

STAFF REPORT

Design and Historic Review Commission: July 21, 2022



APPLICATION TYPE:		CASE:	
Downtown Design District Review		DD22-18: 17 W 325 1 st St.	
SUMMARY:			
A request for approval of new construction, development of a vacant lot. Project will be a drive through beverage provider – Tea2Go-Tea N’ergy; free standing store at the corner of W 1 st St. and Wright St.			
LOCATION:		LEGAL DESCRIPTION:	
325 W 1 st St.		Central Plaza Addition Blk. 2 Lot 5	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District #3: Harry Thomas Neighborhood: Downtown	CBD (Central Business District)	Downtown	0.19 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
1 st Street: Local Road- to standard of 50’ ROW and 40’ paving with curb and gutter Wright Street – to standard of 50’ ROW and 32’ paving with curb and gutter			
STAFF RECOMMENDATION:			
Staff recommends that APPROVAL of DD21-18, a request for an exterior remodel located at 17 W 325 1st St, subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Go2T LLC.			
STAFF CONTACT:			
Aaron Vannoy Assistant Director Planning and Development Services (325) 657-4210 Aaron.vannoy@cosatx.us			

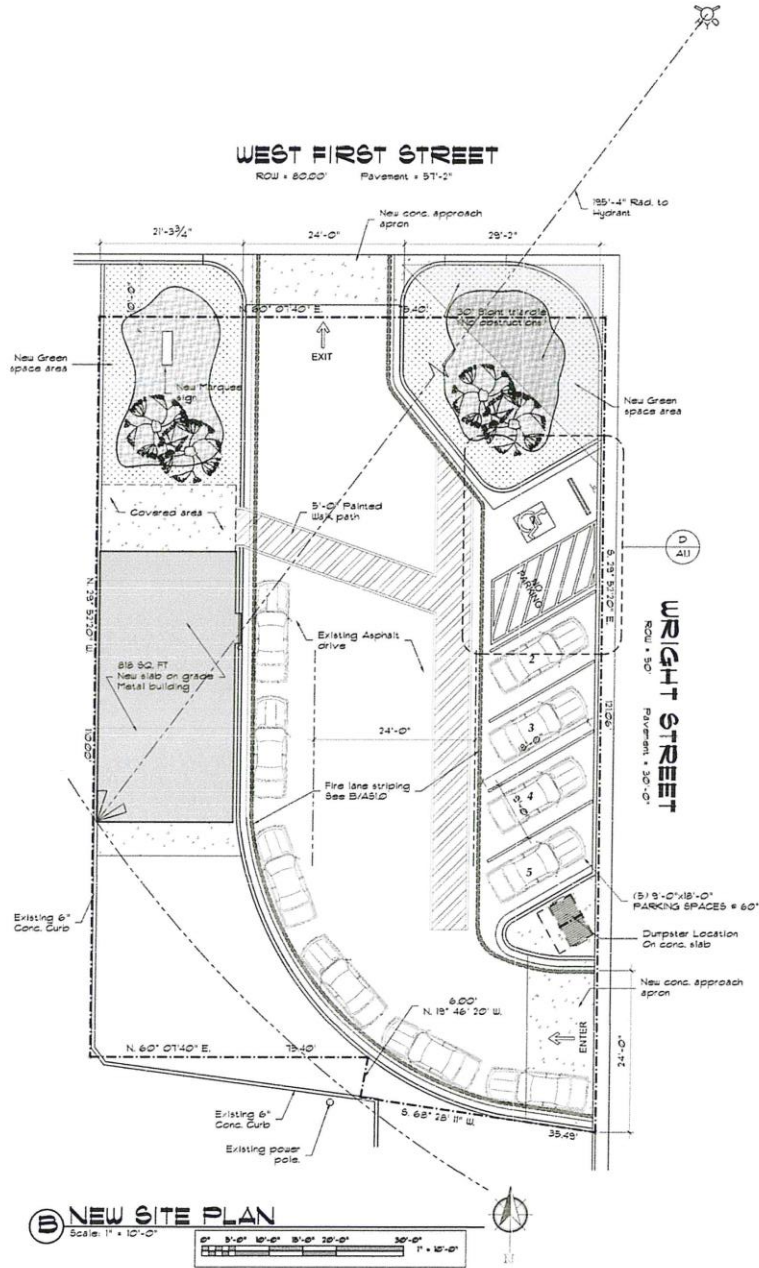
River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master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

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site (RCMDP, 25).*
 - The new construction on the property will enhance the appearance and entry way into downtown. Staff is supportive of the proposed plans.
- b. **Architectural Detail:** *Details included in the building façade should assist in reducing the visual scale of a large building (RCMDP, 26).*
 - The architectural massing in the proposed design is consistent with the form and function of the Central Business District, and the Downtown neighborhood as a whole.
- c. **Building Materials and Color:** *High-quality durable materials are encouraged (RCMDP, 26).*
 - The building materials and colors are consistent with the other developments in the Downtown Design District and compatible with the area. The colors are attractive and will encourage passerby's to pull in and see what is available as goods and services.
- d. **Roofs:** *Rooflines should be varied to add visual interest in large buildings (RCMDP, 27).*
 - Roof lines fit within the commercial corridor and the colors will draw attention to the goods and services sold along that block.
- e. **Lighting:** *Decorating and functional lighting should be compatible with the building design and should enhance the design and safety on the site (RCMDP, 27).*
 - Lighting will be via neon and back lighting to signage, this will be muted and not allow to be a distraction to drivers during night time travel.

Recommendation: Staff's recommendation is for the Design & Historic Review Commission to **APPROVE** DD21-18, a request for an exterior remodel located at 17 W 325 1st St, **subject to the following three conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning Director.
2. The applicant shall obtain all required permits from the Building Permits and Inspections Division.
3. Any work in the ROW should be approved via a ROW permit through the Engineering Services Department if applicable.

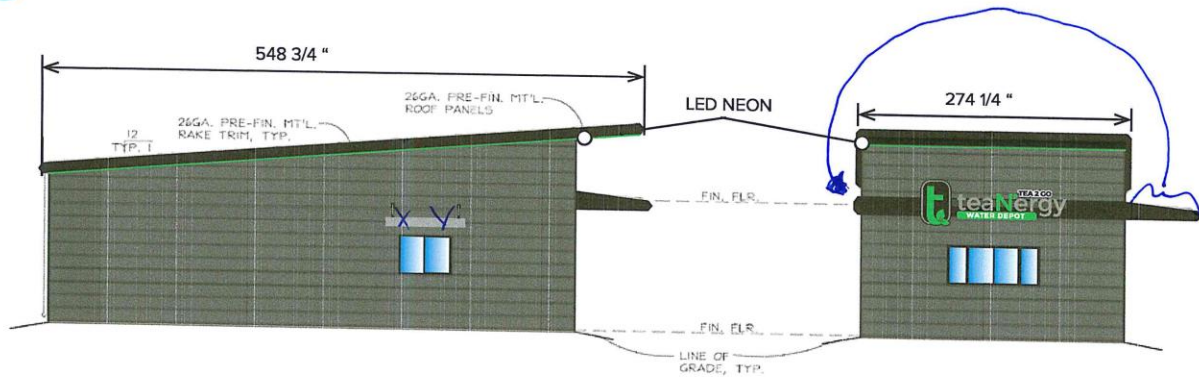
Site Plan



Elevations, Colors, Materials and Signs

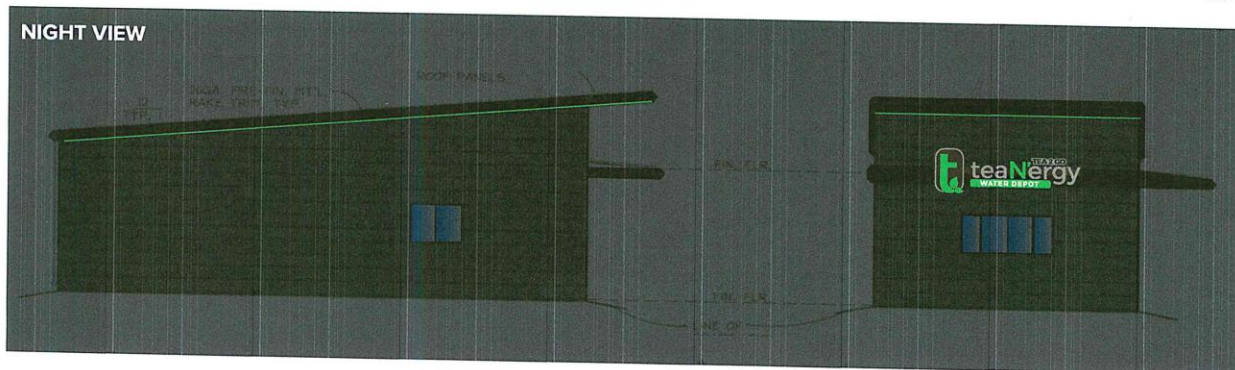
VERIFY WITH TECHNICAL SURVEY

A EAST & NORTH ELEVATION



3 EAST ELEVATION
 NOTE 1/8" = 1'-0"

4 NORTH ELEVATION
 NOTE 1/8" = 1'-0"



skyrite | wellborn sign co.

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We will have to swap signs for the side views but the sign size and aesthetics will be the same as represented.

SAN ANGELO, TX

VECTOR ARTWORK/LOGO (AI or PDF)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<small>**ADDITIONAL CHARGE TO VECTORIZE LOGO</small>		
<small>**PRICES SUBJECT TO CHANGE AFTER VECTORIZED LOGO RECEIVED</small>		

ACCOUNT EXECUTIVE: JACOB PESINA

DESIGNED BY:



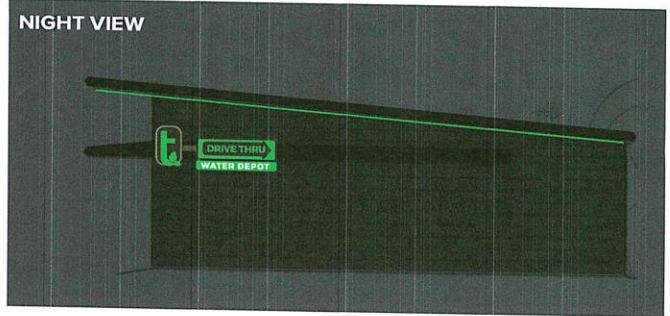
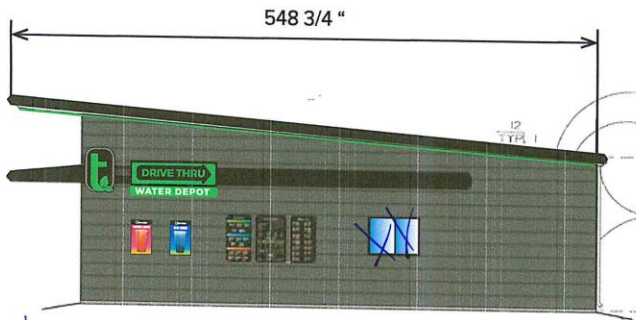
4801 Globe ave.
Lubbock, Texas 79404

PH: 806.771.7446
FAX: 806.771.7447

TSCL 18872
NM 396270

VERIFY WITH TECHNICAL SURVEY

B WEST ELEVATION



1 WEST ELEVATION
 NOTE

1/8" = 1'-0"

*Move to the
 Wright St. side of the
 building*

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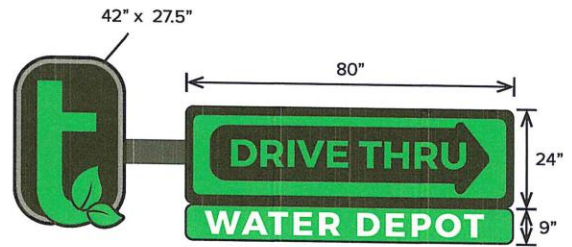
VERIFY WITH TECHNICAL SURVEY

SIGN DETAILS

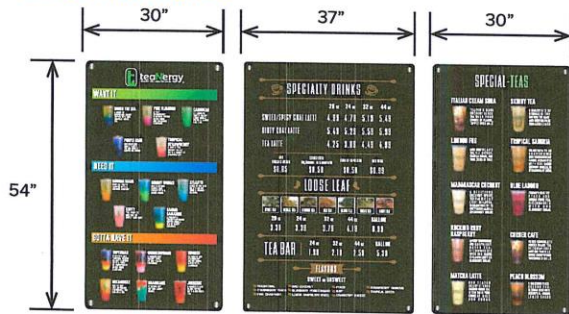
MAIN ID



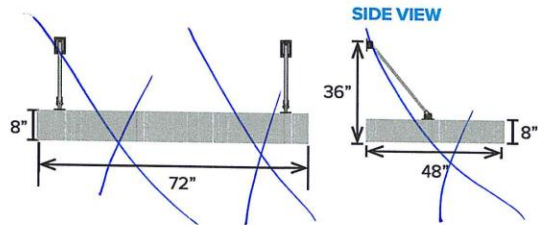
DRIVE THRU ID



DRIVE THRU MENUS



DRIVE THRU AWNINGS



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Trim Color of Building is Mueller Black



Building Color is Mueller Metallic Silver



Sign Colors: Signage-



Vivid Green
3630 - 156

A large rectangular color swatch filled with a vibrant green color. The text "Vivid Green" and "3630 - 156" is centered in white, bold, sans-serif font.

3m vivid green,



Silver Grey
3630 - 51

A large rectangular color swatch filled with a medium grey color. The text "Silver Grey" and "3630 - 51" is centered in white, bold, sans-serif font.

3m silver gray,



3m black

Site Photos
From West 1st street – Southwest



Site Photos
Looking from Wright Street - North



STAFF REPORT

Design and Historic Review Commission: July 21, 2022



APPLICATION TYPE:		CASE:	
Downtown Design District Review		DD22-23: 105 N. Koenighiem	
SUMMARY:			
<p>A request for approval of new signage on 4 fronts of Discount Tire. Additionally, recognize the color change to their standard national colors done just after the new expansion of the Downtown District and CBD.</p>			
LOCATION:		LEGAL DESCRIPTION:	
325 W 1 st St.		Central Plaza Addition Blk. 2, Lot 5	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District #3: Harry Thomas Neighborhood: Downtown	CBD (Central Business District)	Downtown	0.19 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
<p>Koenighiem: Major Arterial – TXDOT responsibility – 80 ROW and 64” paving with curb and gutter 1st Street: Local Road- to standard of 50’ ROW and 40’ paving with curb and gutter</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends that APPROVAL of DD21-23, a request for four new signs and new building paint color, subject to two conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
Owner: Discount Tire			
STAFF CONTACT:			
<p>Aaron Vannoy Assistant Director Planning and Development Services (325) 657-4210 Aaron.vannoy@cosatx.us</p>			

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*.

- a. **Building Materials and Color:** *High-quality durable materials are encouraged (RCMDP, 26).*
 - The building materials and colors are consistent with the other developments in the Downtown Design District and compatible with the area. The colors are neutral and within the color pallet approved by City Council for use in the downtown Design District.
- b. **Lighting:** *Decorating and functional lighting should be compatible with the building design and should enhance the design and safety on the site (RCMDP, 27).*
 - Lighting will be via back lighting to signage, this will be muted and not allow to be a distraction to drivers during nighttime travel.

Recommendation: Staff's recommendation is for the Design & Historic Review Commission to **APPROVE** DD21-23 a request for four new signs and new building paint color, **subject to the following two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning Director.
2. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Photos of Site and Surrounding Area

Looking North from W 1st street



Elevations, Colors, Materials and Signs

EAST ELEVATION

18'-1 1/2"
17'-3"
9'-9 1/2"
SEAMS
3'-3 3/4"
2'-6"
1'-6 3/4"
8'-7 3/4"
2"
7'-4 1/4"
APPLIED VINYL
J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL

SECTION VIEW (REFER TO MFG PAGE FOR DETAILS)
Scale: Not to Scale

CUSTOM FABRICATED "DISCOUNT TIRE" FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR

QTY: (1) REQ'D

"DISCOUNT" AREA	47.97 SQ. FT.
"TIRE" AREA	11.40 SQ. FT.
BACKER SIZE	8'-7 3/4" x 18'-1 1/2"
ILLUMINATION	HANLEY WHITE L.E.D.s
ELECTRICAL	5 amps ea. / 120V; (1) 20 amp circuit (provided by GC)
FACE COLOR	"Discount":Red/Black "Tire"and outline:Black
TRIMCAP COLOR	Black
RETURN COLOR	Black

NIGHT VIEW

DATE: 4/12/2022

CLIENT: Discount Tire

CONTACT:

PHONE:

DESIGNER: Kizer

MATERIALS USED:
 Front and reverse LED lit channel letters (x3)
 Red acrylic address numbers (x2)

PROJECT LOCATION:
 5601 Slide Rd, Lubbock TX

NOTES:

FILE# E327359

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.

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 REVISIONS:

TDLR# 18872

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DATE: 4/12/2022

CLIENT: Discount Tire

CONTACT:

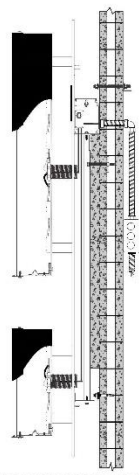
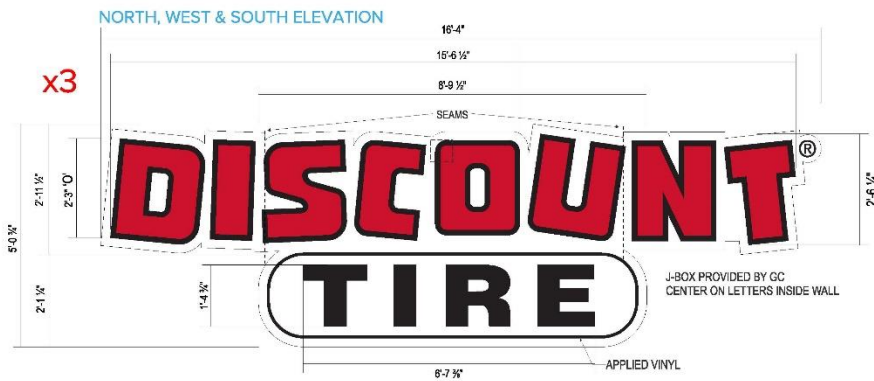
PHONE:

DESIGNER: Kizer

MATERIALS USED:
 Front and reverse LED lit channel letters (x3)
 Red acrylic address numbers (x2)

PROJECT LOCATION:
 5601 Slide Rd. Lubbock TX

NOTES:



CUSTOM FABRICATED "DISCOUNT TIRE" FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR

QTY. (2) REQ'D

"DISCOUNT" AREA	39.18 SQ FT
"TIRE" AREA	9.23 SQ FT
BACKER SIZE	5'-0 3/4" x 16'-4"
ILLUMINATION	HANLEY WHITE L.E.D.s
ELECTRICAL	4 amps ea. / 120V- (1) 20 amp circuit (provided by GC)
FACE COLOR	"Discount": Red/Black "Tire" and outline: Black
TRIMCAP COLOR	Black
RETURN COLOR	Black



NIGHT VIEW

SECTION VIEW (REFER TO MFG PAGE FOR DETAILS)
 Scale: Not to Scale

FILE# E327359

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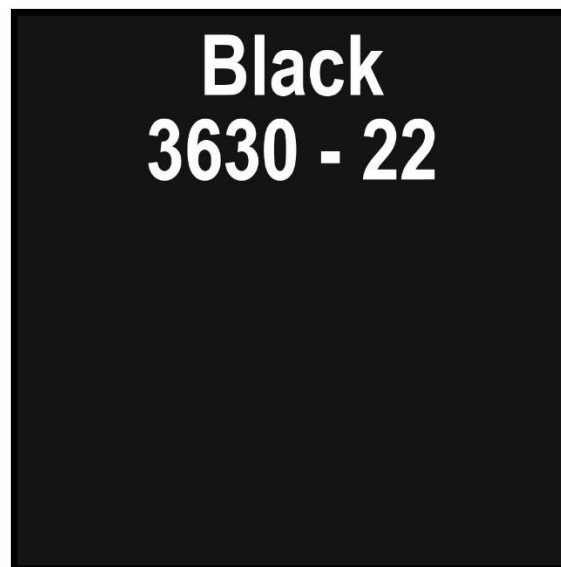
PROOF:
 REVISIONS:

Regulated by the Texas Department of Licensing and Regulations: P.O. Box 12157 Austin, Texas 78711
 Phone: 1-800-8036-9202 or 512-463-6599

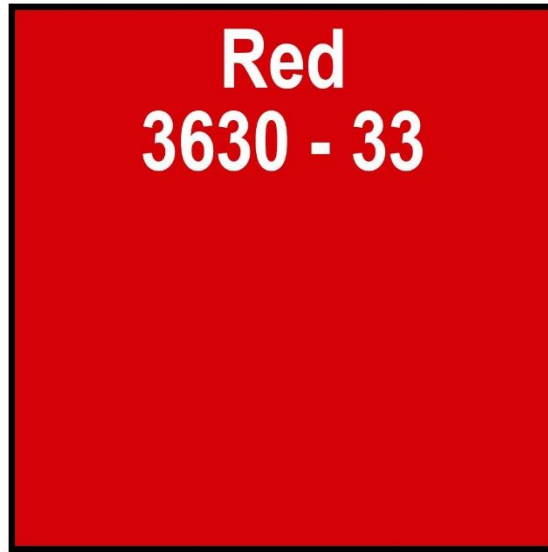
TDLR# 18872



3m Black 3630-22:



3M Red 3630-33:



Building Paint colors:

