

**DESIGN AND HISTORIC REVIEW COMMISSION – August 20, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RC20-08: 312 South Koenigheim Street	
SYNOPSIS:			
The applicant has requested approval from the Design and Historic Review Commission (DHRC) of a bus shelter (near the YMCA), located at 312 South Koenigheim Street. This proposed shelter is already constructed and will be placed adjacent to the YMCA (between the YMCA building and South Koenigheim Street) in the public right-of-way.			
LOCATION:		LEGAL DESCRIPTION:	
312 South Koenigheim Street; generally located west of the YMCA building in the ROW		Located within the public right-of-way	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	N/A	N/A	N/A
THOROUGHFARE PLAN:			
<i>South Koenigheim Street</i> – TXDOT - Urban Arterial Street, 80’ ROW required (100’ existing), 64’ pavement required (60’ with 4’ sidewalk provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for all proposed bus shelter, subject to Two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Concho Valley Transit District			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information: The Concho Valley Transit District (CVT) has submitted a photo of the actual bus shelter that will be placed in the public right-of-way directly west of the YMCA building. This bus shelter already has art attached to it from “Art in Uncommon Places.” The attached art is decorative flowers. The size of the bus shelter is approximately 7.5 foot tall and the canopy is approximately 7.75’ x 5.2’ in size, a standard size for bus shelters. This shelter is constructed of aluminum with plexi-glass sides and the bench inside is also aluminum. It will be permanently secured to a concrete slab. This shelter will provide an area for bus patrons to wait for the bus out of the potentially harsh West Texas weather.

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center*, but in *The River Front* given its proximity to the Concho River.

The RCDMP policies outside the Historic City Center state that “development that is visible from or adjacent to the river should have well-designed façades on all sides. This is considered a “360-degree” design treatment.” The proposed bus shelter will actually be in the public right-of-way; therefore, will be visible and adjacent to the river. The design of this bus shelter is common and the attached art will be well-designed facades on all side, consistent with the above policy. The RCDMP also states that awning, which are color coordinated, can be used to introduce brighter, more intense colors.” The proposed bus shelter has art attached to it from “Art in Uncommon Places.” This addition to this shelter will enhance this structure and is consistent with the above policies.

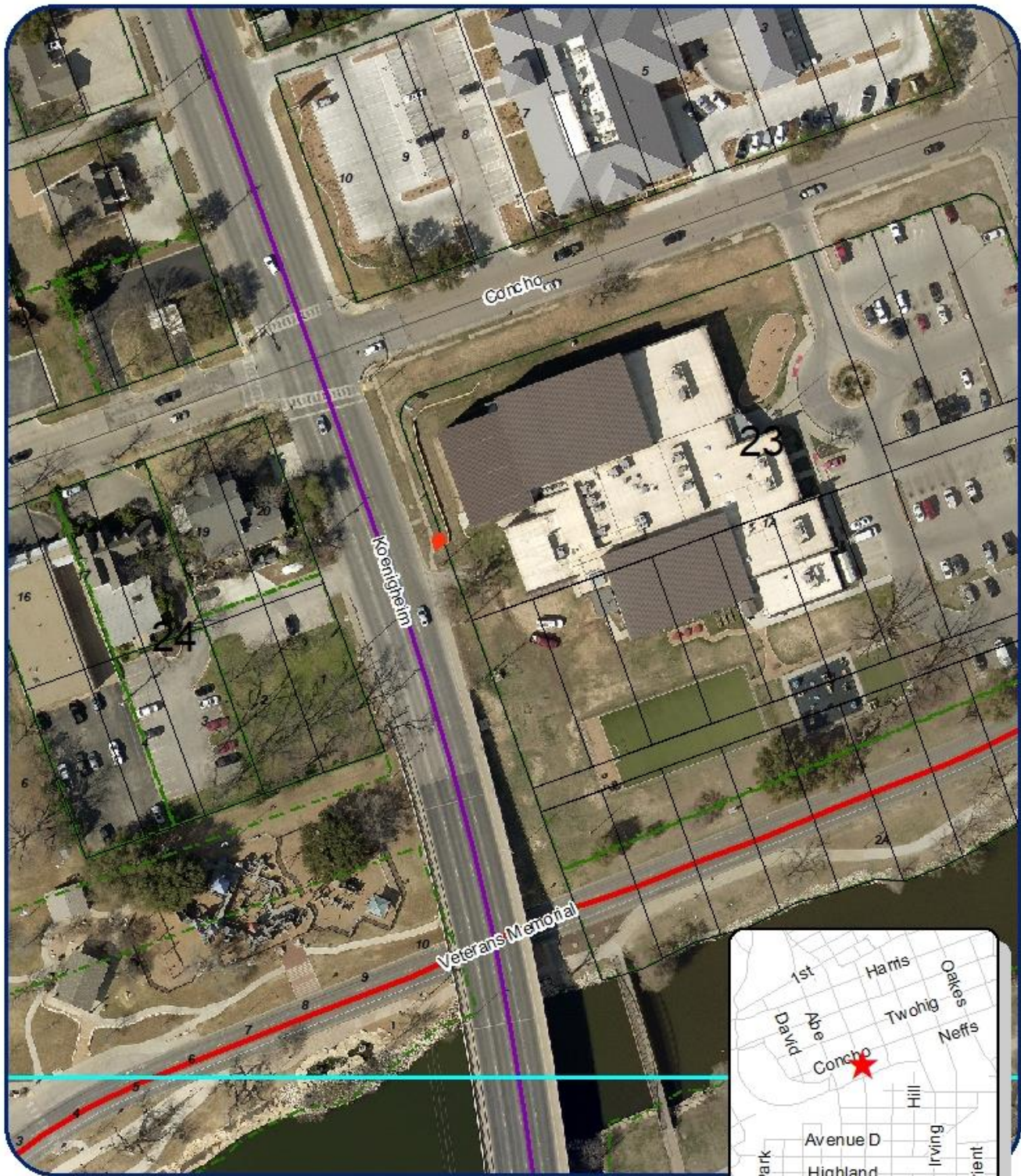
Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC20-09 for all proposed improvements, **subject to the following Two Conditions of Approval:**

1. The colors, dimensions, and materials of the proposed bus shelter shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain required permits from the Permits and Inspections Division for the proposed bus shelter.

Attachments:

Aerial Map
Zoomed in Aerial Map
Future Land Use Map
Zoning Map
Photograph of Site
Proposed Bus Shelter - Elevations
Application



Location Map RC20-08

CVT Bus Stop

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

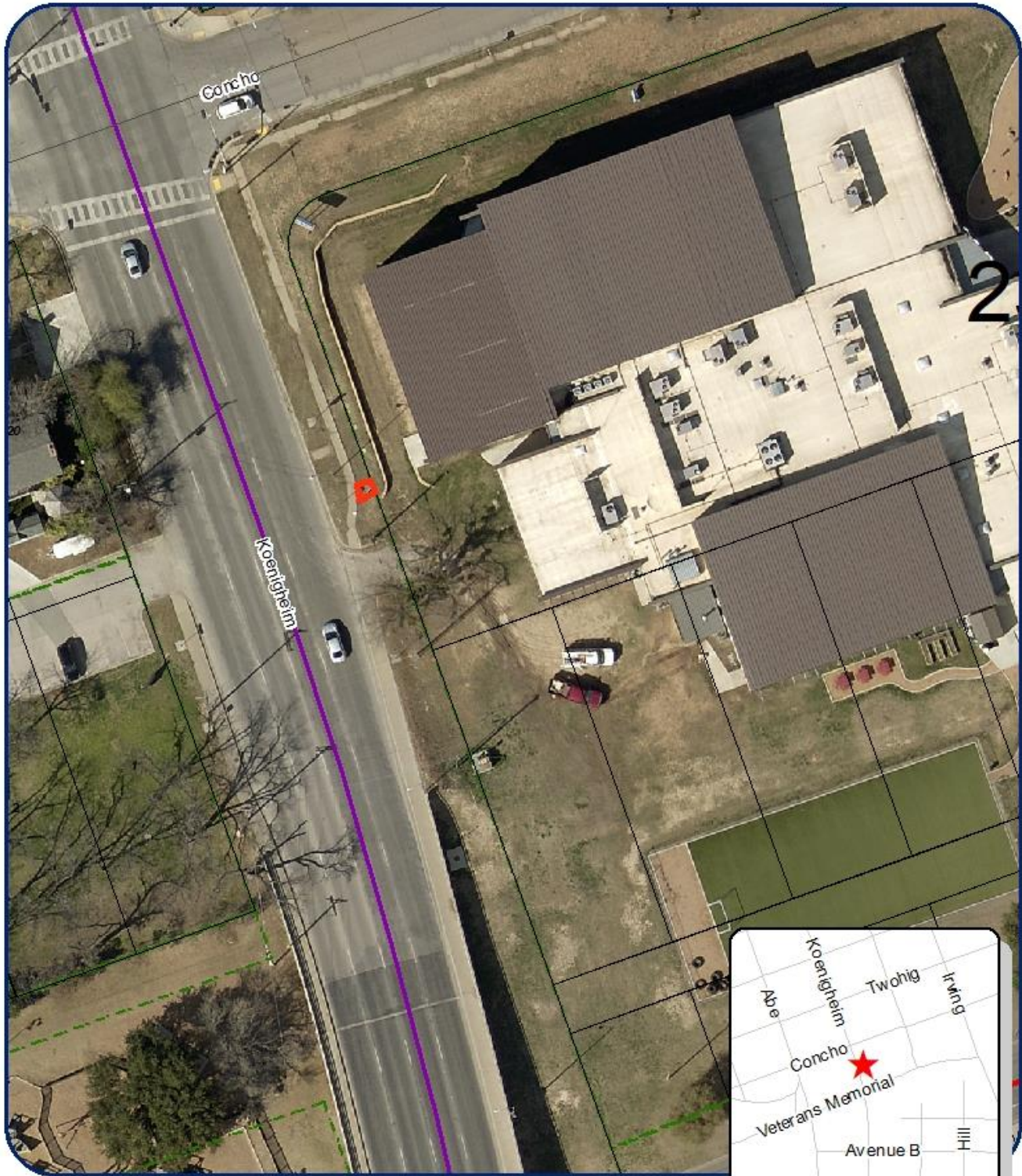
Legend

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

N





Being in the public right-of-way directly west of the YMCA



Location Map RC20-08
CVT Bus Stop
Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 50 ft

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

Being in the public right-of-way directly west of the YMCA

N





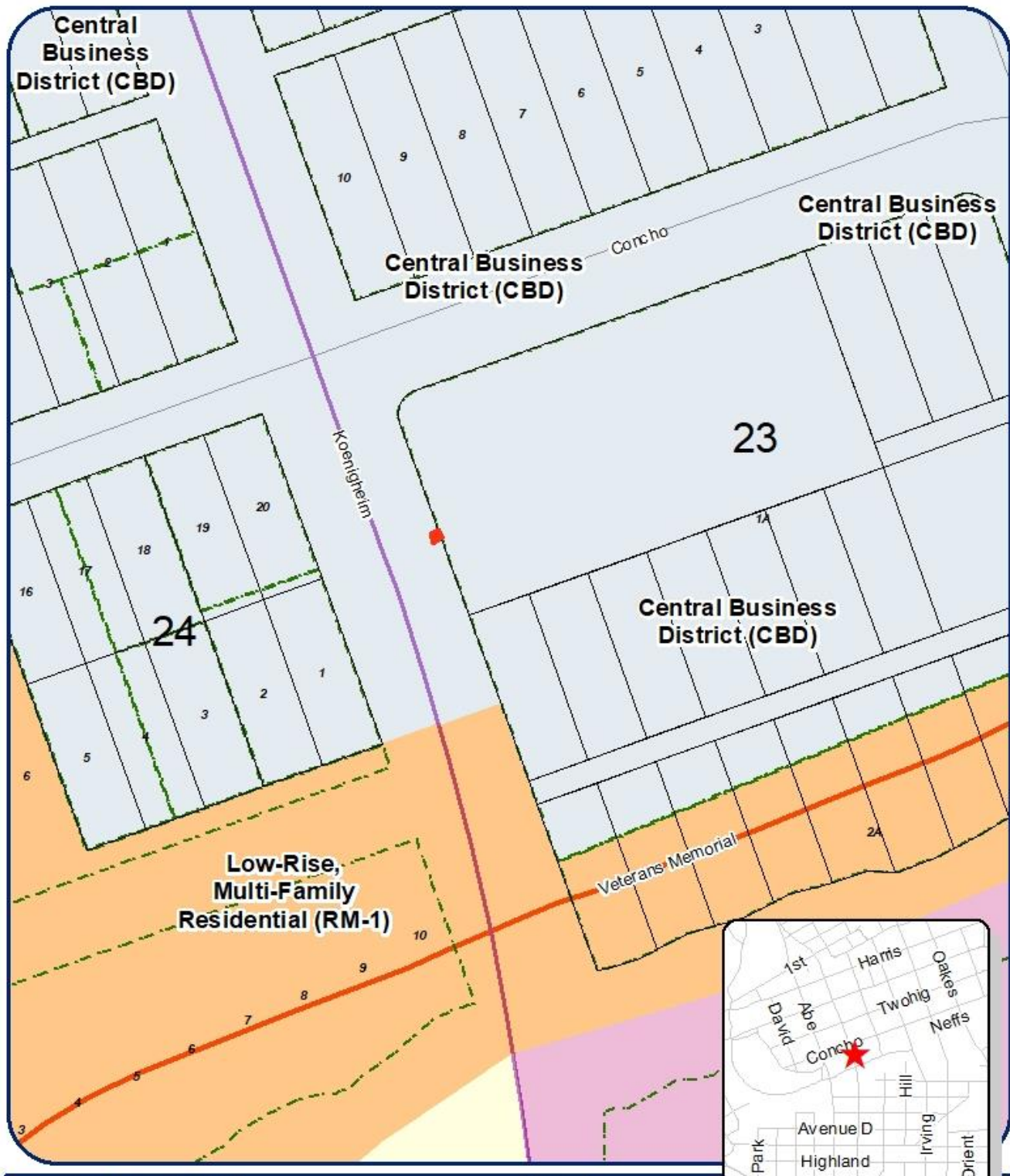
Location Map RC20-08

CVT Bus Stop
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

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

Being in the public right-of-way directly west of the YMCA



Location Map RC20-08

CVT Bus Stop

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

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



Being in the public right-of-way directly west of the YMCA

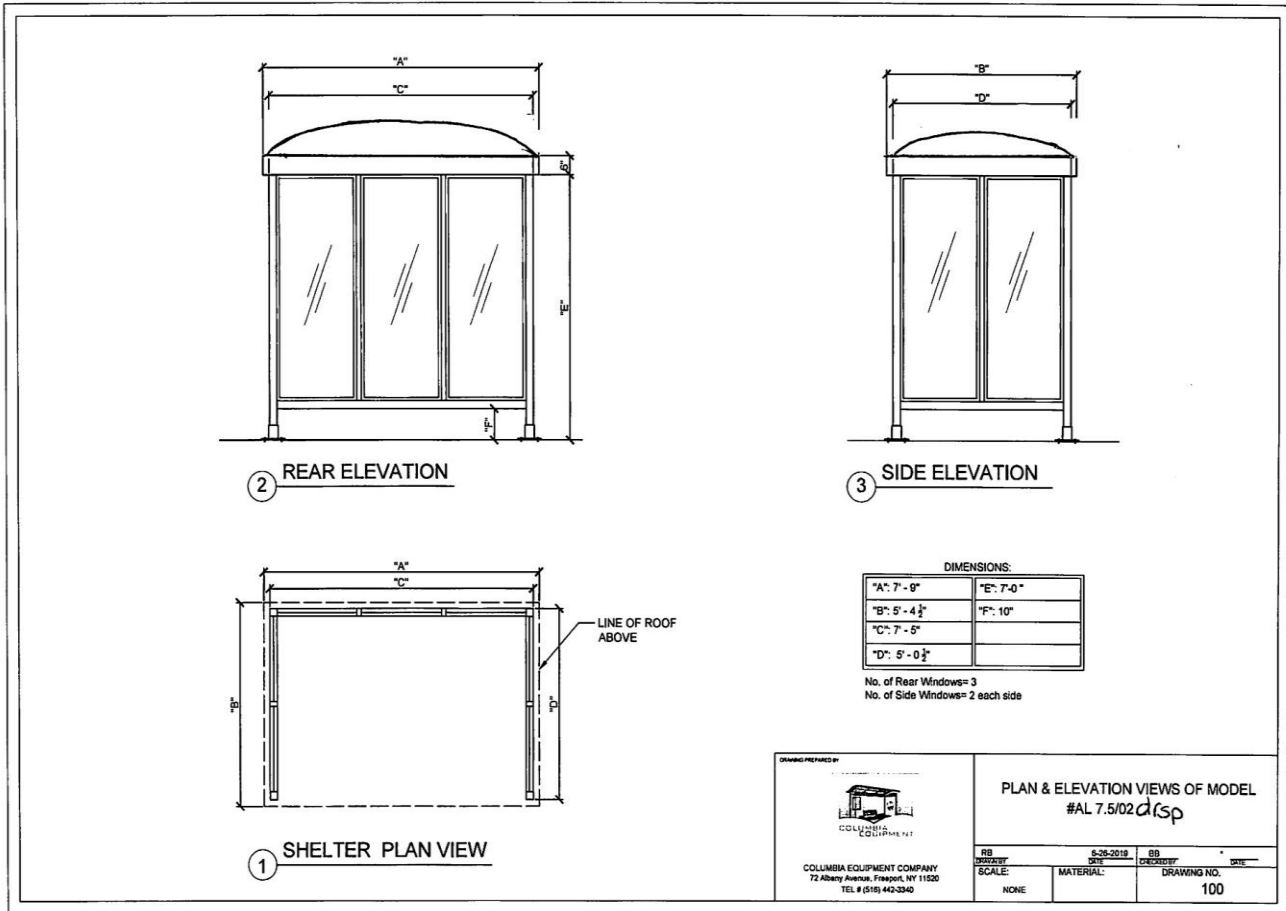
Photo of Subject Property



Photo of Proposed Bus Shelter



Elevations of Proposed Bus Shelter



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
 52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Concho Valley Council of Government

Owner Representative (Notarized Affidavit Required)

2800 W. Loop 306, suite A San Angelo Texas 76904

Mailing Address City State Zip Code

325-944-9666 michelle.michaelis@cvcog.org

Contact Phone Number Contact E-mail Address

353 S. Randolph St. San Angelo TX 76903

Subject Property Address City State Zip Code

lot 1A (1st replat block 23); Blk 23, SA addition; YMCA Building

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

30-41700-0230-001-00

Zoning: CBD

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* Installing on pre-existing concrete pad (poured by Txdot) a metal frame bus shelter that has been decorated by Art in Uncommon Places with large flowers (see attached picture). Bus shelter falls under Txdot portion of street and does not impede on YMCA property. Metal frame bus shelter with enclosed top, sides and a bench will provide an area for bus patrons to wait for the bus out of potentially harsh West Texas weather during the summer and winter months.

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: Bus shelter decorated by Art in Uncommon Places group continues the aesthetic of the downtown river area by supporting artistic development and creativity. Moreover, by providing a shelter area for bus patrons, Concho Valley Council of Government and Concho Valley Transit hope to continue the downtown areas unwritten policy of customer service and promoting tourism in the river area.

**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

7/12/20

 Date

Joan A. Flores

 Printed name of licensee or authorized representative

CVCOG

 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 _____ Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____