

Legislation Details (With Text)

File #:	17-778	Name:	
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File created:	11/17/2017	In control:	City Council
On agenda:	12/11/2017	Final action:	
Title:	Discuss and consider a request for an appeal of the Non-Residential and Multifamily Design Standards for a proposed drive-through bank addressed at 1292 Loop 337.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial, 2. Application, 3. Site Plan, 4. Proposed Building Elevations, 5. Applicant Provided Photographs, 6. Zoning Map, 7. Existing Land Use Map, 8. Site Photograph, 9. Sec. 5.22 - Building Design Standards		

Date	Ver.	Action By	Action	Result
12/11/2017	1	City Council		

Presenter

Christopher J. Looney, Planning and Community Development Director
clooney@nbtexas.org

SUBJECT:

Discuss and consider a request for an appeal of the Non-Residential and Multifamily Design Standards for a proposed drive-through bank addressed at 1292 Loop 337.

BACKGROUND / RATIONALE:

Case No.: CS-17-033

Council District: 4

Owner: Centennial Bank (Justin Hammack)
421 S. Seguin Ave., Suite A
New Braunfels, TX 78130
(830) 387-7520

Applicant: RVK Architects (Andrew Staskavage)
745 E. Mulberry Ave., Suite 601
San Antonio, TX 78212
(210) 733-3535

Staff Contact: Matthew Simmont
(830) 221-4058
msimmont@nbtexas.org

The subject property comprises 1.06 acres on the northeast corner of the Loop 337 and River

Terrace intersection and is zoned “C-1” Local Business District. This property is currently unimproved and was part of a subdivision plat recorded in July 2017 creating the corner lot.

New Braunfels’ Zoning Ordinance requires 80% of a commercial building facade, excluding doors and windows, to be clad in “primary materials” (see Attachment 8). It also requires the lower 4 feet of all walls to be clad in brick, stone, cast stone, rock, marble, granite, split-face concrete block, pour-in-place concrete or tilt-wall concrete (Chapter 144, Section 5.22).

The applicant is proposing to build a drive-through bank on the subject property with the building exterior to be finished primarily with a limestone veneer, which is compliant with the building standards. However, the lower 4 feet of a portion of the north and east building walls are proposed to be finished with stucco, which is not a code-compliant material.

Staff provided said comments to the applicant on the initial commercial permit application to which revised building plans were submitted in compliance with the adopted design standards. Subsequently, the applicant submitted this design appeal application indicating the original design proposal is a standard prototype they prefer that will match other Centennial Bank branches.

Lot Size:
1.06 acres

Surrounding Zoning & Land Use:

North	C-1	Undeveloped	
South	C-4A	Commercial	Howard Payne University Center
East	C-1	Commercial	Harley Davidson
West	C-4	Commercial	Rockin’ R Outfitter

Comprehensive Plan/Future Land Use Designation:
Commercial

Improvement(s):
Undeveloped

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	No	City Plan/Council Priority: Comprehensive Plan	Pros: None. Cons: <i>Objective 9A: Consider establishing architectural standards and building material standards for nonresidential structures. Goal 12: Protect and enhance the visual environment of the City.</i>
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FISCAL IMPACT:
N/A

COMMITTEE RECOMMENDATION:
N/A

STAFF RECOMMENDATION:

The design standards were adopted by City Council (and recently updated) to improve the visual appeal and structural integrity of commercial buildings within New Braunfels. The applicant's proposed deviations would detract from these established standards. The applicant has submitted revised plans that meet the minimum of the commercial building materials standards by adding limestone veneer to the lower 4 feet of the remainder of the north and east building elevations, demonstrating the ability to comply with the requirements. Therefore, staff recommends denial of the applicant's request.

Attachments:

1. Aerial
2. Application
3. Site Plan
4. Proposed Building Elevations
5. Applicant Provided Photos
6. Zoning Map
7. Existing Land Use Map
8. Photograph
9. Section 5.22