

STAFF REPORT



Meeting: November 19, 2015

To: Design and Historic Review Commission

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

Presenter: Jeff Fisher
Planner I

Case: RCC15-31

Request: A request for approval, as required by Section 12.703(b)(3) of the River Corridor Development Ordinance, for the permanent placement of ten (10) metal sea containers within a commercial parking lot

Location: 131 North Oakes Street; generally located approximately 300 feet northwest of the intersection of North Oakes Street and East College Avenue

Legal Description: Miles Acre Lots – Main Street Subdivision, Part of Acre Lots 6, 7, 8, 8 ¼, 9 and 19, Block 8, the south 25 feet of Lot 11

Size: 1.99 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Existing vacant commercial building

Surrounding Zoning/Land Use:

North:	Central Business District (CBD), Low Rise Multifamily Residence (RM-1)	SAISD Gym Building, Central High School Freshman Campus
West:	Central Business District (CBD)	Retail commercial buildings
South:	Central Business District (CBD)	First Christian Church, Parking Lot
East:	Central Business District (CBD)	Shannon Medical Materials Department, Parking Lot

District: SMD #3 – Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts North Oakes Street, which is classified as a “Local Street” in the Master Thoroughfare Plan (MTP). A Local Street carries light neighborhood traffic at low speeds, and requires a right-of-way width of 50 feet and a paving width of 36 feet for existing streets. The existing right-of-way width of North Oakes Street is 85 feet and the existing paving width is 54 feet in compliance with the MTP.

History and Background:

On September 21, 2015, the applicant submitted an Application for River Corridor Review to allow for the permanent placement of ten (10) sea containers on a lot within the River Corridor in order to store emergency and disaster relief medical supplies for the Concho Valley Regional Advisory Council (CVRAC). The property is owned by Shannon Medical Services and is used as a parking lot for Shannon facilities. The sea containers are located near the northwest lot line of the property. CVRAC explained that three of the containers will hold gloves, gowns, masks and temporary beds in the event of a flu pandemic; two containers are for disaster supplies for hospitals and emergency medical services including bandages, oxygen supplies, tape and beds for a mass fatality event; and, the remaining five containers will hold car seats and bike helmets for free giveaways they sponsor. Each container measures 40 feet

in length, 8 feet in width and are 8'-6" in height. They are rectangular in shape and painted red, blue, green, and white.

Analysis:

The River Corridor Development Ordinance requires that moving existing structures onto a lot within the River Corridor shall adhere to the design guidelines of the *River Corridor Master Development Plan (RCMDP)* and the *Historic Preservation Design Guidelines of the Central Business District*, and be subject to approval by the Design and Historic Review Commission (DHRC).

The RCMDP sets general design guidelines for commercial and mixed uses in the Historic City Center. "New buildings should reflect the traditional character of the Historic City Center but can use new, innovative elements in ways to express the architecture of current times. The goal is to conserve the sense of past and the distinct historic character of this area while encouraging the continued growth of a vital business district." The RCMDP also "encourages a variety of architectural styles that are complementary to the historic precedents in the area. New developments should be compatible in form, height, building elements and materials with neighboring buildings." The *Historic Preservation Design Guidelines of the Central Business District* reflect the RCMDP also, in that "materials shall appear to be similar to those used traditionally" and that "brick and cast stone were the traditional materials of commercial style buildings."

Planning Staff conducted a site visit on November 16, 2015, of the property and conducted an inventory of the surrounding buildings. Staff does not believe these metal sea containers reflect the traditional character of the area, nor do they complement historical precedents.

The First Church of Christ at 42 East College Avenue has a traditional red brick veneer, and the San Angelo Independent School District Buildings at 218 North Oakes Street and 14 East 2nd Street have tanned brick facades. The North Chadbourne Street retail corridor west of the property has mainly brick with some stone and stucco veneers. All of the properties inventoried offer some attention to design elements, whether by adding a different color trim onto the buildings, installation of a canopy, or other decorative features. The sea containers provide neither any attention to design nor reflect the surrounding area.

Although set back to the west of the property, the sea containers are still visible whether driving or walking by the site from North Oakes Street. Staff believes if approved, this would set a negative precedent, allowing other businesses to also place sea containers and similar types of storage structures in a historical part of the City.

The property is zoned Central Business District (CBD) in the Zoning Ordinance, and the CBD Zoning does allow up to 10% of a commercial property for outdoor storage. However, properties within the River Corridor are held to a higher standard by the RCMDP and Historical Guidelines given their location downtown and in a historical area of the city. Several retail commercial properties along North Chadbourne Street also have storage, but the storage is generally located at the rear of their buildings, away from public view from North Chadbourne Street.

Finally, it should be noted that if permanent storage is needed for the emergency items noted above, then a structure can always be built on the site using traditional construction materials in a manner consistent with *River Corridor Master Development Plan*. Moreover, if the structure is under 1,200 square feet in size, it may also be reviewed and approved administratively by Staff without further Design & Historic Review Commission assessment. In this respect, the Planning Division cannot find an overriding public need for metal storage containers to be utilized in such a permanent fashion when the means exists for this to occur in a conventional building.

Should the Design and Historic Review Commission decide, however, to approve this application, Planning Staff requests that a 10-foot high solid screen gated wall be erected around the ten (10) sea containers, fully screening them from public view. Further, that the containers be painted a dark tan color, to be consistent with the historical precedents of the buildings in the surrounding area. Building permits will also be required from the Permits and Inspections Division for the sea containers.

Staff Recommendation:

Staff's recommendation is for the Design & Historic Review Commission to **DENY** Case RCC15-31 for the permanent placement of ten (10) metal sea containers within a commercial parking lot.

Alternative Action:

If the Design and Historic Review Commission wishes to **APPROVE** the River Corridor request, Staff suggests that the following three (3) Conditions of Approval be considered:

1. The applicant shall erect a 10-foot high solid screen gated wall around the ten (10) metal sea containers, fully screening them from public view.

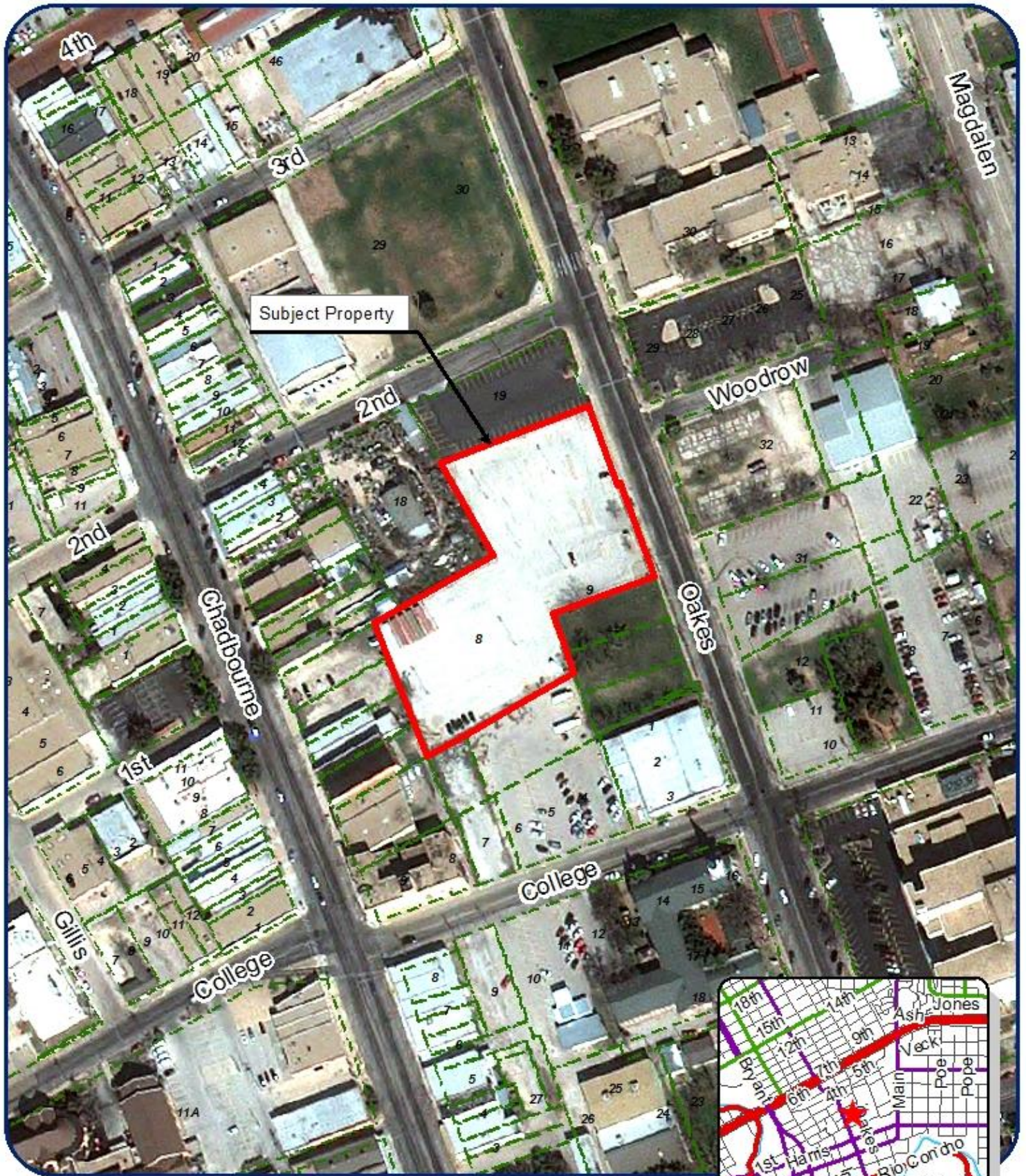
2. The sea containers shall be painted a dark tan color, consistent with the historical precedents of the buildings in the surrounding area.
3. The applicant shall obtain building permits from the Permits and Inspections Division for the sea containers.

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 Sea Containers, Subject Property and Surrounding Area



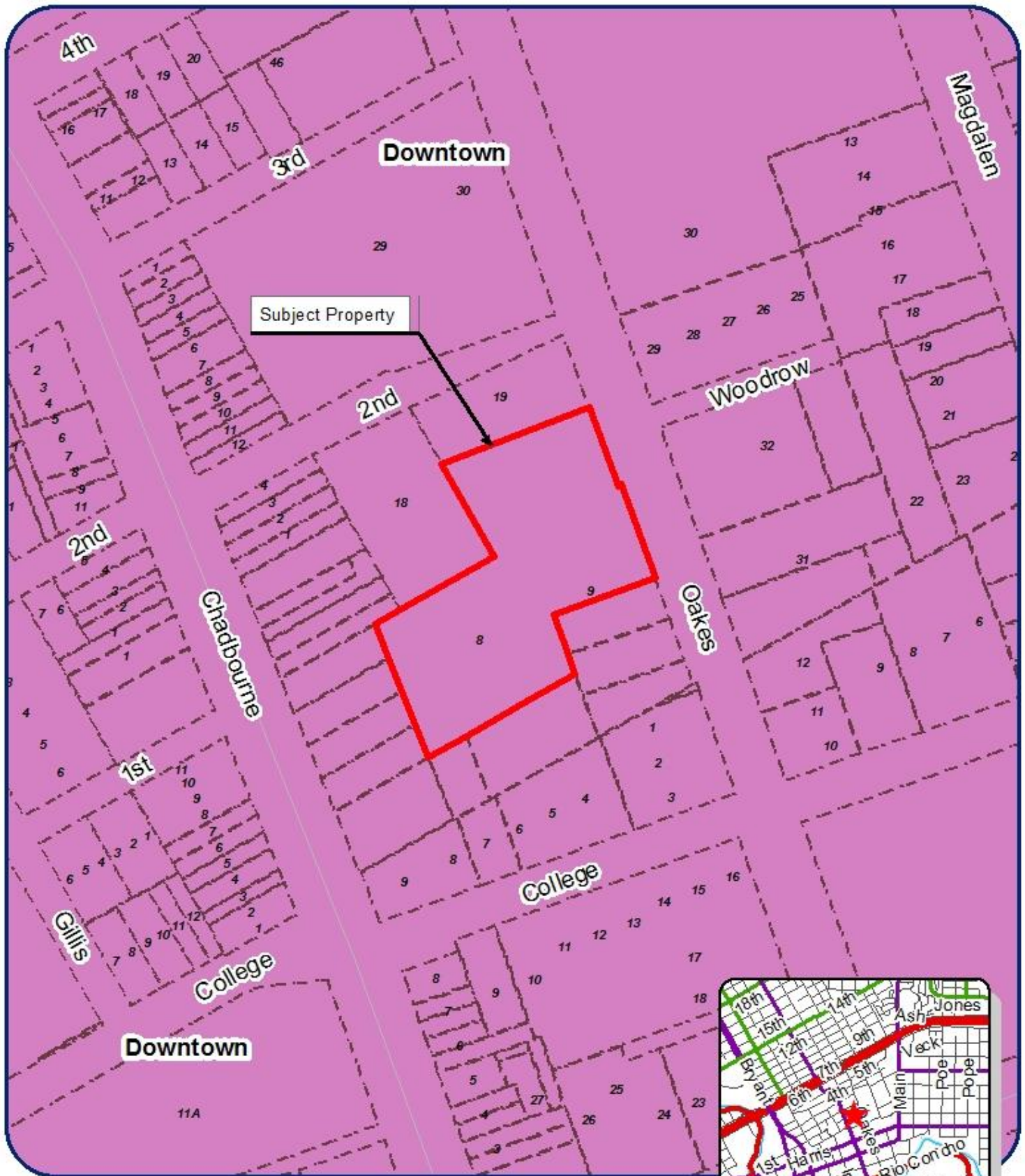
River Corridor Case File
Case RCC15-31

Council District: Johnny Silvas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 175 ft
 Subject Property: 131 N. Oakes St.

Legend

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





River Corridor Case File

Case RCC15-31

Council District: Johnny Silvas (SMD #3)

Neighborhood: Downtown

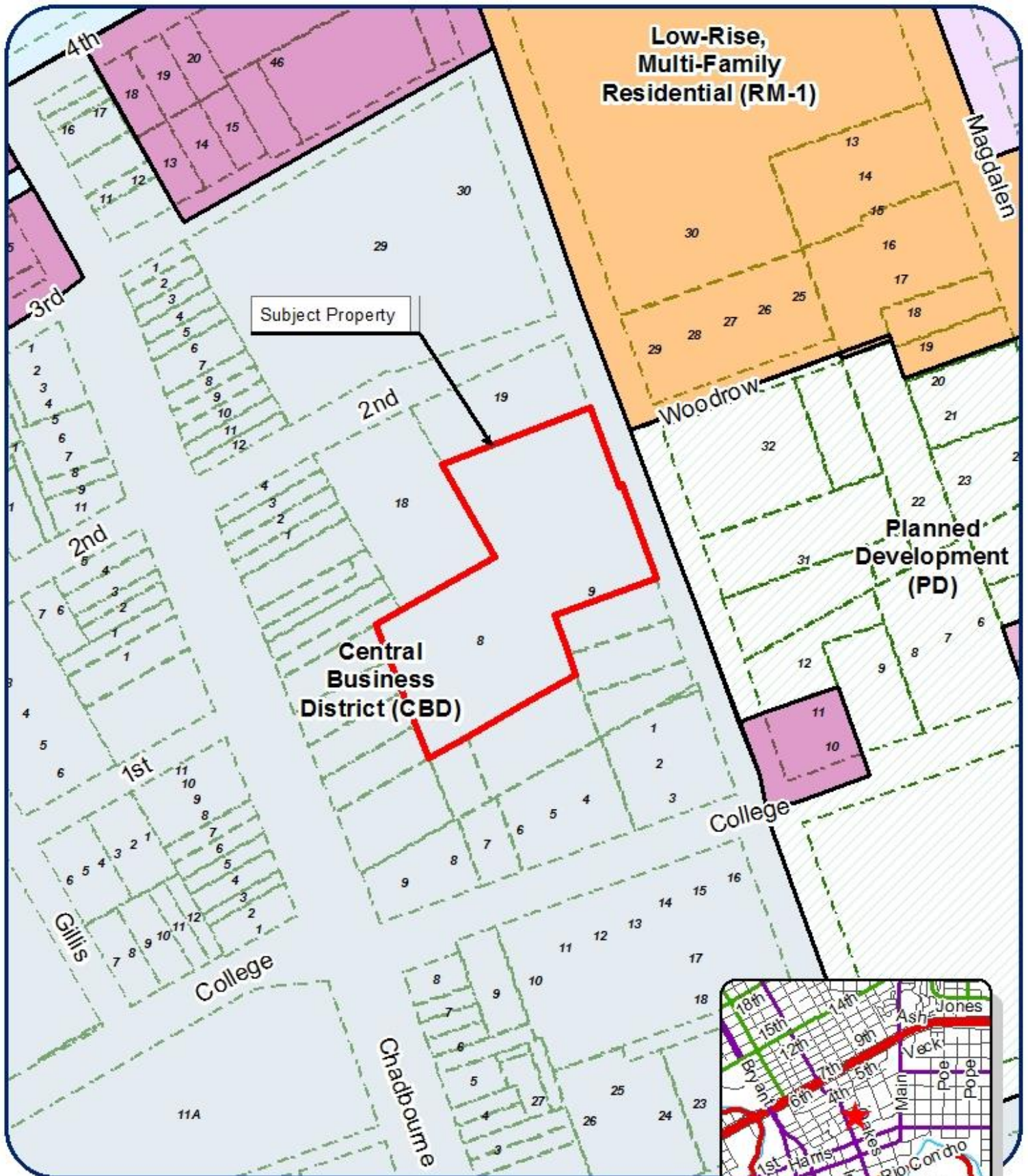
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Legend

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



Photos of Site and Surrounding Area

North



South



East



West



Photos of Site and Surrounding Area

Sea Containers (Looking northwest)



Looking west at Property



Photos of Site and Surrounding Area

Sea Container



MEMO



Meeting: November 19, 2015

To: Design and Historic Review Commission

From: Jon C. James, AICP
Director

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

RE: Discussion and direction regarding a new First Financial Bank and related signage at 222 South Koenigheim Street

Background:

Planning Staff were contacted in mid-October of this year by First Financial Bank for plans to construct a new bank building at 222 South Koenigheim Street. The majority of the property is within the River Corridor Sign Area and the proposed signage requires a River Corridor Review, but not the building itself.

The applicant recently submitted color renderings of the proposed bank building, a monument ground sign, and two wall signs. The first wall sign "First Financial Bank" would be located on the west elevation of the building facing South Koenigheim Street. The second wall sign "1" would be on the south elevation facing West Concho Avenue. The monument ground sign would be located on the east side of the property facing South Randolph Street. All of the signs would appear to comply with the City's Sign Ordinance. The wall signs will be less than 25% of the wall area as required. The monument ground sign will be 108.3 square feet, under the maximum sign area allowed of 250 square feet.

The monument ground sign will have a tan color cast stone base with a stone veneer. The lettering "First Financial Bank and First Financial Wealth Management" will be navy blue letters except for the "l's" in the

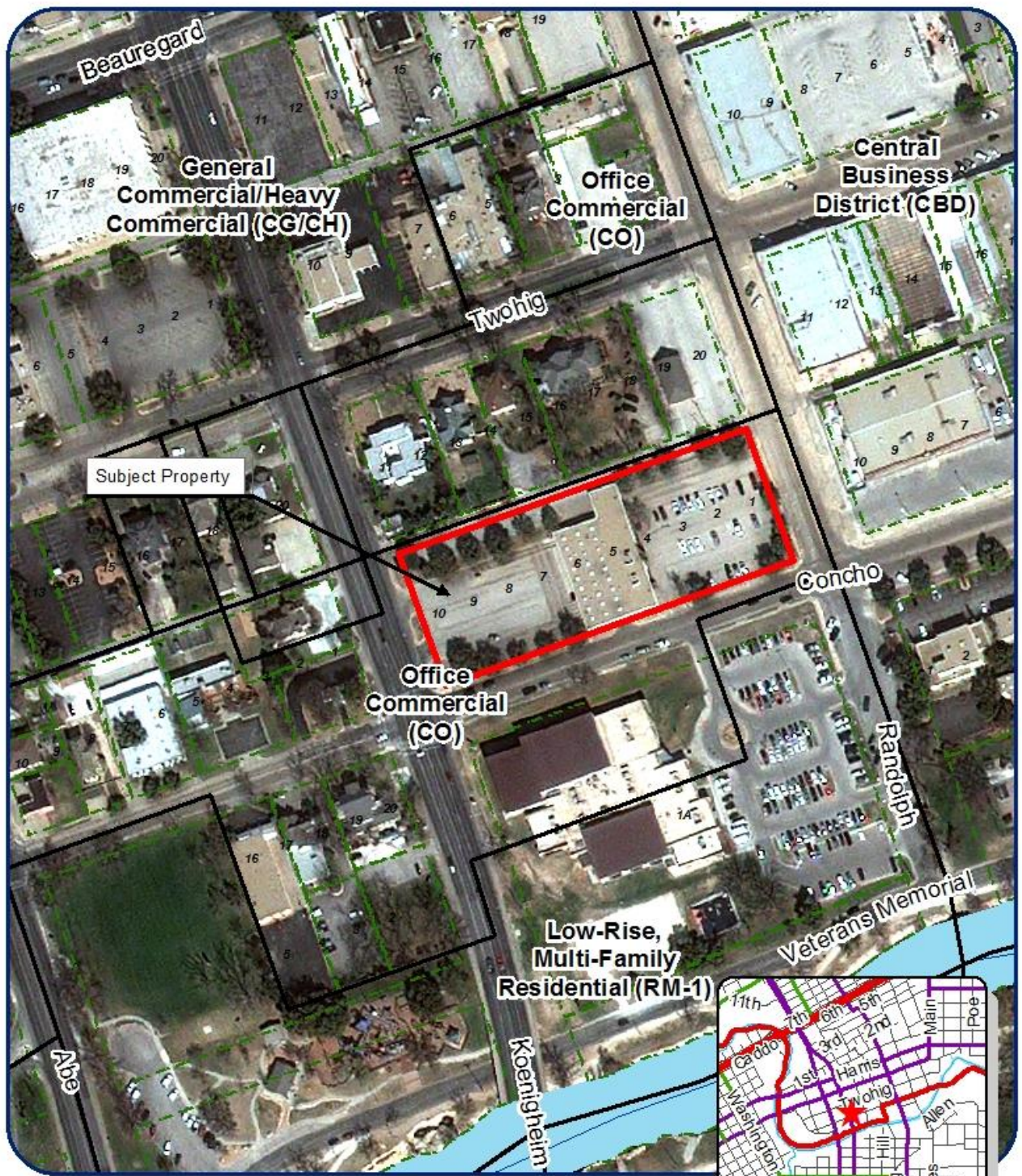
words "First" will be red. The "First Financial Bank" wall sign will also have navy blue lettering except for the letter "1" which will be red. The second wall sign "1" will be red.

It is noted the applicant is seeking to replace its existing freestanding pole sign at the northwest corner of the property, but this sign is not located within the River Corridor or the River Corridor Sign Area.

According to the applicant, the building itself will be of a rough rock/smooth stone finish with a metal roof and possibly aluminum trim.

Action Requested:

No formal action is necessary, but the applicant is seeking direction from the DHRC on the proposed signage prior to submitting a River Corridor Review Application. Although the future building is not in the River Corridor, the applicant would appreciate some feedback on its renderings, given its close proximity to the River Corridor.



Discussion Item

First Financial Bank

Council District: Johnny Silvas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 171 ft
 Subject Property: 222 S Koenigheim St

Legend

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



River Corridor Map

(Dark Green – signage only requires River Corridor Review)
(Light Green – buildings and signage require River Corridor Review)





**FIRST
FINANCIAL
BANK**

FIRST FINANCIAL BANK - SAN ANGELO

 TITTLELUTHERPARK
PARKHILLSMPT



FIRST
FINANCIAL
BANK
MEMBER FDIC

FIRST FINANCIAL BANK - SAN ANGELO

 **TITTELUTHERPAI**
PARKHILL, SM



FIRST FINANCIAL BANK - SAN ANGELO

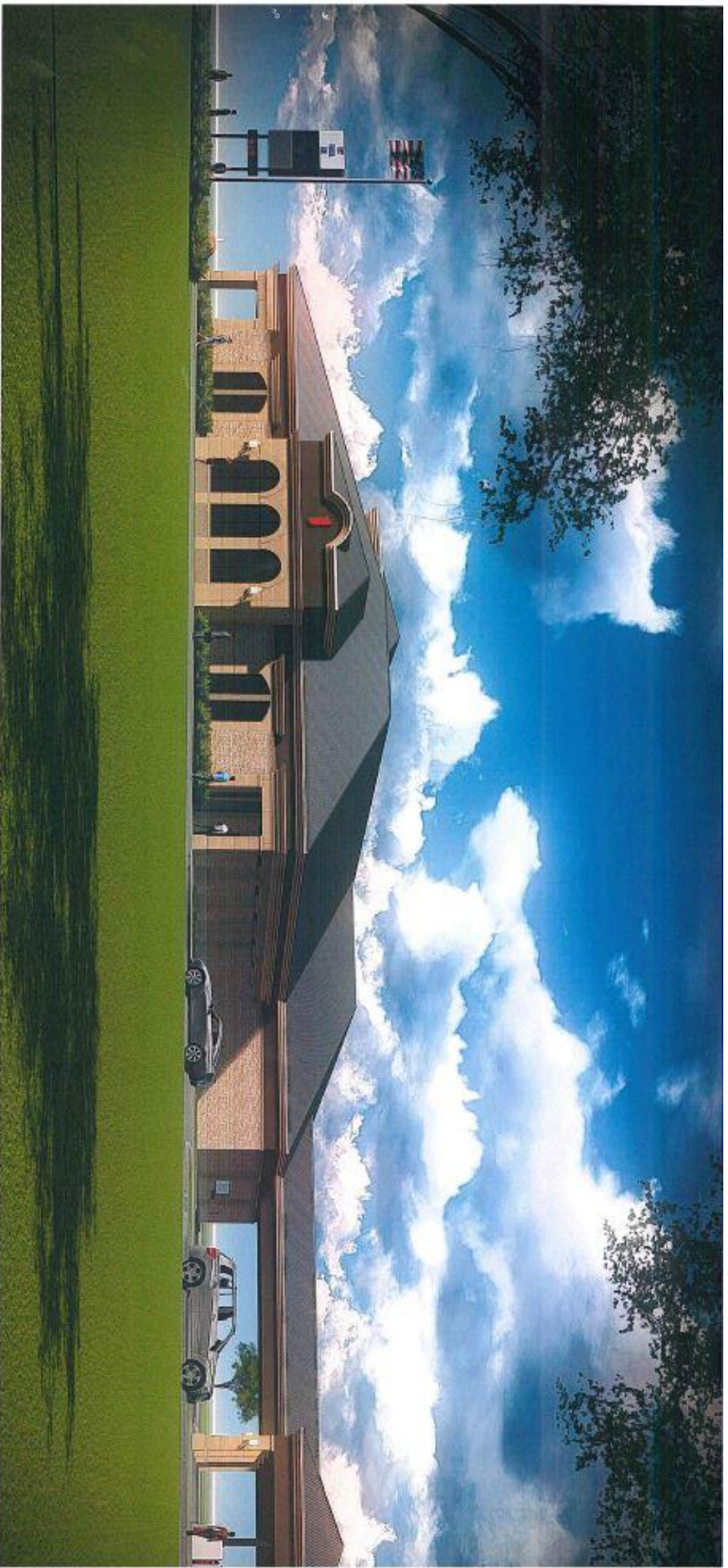




**FIRST
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FIRST FINANCIAL BANK - SAN ANGELO

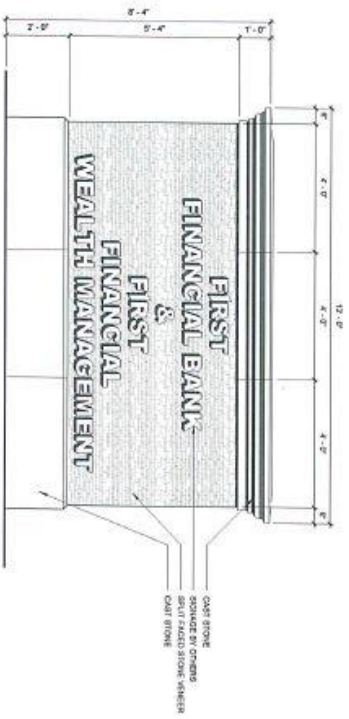
 **TITTELUTHERPAF
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FIRST
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FIRST FINANCIAL BANK - SAN ANGELO

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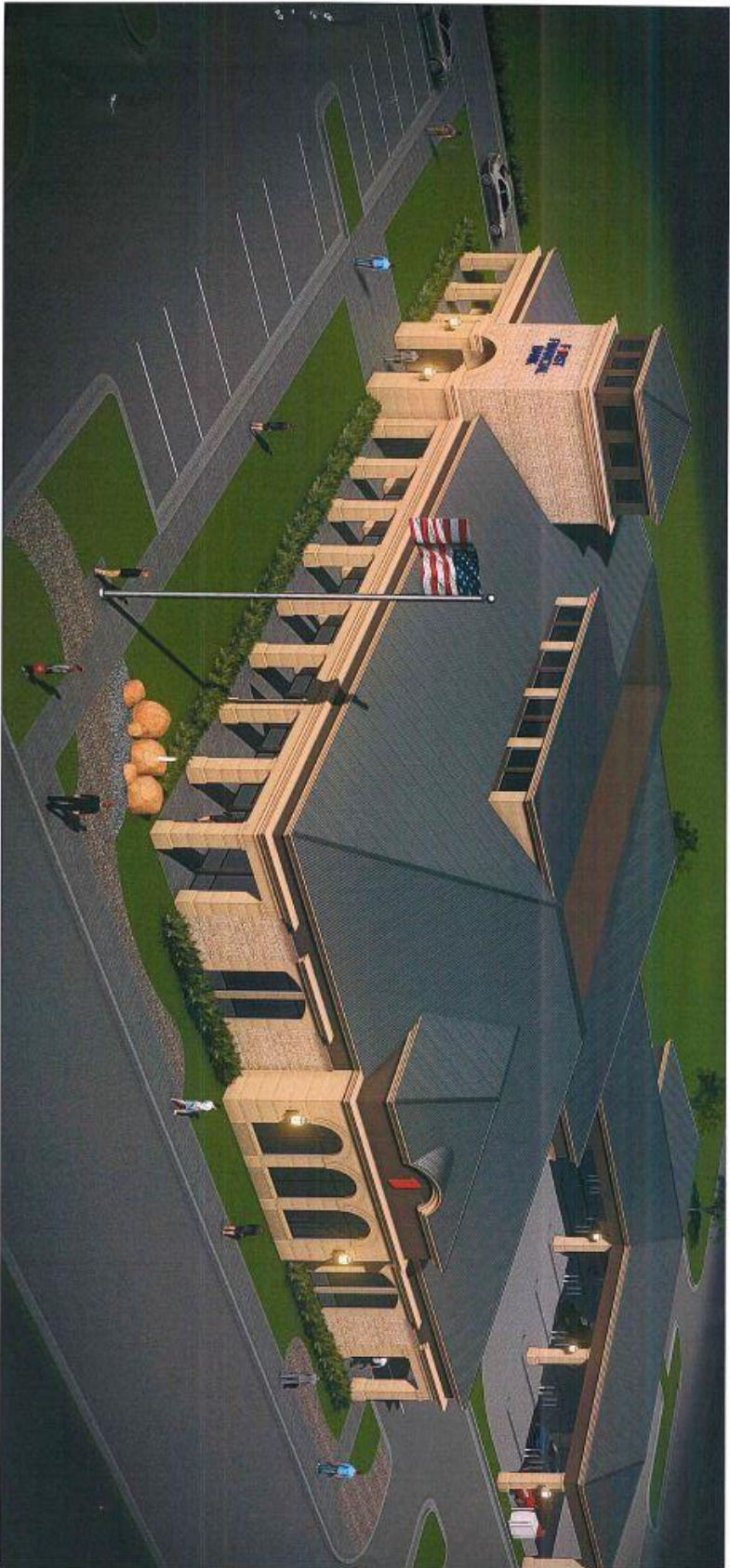


MONUMENT SIG



FIRST FINANCIAL BANK - SAN ANGELO





FIRST FINANCIAL BANK - SAN ANGELO

