

STAFF REPORT



Meeting: February 16, 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: RCC17-02: R&S Construction, LLC

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: 323 South Park Street; generally located at the W/NWC of West Concho Avenue and South Park Street

Legal
Description: Angelo Heights Addition, Block 49, Lot 6 and the south 30 feet of Lot 5

Size: 0.257 acres

General Information

Future Land Use: Neighborhood

Zoning: Single-Family Residential (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 #5 – Lane Carter

Neighborhood: Santa Rita

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), South Park 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 January 10, 2017, the applicant submitted an application to construct a new single-family residence on a vacant property located in the River Corridor at 323 South Park 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 3,135-square-foot single-family residence with shingled, hip-and-valley roof, and a 3-coat stucco exterior. The applicant proposes to incorporate subtle tones such as a “White Sand” exterior with “Acoustic White” trim and overhangs, along with an earth-tone green color for the doorways, gaslight sconces as accent treatments, a mixture of arched and recessed entryways along the front (east) elevation and Georgian windows with shutters (Appendix 1). 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:

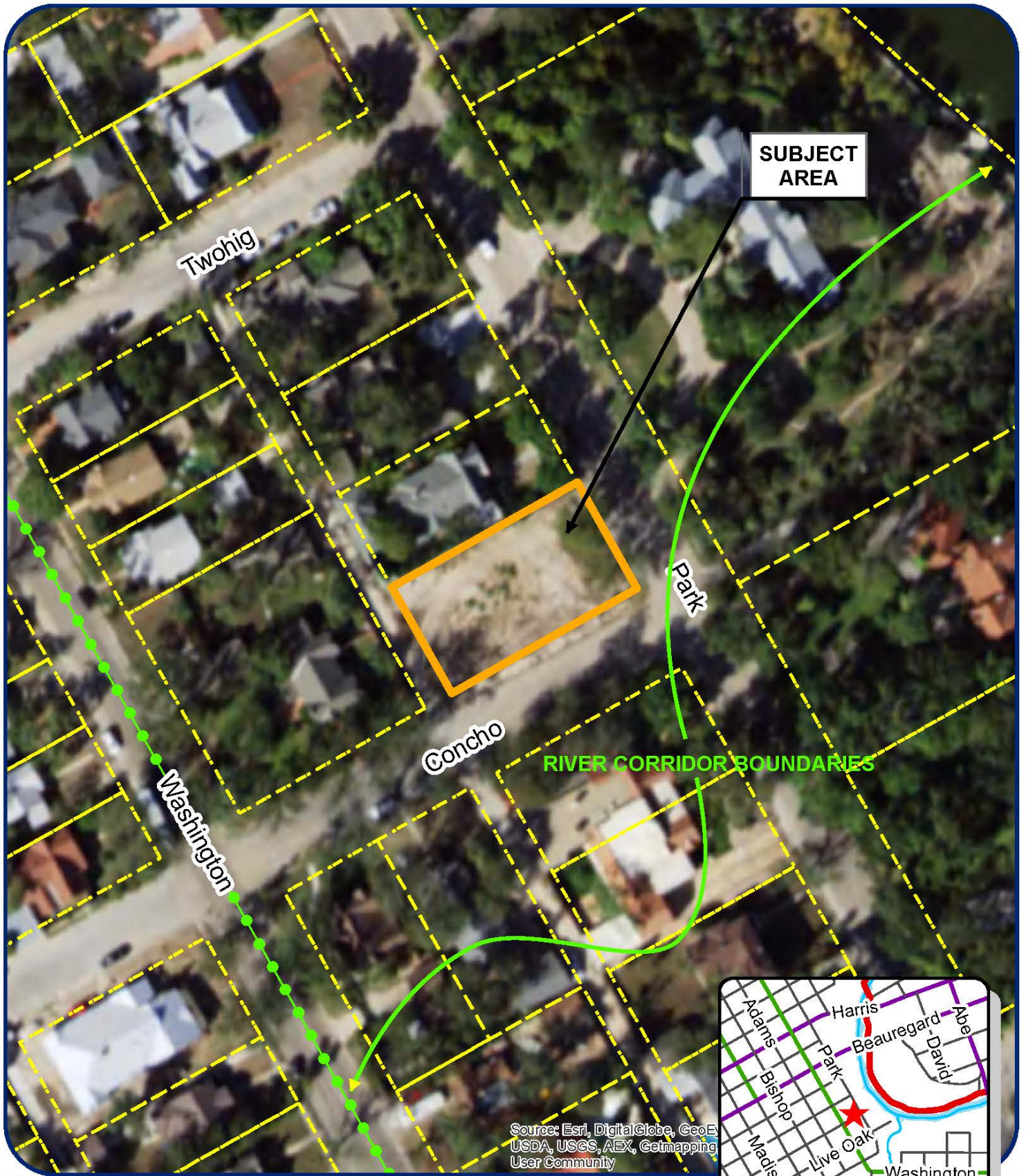
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-02, a request for approval, as required per Section 12.06.003(e)(3) of the River Corridor Development Ordinance, for new residential construction over 1200 square feet in area, **subject to two Conditions 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
 Site Plan / Building Elevations
 Proposed Colors (Appendix 1)



Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, AEX, Getmapping, User Community

River Corridor Case File

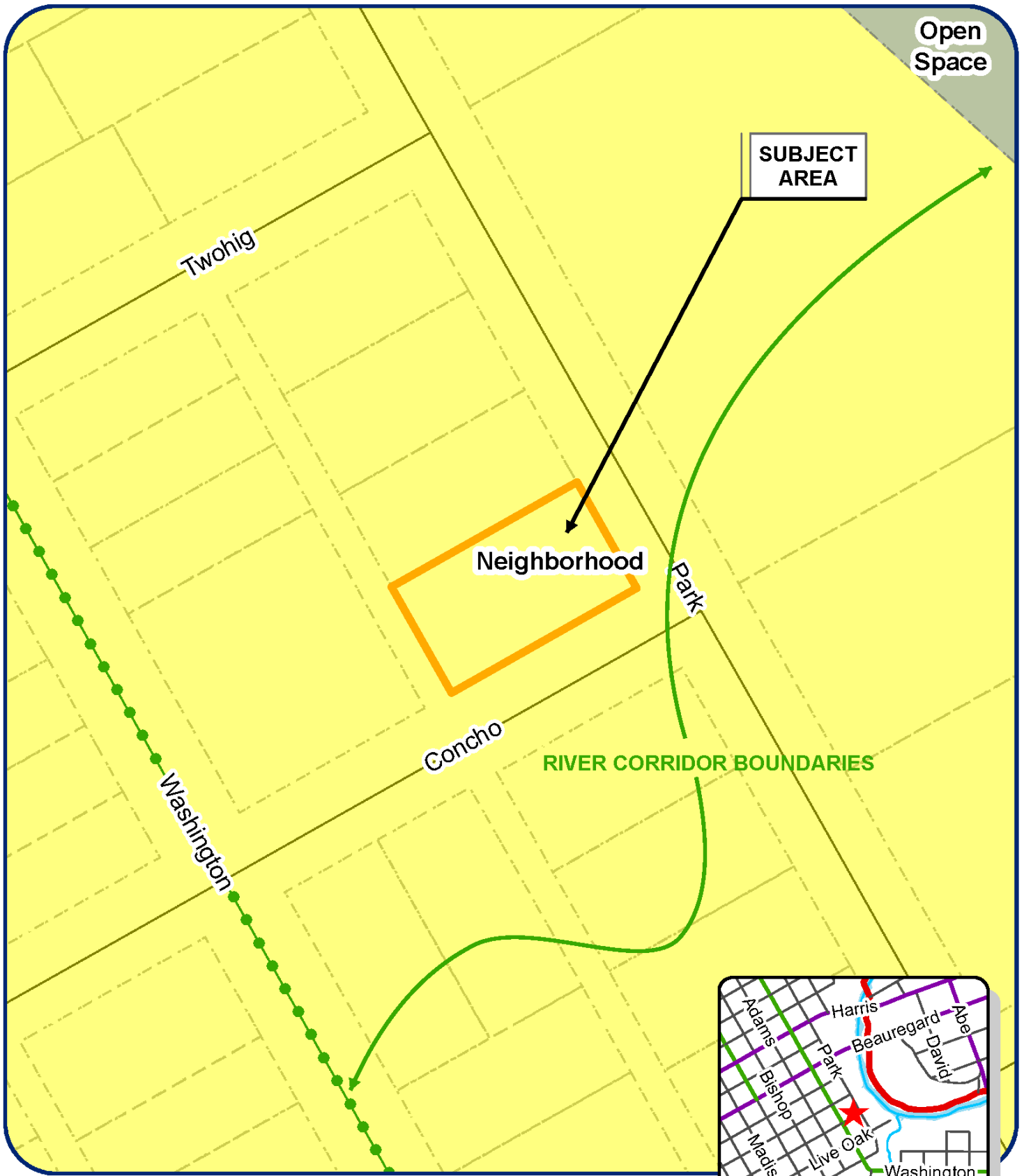
Case RCC17_02, R&S Constr., LLC

Council District: District 5 (Carter)
 Neighborhood: Santa Rita
 Scale: 1 Inch :: 100 Feet
 Legal Descr.: Lot 6 & the S30' of Lot 5, Blk: 49, ANGELO HEIGHTS ADD'N


Legend


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




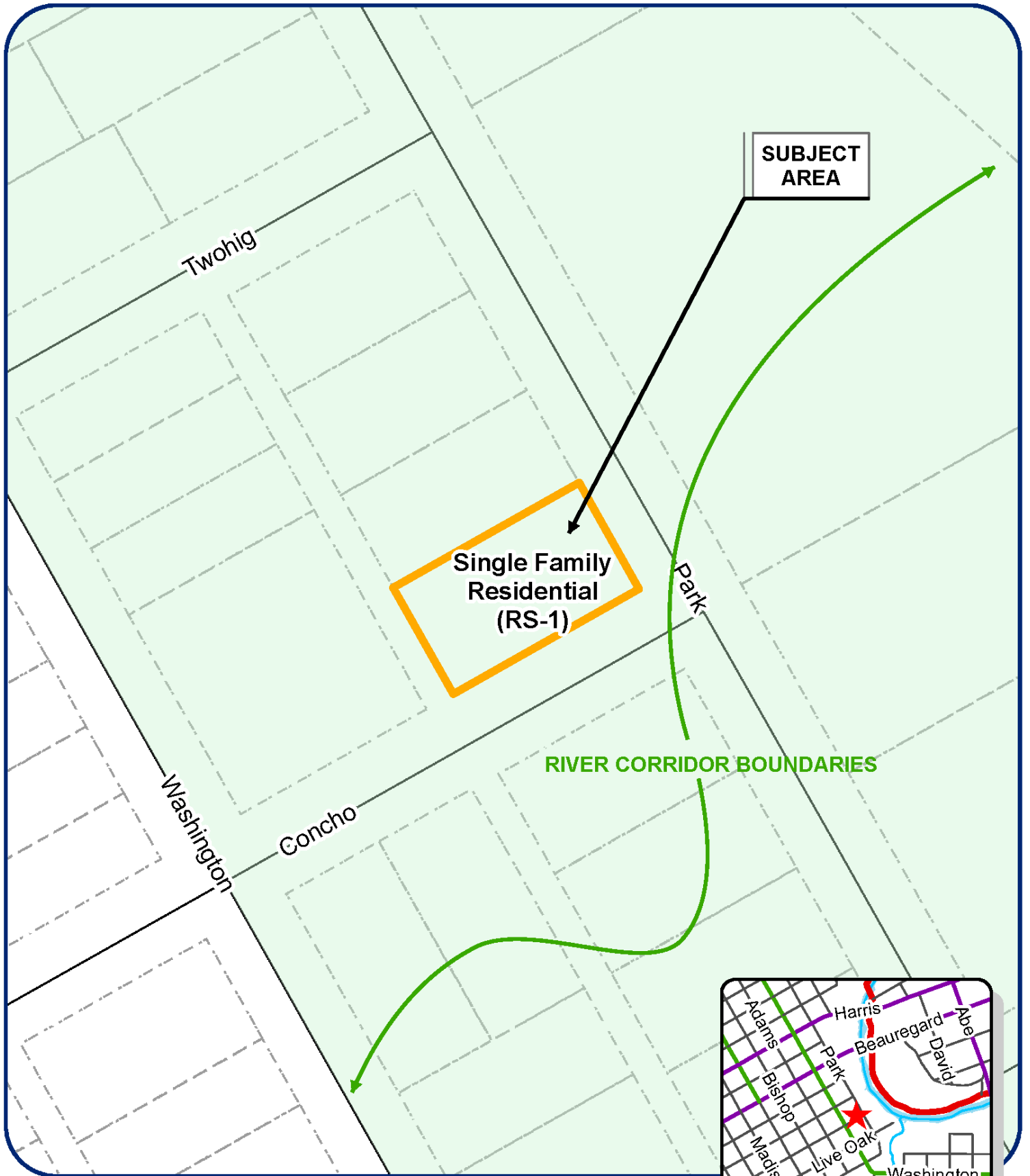


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Case RCC17_02, R&S Constr., LLC
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Legend
 Subject Properties: 
 Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**

N






River Corridor Case File

Case RCC17_02, R&S Constr., LLC

Council District: District 5 (Carter)

Neighborhood: Santa Rita

Scale: 1 Inch :: 100 Feet

Legal Descr.: Lot 6 & the S30' of Lot 5, Blk: 49, ANGELO HEIGHTS ADD'N

Legend

Subject Properties:

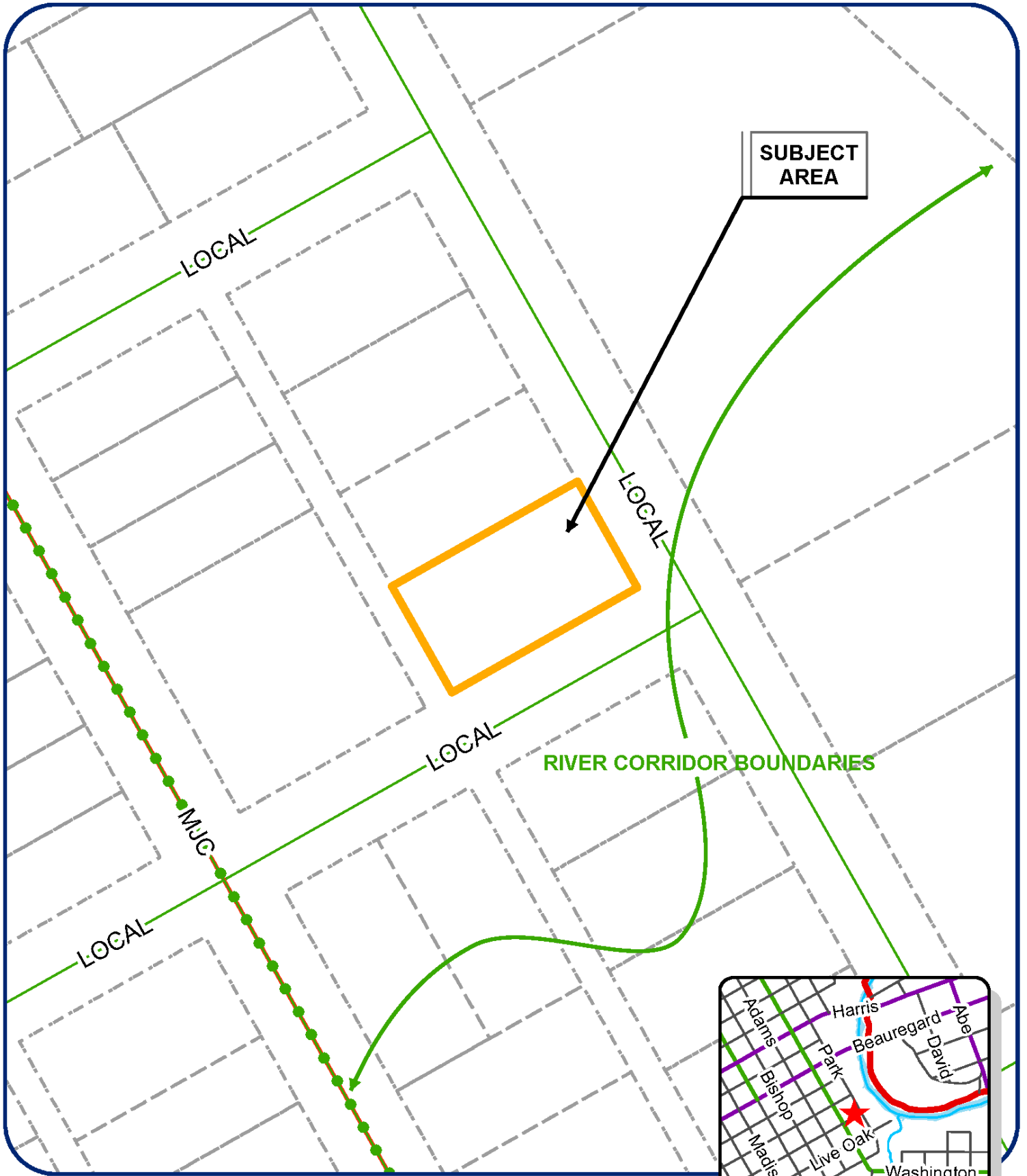
Current Zoning: **RS 1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**

N





River Corridor Case File

Case RCC17_02, R&S Constr., LLC

Council District: District 5 (Carter)

Neighborhood: Santa Rita

Scale: 1 Inch :: 100 Feet

Legal Descr.: Lot 6 & the S30' of Lot 5, Bk: 49, ANGELO HEIGHTS ADD'N

Legend

Subject Properties: _____

Current Zoning: **RS 1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**



Photos of Site and Surrounding Area

Subject Property



West of Subject Property (REAR)



South of Subject Property (Across Concho)



North of Subject Property

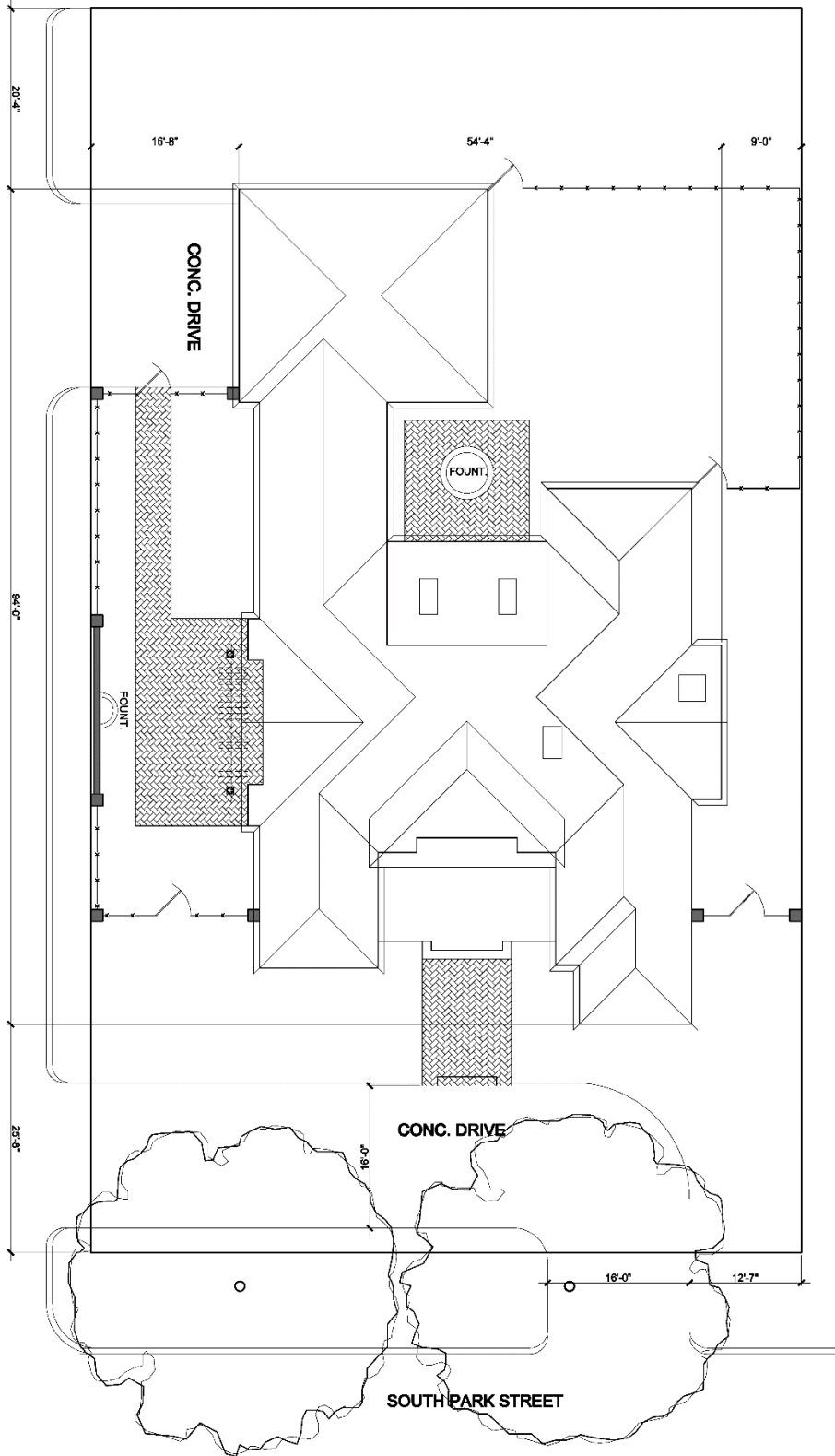


East of Subject Property (Across Park St)



Site Plan

ALLEY



WEST CONCHO STREET

CONC. DRIVE

SOUTH PARK STREET



A

SITE PLAN LOT 1 AND 2 OF LOT 1, BLOCK 4, AMARILLO TRAILS, TARRANT COUNTY, TEXAS
SCALE: 3/8" = 1'-0"

LANDSCAPE SYMBOLS	
	6" TALL STUCCOED CONCRETE WALL W/ LIGHT STONE CAP
	7" TALL, 1/2" X 1/2" CONCRETE STUCCOED FENCE
	7" TALL CEDAR PRIVACY FENCE
	BRICK PAVING ON SAND

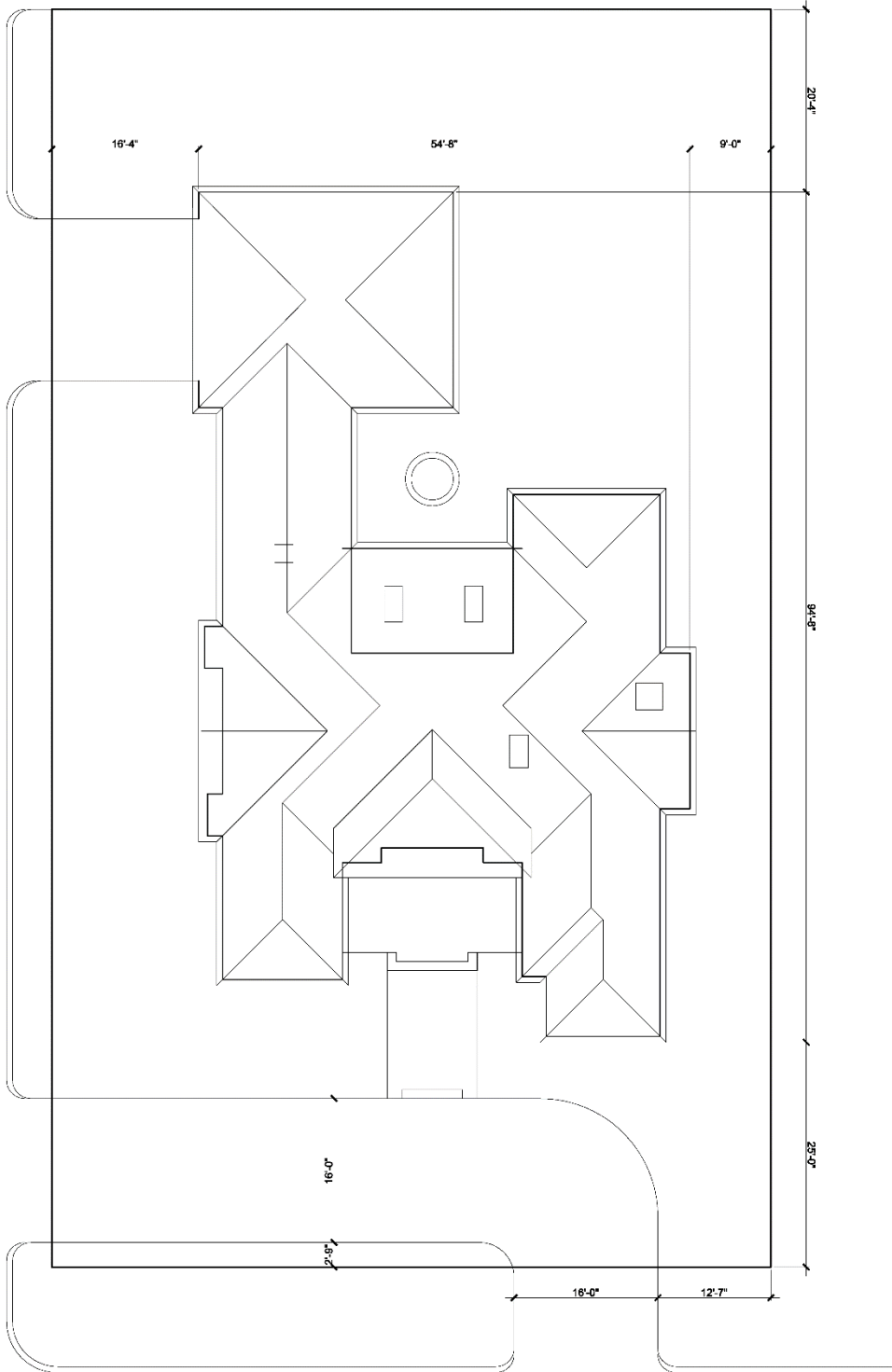
DATE: 10/15/2014
DRAWN BY: [Name]

EXCHANGED RECORD
[Text]

SHEET 1 OF 5

A NEW RESIDENCE FOR
CHERI HOFF
525 SOUTH PARK STREET SAN ANGELO, TEXAS

ALLEY



WEST CONCHO STREET

SOUTH PARK STREET



CONSULTING
ARCHITECTS

A SITE PLAN
SCALE: 3/8" = 1'-0"

1218 S. BROADWAY, SUITE 200, SAN ANTONIO, TEXAS 78205

DATE:
BY:
REVISIONS:

DONALD BOJORD
REGISTERED ARCHITECT
NO. 12345
STATE OF TEXAS

SHEET
1
OF 6

325 SOUTH PARK STREET SAN ANTONIO, TEXAS
A NEW RESIDENCE FOR
CHELI HOIT

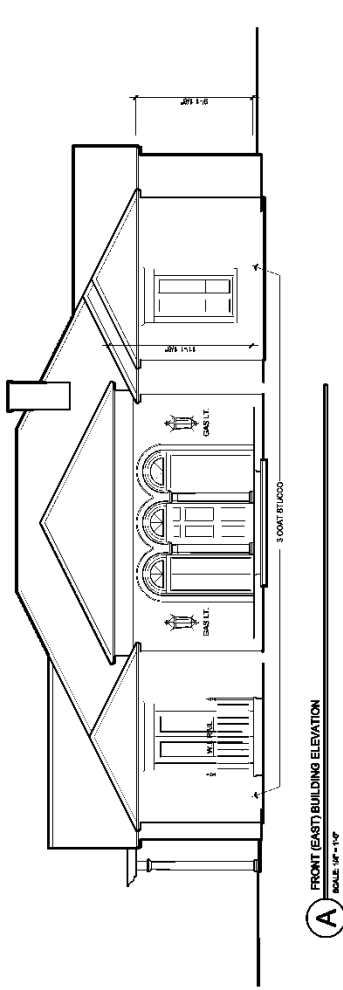
Building Elevations

A NEW RESIDENCE FOR
 CHERYL HOFF
 225 SOUTH PARK DRIVE
 SAN ANTONIO, TEXAS

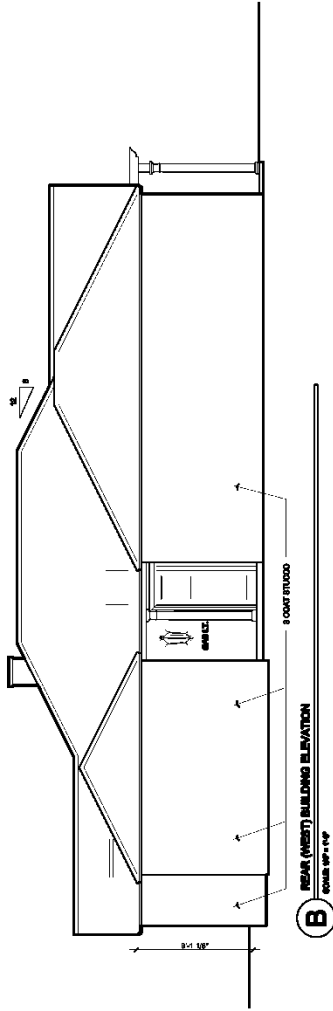
SHEET
3
 OF 3

EXCLUDED DOING
 THE NECESSARY
 CONSTRUCTION
 WORK

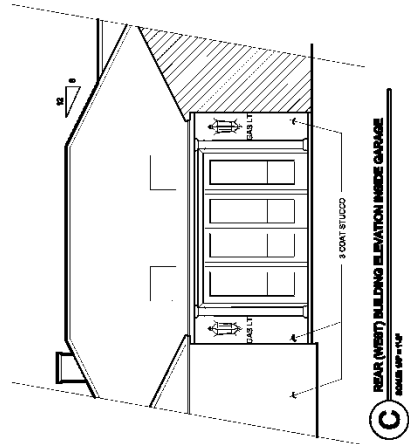
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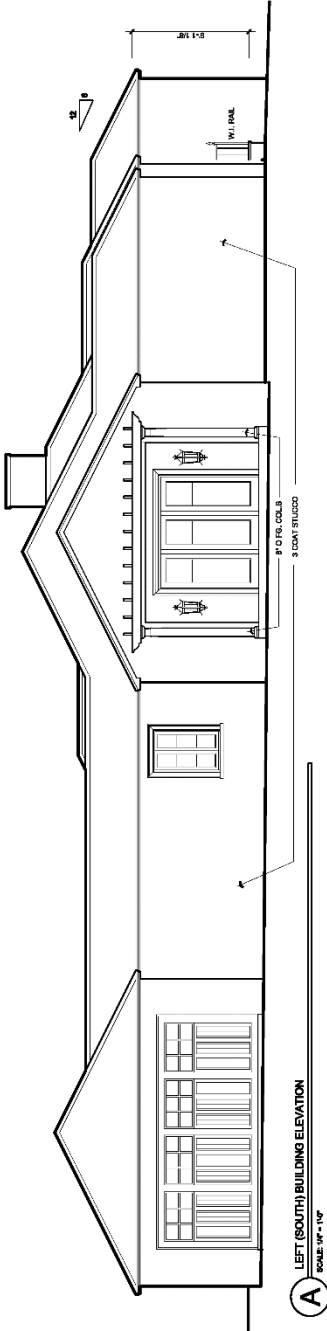
A FRONT (EAST) BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



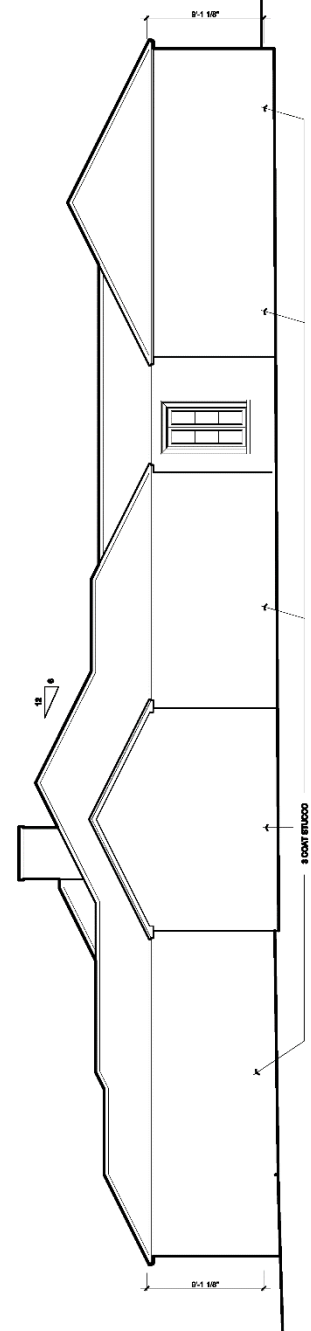
B REAR (WEST) BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



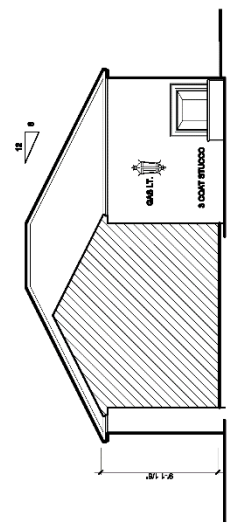
C REAR (WEST) BUILDING ELEVATION INSIDE GARAGE
 SCALE: 1/4" = 1'-0"



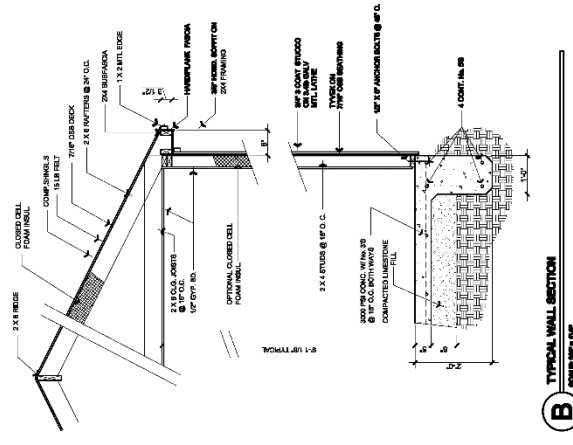
A LEFT (SOUTH) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



B RIGHT (NORTH) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



C FRONT (EAST) GARAGE ELEVATION
 SCALE: 1/8" = 1'-0"



B TYPICAL WALL SECTION
 SCALE: 3/8" = 1'-0"

APPENDIX 1 – Proposed Colorations





