

STAFF REPORT



Meeting: January 19, 2017

To: Design and Historic Review Commission

From: Jon James, AICP
Director of Planning and Development Services

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

Presenter: David Stallworth, AICP
Principal Planner

Case: RCC16-34 (Baca)

Request: A request for approval, as required per Section 12.06.003(e)(3) of the River Corridor Development Ordinance, for new residential construction over 1200 square feet in area

Location: 613 North Adams Street; generally located on the west side of North Adams Street, between Willow Street and the Houston Harte Expressway westbound frontage road

Legal
Description: Angelo Heights Addition, Block 93, Lot 3

Size: 0.161 acres

General Information

Future Land Use: Neighborhood

Zoning: Single-Family Residence (RS-1)

Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	Single-Family Residence (RS-1)	Single-Family Dwellings
West:	Single-Family Residence (RS-1)	Single-Family Dwellings
South:	Single-Family Residence (RS-1)	Single-Family Dwellings
East:	Single-Family Residence (RS-1)	Single-Family Dwellings

District: SMD #4 – Lucy Gonzales

Neighborhood: Central

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), North Adams Street is classified as a “Local Street.” This classification of roadway requires a 50-foot right-of-way and a 36-foot paving width.

History and Background:

On December 13, 2016, the applicant submitted an application to construct a new single-family residence on a vacant property located in the River Corridor at 613 North Adams Street. The property was platted as part of the Angelo Heights Addition in 1908 and is zoned Single-family Residential (RS-1). No variances or other applications are associated with this application.

Analysis:

Section 12.06.003(e)(3) of the River Corridor Development Ordinance requires the DHRC to review any new building construction in the River Corridor that exceeds 1200 square feet in area. The proposed new construction need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP) for Infill Housing in Traditional Neighborhoods*, in order to be approved. They are also required to address any relevant *Other Environmental Concerns* in the RCMDP.

Consistency with the River Corridor Master Development Plan (RCMDP)

Infill Housing in Traditional Neighborhoods – The architectural detail guidelines in the RCMDP state that “new infill development should have a comprehensive architectural

theme that includes the building form, siding materials, material colors, window proportions, roof forms, and other building elements that combine to create a pleasing whole,” and “a mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood, and add new character.” The applicant is proposing a conventional single-family residence with shingled, hip-and-valley roof, Hardie-board siding and a stone or brick partial wainscot. The applicant offers up to four different siding colorations for the Commission’s consideration (Appendix 1). Additional treatments include standard hung windows, a decorative paneled wood door with an oval window for the primary entrance, and a conventional outside paneled wood door for a secondary entrance along the front (east, North Adams) elevation. The proposed colorations vary from “Mossy Gray” with white trim, “Khaki Green” with white trim, to two variations of Beige with white trim. The Planning Division believes the proposed improvements combine to create a pleasing design which will blend into the existing neighborhood.

Other Environmental Concerns – The RCDMP also contains general design guidelines to ensure high quality development fronting onto the Concho River. “Buildings or accent colors should not be bright or intense nor should highly reflective surfaces be utilized. Colors of building materials should reflect those found in the natural landscape, such as soft greens, and warm brown tones.” The proposed color choices appear to be consistent with these guidelines.

Staff’s Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC16-34, a request for approval, as required per Section 12.06.003(e)(3) of the River Corridor Development Ordinance, for new residential construction over 1200 square feet in area, **subject to two Conditions of Approval:**

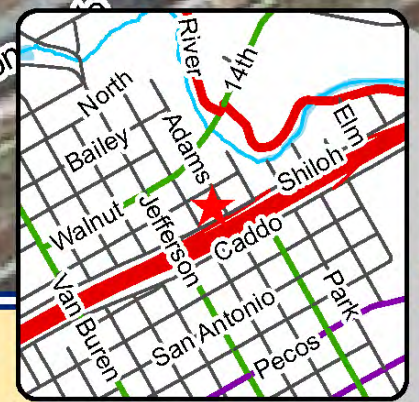
1. The applicant shall obtain a Building Permit for all new construction from the Permits and Inspections Division.
2. The colors and materials shall be consistent with the renderings approved by the Design and Historic Review Commission.

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:

Exhibit Maps (Aerial, Future Land Use, Zoning, MTP)
Photos of Site and Surrounding Area Buildings
Building Elevations / Proposed Colors (Appendix 1)



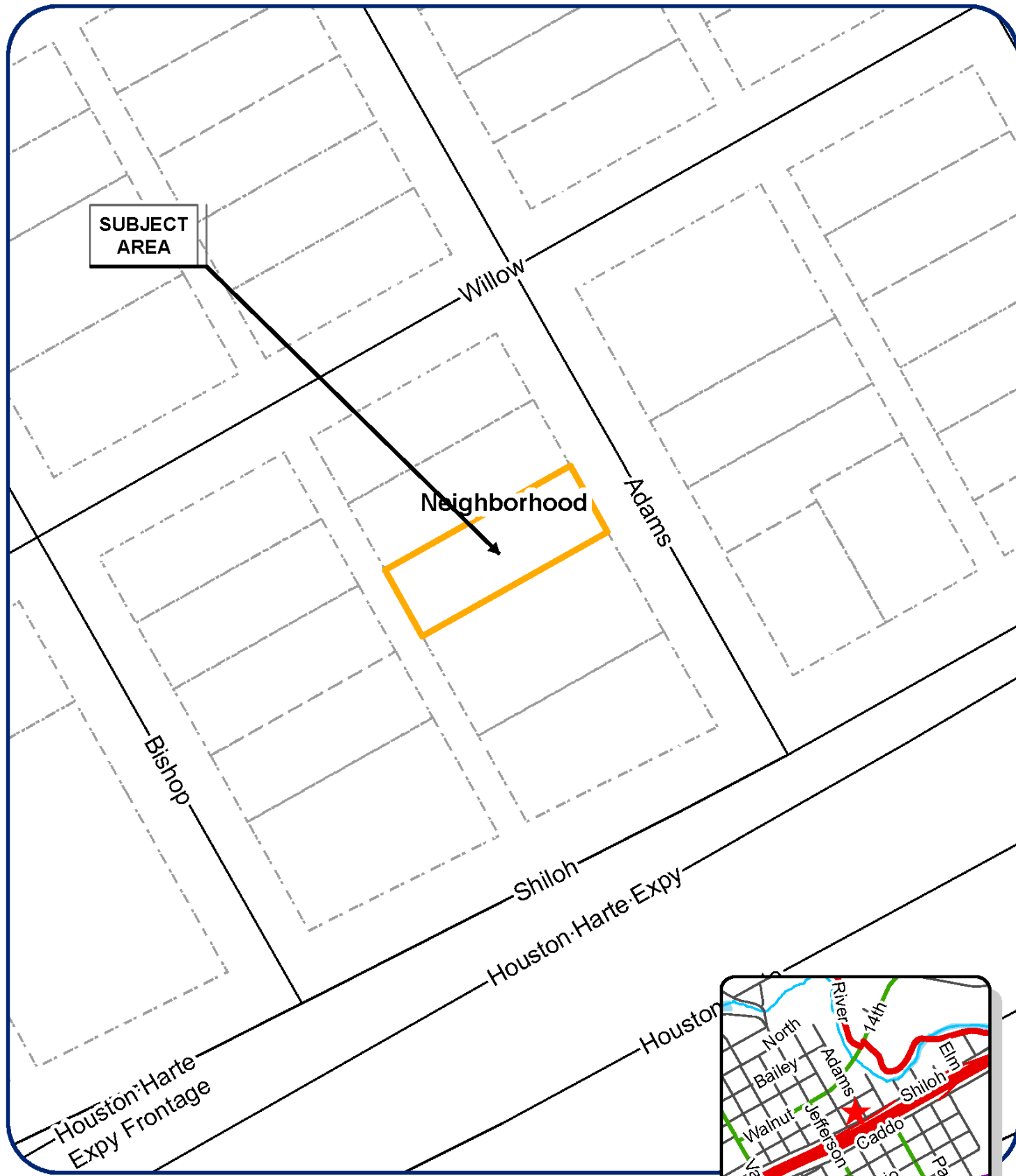
River Corridor Case File
Case RCC16_34; Baca

Council District: District 4 (Gonzales)
 Neighborhood: Central
 Scale: 1 Inch :: 100 Feet
 Legal Description: Lot 3, Blk 93, Angelo Heights Add'n

Legend

- Subject Properties: **RS 1**
- Current Zoning: **N/A**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**



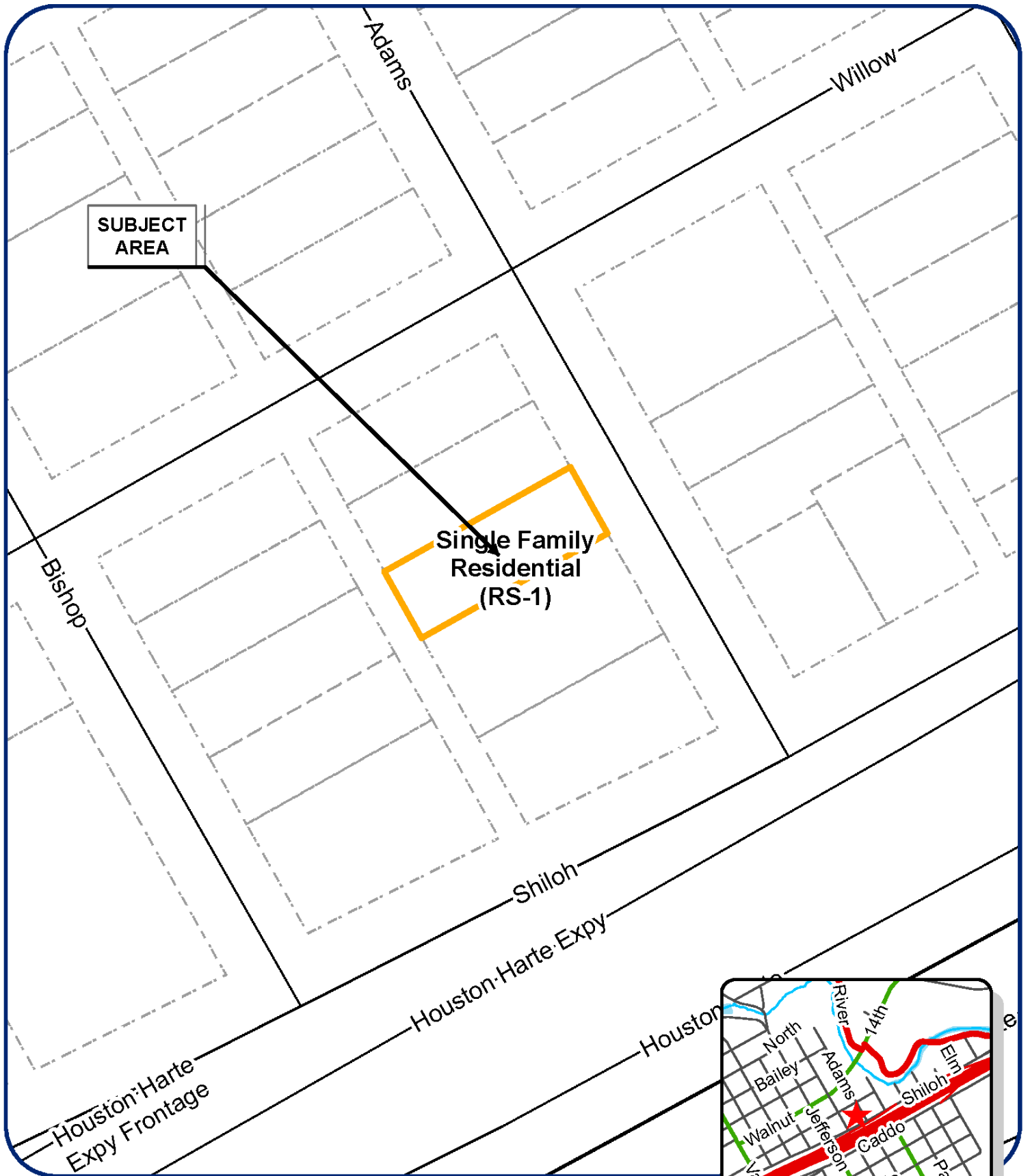


River Corridor Case File
Case RCC16_34; Baca
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River Corridor Case File

Case RCC16_34; Baca

Council District: District 4 (Gonzales)

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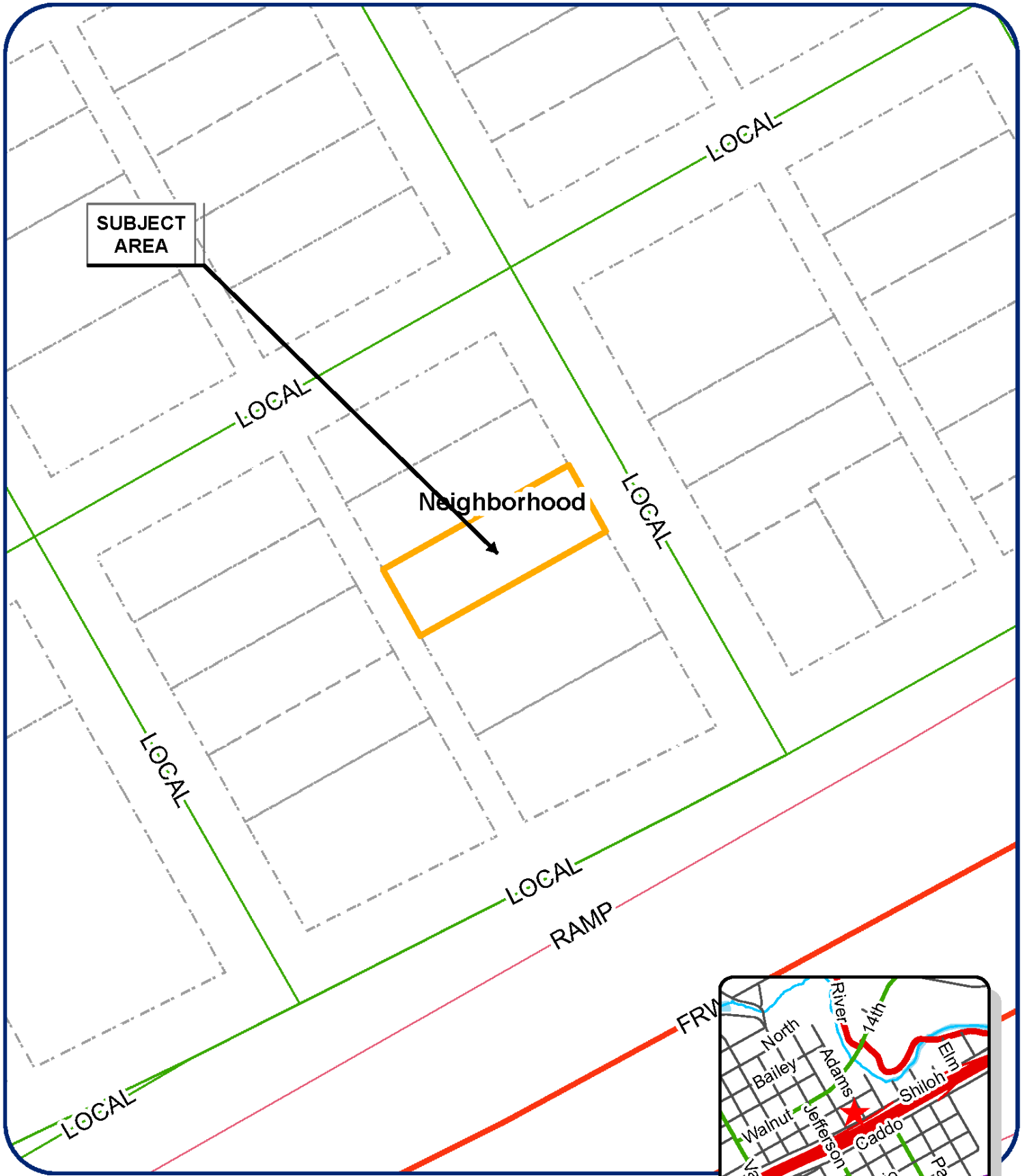
Subject Properties:

Current Zoning: **RS 1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**





River Corridor Case File
Case RCC16_34; Baca

Council District: District 4 (Gonzales)
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Legend

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Photos of Site and Surrounding Area

Subject Property



West side of N Adams

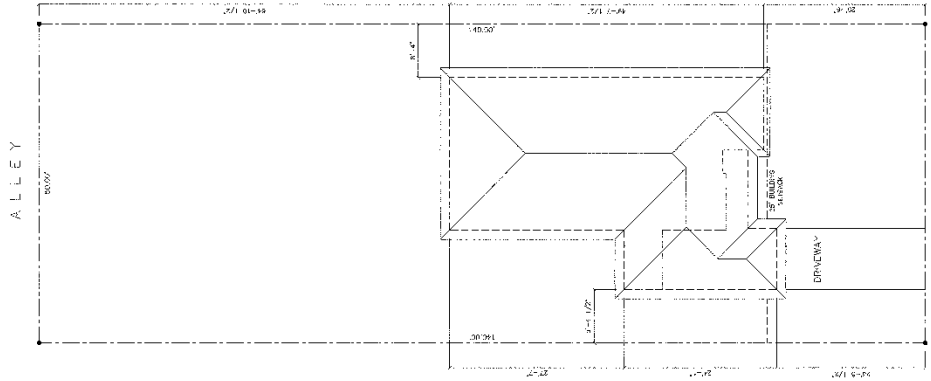
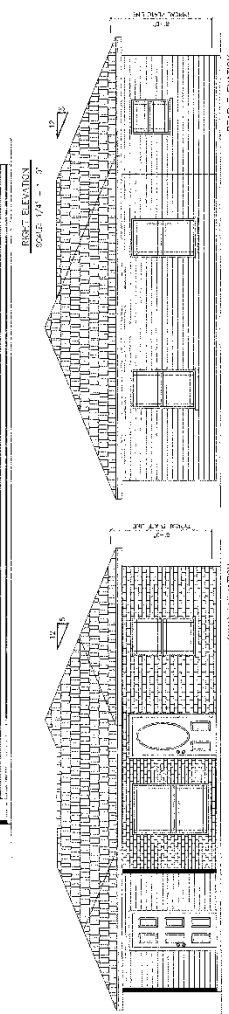
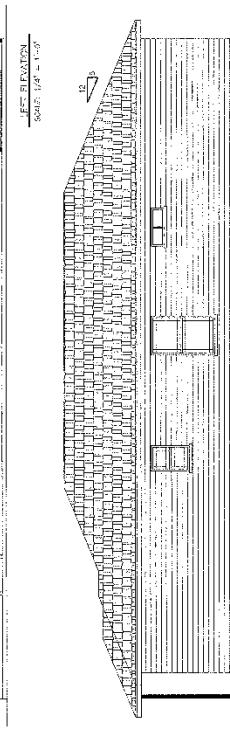
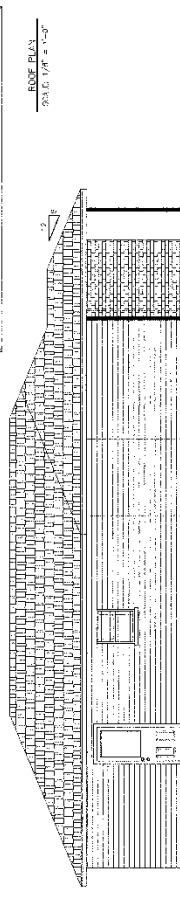
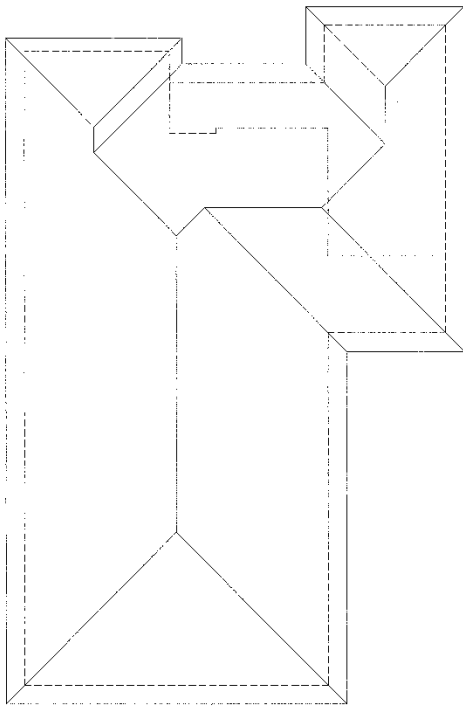


Photos of Site and Surrounding Area

East side of North Adams



Site Plan



ALL N. ADAMS STREET
 ADAMS STREET
 SAN ANTONIO, TEXAS
 SAN ANTONIO, TEXAS

ADAMS STREET
 SITE PLAN
 SCALE: 1/4" = 1'-0"
 (2000 Per Ft. Total Lot Area)

APPENDIX 1 – Proposed Colorations

SIDING COLOR: Mossy Gray PFC-67 ●

TRIM COLOR: Dove White (Trim/Borale) 10BB 83/020 B63

FOUNDATION SKIRT: AUSTIN STONE

COLONIAL BRICK

Optional Shutters: Sweet Tea (Accent/Decorative) 30YR 11/219 O13

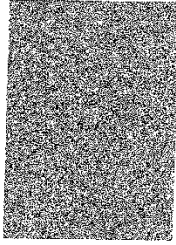
Door 1: Ultra Pure White (3050) Semi-gloss

Door 2: Ultra Pure White (3050) Semi-gloss

Door 3: Dark Green

ARCHITECT: [Illegible]
 PROJECT: [Illegible]
 PERMIT: [Illegible]
 SCALE: 1/4" = 1'-0"

OPTION 1



Khaki Green (Main/Principal) WNG4
6017.33/130

ABOVE / ARRIBA

Reinforced White (Trim/Border) CN30
30CSG 83/006

COLONIAL BEICK



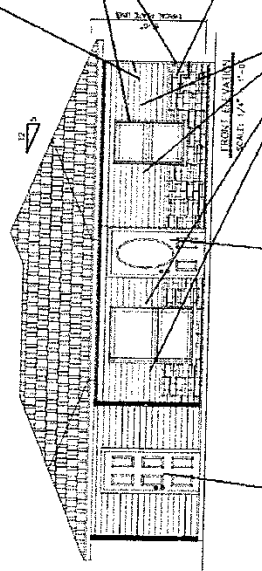
AUSTIN STONE



FOUNDATION SKIRT

SIDING COLOR:

TRIM COLOR:



Door 2:

Crisp Linen White (Trim/Border) WNG3
61XX 88/040

Door 1:

Rich Raisin (Accent/Decorative) R13
30RR 09/187

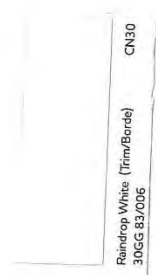
Optional Shutters:



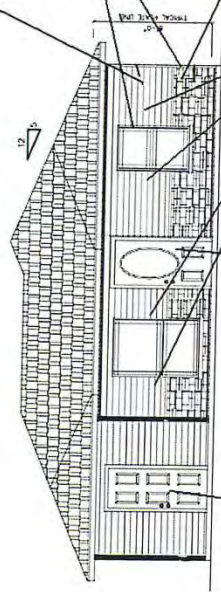
OPTION 2



SIDING COLOR:



TRIM COLOR:



AUSTIN STONE

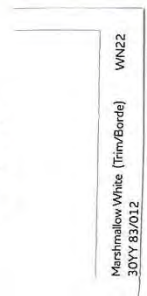


COLONIAL BRICK

FOUNDATION SKIRT

Door 2:

Door 1:



Optional Shutters:

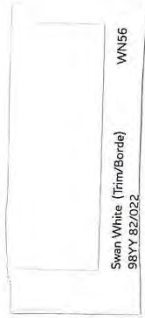


OPTION 3



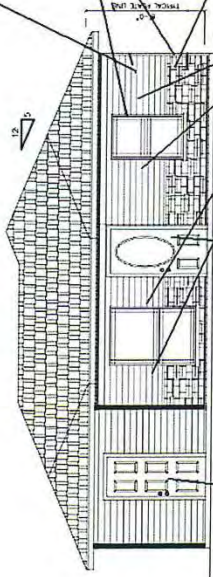
SIDING COLOR:

Cormy Elite N2800-3



TRIM COLOR:

Sven White (Tim/Borde) WNS6
98YY 82/022



AUSTIN STONE



COLONIAL BRICK



FOUNDATION SKIRT

Door 2:



Elegant Lace (Tim/Borde) WNS5
60YY 74/072

Door 1:



Warm Onyx
HDC-CL-14A

Optional Shutters:



Mayan Ruins N800-7B

OPTION 4