

Legislation Text

File #: 17-522, **Version:** 1

Presenter

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

SUBJECT:

Discuss and consider an appeal of the Non-Residential and Multifamily Design Standards and articulation requirements for a proposed diesel mechanic shop addressed at 556 Danken Lane in the "C-3" Commercial District.

BACKGROUND / RATIONALE:

Case No.: CS-17-014

Council District: 6

Owner: Kahlig Enterprises
9207 San Pedro Avenue
San Antonio, TX 78216

Applicant: Bluebonnet Motors (Wes Studdard)
351 IH 35 S
New Braunfels, TX 78130
(830) 606-8011

Staff Contact: Matt Greene
(830) 221-4053
mgreene@nbtexas.org

Background:

The subject property comprises 1.53 acres at the northwest corner of the intersection of Danken Lane and Executive Drive, with approximately 265 feet of frontage on Executive Drive and 255 feet of frontage on Danken Lane and is zoned "C-3" Commercial District. The property is currently fully paved and utilized as a parking lot for Bluebonnet Motors employees and vehicle inventory.

Proposal:

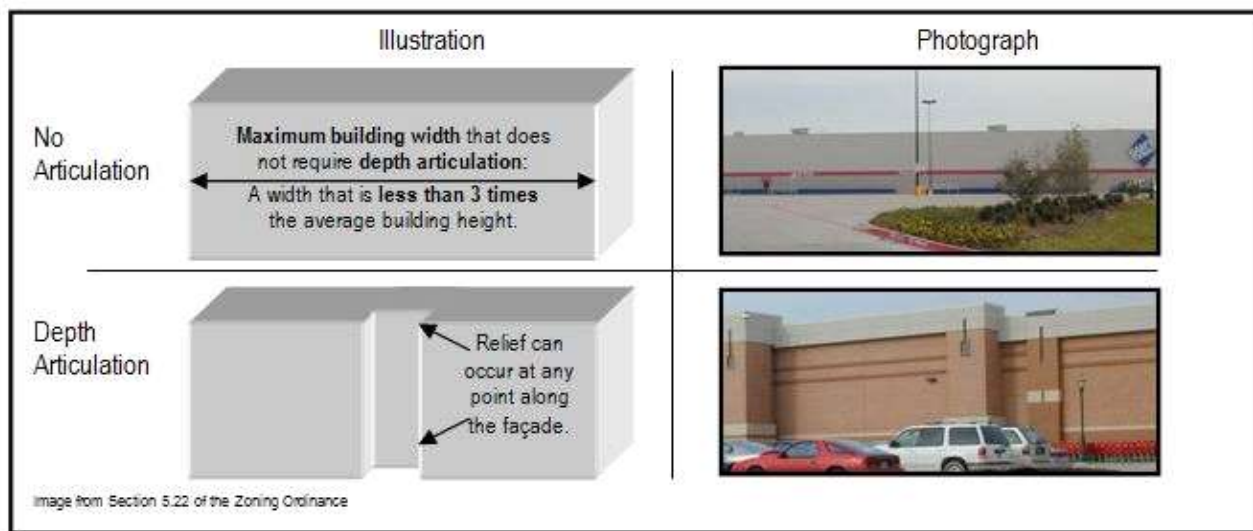
The applicant proposes to construct a new building on the property to be utilized as a diesel mechanic shop for Bluebonnet Motors (see Attachment 3). The proposed building would be 180 feet wide by 30 feet deep and 20 feet in height with 8 mechanic bays. The building is proposed to be constructed of metal and include a 100% exterior metal façade (see Attachment 4). The applicant's proposed building would not meet building design requirements adopted to improve the quality and aesthetics of new construction, help provide human scale to the façade of buildings, and provide a more interesting façade appearance.

Exterior Finish Material Requirement (Attachment 8, Chapter 144, Section 5.22):

New Braunfels' Zoning Ordinance requires 80% of facades, excluding doors and windows, to be clad in "primary materials". The lower 4 feet of all walls are to be clad in brick, stone, cast stone, rock, marble, granite, split-face concrete block, pour-in-place concrete or tilt-wall concrete.

Horizontal Articulation (Attachment 8, Chapter 144, Section 5.22-3(c)(1)):

The horizontal articulation requirements for the proposed building only apply to the building facades facing Danken Lane and Executive Drive. The front facade as proposed would not meet the minimum horizontal articulation requirements. The width of the front façade is 180 feet with an average height of 20 feet. According to the design standards, no portion of the façade shall extend for more than three times the average height (60 feet) without depth articulation. To meet the design standards, there would need to be a minimum of 2 horizontal offsets (relief) at least 3 feet deep (15% of the average building height), extending a width of at least 18 feet (10% of the width of the building façade), positioned on the façade so that no portion of the façade would extend for more than 60 feet without an offset. The required offsets could be an inset or a protrusion as depicted in the following illustration:

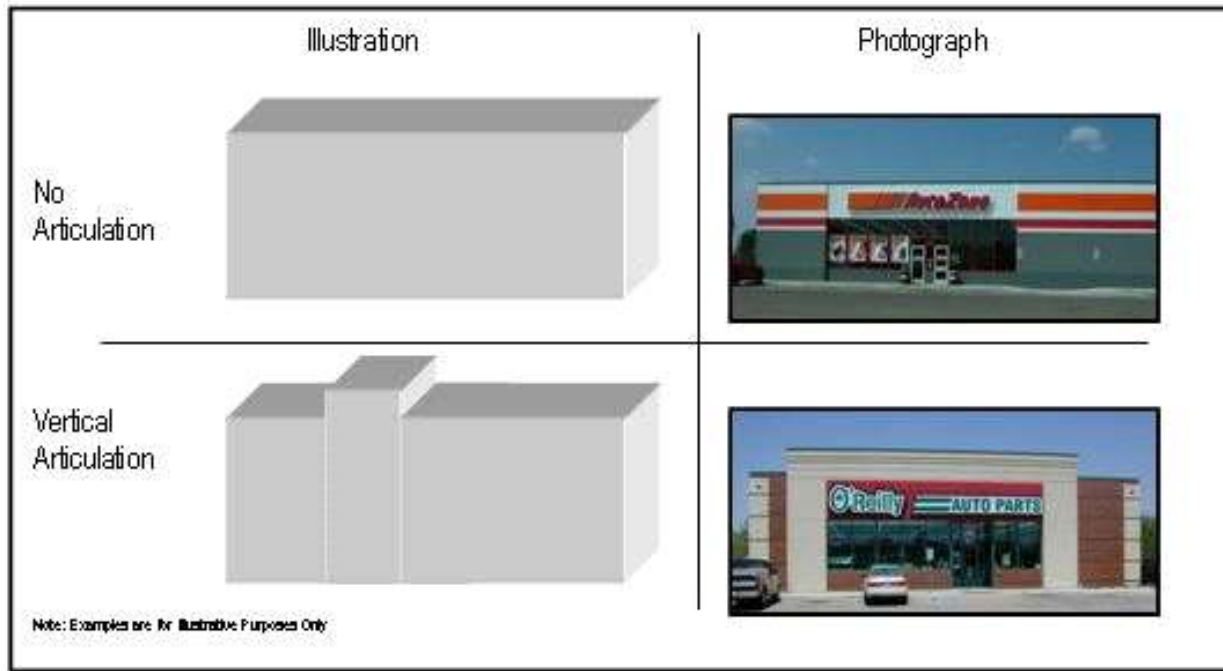


The width of the side façade is proposed to be 30 feet with an average height of 20 feet. According to the design standards, no horizontal articulation would be required as the width of the façade is less than 3 times the height of the building.

Vertical Articulation (Attachment 8, Chapter 144 Section 5.22-3(c)(2)):

The Vertical articulation requirements for the proposed building also only apply to the building facades facing Danken Lane and Executive Drive. The front facade as proposed would not meet the minimum vertical articulation requirements. The width of the front façade is 180 feet with an average height of 20 feet. According to the design standards, no portion of the façade shall extend for more than three times the average height (60 feet) without a change in façade elevation. To meet the design standards, there would need to be a minimum of 2 vertical offsets (relief) with a change in elevation height of at least 3 feet (15% of the average building height), extending a width of at least 18 feet (10% of the width of the building façade), positioned on the façade so that no portion of the

façade would extend for more than 60 feet without an offset. The offsets can be of varying heights as long as the minimal standard is satisfied as depicted in the following illustration:



The width of the side façade is 30 feet with an average height of 20 feet. According to the design standards, no horizontal articulation would be required as the width of the façade is less than 3 times the height of the building.

As for the location of the building on the property, the applicant is requesting approval for two potential locations on the site (see attachment 3). The applicant's preferred location (outlined in yellow) is adjacent to the side lot line on Danken Lane. The applicant has indicated he would like the building to be located as close to Danken Lane as possible and the site plan shows the building to encroach 10 feet into the 25-foot front setback. Neither staff nor City Council can approve a setback encroachment. The applicant would need to apply for a variance to be considered by the Zoning Board of Adjustment who would have to make a finding of physical hardship.

The alternative location (outlined in blue) is adjacent to the interior side lot line (adjacent to the City's detention lot). This location complies with all setback requirements.

Lot Size:
1.53 acres

Surrounding Zoning & Land Use:

North	C-3	Commercial	The Rush Building
South, across Danken Lane	C-3	Commercial	Parking Lot
East, across Executive Drive	C-1A & C-3	Commercial	Parking Lot

West	C-3	Undeveloped	City Drainage Detention
------	-----	-------------	-------------------------

Comprehensive Plan/Future Land Use Designation:
Commercial

Improvement(s):
Asphalt parking lot.

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

X	No	City Plan/Council Priority: Comprehensive Plan	Pros: None Cons: Goal 9A: <i>Consider establishing architectural standards and building material standards for nonresidential structures.</i> The proposed building does not comply with the minimum articulation and exterior building materials requirements established per Section 5.22, Chapter 144, New Braunfels Code of Ordinances. Goal 12: <i>Protect and enhance the visual environment of the City.</i> The proposed building will not be consistent with surrounding buildings in the area and will not comply with the City's adopted standards for building design.
----------	-----------	---	--

FISCAL IMPACT:
N/A

COMMITTEE RECOMMENDATION:
N/A

STAFF RECOMMENDATION:
Staff has not found a unique circumstance existing on the subject property that would justify an exemption from the Non-Residential and Multifamily Design Standards, and therefore recommends denial. However, if City Council is inclined to approve the applicant's request, staff recommends additional landscaping be planted in accordance with Chapter 144, Section 5.22-3(e)(1-5) - the same landscaping that would be required for a metal industrial use building (6 trees and 24 shrubs). Trees and shrubs would provide visual interest and a vegetative buffer between the facility and the public roadway.

Attachments:

1. Aerial
2. Application
3. Site Plan
4. Proposed Building Plans
5. Photographs of Subject Property
6. Zoning Map
7. Existing Land Use Map
8. Section 5.22 Building Design Standards

