

**DESIGN AND HISTORIC REVIEW COMMISSION – January 10, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Amendment		RCC17-27 Amendment: GA Auto Glass	
SYNOPSIS:			
<p>The applicant has applied to amend their original approval to allow a landscaping strip of potted plants along the south elevation of the new building addition in lieu of a brick base. The original RCC17-27 application, approved by the Design and Historic Review Commission (DHRC) on September 21, 2017, required a 3-foot high brick base painted blue. On the approved plans, the 3-foot high brick base wraps around the entire building facades that face Beauregard Avenue and Washington Street, including the south elevation. However, during a site visit for the associated building permit, the staff noticed that the brick did not wrap around to the south wall as approved. The applicant explained they were unaware that the original plans showed brick along this wall and have proposed the landscape strip of potted plants instead (see Additional Information).</p>			
LOCATION:		LEGAL DESCRIPTION:	
1017 West Beauregard Avenue and 114 South Washington Street; generally located at the southeast corner of West Beauregard Avenue and South Washington Street		Being Lot 9, the west 80 feet of Lots 10 and 11, and the west 80 feet of the south 40 feet of Lot 12, Block 51, Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Santa Rita Neighborhood	CG/CH and CN	NC – Neighborhood Center	0.418 acres
THOROUGHFARE PLAN:			
<p>West Beauregard Avenue – Urban Arterial Street Required: 80’ right-of-way, 64’ pavement Provided: 80’ right-of-way, 58’ pavement (complied at the time of platting)</p> <p>South Washington Street – Urban Collector Street Required: 60’ right-of-way, 50’ pavement; Provided: 60’ right-of-way, 32’ pavement</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of Case RCC17-27 Amendment, amending the original approval to allow a landscaping strip of potted plants along the south elevation of the new building addition in lieu of a brick base, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> John Castillo, GA Auto Glass of San Angelo LLC</p> <p><i>Applicant:</i> Nick Garcia</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Additional Information: The applicant is proposing to install eight potted Purple Sage plants along the south wall in lieu of the brick base, approximately 5-6 feet apart. The applicant has already installed other plants along the front and side of the main building, and their original site plan delineates additional plants along the southwest portion of the new rear addition.

River Corridor Master Development Plan (RCMDP): Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The proposed change needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* for commercial properties outside of the Historic City Center. The following synopsis has been provided to determine whether the proposed change is consistent with the above policies.

Walls and Fences

The RCMDP policies state that “large expanses of blank retaining walls should be avoided. Variations in the color of the wall, material, and landscaping should all be used to improve the appearance of a wall”, and “Landscape pockets along walls or fences are encouraged. These pockets should be a design element that is repeated frequently along the length of the wall. “The proposed sage plants achieve these objectives. Texas Sage plants typically grow to 6 feet at time of maturity, and will break up the large blank south wall expanse. They will be visible from the street and provide an appropriate alternative to the brick.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-27 Amendment, amending their original approval to allow a landscaping strip of potted plants along the south elevation of the new building addition in lieu of a brick base, **subject to the following two Conditions of Approval:**

1. The location of the new plantings shall be consistent with the revised site plan approved by the Design and Historic Review Commission, and as may be further revised by the Planning and Development Services Director.
2. The proposed plants shall be a minimum of three feet tall at maturity and spread evenly across the entire wall expanse.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Revised Rendering
Application




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

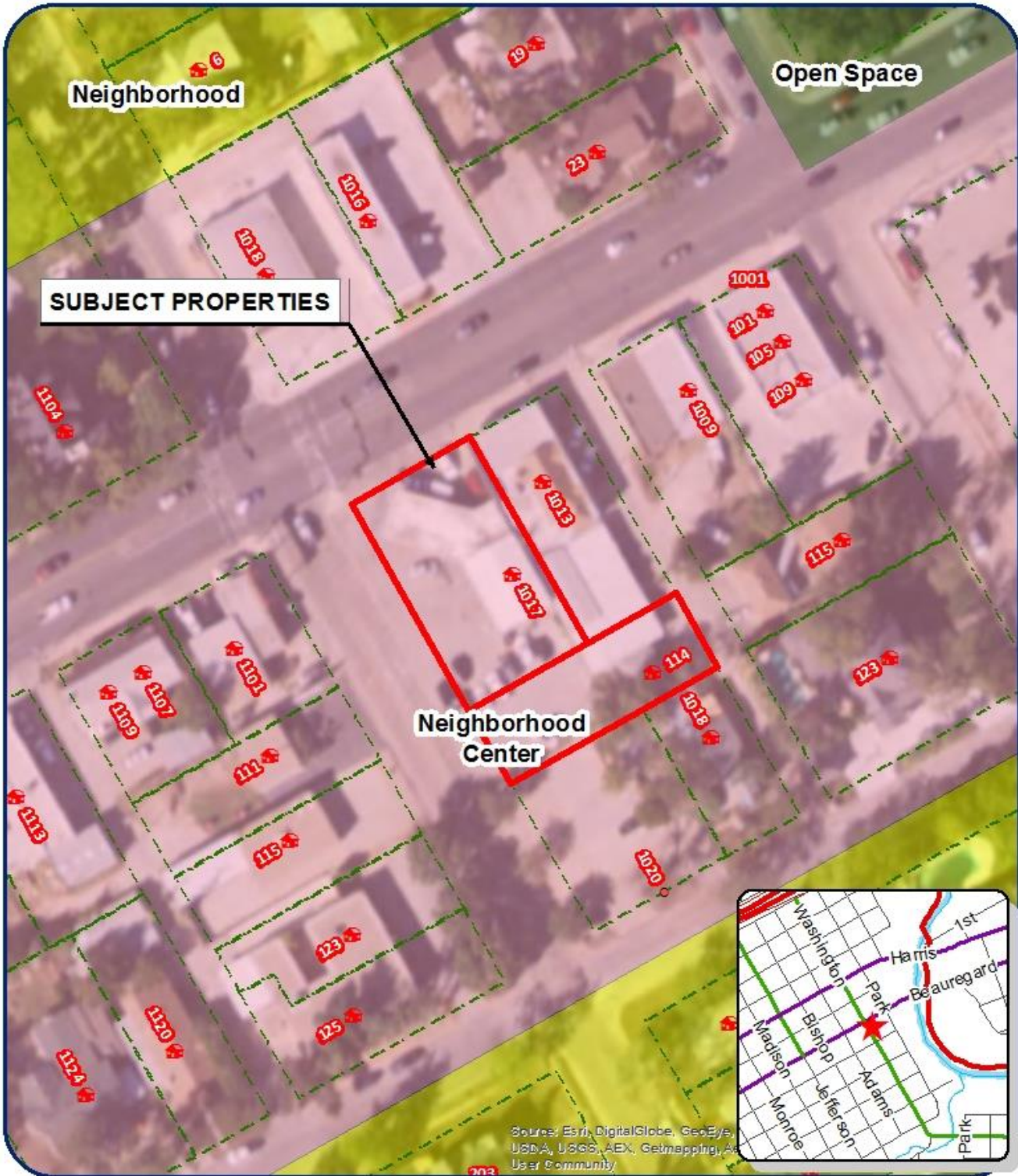
River Corridor Amendment
GA Auto Glass of San Angelo

Council District: Harry Thomas (SMD #5)
Neighborhood: Santa Rita
Scale: 1" approx. = 75 ft
Subject Property: 1017 West Beauregard Ave/114 S. Washington St.

Legend

- Subject Properties: 
- Current Zoning: **CG/CH and CN**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood Center**





Source: Esri, DigitalGlobe, GeoEye, USA, USGS, AEX, Getmapping, Aer

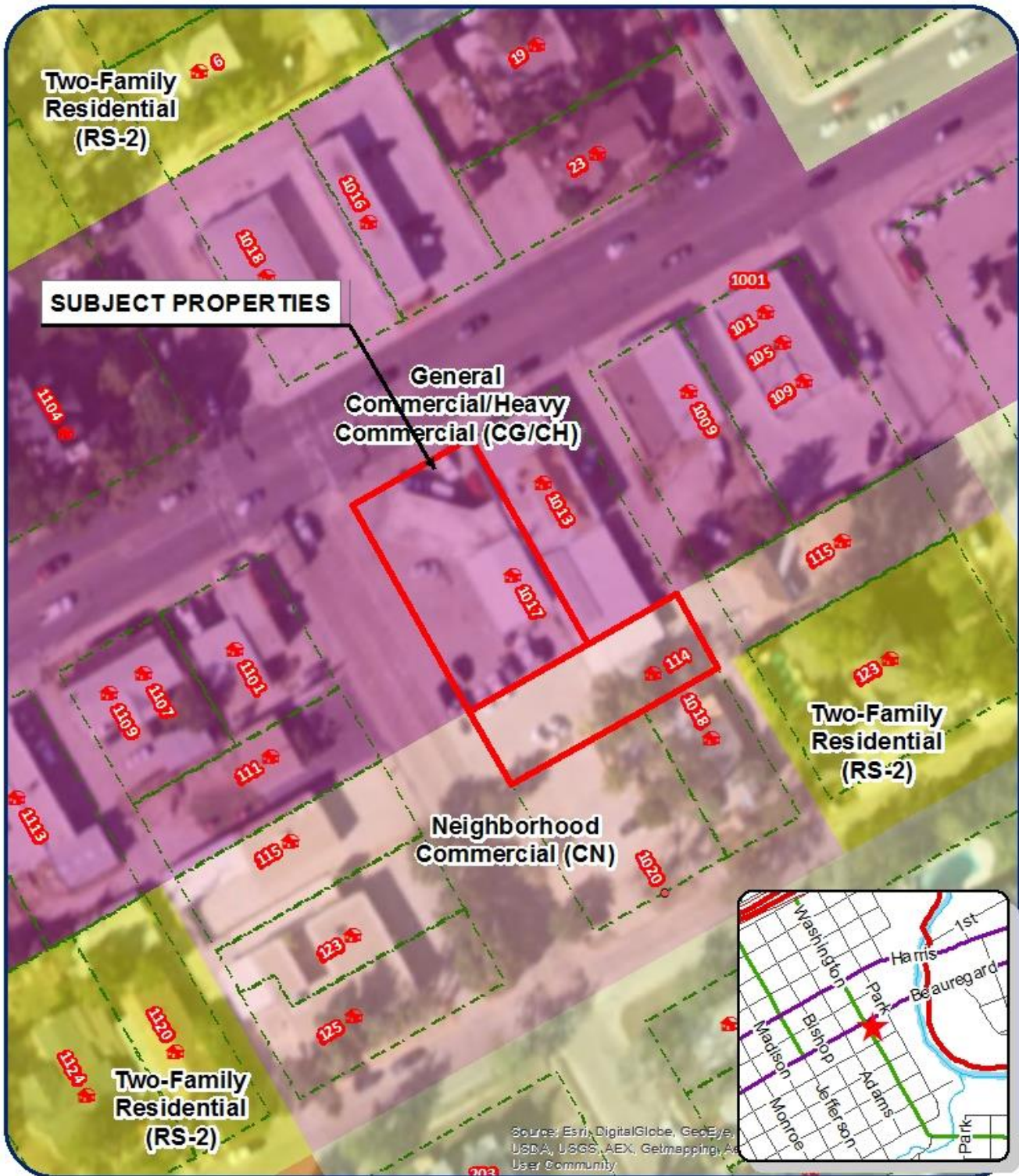
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GA Auto Glass of San Angelo

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 Scale: 1" approx. = 75 ft
 Subject Property: 1017 West Beauregard Ave/114 S. Washington St.

Legend

- Subject Properties: ▬
- Current Zoning: CG/CH and CN
- Requested Zoning Change: N/A
- Vision: Neighborhood Center





River Corridor Amendment
GA Auto Glass of San Angelo

Council District: Harry Thomas (SMD #5)
 Neighborhood: Santa Rita
 Scale: 1" approx. = 75 ft
 Subject Property: 1017 West Beauregard Ave/114 S. Washington St.

Legend

- Subject Properties: ▬
- Current Zoning: ▬ CG/CH and CN
- Requested Zoning Change: ▬ N/A
- Vision: ▬ Neighborhood Center



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

Photos of Site and Surrounding Area

NORTH



SOUTH AT PROPERTY



WEST



EAST



EAST AT EXISTING BUILDING



EAST AT NEW 2-BAY ADDITION



Photos of Site and Surrounding Area

**WEST AT EXISTING BUILDING
(BRICK BASE)**



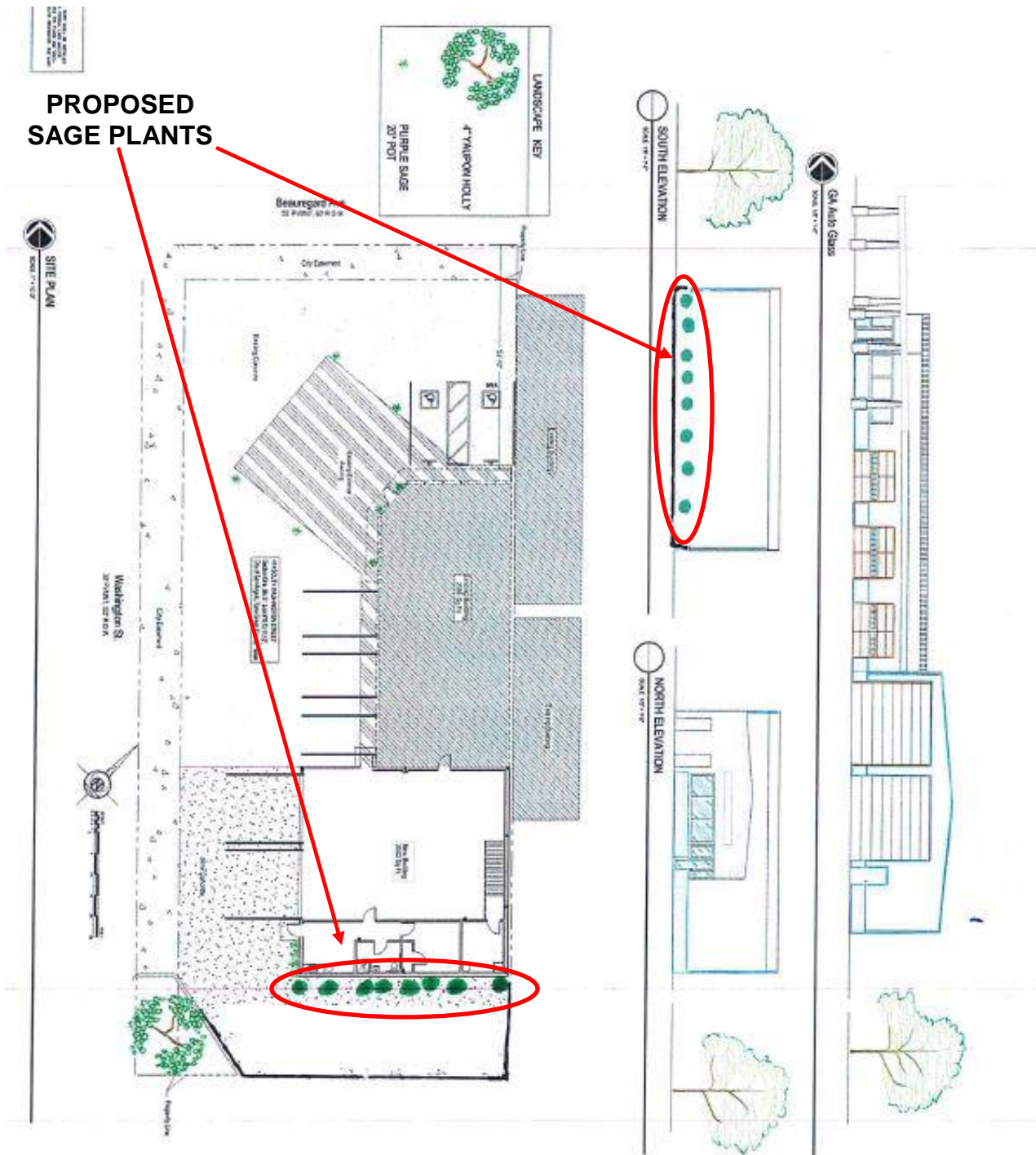
**WEST AT NEW ADDITION
(BRICK BASE)**



SOUTH AT EXISTING BUILDING (NO BRICK, PROPOSED SAGE PLANTERS)





Revised Rendering



NOTES:	
GENERAL NOTES:	
MCH ARCHITECTURE, INC. 3001 Peachtree Road, Suite 400 Atlanta, GA 30328 404.525.1000 mcharchitect.com	
GA Auto Glass 3012 W. Dunwoody Ave. Atlanta, GA 30338 770.412.1111	
7 August 2019	
L-1	

Effective January 3, 2017

 <p>City of San Angelo, Texas – Planning Division 52 West College Avenue Application for River Corridor Review</p> 	
Section 1: Basic Information	
Name of Applicant(s): <u>Nick Garcia</u>	
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Notarized Affidavit Required)	
Mailing Address	<u>1636 S. Chalkbourn San Angelo TX 76903</u>
Contact Phone Number	<u>374-4398</u>
Contact E-mail Address	
Subject Property Address	<u>1017 W. Beauregard San Angelo TX 76903</u>
Legal Description (can be found on property tax statement or at www.tamorencad.com) <u>Lot 9 the west 80 feet of Lots 10 and 11, and the west of the south 40 feet of Lot 12, Block 51, Angelo Hight add.</u>	
Zoning: <u>CG - CH and CN.</u>	
Section 2: Site Specific Details	
Proposed Work:	
<input type="checkbox"/> New construction in the Corridor over 1200 square feet.	
<input checked="" type="checkbox"/> Remodeling the exterior of an existing building in the Corridor.	
<input type="checkbox"/> Moving of an existing building to a lot within the Corridor.	
<input type="checkbox"/> Signs over 50 square feet in the Corridor.	
<input type="checkbox"/> Request for subdivision approval of any kind within the Corridor.	
<input type="checkbox"/> Illuminated sign in the Corridor (any size)	
Specific details of request: *use separate attachment if necessary* <u>Open the existing approval of RCC-17-27 to allow no brick on the new building's south elevation and instead allow for a landscape stripe to cover where the brick was proposed. In the landscape stripe we will install a minimum of eight purple sage potted plants a minimum of three ft. tall.</u>	

Effective January 3, 2017

Section 2 continued: Site Specific Details

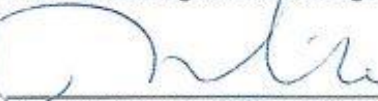
Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor:

the Landscape tree And the parking
spaces will ~~complement~~ Block the view
of the south wall education, along with
the new Landscape strip.

Section 3: Applicant(s) Acknowledgement
 (By checking the boxes you indicate that you understand below regulations)

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.



 Signature of licensee or authorized representative

12.27.18

 Date

Nick Garcia

 Printed name of licensee or authorized representative

 Name of business/Entity of representative

FOR OFFICE USE ONLY:

- Description/photograph of site
- Sketches, plans, sketches of work
- Sample(s) of materials to be used

- Verified Complete
- Verified Incomplete

Case No.: RCC 17 - 27 ^{Amendment to} Related Case No.: _____ Date Related case will be heard: 1/10/2019

Nonrefundable fee: \$ 200.00 Receipt #: _____ Date paid: 12, 27, 2019

Reviewed/Accepted by: J. Fisher Date: 12, 27, 2019

DESIGN AND HISTORIC REVIEW COMMISSION – January 10, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Review of a Condition of Approval		RCC17-34: San Angelo Oak Trails, LP	
SYNOPSIS:			
<p>On November 2, 2017, the Design and Historic Review Commission (DHRC) approved exterior construction for a new 48-unit seniors housing complex (RCC17-34). This included two conditions of approval; Condition #1 which included “providing additional information on the longevity of the vinyl siding”; and “giving staff oversight of the final material selection, subject to input from at least two Commissioners” (see attached). The applicant has obtained building permits for the proposed seniors’ complex which is now under construction. However, siding specifications were not submitted at the time of the original DHRC approval, and therefore, the DHRC must approve the siding material in order to close this case and for eventual occupancy of the buildings to take place (see Additional Information).</p>			
LOCATION:		LEGAL DESCRIPTION:	
625 Rio Concho Drive; generally located southeast of Rio Concho Drive and Surber Drive		Replat of Lots 25-27 and Parts of Lots 21-24 and 28, Fort Concho River Lots	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood		RM-1	N – Neighborhood
SIZE:			
12.07 acres			
THOROUGHFARE PLAN:			
<p>Rio Concho Drive – Parkway Required: 60’ right-of-way, 40’ pavement Provided: Variable right-of-way, 36’ pavement (4’ sidewalk to be constructed as required by plat)</p> <p>Baker Street – Urban Local Street Required: 50’ right-of-way, 40’ pavement or 36 feet with a 4-foot wide sidewalk; Provided: 100’ right-of-way, 40’ pavement (4’ sidewalk to be constructed as required by plat)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends that the DHRC APPROVE the final vinyl siding material selection for RCC17-34.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> J. Ryan Hamilton, San Angelo Oak Trails, LP</p> <p><i>Applicant:</i> Justin Paris, PE, Project Manager, Hamilton Builders</p>			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The applicant recently received other approvals related to the property: An Amendment to RCC17-34 and an associated minor modification to Urban Design Review (UDR17-04) to allow brick in lieu of stone along the front elevations of all buildings. Both of these applications were approved administratively by the Planning Director as allowed under the River Corridor and Zoning Ordinances. However, the requirement for the DHRC to review the proposed vinyl siding on the buildings remains outstanding. Since the exterior elevations were approved by the DHRC on condition they provide input on the siding, this item must return to the DHRC for a final vote. The applicant has provided siding specifications for review (see attached and below).

River Corridor Master Development Plan (RCMDP): Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review new construction of any structure in the River Corridor. The proposed vinyl siding needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* for “Multifamily Housing in Newer Neighborhoods”. The following synopsis has been provided to determine whether the proposed vinyl siding is consistent with the above policies.

Materials and Color

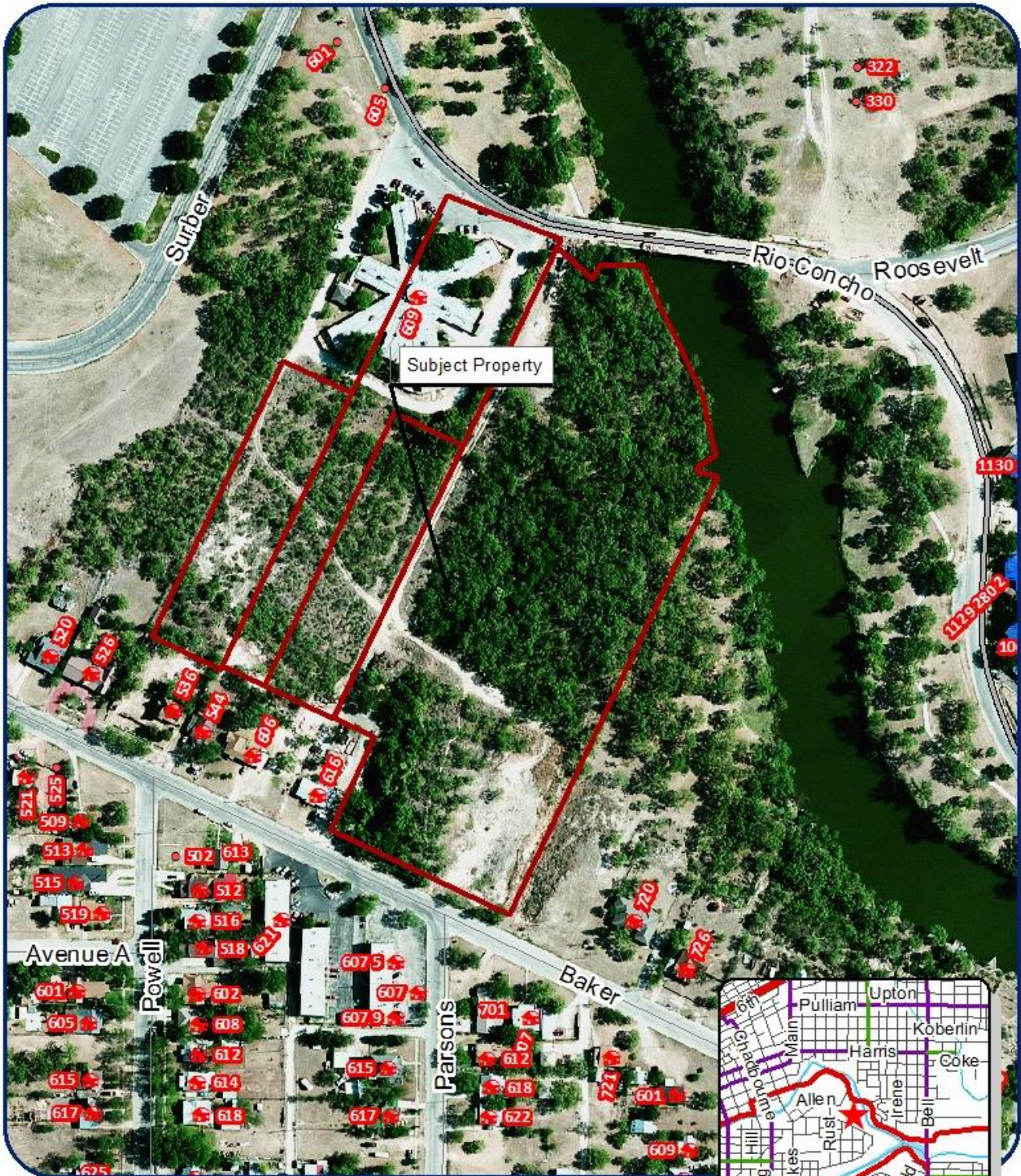
The RCMDP policies state that “Building materials that convey a sense of permanence and quality are appropriate and encouraged”. The Planning Director and Planning Staff are satisfied with the vinyl siding specifications provided by the applicant and believe they are consistent with the above policy. The “Compass Double 4” Siding product is common used in residential building construction as per the manufacturer, Georgia-Pacific. The product specification sheet provided indicates this type of siding is Certified Vinyl Siding, as well as NGBS Green Certified for Resource and Energy Efficiency. The Planning Division believes this siding is a quality product and should be approved.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** the final vinyl siding material selection for RCC17-34.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Site Plan
Elevation Sample
Siding Specifications
DHRC Minutes – November 17, 2017

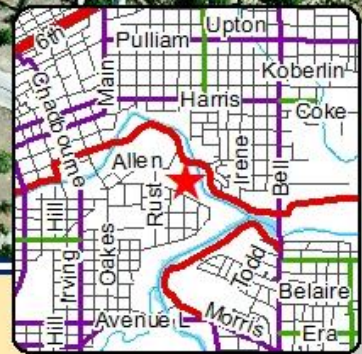


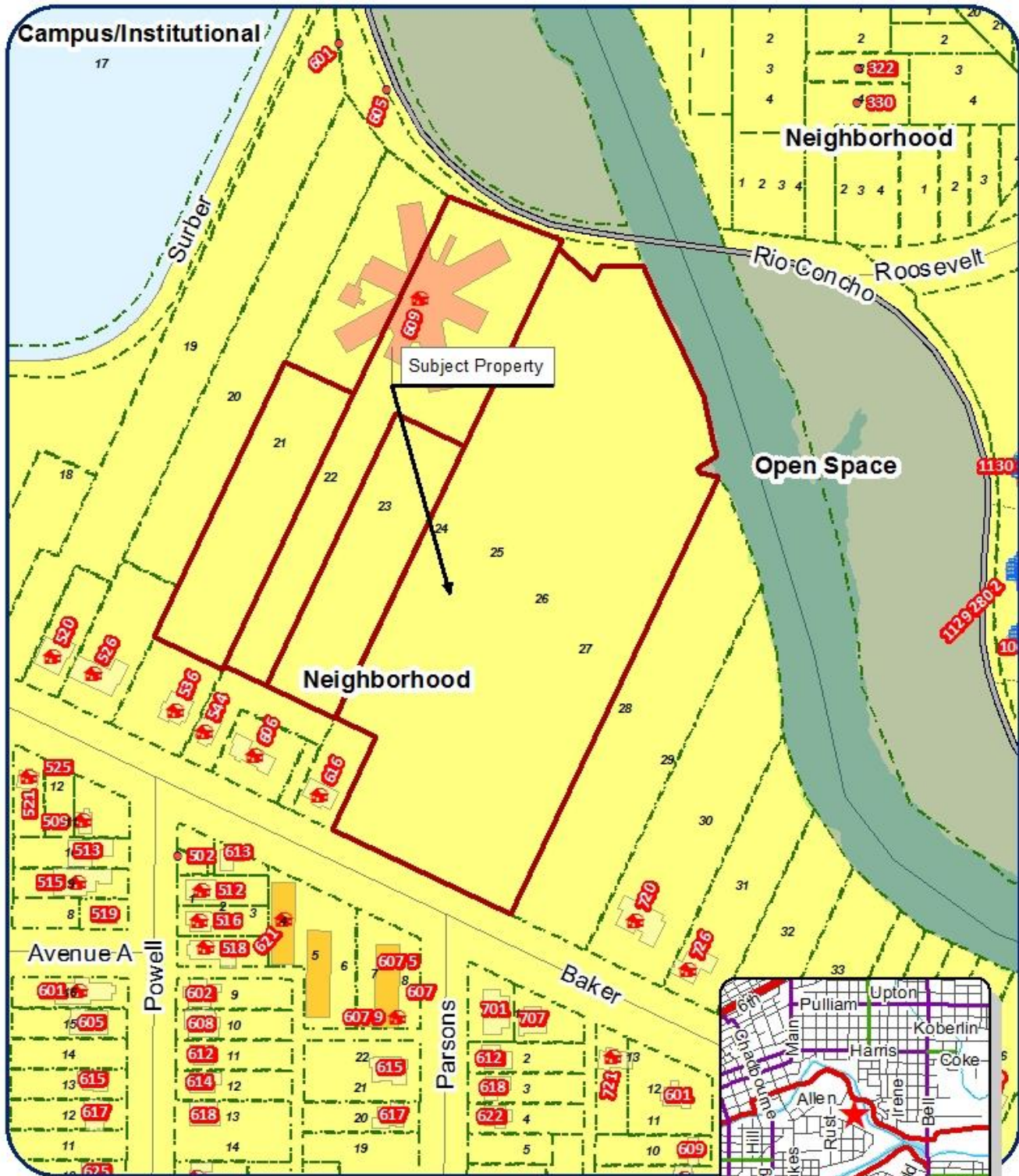
Aerial Map
Case RCC17-34: Oak Trails

Council District: Harry Thomas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 208 ft

Legend

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

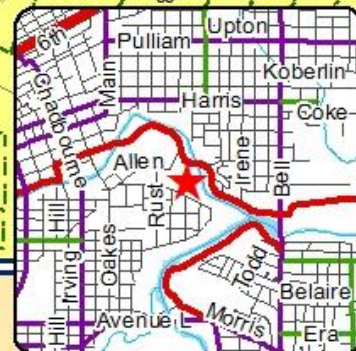


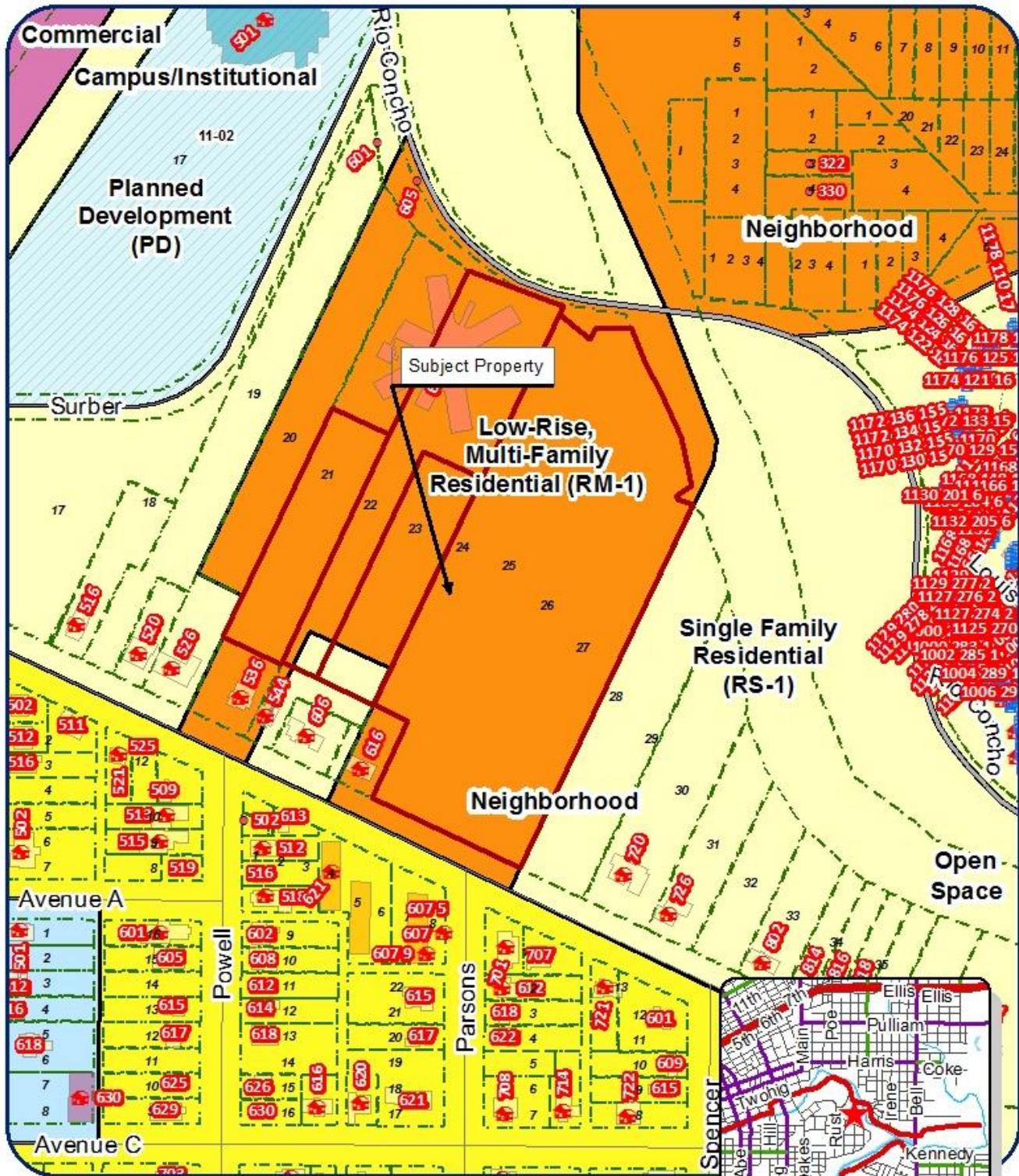


Future Land Use Map
Case RCC17-34: Oak Trails

Council District: Harry Thomas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 208 ft

Legend
 Subject Properties:
 Current Zoning: RM-1
 Requested Zoning Change: N/A
 Vision: Neighborhood





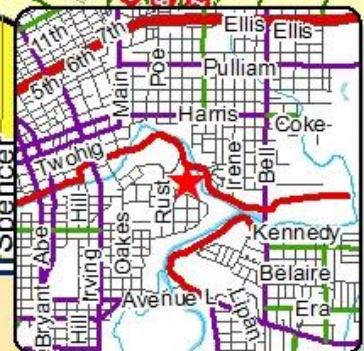
Zoning Map

Case RCC17-34: Oak Trails

Council District: Harry Thomas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 250 ft

Legend

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





BUILDING MATRIX			TOTAL
BLDG. TYPE	BLDG. #	UNIT TYPE	BLDG. UNITS**
A	3	1 BR/1 BATH	1 BLDG/3 UNITS
B	4,6,7,10	1 BR/1 BATH	4 BLDGS/24 UNITS*
C	1,9	2 BR/1 BATH	2 BLDGS/8 UNITS
D	2,8	2 BR/1 BATH	2 BLDGS/12 UNITS
E	5	COMMUNITY SPACE	1 BLDG.
*H.C.	6,7	1 BR/1 BATH	2 UNITS
(9%)	8	2 BR/1 BATH	1 UNIT
**H/V (25%)	3	1 BR/1 BATH	1 UNIT

PARKING
 1.3 SPACES PER 1 BEDROOM UNIT (28 QTY.)
 1.75 SPACES PER 2 BEDROOM UNITS (20 QTY.)
 TOTAL SPACES REQUIRED / PROVIDED

PARKING, OFFICE/COMM. BLDG.
 1.0 SPACE / 300 S.F.

TOTAL PARKING SPACES FOR DEVELOPMENT
 85 SPACES

PARKING MEETS ALL ZONING REQUIREMENTS

42 SPACES
 26 SPACES*
 78 SPACES
 *INCL. 3 H.C. SPACES

7 SPACES*
 *INCL. 1 H.C. SPACE

BARON DESIGN & ASSOCIATES, LLC.



Merens Plaza 1805 S Ingram Mill Suite 201
 Springfield MO 65804
 Ph. 417-877-9800, Fax 417-877-9802

OAK TRAILS
 SENIOR HOUSING
 SAN ANGELO, TX

FOUR CORNERS DEVELOPMENT, LLC

Project No: 20113
 Drawn by: CLL, AJM
 Approved: RAB
 Date: 09-14-18

SP.2

<p>Project No: 20113 Drawn by: CLL, AJH Approved: RAB Date: 09-14-18 A.201</p>	<p>FOUR CORNERS DEVELOPMENT, LLC OAK TRAILS SENIOR HOUSING SAN ANGELO, TX</p>	<p>BARON DESIGN & ASSOCIATES L.L.C. 11055 D Lynn Mill, Suite 201 Crawford, MO 65603 PH: 477-9000 FAX: 477-9002</p>
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BRICK 506
VINYL SIDING 648

FOUR-PLEX FRONT ELEV. BLDG. 'A' (8) (1 BR UNITS)

Scale: 1/16" = 1'-0"



VINYL SIDING 606
BRICK 208

FOUR-PLEX RIGHT ELEV. BLDG. 'A' (8) (1 BR UNITS)

Scale: 1/16" = 1'-0"


 Amendment to RCC17-34: Oak Trails
APPROVED
 December 21, 2018
 City of San Angelo
 Planning and Development Services

12/19/2018

Compass Double 4 Inch Siding | Georgia-Pacific

Compass Double 4" Siding

Compass



Double 4" traditional lap siding is patterned after v-groove lap siding. This siding commonly has a 4" panel exposure, at least a 5/8" projection that creates a realistic and dramatic shadow line, and is often used for a more historic look and decorative accents. *Due to screen resolution limitations, product colors may not be exactly as shown.

Find a Dealer

[/wpc/portal/compassiding/find](#)



PRODUCT SPECIFICATIONS

Siding	Windload	Thickness	Projection	Net Free Air Space					
Caliber™	—	.044"	3/4"	—					
Compass ¹	222 mph**	.044"	5/8"	—					
Forest Ridge ⁵	180 mph**	.042"	1/2"	—					
Shadow Ridge™	180 mph**	.042"	1/2"	—					
Vision Pro ⁸	165 mph**	.040"	1/2"	—					
Castle Ridge ⁶ Single 8	—	.044"	3/4"	—					
Somerset Coastal ^{6-1/2"} Beaded	165 mph**	.044"	5/8"	—					
Chatham Ridge ⁶ Triple 3	165 mph**	.040"	1/2"	—					
Board & Batten	180 mph**	.048"	1/2"	—					
Cedar Spectrum™ Hand-Split Siding	190 mph**	.100" nominal	1/2"	—					



RECORD OF MINUTES - DESIGN AND HISTORIC REVIEW COMMISSION - NOVEMBER 2, 2017

- e. **RCC17-34: Oak Trails** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for the construction of a new senior housing development that will include 48 dwelling units, a community center, and associated signage and landscaping on 12.07 acres generally located approximately 590 feet southeast of the intersection of Rio Concho Drive and Surber Drive.

RCC17-34 was read into the record by Vice Chairperson Mazur before staff began their presentation.

Kristina Heredia, Planner, introduced herself and provided a brief synopsis of the case. Ms. Heredia indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Ms. Heredia concluded her presentation with a recommendation of approval, subject to two conditions of approval, along with the basis for her recommendation.

Vice Chairperson Mazur asked if there were questions for Staff. Commissioner Morris asked if Staff considered vinyl siding to be a quality material. Ms. Heredia said Staff overall did not have a problem with the look of the project. Vice Chairperson Mazur clarified that depending on the specifications, vinyl siding could be a good material to use. Hearing no other questions for staff, Vice Chairperson Mazur opened the meeting for public comment.

Micheal Fogal, with Four Corners Development, addressed the Commissioners' comments by stating the applicant had not only considered types of materials but also a mix of textures and colors. Mr. Fogal also expressed that the vinyl has a 60 year rating and should last even longer than that. Commissioner Stribling asked if the product could be painted. Mr. Fogal stated that the product came colored from the factory, but it could be repainted if needed. Commissioner Stribling asked if there was a reason they applicant had chosen vinyl siding versus another material. Mr. Fogal explained he was not sure and unable to answer at that time. Commissioner Stribling asked if the applicant would be opposed to hardy board siding. Mr. Fogal asked if the Condition could be stated to allow the applicant and Staff to finalize the material at a later date.

Commissioner Morris requested specific details about the final product chosen. Commissioner Mazur then asked who the applicant was specifically and was it was a public or private company. Mr. Fogal stated that it was a private company who had multiple projects throughout the state. Jon James, Director, clarified that the Commissioners could allow Staff to approve the final product or everything could be approved, but the material selection that would come back to the Commission. Vice Chairperson Mazur agreed that staff would be able to make that decision with input from a couple of the Commissioners.

RECORD OF MINUTES - DESIGN AND HISTORIC REVIEW COMMISSION - NOVEMBER 2, 2017

Commissioner Carter made a Motion to APPROVE Case RCC17-34 subject to two (2) Conditions of Approval and giving staff oversight of the final material selection, subject to input from at least two Commissioners. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 6-0.

Vice Chairman Mazur recused himself from the following agenda item.

- f. **RCC17-35: Raymond** - A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for front façade renovations including (1) new doors and windows, (2) repair tile accents, (3) exterior lighting, (4) repair sidewalk, (5) awnings, and (6) exterior paint on 0.066 acres located at 28 North Chadbourne Street.

Commissioner Carter read RCC17-35 into the record before staff began their presentation.

Hillary Bueker, Senior Planner, provided a brief synopsis of the case. Mrs. Bueker indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Bueker concluded her presentation with a recommendation of approval, subject to four conditions of approval, along with the basis for her recommendation.

Commissioner Morris stated that she disagreed with the fact that private citizens were required to make repairs to public sidewalks. Jon James, Director, stated that the City's Code of Ordinances places the responsibility of construction and repair of sidewalks on the property owners. Hearing no other questions for Staff, Commissioner Carter opened the public hearing portion for this item.

Hearing no comments from the public, Commissioner Carter closed the public hearing

Commissioner Stribling made a Motion to APPROVE Case RCC17-35 subject to four (4) Conditions of Approval. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.

Vice Chairman Mazur rejoined the meeting.

- g. **River Corridor Zoning Ordinance Text Amendment** - Discussion and possible action for a Text Amendment to Chapter 12, Exhibit "A" Zoning Ordinance, repealing Article 12.06, River Corridor Development Ordinance and the Old Town District (Z10-14); establishing new "River Corridor District," "Downtown District," and "Cultural District" Overlay Zones; and providing a revised application process for buildings and structures located within these Zones.