



STAFF REPORT

Design and Historic Review Commission: July 18, 2024

APPLICATION TYPE:		CASE:	
River Corridor		RC24-15: 1173 Benedict Drive	
SUMMARY:			
A request for design approval of a monument sign replacement, new entry gates, a new playground shade sail, and like-for-like replacements of basketball hoops, light-pole fixtures, and windows for an apartment complex located at 1173 Benedict Drive.			
LOCATION:		LEGAL DESCRIPTION:	
1173 Benedict Drive		Acres: 0.086, Blk: 1, Subd: SAN ANGELO ADDITION, S25' OF LOT 11 & S25' OF W 1/2 OF LOT 12	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District – #3 Harry Thomas Neighborhood – Ft. Concho East	Single-Family Residential (RS-1)	Neighborhood	14.082 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
Rio Concho Drive: Parkway Roosevelt Street: Local Road Benedict Drive, Louis Drive, Rio Concho Circle: Private Roads			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a monument sign replacement, entry gates, playground shade sail, and like-for-like replacements for an apartment complex located at 1173 Benedict Drive.			
PROPERTY OWNER/PETITIONER:			
Petitioner: THF River Point, LP			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

River Corridor Review:

This is an apartment complex that is looking to undergo renovations throughout its interior and exterior. The subject of this review is the replacement of the face of an existing monument sign and new access gates located at all five entrances to the property – four on Rio Concho Drive and one on Roosevelt Street. The gates are a lifted-arm type gate, controlled by a keypad and smaller 20W / 12V solar panels. The base of the machine has the following dimensions: 41.95”H x 14.46”W x 13.79”D. The length of the lifting arm is approximately 10 feet. Each gate is set between 10-23 feet back from the front property line.

For the monument sign, there are brick columns framing the face which are to remain. The face will be replaced with aluminum painted in two shades of blue: SW 1950 Endless Sea for the body and SW 9183 Dark Clove for the trim. The letters are to be in SW 9119 Dirty Martini. The staff finds the design of the gates to be acceptable, and that the new sign face is in line with what could be expected along the River Corridor.

The playground shade sail will be made of a “Cobblestone”-colored fabric and structure by green-painted steel mounted into the ground. It is triangle in shape, 25’ on each side, and has 14’ posts.

The windows, light-pole fixtures, and basketball hoops will be like-for-like replacements. Rather than taking a separate application for their administrative approval, they are being included with the public hearing items. Photographs of these items will be included in the attachments.

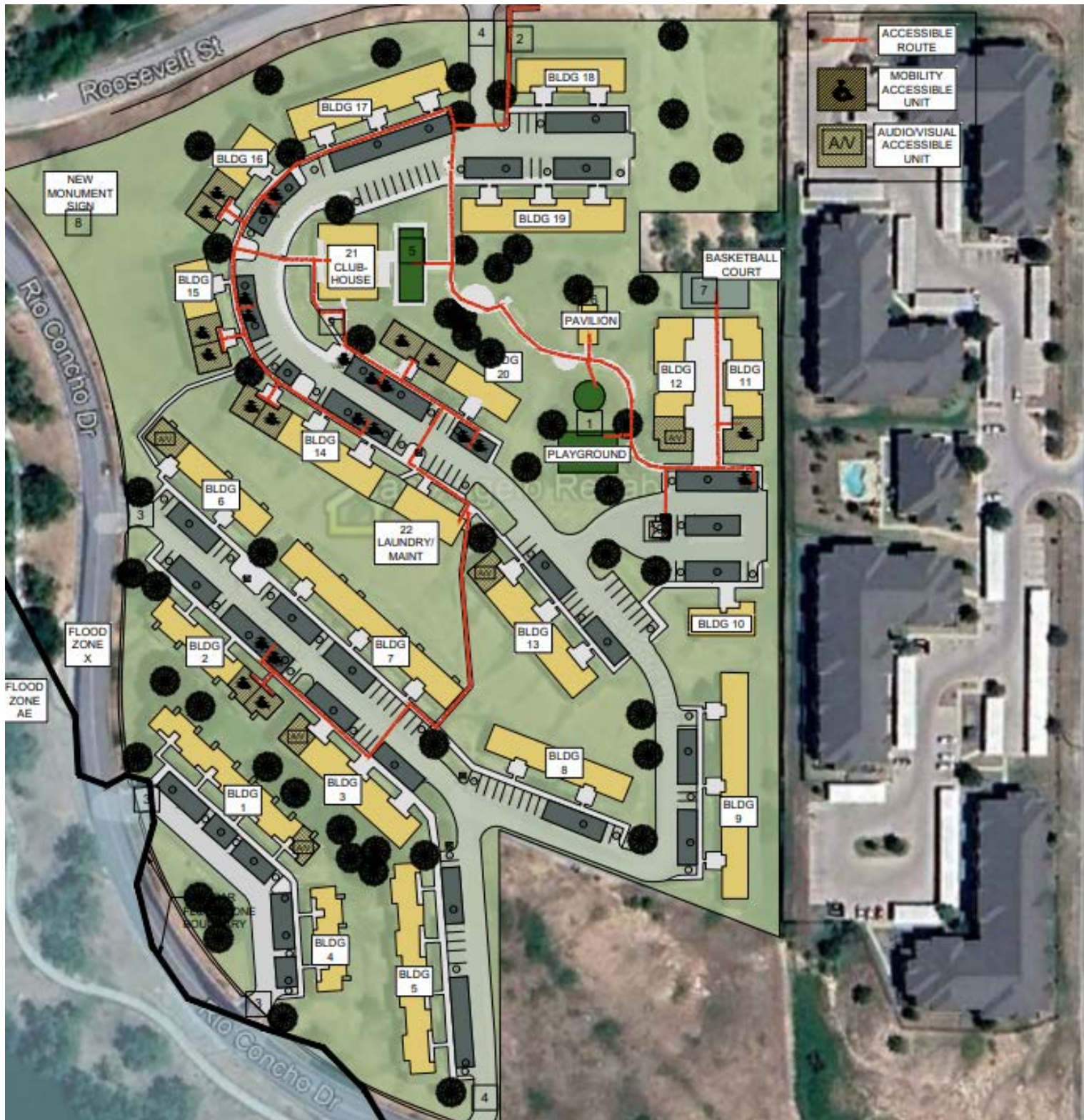
Recommendation:

Staff recommend **approval** of the request for a monument sign replacement, entry gates, playground shade sail, and like-for-like replacements for an apartment complex located at 1173 Benedict Drive.

Attachments:

- Site Plan
- Sign Details
- Sign Colors
- Gate Details
- Gate Locations
- Playground Shade Sail Details
- Like-for-Like Replacement Items
- Entrance Photos

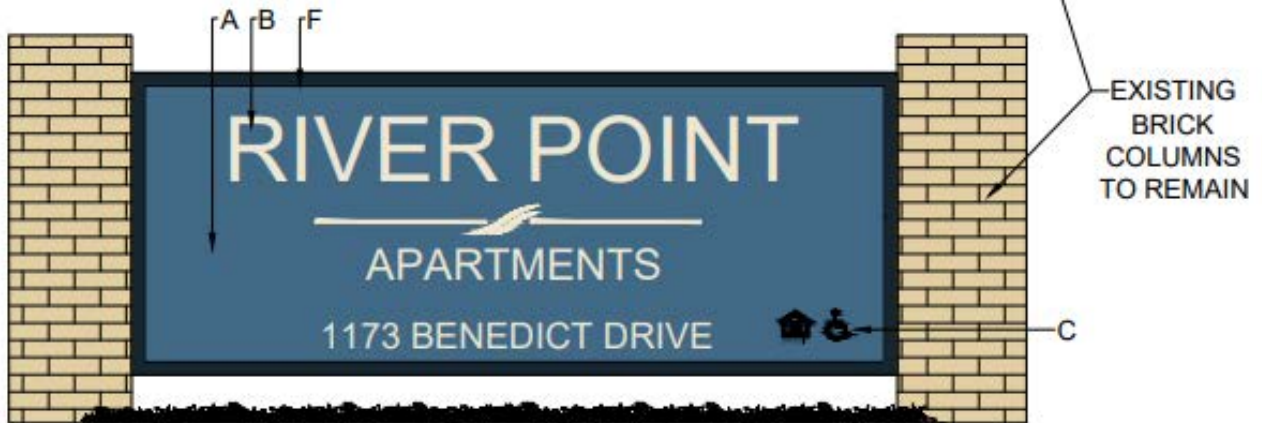
Site Plan



Sign Details



2 EXISTING SITE SIGNAGE DETAILS
SCALE: NTS



MATERIAL SCHEDULE

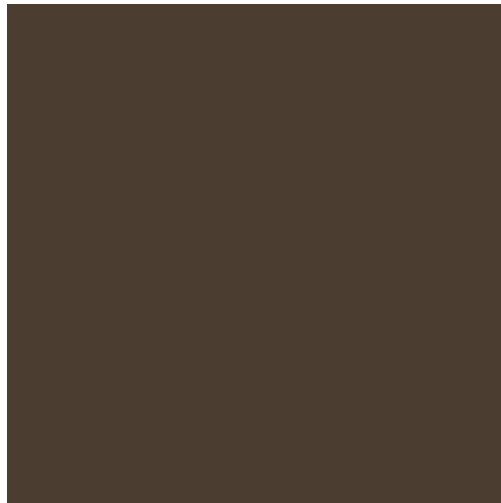
- A - F: ALUMINUM TUBE FRAME, .080 ALUMINUM CLADDING, COATED WITH MPC ACRYLIC POLYURETHANE PAINT, FACE IS RECESSED 1". COLOR BODY: SW 9150 ENDLESS SEA; COLOR TRIM: SW 9183 DARK CLOVE.
- B: 'RIVER POINT' APARTMENTS: 1/2" ALUMINUM LETTERS FLUSH MOUNTED TO ALUMINUM FACE, COLOR OF ALUMINUM TO BE DETERMINED. COLOR: SW 9119 DIRTY MARTINI.
FONT: GOTHAM XNARROW MEDIUM.
- C: EQUAL HOUSING OPPORTUNITY / HANDICAP ACCESSIBLE LOGOS: NON-ILLUMINATED CUT VINYL.

1 PROPOSED SITE SIGNAGE DETAILS
SCALE: 1" = 1' - 0"

Sign colors



Body – SW9150 Endless Sea



Trim – SW 9183 Dark Clove



Lettering – SW 9119 Dirty Martini

Gate Details

MA/MAT
**HIGH-TRAFFIC DC BARRIER
 GATE OPERATOR**

Reliable barrier operator for heavy-traffic applications.



MAT

RELIABLE

- HEAVY-DUTY DC MOTOR** PERFORMS IN THE MOST DEMANDING APPLICATIONS.
- BATTERY BACKUP** SAFEGUARDS YOUR PROPERTY WHEN THE POWER IS DOWN.
- SMOOTH START/STOP OPERATION** EXTENDS LIFE OF OPERATOR.
- MAGNETIC LIMIT SENSORS** ARE DESIGNED FOR HIGH-CYCLE APPLICATIONS.
- SURGE SUPPRESSION** PROVIDES INDUSTRIAL SURGE AND LIGHTNING PROTECTION.
- WARRANTY** OF 10 YEARS FOR ALUMINUM FRAME AND 2 YEARS FOR PARTS.

SMART

- SAMS (SEQUENCED ACCESS MANAGEMENT SYSTEM)** PROVIDES CONTROL BETWEEN BARRIER AND SLIDE/SWING GATE OPERATOR TO MAXIMIZE TRAFFIC FLOW.
- AUXILIARY PROGRAMMABLE RELAY** MAKES ADDING ADDITIONAL ACCESSORIES EASY.
- MULTI-VEHICLE MEMORY** ALLOWS BARRIER ARM TO REMAIN OPEN UNTIL ALL PREAUTHORIZED VEHICLES PASS THROUGH.

SAFE AND SECURE

- FIRE-DEPARTMENT COMPLIANCE** ALLOWS GATE TO AUTO-OPEN UPON LOSS OF AC POWER OR BATTERY DEPLETION.
- BREAKAWAY ARM** CAN BE EASILY REINSTALLED IF ARM IS HIT.
- ANTI-TAILGATE** QUICKLY SECURES PROPERTY, PREVENTING UNAUTHORIZED ACCESS.
- SECURITY+ 2.0®** SAFEGUARDS FACILITY ACCESS WITH ROLLING CODE TECHNOLOGY, OPENING FOR REGISTERED DEVICES ONLY.

RECOMMENDED ACCESSORIES:

LED BARRIER ARM
 MALE012/MALE017
 Aluminum arm with integrated red LED light and DOT tape provides exceptional visibility 24 hours a day.

LOW-POWER LOOP DETECTOR
 LD7LP
 Automatic sensitivity settings for ease of vehicle detection. Power-efficient design for max. cycles on battery backup.

COMMERCIAL ACCESS CONTROL RECEIVER
 STAR1000
 Standalone commercial receiver with Security+ 2.0 and IP44 housing designed for outdoor environments; can program up to 1,000 remotes for your parking or commercial applications.

OPTIONAL ACCESSORIES:

CONNECTED ACCESS PORTAL, HIGH CAPACITY
 CAPXL
 Cloud-based access control for residents and guests.

CONNECTED ACCESS PORTAL, 2-DOOR CONTROLLER
 CAP2D
 Cloud-based, credentialed access control.

RSL12UL 12VDC RESIDENTIAL/LIGHT COMMERCIAL SLIDE GATE OPERATOR

Ideal for residential and light commercial gate applications.



RELIABLE

BATTERY BACKUP PROVIDES SEAMLESS ACCESS BY PROVIDING STANDBY POWER WHEN THE POWER IS DOWN.

SMOOTH START/STOP OPERATION AND MID-TRAVEL REVERSAL EXTEND OPERATOR HARDWARE LIFE.

COMMERCIAL GEAR-DRIVEN TRANSMISSION PROVIDES UNSURPASSED RELIABILITY.

WARRANTY 3 YEARS.

SMART

myQ® TECHNOLOGY ENABLES YOU TO SECURELY CONTROL AND MONITOR YOUR GATE OPERATOR FROM ANYWHERE.*

WIRELESS DUAL-GATE COMMUNICATION SYNCHRONIZES GATE OPENING/CLOSING AND ELIMINATES EXPENSIVE DRIVEWAY TRENCHING COSTS.

SOLAR-READY, ULTRA-RELIABLE SYSTEM DELIVERS POWER WHEN AND WHERE YOU NEED IT MOST.

SAFE AND SECURE

SECURITY+ 2.0® SAFEGUARDS FACILITY ACCESS WITH ROLLING CODE TECHNOLOGY, OPENING FOR REGISTERED DEVICES ONLY.

POSILOCK® PREVENTS GATE FROM AN UNAUTHORIZED MANUAL OPEN.

FIRE DEPARTMENT COMPLIANCE ALLOWS GATE TO AUTO-OPEN UPON LOSS OF AC POWER OR BATTERY DEPLETION.

MANUAL DISCONNECT WHEN UNLOCKED ALLOWS GATE TO BE OPENED MANUALLY.

UL® LISTED GATE OPERATORS WITH MONITORED SAFETY ENTRAPMENT PROTECTION DEVICES.

*Cellular data or Wi-Fi® connection required. Test equipment regularly and follow safety instructions.

INCLUDED ACCESSORIES:

MONITORED RETRO-REFLECTIVE PHOTO EYE
 Enhanced retro-reflective photo eye now with heater and wider beam, engineered to stay aligned; max. range: 50 ft.



LMPRUL

MONITORED SMALL PROFILE RESISTIVE EDGE
 Pressure-sensitive edge stops and/or reverses gate when obstructed.



SS05AL

SAFETY ADD-ONS:

MONITORED THROUGH-BEAM PHOTO EYES
 Enhanced through-beam now with wider beam and heater for high performance in most environments; max. range: 90 ft.



LMTBUL

MONITORED WIRELESS EDGE KIT
 Low-energy Bluetooth® connection between a LiftMaster Monitored Resistive Edge and the gate operator; max. range: 130 ft.**



LMWEKITU

MONITORED SAFETY ENTRAPMENT EDGES
 Full line of Small, Large and Wraparound Profile Edges that sense obstructions.



EDGES

TOTAL SOLUTION ACCESSORIES:

RESIDENTIAL TELEPHONE ENTRY SYSTEM
 Controls access at gated entrances with 2,000 unique codes and Versa XS 4.0 software.



EL25

INTERNET GATEWAY
 Connects myQ-enabled gate operators to the Internet and enables control through the myQ App.



828LM

SOLAR PANEL
 20W 12V solar panel kits (panel, batteries, harness).



20W7A/20W33A

**Wireless kit for up to 4 transmitters and 2 resistive edges per transmitter.

PRODUCT GUIDE RSL12UL
 12VDC RESIDENTIAL/LIGHT
 COMMERCIAL SLIDE GATE OPERATOR

LiftMaster®

Gate Locations



Playground Shade Sail Details

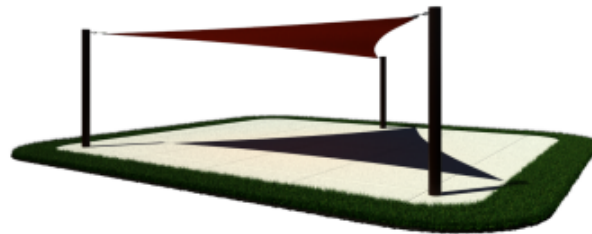


Equilateral Sail Shade

Price \$6,081.00

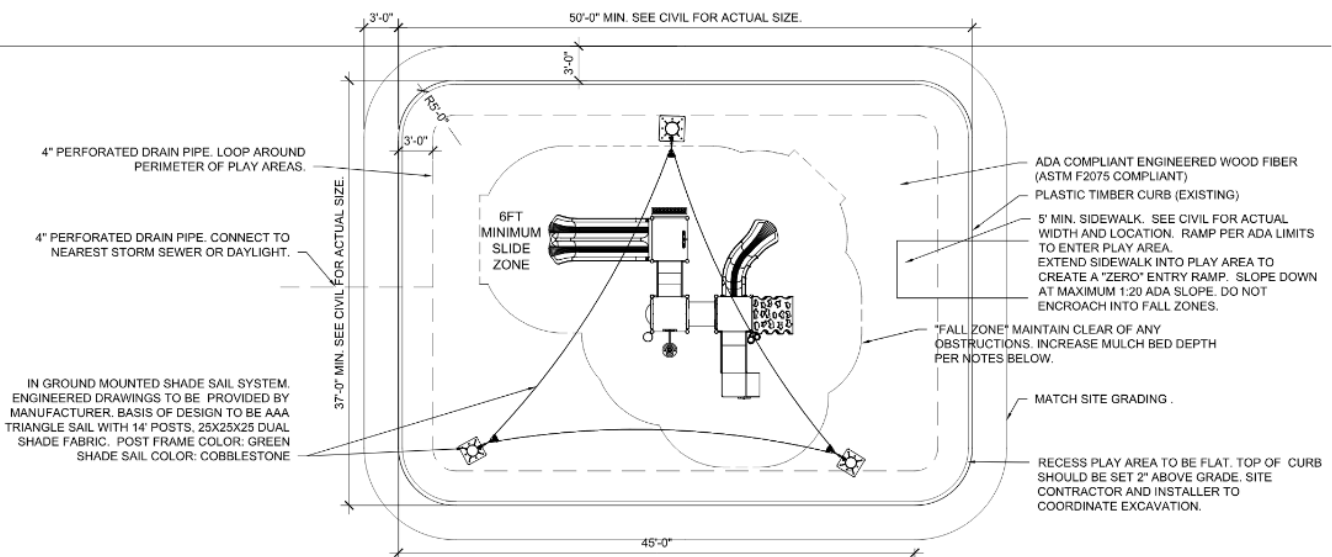
Highlights:

- Fabric and steel can be colored
- Available in surface or in-ground mount
- Protects those underneath from sun rays
- Triangle shaped shade constructed of steel and fabric



Overhead View

The Equilateral Sail Shade brings a cool break from the heat of the sun. This unit is ideal for outdoor areas with an absence of shade that are looking for an artful way to emphasize a particular point in their site. The Equilateral Sail Shade immediately adds class to outdoor areas separating it from its more mundane counterparts. Additionally, the shade of a sail shade rotates as the day progresses creating a scenic look that is unparalleled. This umbrella can be paired with others or stand alone to fit unique scenarios. The fabric and steel that comprises this unit can be colored to fit almost any look allowing for the sleekest hotel to the most vibrant of family water parks to bring shade into their overall look.



Like-for-like Replacement Items

Entrances (From north to south)









