, as well an arched entry feature on the north elevation in front of the entrance, with a vertical clearance of 10 feet at its lowest point, arching to 14 feet at its highest point. There will also be a small canopy extending 5 feet from the south elevation door with a vertical clearance of 9 feet. The combination of the weather canopies, arched entry feature, double doors, pillars and windows, all provide distinguishable features that break up the building wall and clearly define the entrance, consistent with the architectural detail policy of the RCMDP.

Lighting

The Lighting Policy outside the Historic City Center encourages “decorative and functional lighting” that is “compatible with the building design and should enhance the design and safety of the site.” In addition, buildings close to the Riverfront shall “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.”

The applicant is only proposing three light fixtures for this building: two (2) exterior “wall” light fixtures - one on the east side elevation, and one on the west side elevation, and one (1) exterior “soffit” light fixture under the small canopy on the south elevation. The wall lights have shielding and will project downward, and the soffit light will be fully underneath the canopy. Therefore, none of the three lights should result in spillover glare towards the River, and are compatible with safety and overall building design, in compliance with the lighting policies of the RCMDP.

Site Design and Layout

The RCMDP recommends “development that is visible or adjacent to the river should have well-designed facades on all sides. This is considered a 360-degree design treatment.” The Plan also suggests “orientation of new buildings should consider the orientation of adjacent buildings” and “the building should not turn its back onto the river; the riverside should be well designed and pleasing. Wherever possible, the riverside should be designed as the front of the building.”

Planning Staff conducted a site visit on June 6, 2015, and discovered there is a significant drop in grade and visibility, south of the property facing the river. The proposed building on the property, north of Veterans Memorial Drive, would be at least 140 feet back from the landscape buffer in front of the River. The building would unlikely be seen at all when travelling eastbound where the grade is the lowest, and westbound the public would see mainly the west portion of the south elevation, as the remainder would be blocked by the parking lot. The architect has indicated to Planning Staff that the front of the building faces away from the river because the coaching offices face north towards the tennis courts, so the school’s tennis coaches can observe the students’ practicing from the building, as well as being closer to the other adjacent buildings which are all located to the north.

The steep grade, parking lot and functional intent of the school make this case unique. Nevertheless, Planning Staff believes there should be an addition of some architectural design element on the south elevation to break up the lengthy building wall expanse. As a Condition of Approval, the applicant has agreed to install another arched entry feature above the door and existing canopy, of similar height and style with the same light metal bronze material, and beams with stucco columns at the base. Staff believe this will break up the building expanse and meet the intent of the Site Design and Layout Policy of the RCMDP.

Action Requested:

The action requested is for the Design and Historic Review Commission to **APPROVE** an amendment to Case RCC15-16, **subject to three (3) Conditions of Approval:**

1. **The applicant shall submit a revised elevation drawing to the Director of the Planning & Development Services Department, or his/her designee, for review and approval showing an arched entry feature of the same**

colors and materials, and of similar height and style above the door on the south elevation to break up the wall expanse.

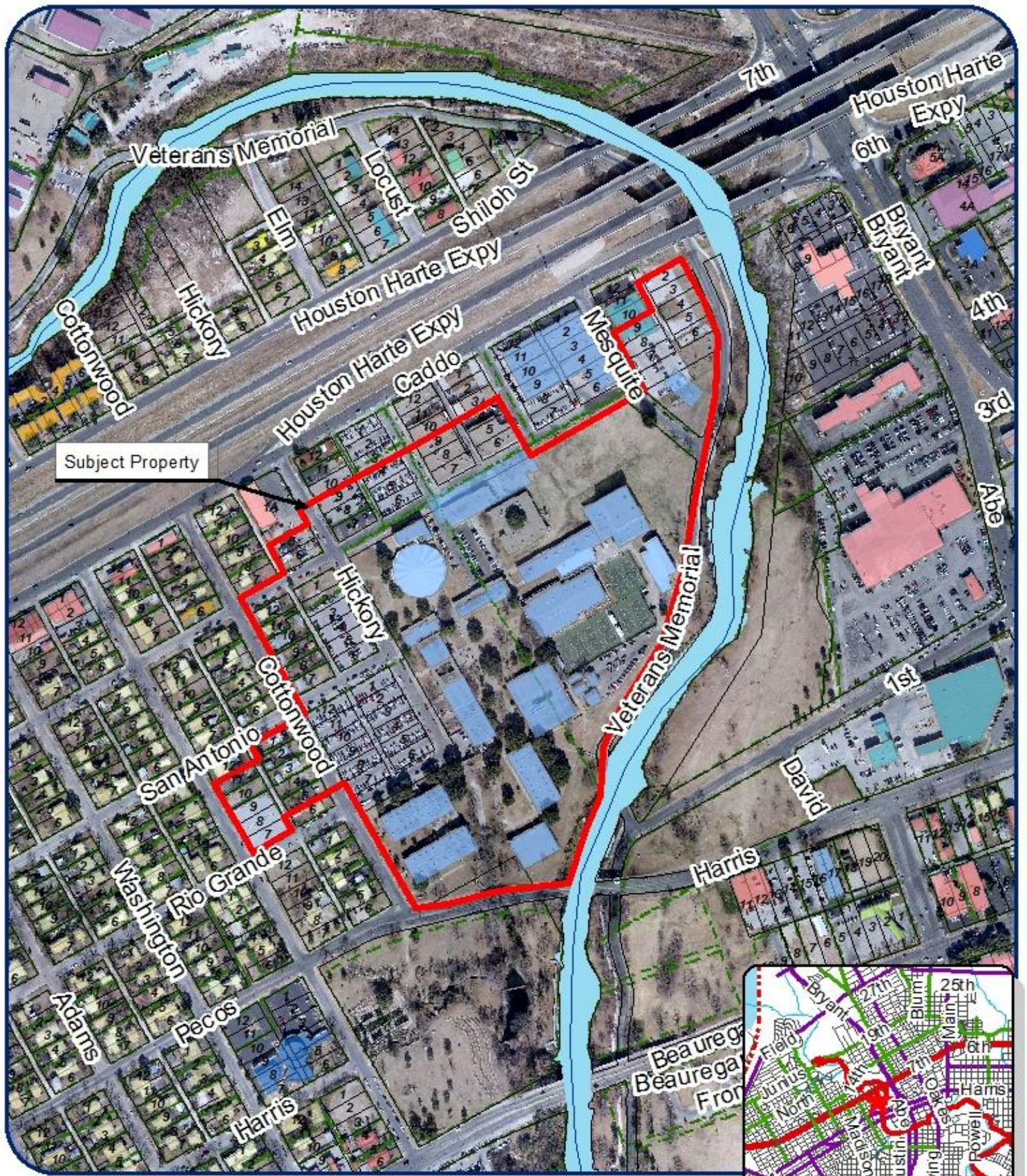
2. There shall be no glare of spillover illumination onto adjacent properties.
3. Prior to development, the applicant shall obtain a Conditional Use approval from the Planning Commission for the proposed building and structures.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Site and Surrounding Area Buildings
- Site Plan – Entire Site
- Site Plan – Subject Area
- Floor Plan
- Material Samples
- Materials on Building
- Building Elevations
- Lighting Details

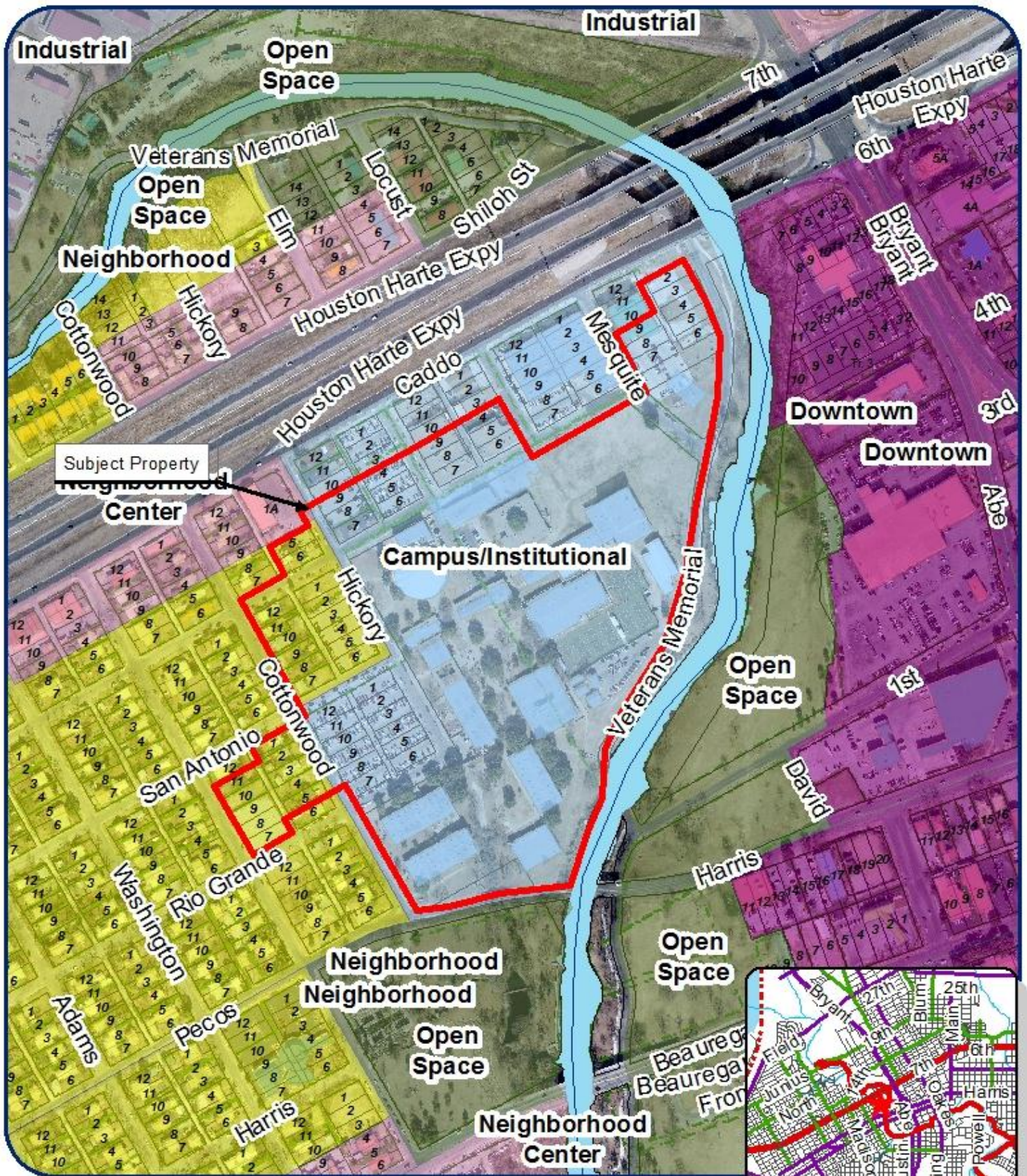


River Corridor Case File
Case RCC15-16: SAISD

Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend
 Subject Properties: RS-1
 Current Zoning: N/A
 Requested Zoning Change: Campus/Institutional
 Vision: and Neighborhood





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Legend

Subject Properties: **RS-1** —

Current Zoning: **N/A**

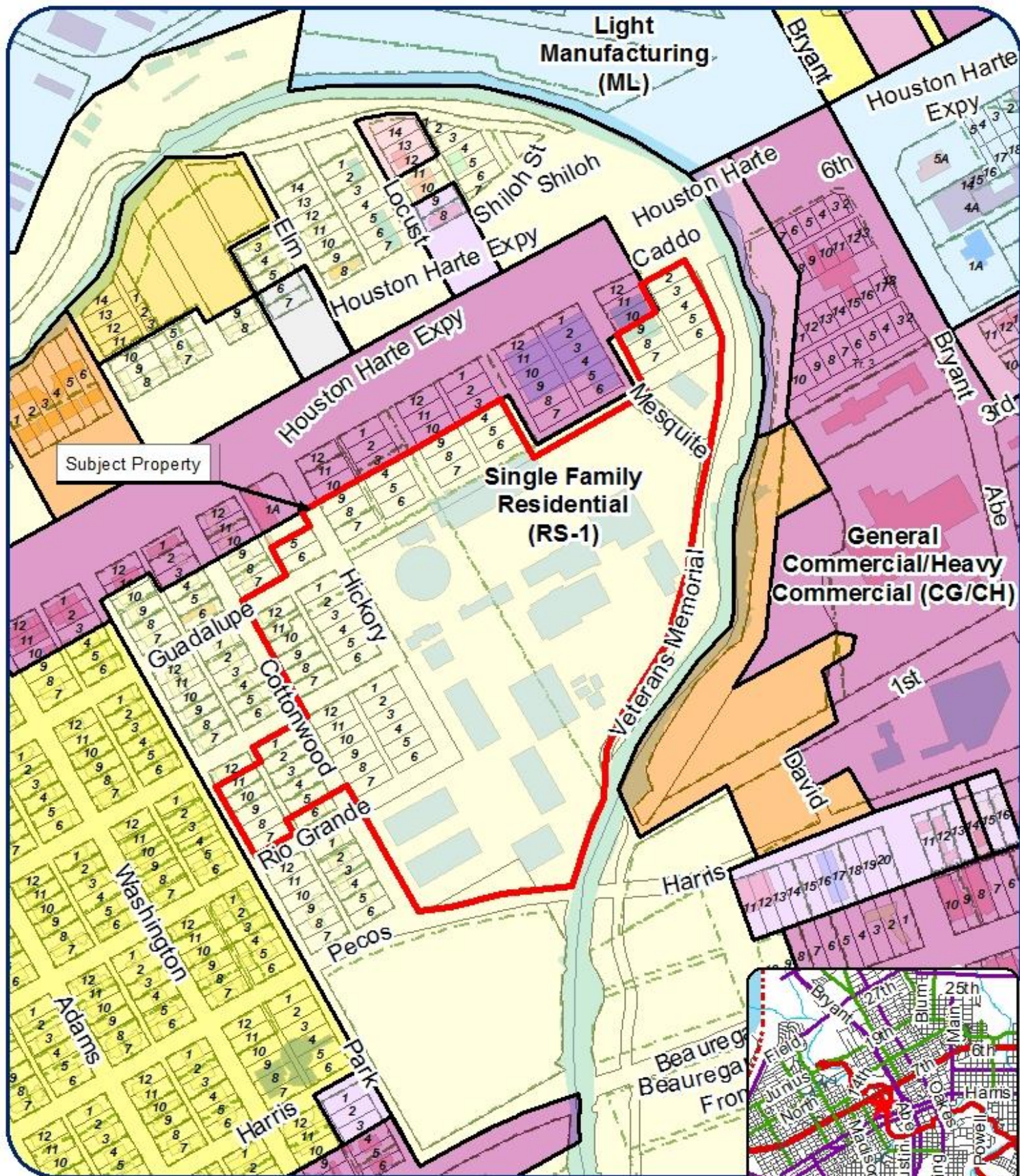
Requested Zoning Change: **Campus/Institutional**

and **Neighborhood**



N





River Corridor Case File

Case RCC15-16: SAISD

Council District: Elizabeth Grindstaff (SMD #5)

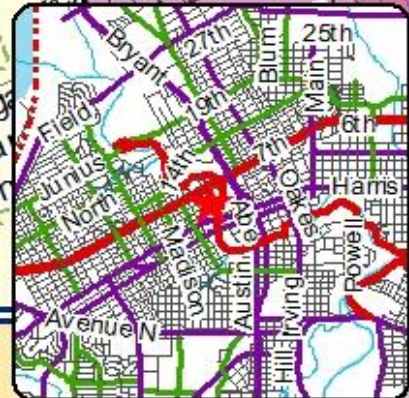
Neighborhood: Central

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Legend

- Subject Properties: — RS-1
- Current Zoning: N/A
- Requested Zoning Change: — Campus/Institutional and Neighborhood
- Vision: — and Neighborhood



Photos of Site and Surrounding Area

North(at Tennis Courts)



South



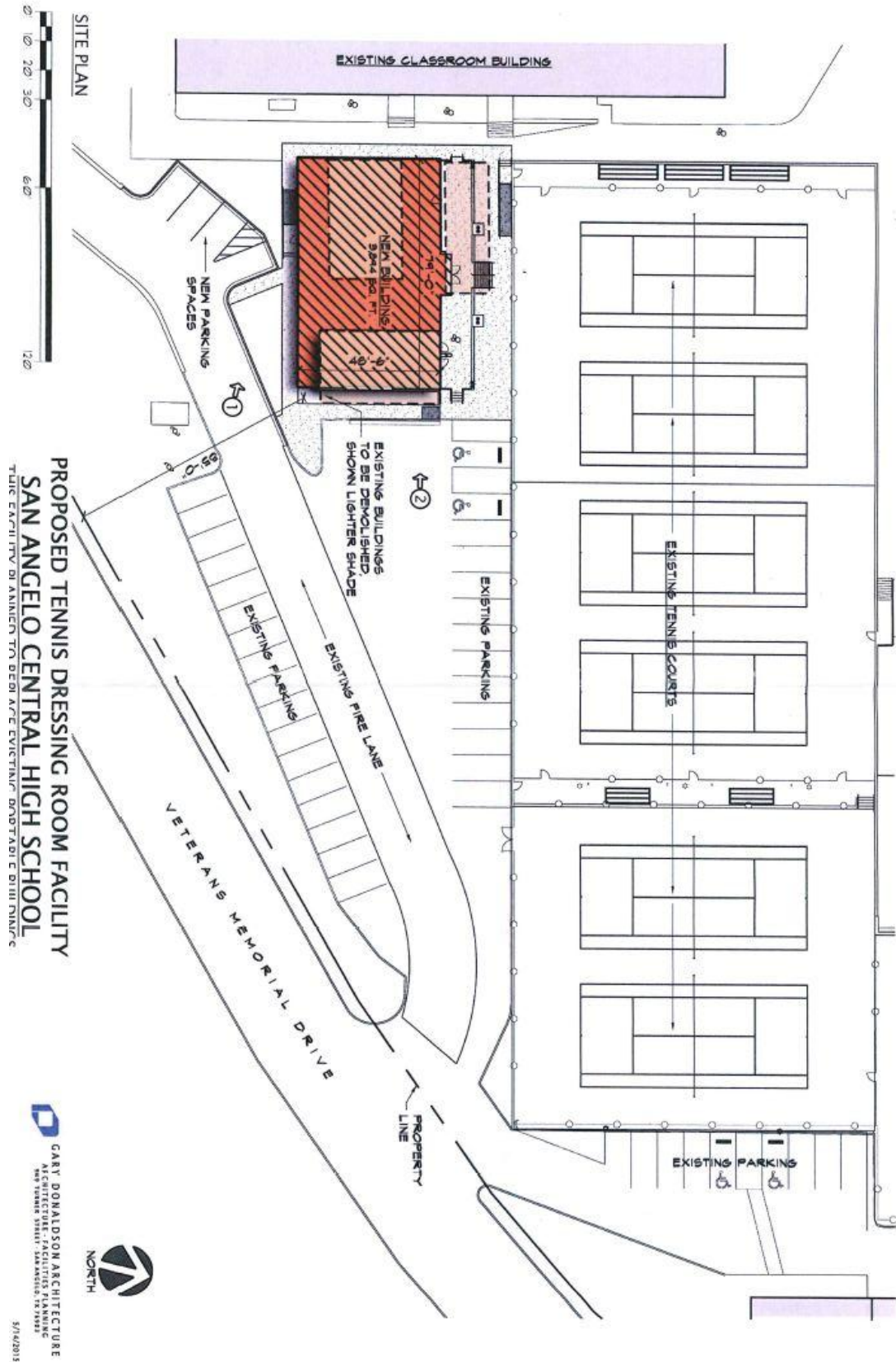
West (site of proposed building)



East



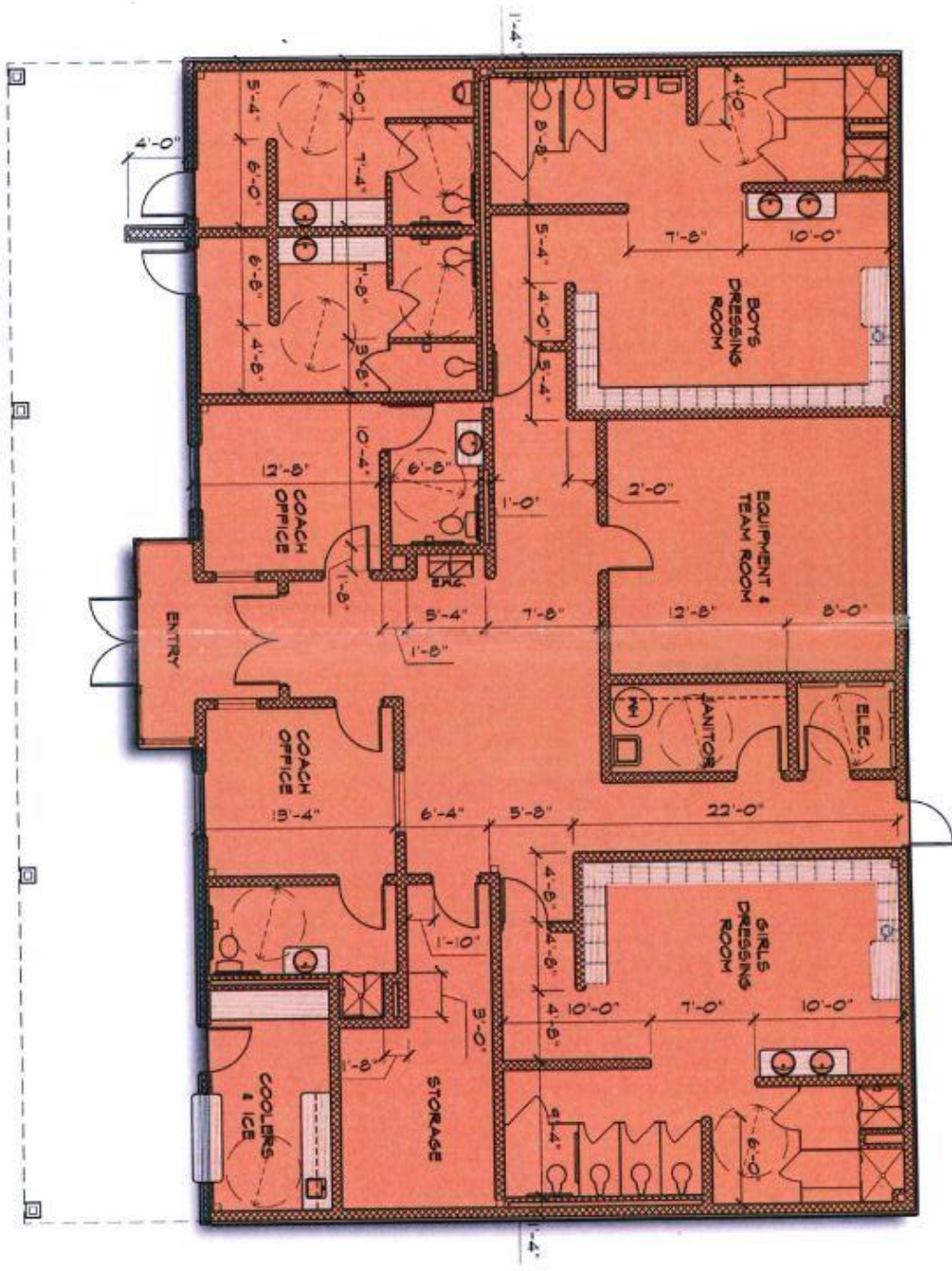
Site Plan – Subject Area



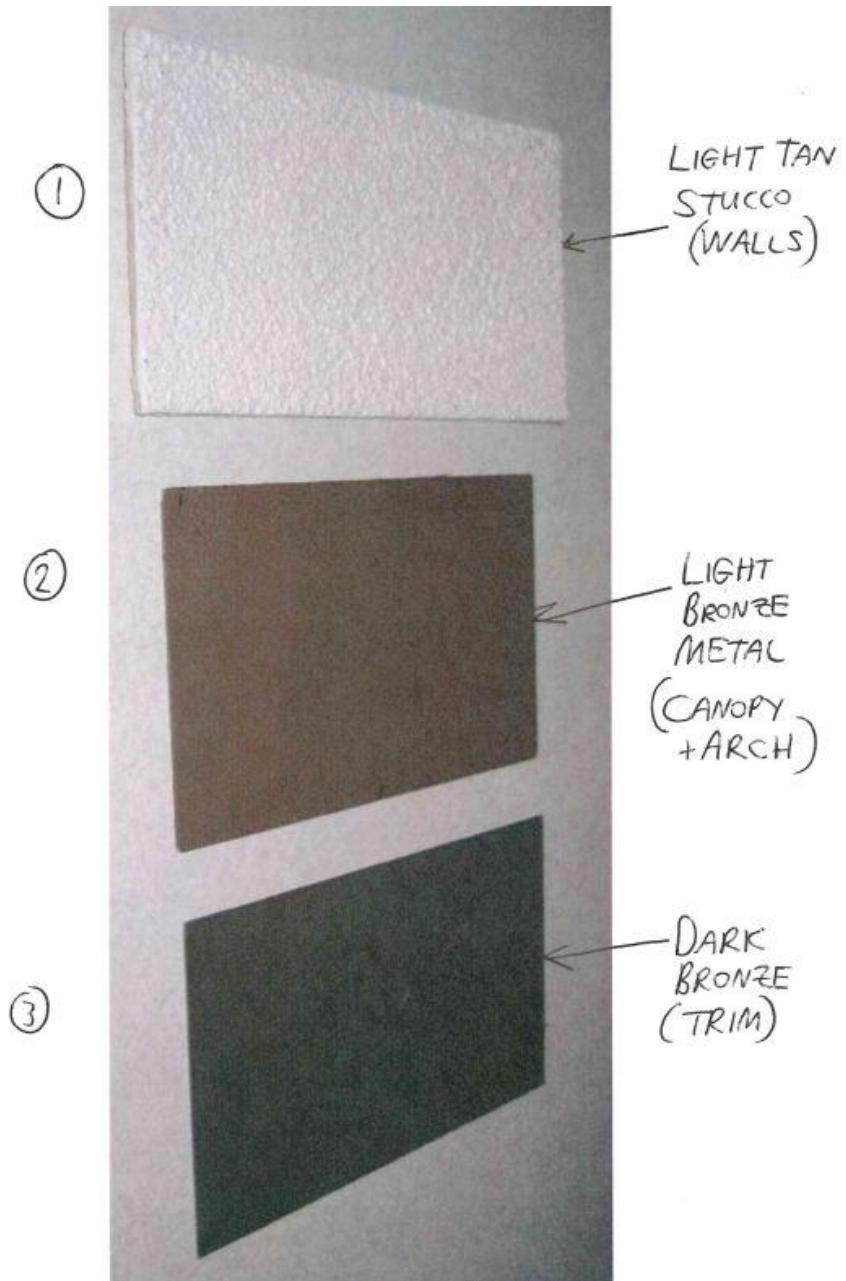
Floor Plan



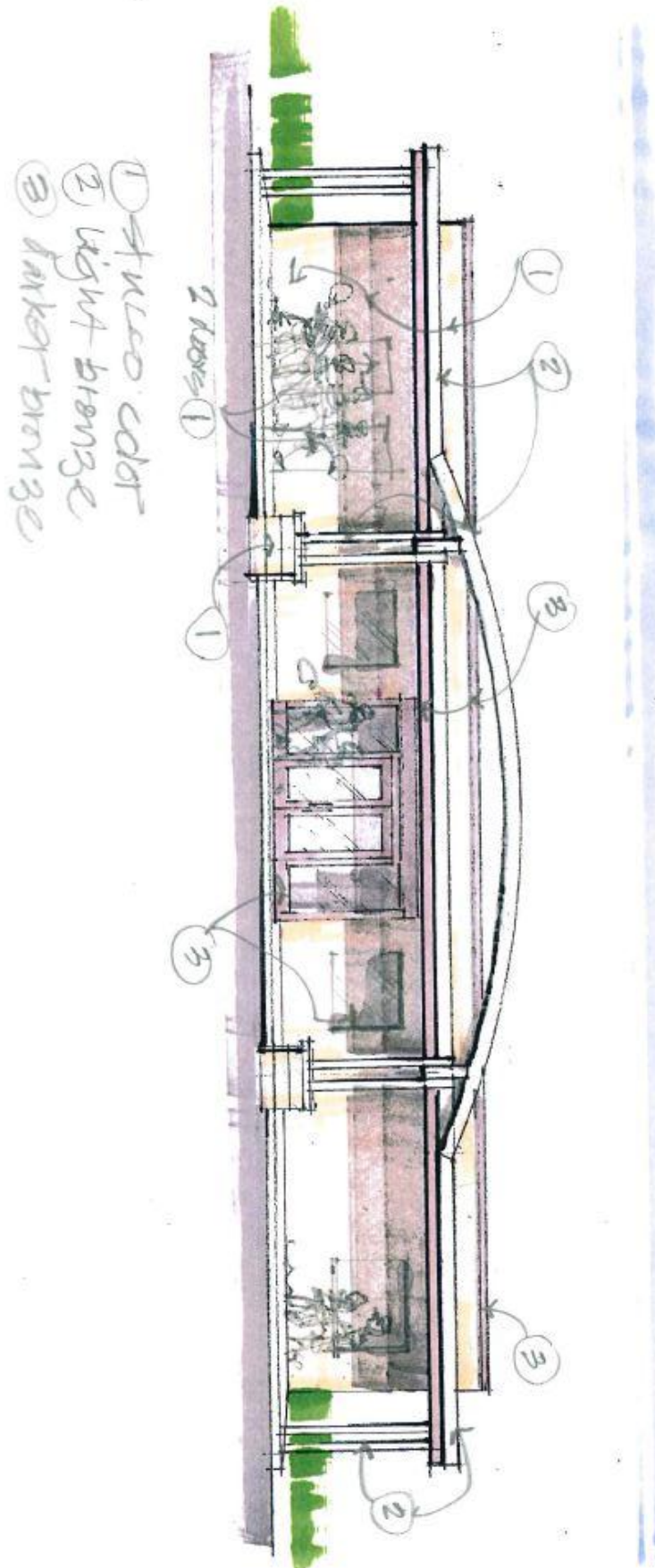
CENTRAL HIGH SCHOOL TENNIS DRESSING FACILITY



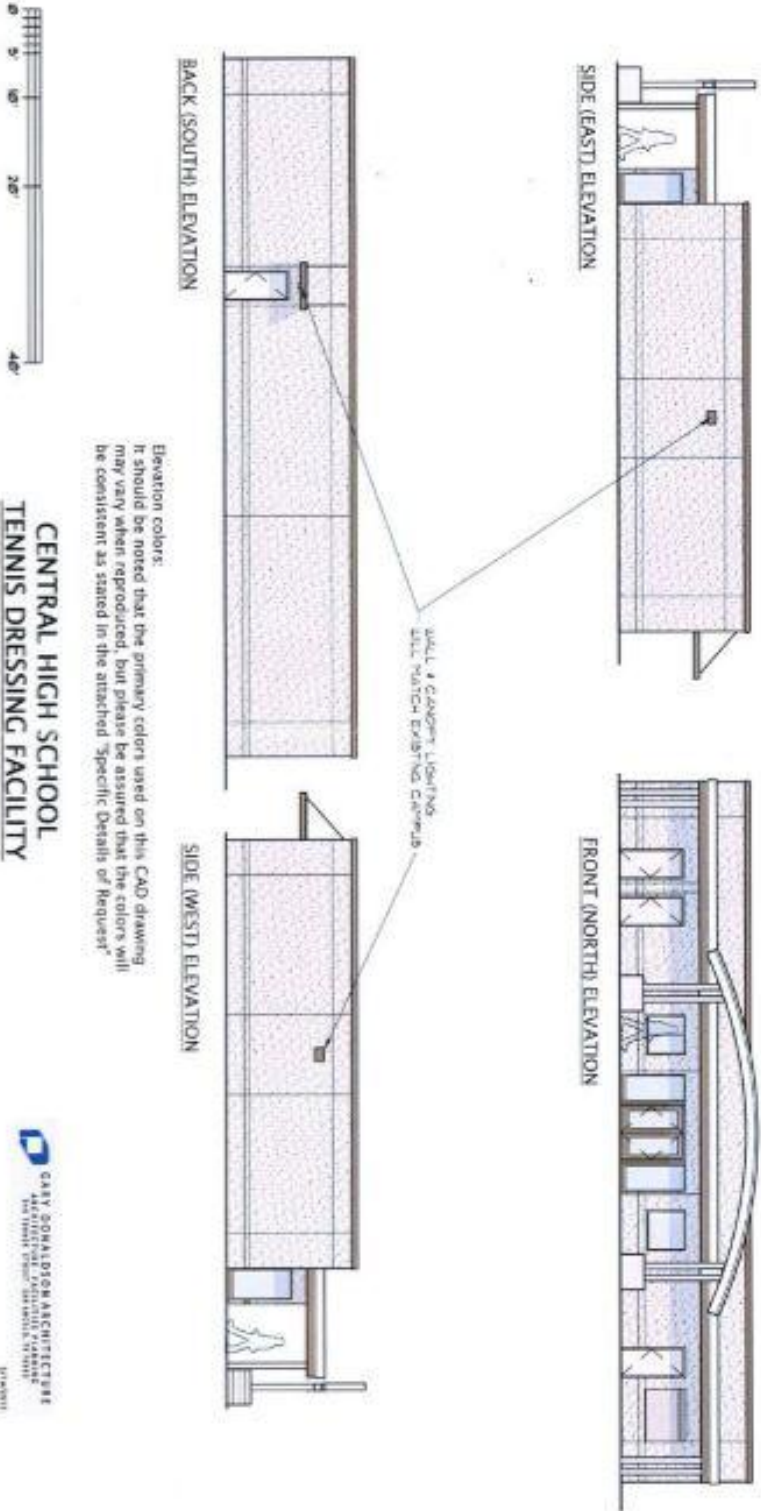
Material Samples



Materials on Building



Building Elevations



NOTE: THESE FIXTURES MATCH EXISTING FIXTURES
ON CAMPUS AND THE ADJOINING BUILDINGS



Exterior Soffit Light Fixture
S.A.I.S.D.



Exterior Wall Light Fixture
S.A.I.S.D.