

# STAFF REPORT



**Meeting:** July 16, 2015

**To:** Design and Historic Review Commission

**From:** Rebeca A. Guerra, AICP, LEED-AP, CPD  
Planning Manager

**Presenter:** Jeff Fisher  
Planner I

**Case:** RCC15-17

**Request:** A request for approval per Section 12.703(b)(1) of the River Corridor Development Ordinance of a 31-square foot lit sign to be attached to the second story of an existing building.

**Location:** 115 South Chadbourne Street, located approximately 195 feet southwest of the intersection of East Beauregard Avenue and South Chadbourne Street.

**Legal Description:** San Angelo Addition, Block 8, the south 25 feet of Lot 11.

**Size:** 0.05 acres (2,500 square feet)

## **General Information**

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Existing vacant commercial building

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	Pink Piano, The Man Store, Fuentes Café Downtown
West:	Central Business District (CBD)	Tom Green County Library, alley, retail commercial buildings
South:	Central Business District (CBD)	Zada Décor, San Angelo Civic Ballet, South Studio, retail commercial buildings
East:	Central Business District (CBD)	Fat Boss Pub, retail commercial buildings

District: SMD #3 – Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts South Chadbourne Street, an “Arterial Street.” Per the Master Thoroughfare Plan (MTP), an arterial street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. Assessment records from the Tom Green County Appraisal District show the building was built in 1981 as a retail store. The building is built immediately to the east property line with a 0-foot setback, and the proposed sign will project 10 inches over the sidewalk. However, Section 12.604(b)(2)(B) of the Sign Ordinance allows a sign to project into the public right-of-way providing it has a vertical clearance of 9 feet, and provided the leading edge maintains at least 18 inches (1.5 feet) from the curb line or street edge. The vertical clearance is 23 feet from grade and the sidewalk is 14’-2” wide. Therefore, an Encroachment Approval will not be required from City Council for the sign.

## **Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to two (2) Conditions of Approval**.

## **History and Background:**

On May 27, 2015, the applicant submitted an Application for River Corridor Review for a 31-square foot lit sign which reads “Chadbourne Tavern” to be attached to the second story of the existing vacant building. The purpose of the sign is to advertise the new sports bar at this location with this name. The applicant has also submitted a separate application for construction of a new canopy and balcony, as well as exterior remodeling of the existing building (RCC15-21) which will be heard concurrently at this meeting.

The proposed sign will be located 23 feet above grade on the second floor of the building. The sign will be constructed of translucent plexiglass with LED channel lighting inside. The word “Chadbourne” will be white with a red outline, and the word “Tavern” will be green with a black outline.

As indicated, 12.604(b)(2)(B) of the Sign Ordinance allows a sign to project into the public right-of-way providing it has a vertical clearance of 9 feet, and provided the leading edge maintains at least 18 inches (1.5 feet) from the curb line or street edge. The vertical clearance is over 23 feet from grade and the sidewalk is 14'-2" wide. Therefore, an Encroachment Approval will not be required from City Council for the sign.

## **Analysis:**

Section 12.703(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any lit sign in the River Corridor. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

### **1. General Design Guidelines**

The RCMDP sets design guidelines for signs in the Commercial and Mixed Use areas in the Historic City Center: “Signs should have a minimum clearance of nine feet above the sidewalk for public safety”, and “Signs should be incorporated into the architecture of each building.”

Staff believes the proposed sign maintains the traditional fonts, styles and colors of those found in the River Corridor, and the sign would be incorporated into the existing building which also has a historical look. The

calligraphic fonts and the light green color of “Tavern” matches Fuentes Café Downtown, located just north of the subject property. The fonts are also similar to other buildings along South Chadbourne Street also, including Pink Piano at 113 South Chadbourne Street, Tejano Country (204), Chester Dorner Jewelers (219),and Lucky You! (227).

## **2. Lighting**

The Lighting Policy inside the Historic City Center encourages “integrating lighting into a building” which “can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare or light spill.”

The proposed sign will be lit with LED channel letters, which would allow light spill to be controlled. Other buildings on South Chadbourne Street in the River Corridor also use LED lighting including the hanging signs on Griners and Stango’s Coffee Shop, as well as the wall sign on Fuentes Café Downtown. Staff believes the proposed sign would be consistent with the other signs in the area, and the LED lighting will not result in glare or light spill.

### **Action Requested:**

The action requested is for the Planning Commission to **APPROVE** Case RCC15-21, **subject to the following two (2) Conditions of Approval:**

- 1. There shall be no glare of spillover illumination onto adjacent properties.**
- 2. The applicant shall obtain a Sign Permit from the Permits Division.**

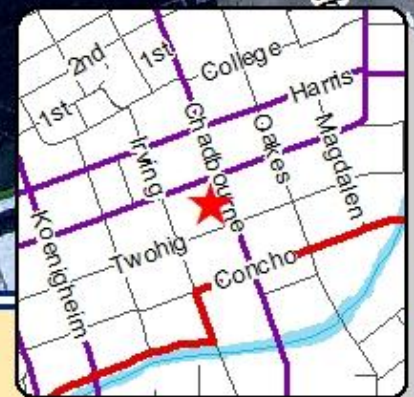
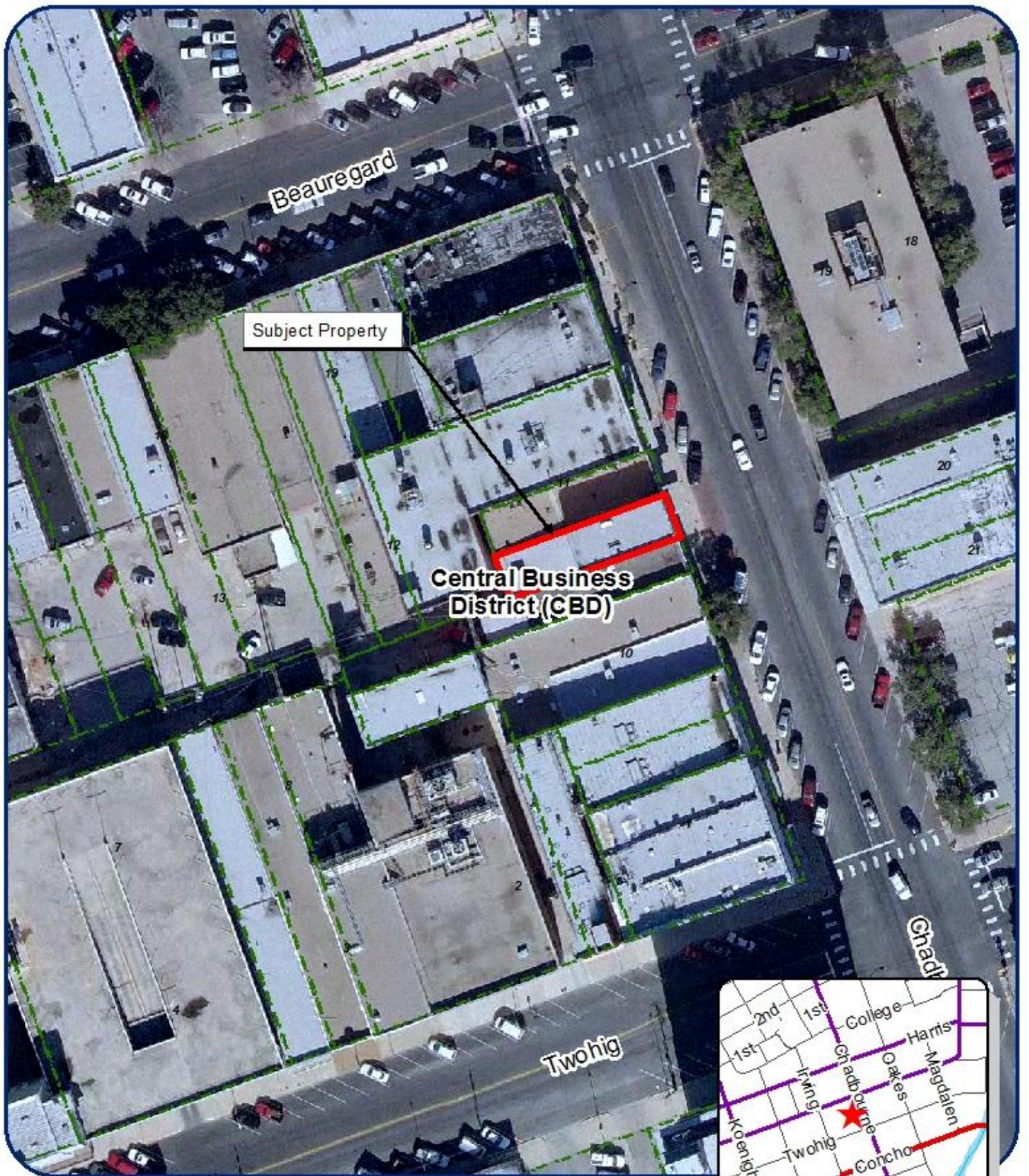
### **Appeals:**

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission’s decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

### **Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photos of Site and Surrounding Area  
Proposed Sign superimposed onto Building  
Sign Elevation





**River Corridor Case File**  
**RCC15-17: Juice Mule**

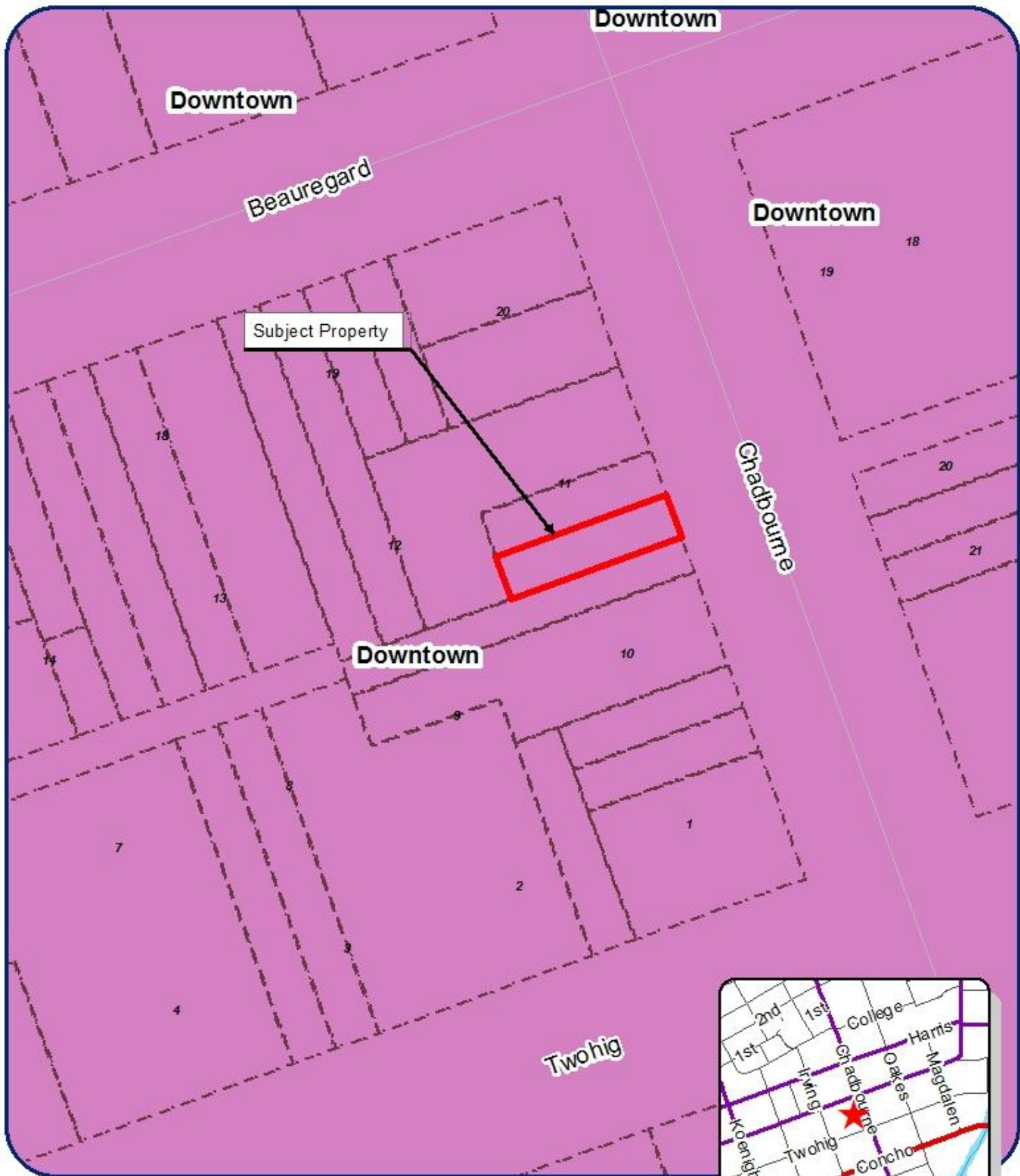
Council District: Johnny Silvas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 70 ft  
 Subject Property: 115 S. Chadbourne St.

**Legend**

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







**River Corridor Case File**

**RCC15-17: Juice Mule**

Council District: Johnny Silvas (SMD #3)

Neighborhood: Downtown

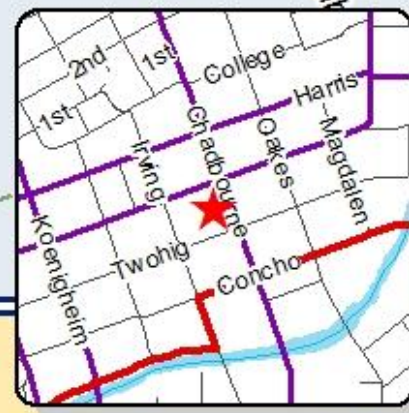
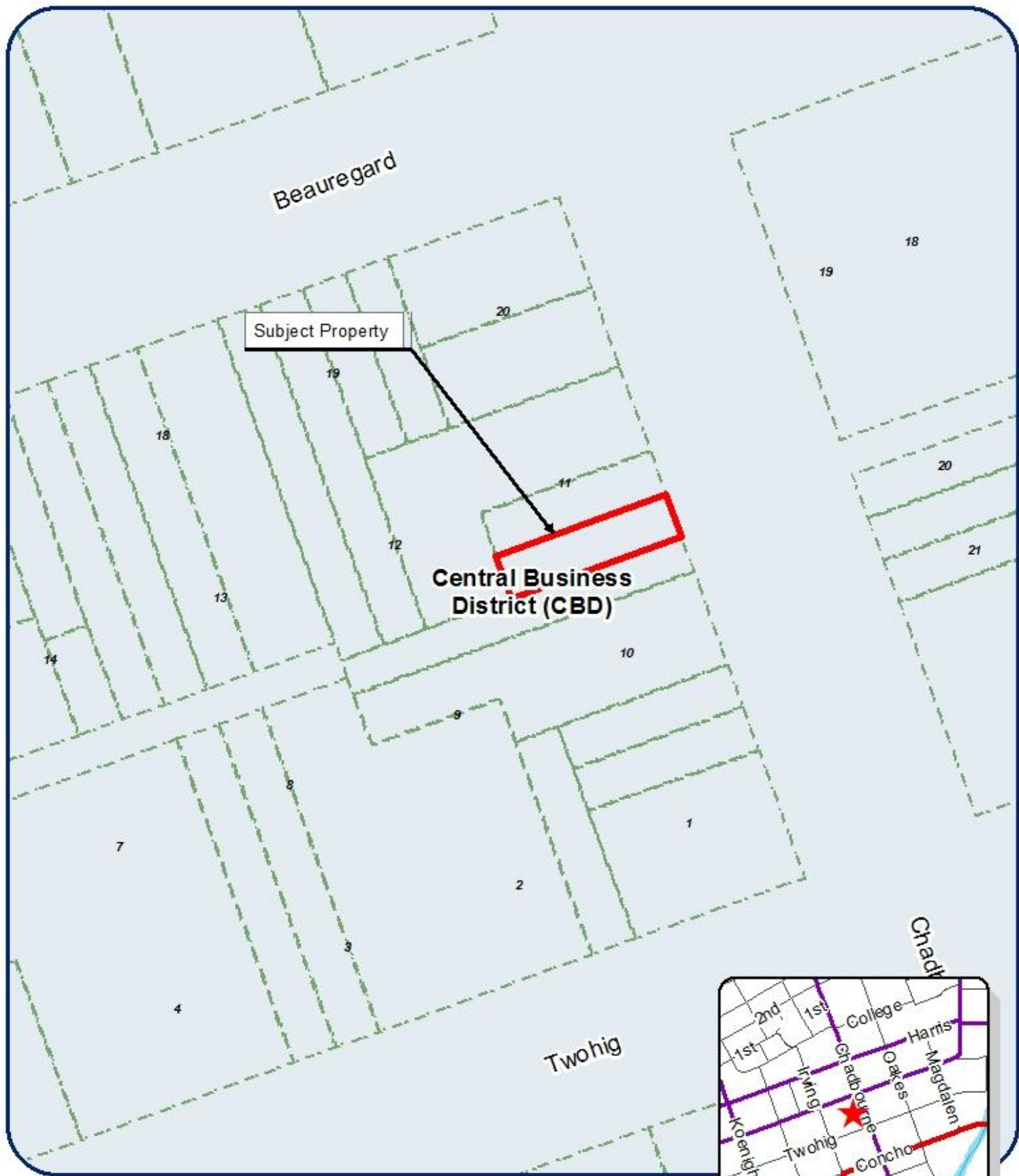
Scale: 1" approx. = 70 ft

Subject Property: 115 S. Chadbourne St.

**Legend**

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





**River Corridor Case File**  
**RCC15-17: Juice Mule**

Council District: Johnny Silvas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 70 ft  
 Subject Property: 115 S. Chadbourne St.

**Legend**

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





**Photos of Site and Surrounding Area**

**West (Existing Building and Canopy)  
115 South Chadbourne Street**



**South(Side View of Building and Canopy)**



**East**



**North (Side View of Building and Canopy)**





**Photos of Site and Surrounding Area**

**Pink Piano (113 S. Chadbourne St.)**



**Fuentes Café (113 S. Chadbourne St.)**



**Chester Dorner Jewelers Building  
(219 S. Chadbourne St.)**



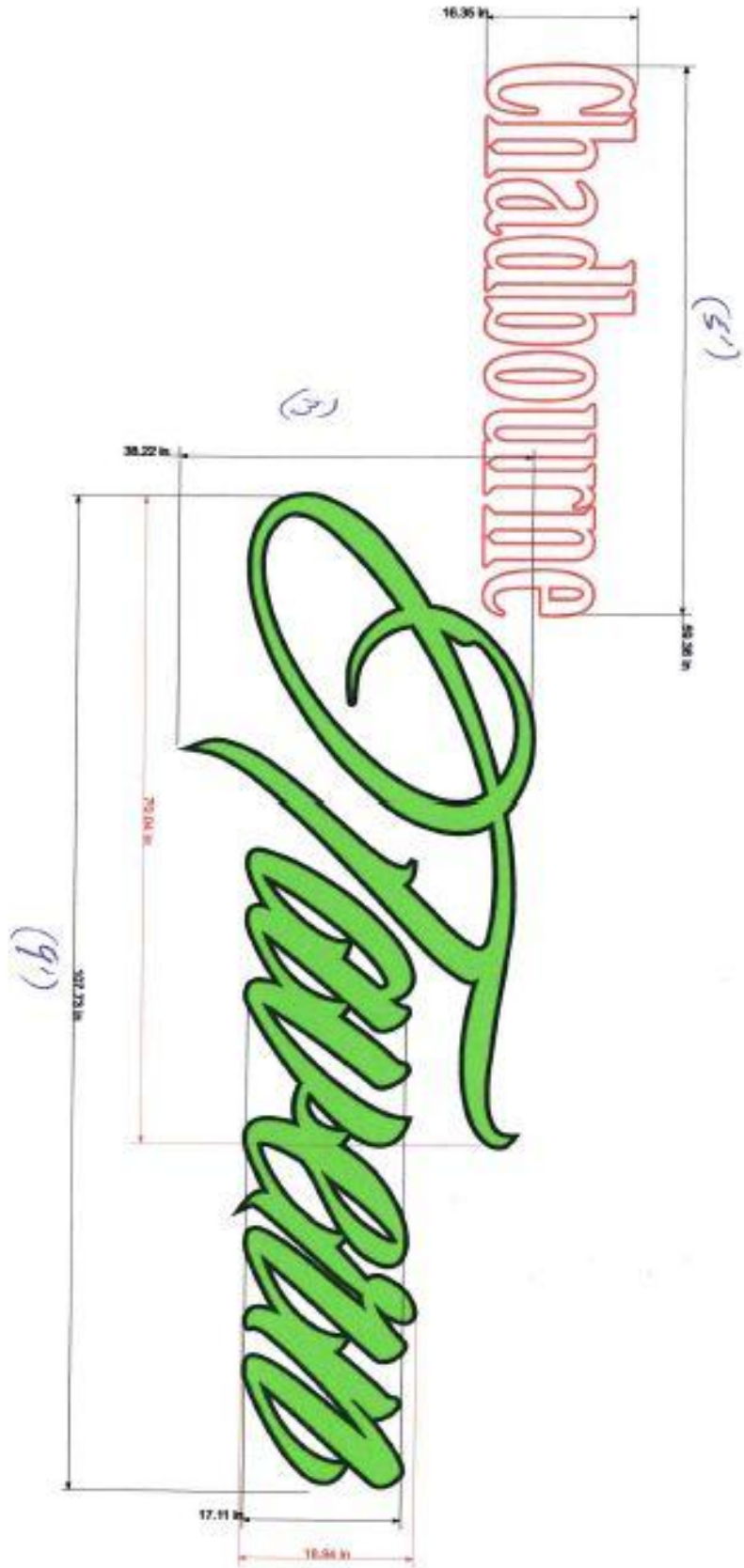
**Tejano Country Building  
(204 S. Chadbourne St.)**



Proposed Sign superimposed onto Building



# Sign Elevation





# STAFF REPORT



**Meeting:** July 16, 2015

**To:** Design and Historic Review Commission

**From:** Rebeca A. Guerra, AICP, LEED-AP, CPD  
Planning Manager

**Presenter:** Jeff Fisher  
Planner I

**Case:** RCC15-21

**Request:** A request for approval per Section 12.703(b)(1) of the River Corridor Development Ordinance for the construction of a black steel canopy and second floor balcony along the front facade, and a request for approval per 12.703(b)(2) of the River Corridor Development Ordinance for the replacement of the existing first floor brick wall with new, white limestone rock and the re-painting of the second floor brick walls to a darker color.

**Location:** 115 South Chadbourne Street, located approximately 195 feet southwest of the intersection of East Beauregard Avenue and South Chadbourne Street

## **Legal**

**Description:** San Angelo Addition, Block 8, the south 25 feet of Lot 11

**Size:** 0.05 acres (2,500 square feet)

## **General Information**

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Thoroughfares/Streets: The subject property abuts South Chadbourne Street, an “Arterial Street.” Per the Master Thoroughfare Plan (MTP), an arterial street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. Assessment records from the Tom Green County Appraisal District show the building was built in 1981 as a retail store. The building is built immediately to the east property line with a 0-foot setback, and the canopy will project 12’-0” into the sidewalk on the City’s right-of-way and will require an Encroachment Approval from City Council. South Chadbourne Street has an existing right-of-way of 100 feet and a paved width of 36 feet in compliance with the Master Thoroughfare Plan (MTP) and there are no plans at this time to widen it further.

## **Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to one (1) Condition of Approval.**

## **History and Background:**

On May 19, 2015, the applicant submitted an Application for River Corridor Review which included a site plan, building elevations, and color samples of the proposed new construction and exterior remodeling of the existing vacant building for a new sports bar tavern "Chadbourne Tavern." The applicant has also submitted a separate application for a 31-square foot lit wall sign to advertise the business (RCC15-17) which will be heard concurrently at this meeting.

The new construction and exterior remodeling is as follows:

### New Construction

*[River Corridor Development Ordinance, Section 12.703(b)(1)]*

- Black steel canopy with 2<sup>nd</sup> floor balcony, railings, and posts and wood skirt paneling. The canopy received a building permit on March 23, 2015, (Permit No. 000015-1144) and has now been constructed, except for the wood skirt paneling underneath and the repainting of the steel railings and posts from the existing brown color to black.

### Exterior Remodeling of an Existing Structure

*[River Corridor Development Ordinance, Section 12.703(b)(2)]*

- 1<sup>st</sup> Floor of Building: Installation of new white limestone rock walls;
- 2<sup>nd</sup> Floor of Building: Repainting the second floor brick walls to a darker color (see attached).

The canopy is 20-feet wide, with a vertical clearance of 13.5 feet from the sidewalk, at grade, to the horizontal frame. The wood skirt paneling under the canopy will be 10.5 feet from grade, but will not obstruct access underneath as it will be mounted to the front of the canopy only. As indicated previously, South Chadbourne Street meets the minimum right-of-way and paving widths per the City's approved Major Thoroughfare Plan. However, the canopy encroaches 12 feet into the 14'-2" wide sidewalk, and therefore, will require an Encroachment Approval from City Council. The applicant has already applied for this Encroachment Approval which is anticipated to be heard by City Council at its August 18<sup>th</sup> meeting. The new white limestone rock walls will be fixed atop the existing brown brick on the first floor where



the old marble tiling was removed. The limestone rock will cover the entire first floor to where the canopy floor begins, including the area not visible from the street behind the wood skirting. On the second floor, light tan walls will be repainted a darker color to provide contrast in building color, consistent with other buildings in the River Corridor.

## **Analysis:**

Section 12.703(a) of the River Corridor Development Ordinance pertaining to new construction, and 12.703(b) pertaining to exterior remodeling, requires these changes be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and subject to approval by the Design and Historic Review Commission (DHRC).

### **1. General Design Guidelines**

The RCMDP sets general design guidelines for commercial and mixed uses in the Historic City Center. “New buildings should reflect the traditional character of the historic City center but can use new, innovative elements in ways to express the architecture of current times. The goal is to conserve the sense of past and the distinct historic character of this area while encouraging the continued growth of a vital business district.”

The proposed additions appear to be consistent with the above policy. The proposed white rock limestone on the first floor would be in concert with other buildings on South Chadbourne Street, including the building at 202 South Chadbourne Street, Lucky You! (204), Chester Dornor Jewelers (219), and Lucky You! (227). Furthermore, the black steel canopy and posts mimic architectural elements found at the nearby Stango’s Coffee located at 221 South Chadbourne Street. Fat Boss Pub immediately across the street on the east side also has a second story canopy with balcony. The black painted steel railing and posts and limestone rock, combined with the more traditional wood skirting, would also reflect the historical nature of the area while providing new, innovative elements.

### **2. Architectural Detail**

The RCMDP sets specific guidelines for new development. The Plan recommends that “patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features.”

A combination of the black steel canopy, natural wood finishing below, limestone rock walls, and natural brick on the second floor, provide pattern variation in the building façade, consistent with the Architectural Detail policy above. Limestone rock and wood skirting below the canopy uses natural elements that are reflective of the historical character of the area along South Chadbourne Street, as explained in the general design guidelines above. The new black steel columns, posts, and railings on the canopy provide some modern elements to the building, consistent with other buildings in the area, but still maintain the building's historical character.

### **3. Building Materials and Color**

Consistent with the general guidelines above, “materials and color should relate to the historical precedents apparent in the immediate environment,” and “within a development, the materials, texture and color of materials composing individual storefronts should be varied. Contrasting colors for architectural details, awnings, and at entrances should be used to create interesting architectural features.”, as well as “Using subtle yet rich colors rather than intense, bright colors” and “quality finished materials should be used.”

As indicated, several of the storefronts along South Chadbourne Street already have a light stone finish, similar to what is being proposed on the subject building. The white limestone rock is also a quality material – matching the historical color of the area, while upgrading to a more varied design in the stone cut. The variation in the texture and design would reduce the appearance of a blank wall and visually blend with the historical character of this portion of the River Corridor. The black steel canopy and natural wood skirting would be consistent with the new façade improvements immediately south at the Zada Décor Building (RCC14-38) which were previously approved, as well as the canopy of Stango's Coffee. Repainting the second floor brick to a “Trusty Tan” would provide the necessary contrast, consistent with the other buildings on South Chadbourne Street where the first and second floors use contrasting colors and building elements to provide variation in the streetscape. The applicant has submitted a color sample of the Trusty Tan color proposed for the second floor brick. This color is very close to the “Sycamore Tan” color, one of the approved colors of the Historical Color Palette of the City of San Angelo, which applies to exterior remodeling in the Central Business District for buildings of this time period.

#### 4. Awnings and Canopies

The RCMDP encourages the use of awnings "...and awnings should fit in proportion to the module of the individual storefront rather extending beyond a single bay. Awnings can also be placed over store entries to bring attention to them. Canopies can be with metal or glass and can be located at the major entries to a building or over windows."

The proposed canopy and balcony above would be attached to the front façade of the building and provide an attractive entry feature, as well as provide for a pleasant setting for customers to eat and have beverages overlooking Downtown San Angelo.

Section 3202.3.1 of the International Building Code (IBC) requires a vertical clearance of 15 feet for awnings and canopies where they extend more than 2/3 into the sidewalk, when measured from the building. As mentioned previously, the canopy projects 12 feet into the sidewalk which is 14'-2" wide (14.16 feet), which is more than 2/3 of the way over. However, the IBC in Section 104.10 also states that the Building Official may waive this requirement in instances where he finds that the strict letter of this code is impractical and the modification is in compliance with the intent of the code and further, that the modification does not lessen health, accessibility, life and fire safety, or structural requirements. This balcony is intended to be used by second floor inhabitants and as such the elevation is limited. The Fire Marshal was consulted to ensure that the intent of fire fighting access will not be hindered by the proposed height of the balcony. As indicated above, the Permits Division had previously issued a building permit for the canopy, and the Building Official has confirmed that the canopy does meet the intent of the code and therefore, meets the IBC requirement.

The Water Utilities Department has further confirmed that there are no water or sewer mains or easements in the canopy encroachment area, and therefore, has no objections to this approval.

However, as a Condition of Approval, the applicant will still be required to obtain an approval for the encroachment of the canopy and balcony onto the sidewalk which is in the public right-of-way.



**Action Requested:**

The action requested is for the Planning Commission to **APPROVE** Case RCC15-21, **subject to the following one (1) Condition of Approval:**

1. **The applicant shall obtain an approval from City Council for any required grease trap, building, and portion of the canopies, structures, or the like which may project onto a public right-of-way.**

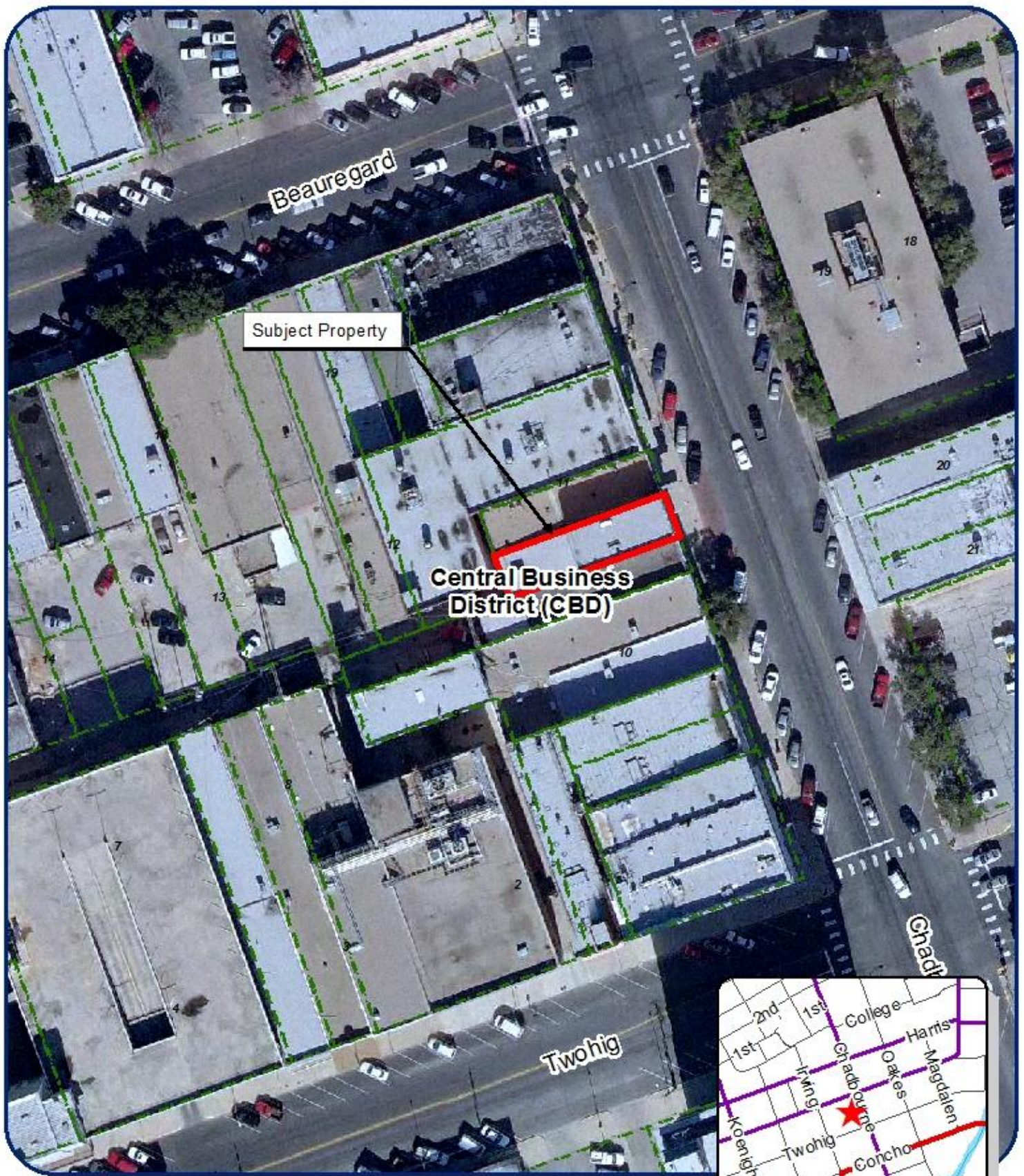
**Appeals:**

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission’s decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Site and Surrounding Area Buildings
- Elevations
- Color Rendering of Proposed Changes and Materials
- Material Samples
- Historical Color Palette – City of San Angelo
- Site Plan showing Canopy Floor and Encroachments





Subject Property

Central Business District (CBD)



**River Corridor Case File**  
**RCC15-21: Juice Mule**

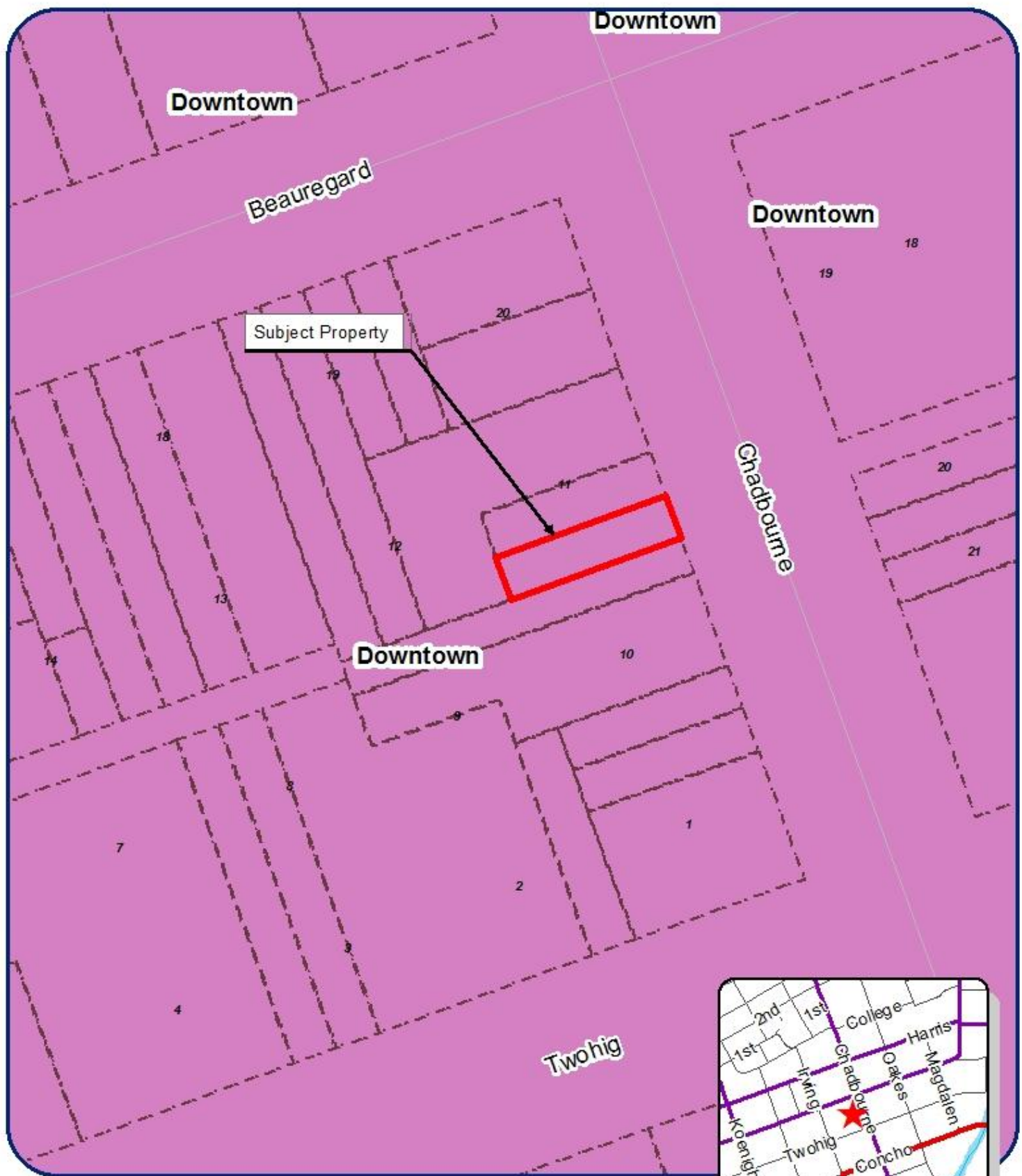
Council District: Johnny Silvas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 70 ft  
 Subject Property: 115 S. Chadbourne St.

**Legend**

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




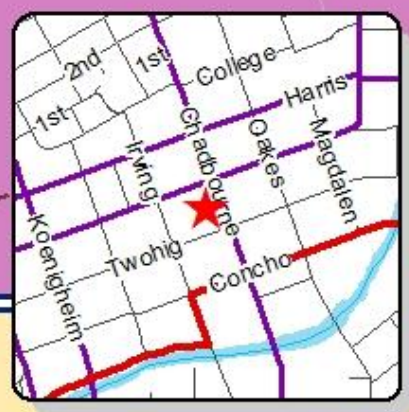


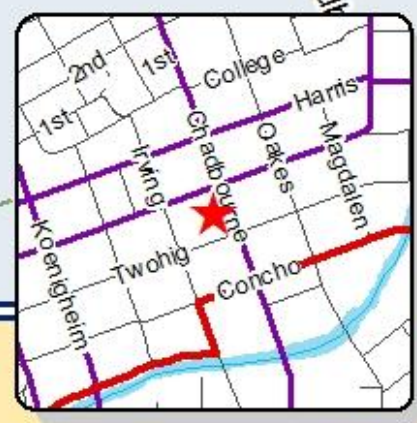
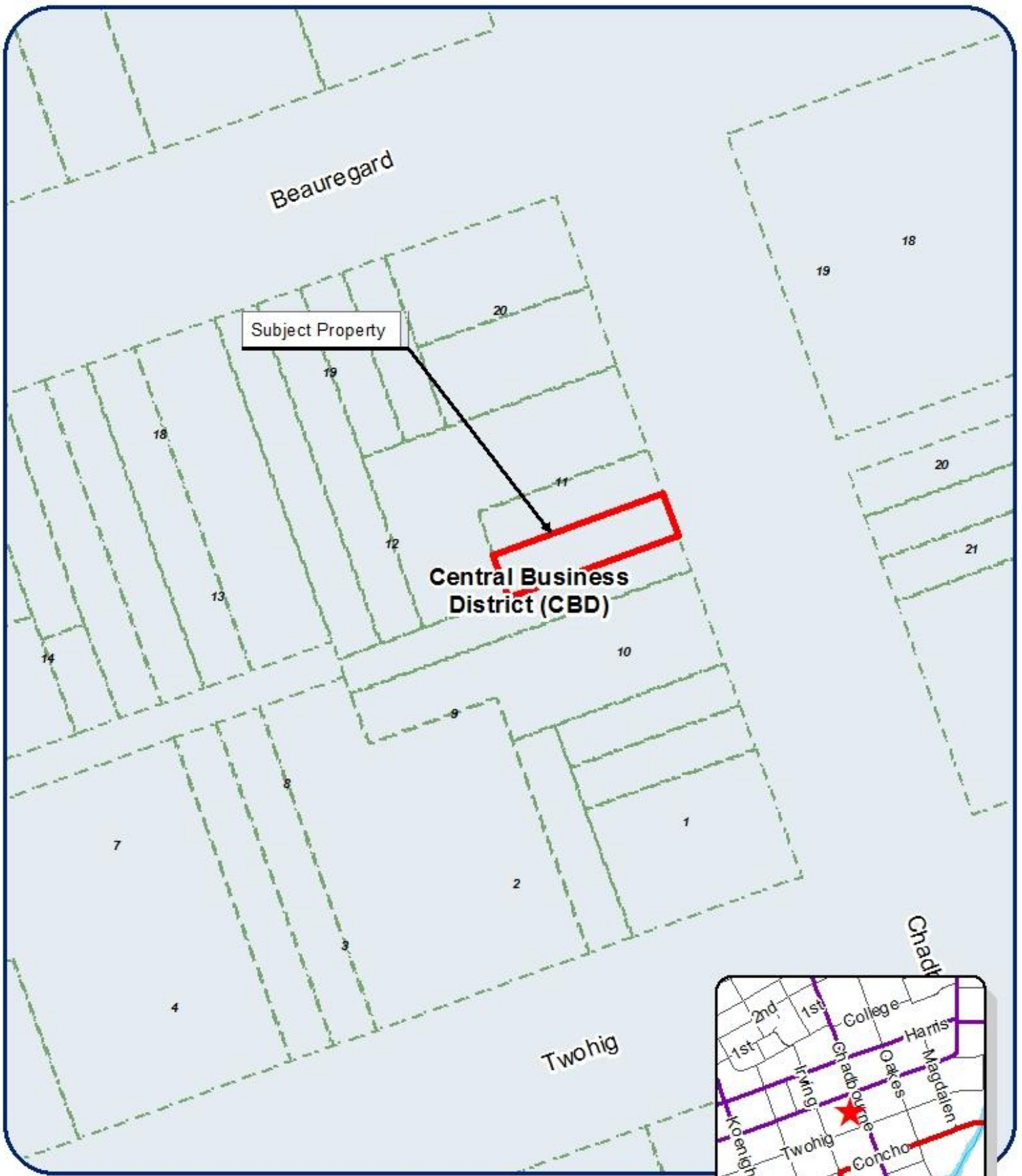


Subject Property

**River Corridor Case File**  
**RCC15-21: Juice Mule**  
 Council District: Johnny Silvas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 70 ft  
 Subject Property: 115 S. Chadbourne St.

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





**River Corridor Case File**  
**RCC15-21: Juice Mule**  
 Council District: Johnny Silvas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 70 ft  
 Subject Property: 115 S. Chadbourne St.

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





**Photos of Site and Surrounding Area**

**West (Existing Building and Canopy)  
115 South Chadbourne Street**



**South(Side View of Building and Canopy)**



**East**



**North (Side View of Building and Canopy)**



**Photos of Site and Surrounding Area**

**Stangos Coffee with Canopy**



**Fat Boss Pub with Canopy**



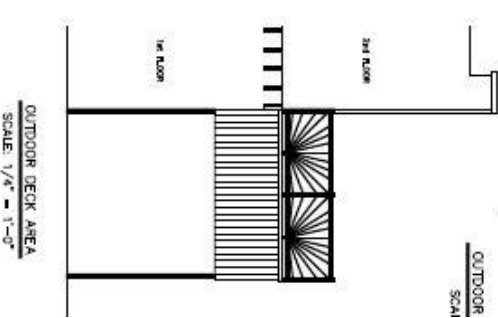
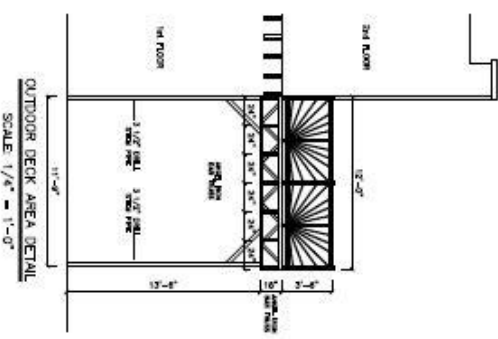
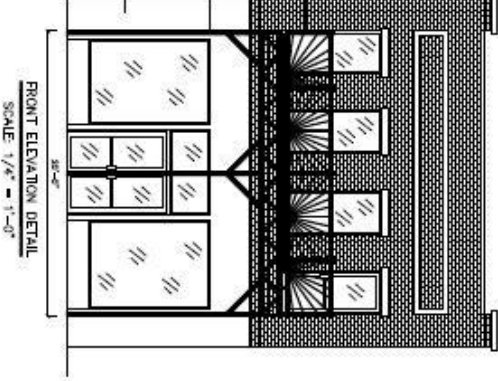
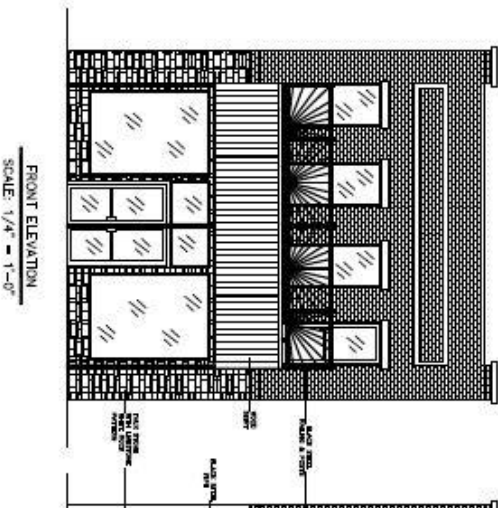
**Chester Dorner Jewelers Building**



**Tejano Country Building**

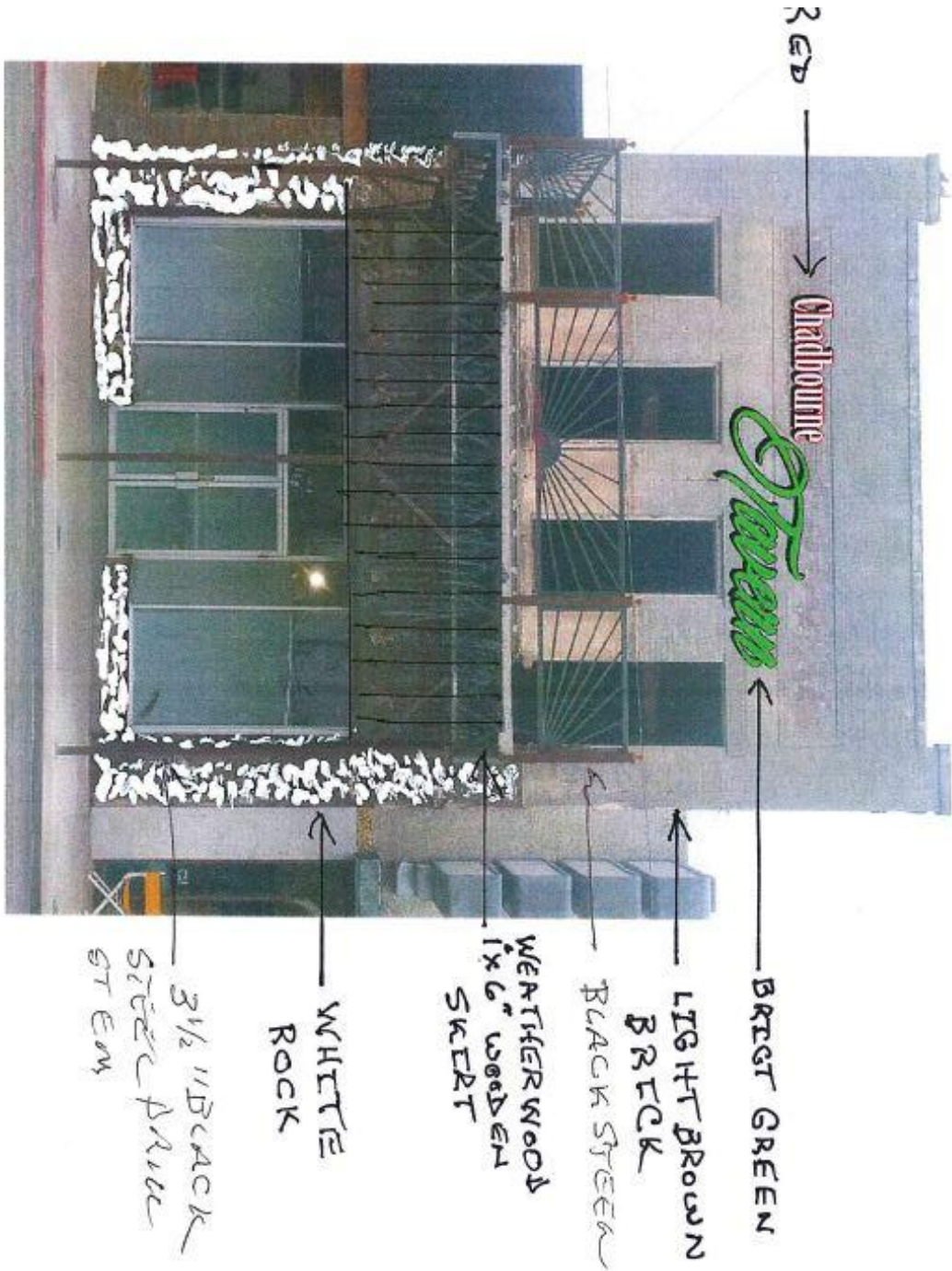


# Building Elevations





**Color Rendering of Proposed Changes and Materials  
(Sign not part of this application)**





## Material Samples

Limestone Rock (1<sup>st</sup> Floor)



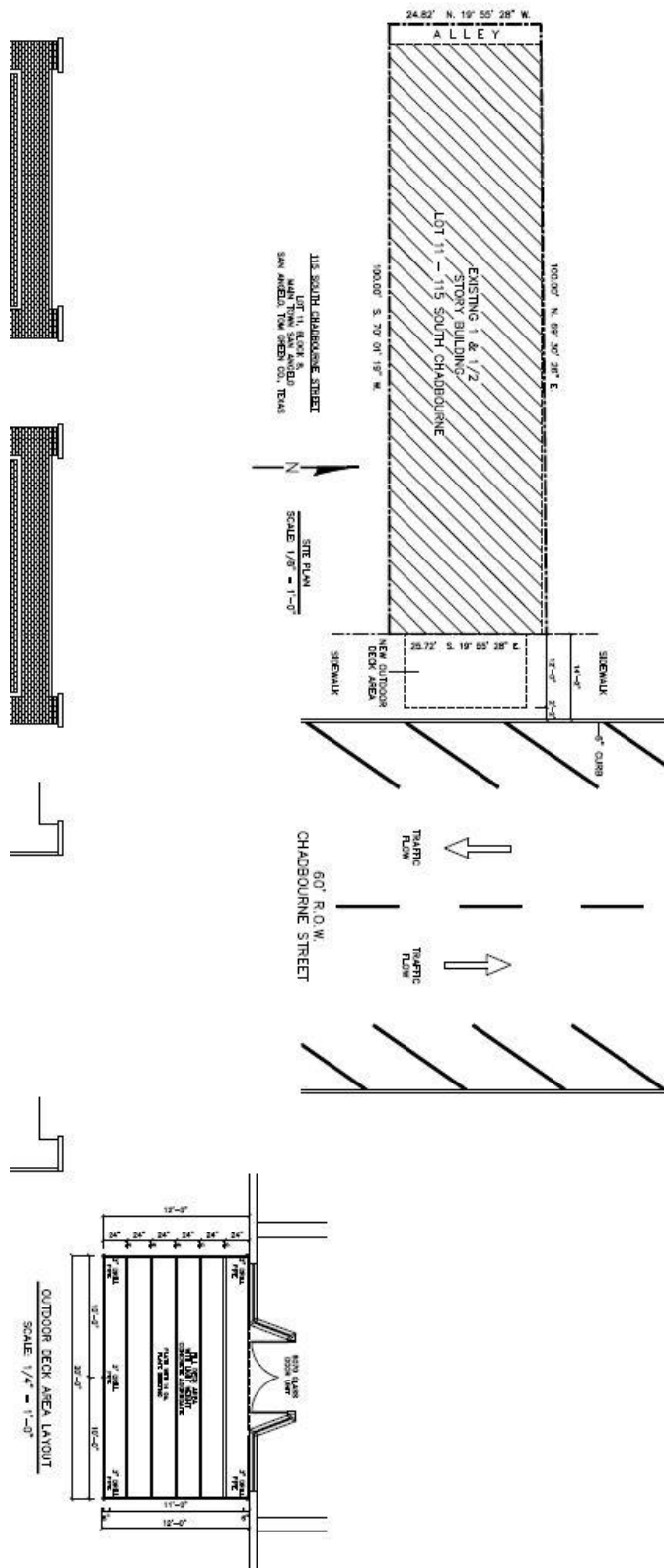
“Trusty Tan” Color Brick (2<sup>nd</sup> Floor)



**Historical Color Palette of the City of San Angelo  
"Sycamore Tan", Suburban Modern – 1950s**



# Site Plan showing Canopy Floor and Encroachments



# STAFF REPORT



**Meeting:** July 16, 2015

**To:** Design and Historic Review Commission

**From:** Rebeca A. Guerra, AICP, LEED-AP, CPD  
Planning Manager

**Staff Planner:** Santiago Abasolo, AICP  
Planner I

**Case:** RCC15-19

**Request:** A request for approval of a remodeling to the exterior of an existing building in the River Corridor, as required by Section 12.06.003(a) of the River Corridor Development Ordinance for the following improvements: 1) adding new brick walls in the existing archways located on the north facade, 2) installing two electric garage doors within existing openings on the east and west facades, 3) replacing an existing overhead door with a new brick wall on the west facade, 4) installing a new brown metal door on the west facade, and 5) constructing a 6-foot by 7-foot sidewalk on the west side of the existing building.

**Location** 402 Rio Concho Drive, located approximately 970 feet northeast of the intersection of South Magdalen Street and East Concho Avenue

**Legal**

**Description:** Occupying 1.850 acres of the Fort Concho River Lots Subdivision, lots 11 through 14

**Size:** 1.850 acres



**General Information**

Future Land Use: Open Space

Zoning: General Commercial/Heavy Commercial (CG/CH)

Existing Land Use: Funeral Home

Surrounding Zoning / Land Use:

North:	General Commercial/Heavy Commercial (CG/CH), Single Family Residential (RS-1)	Park, San Angelo Police Department, Residential
West:	General Commercial/Heavy Commercial (CG/CH), Central Business District (CBD), Single Family Residence (RS-1)	Park, Retail
South:	General Commercial/Heavy Commercial (CG/CH)	Residential, Rio Concho Manor, Rio Concho Patio Homes,
East:	General Commercial/Heavy Commercial (CG/CH), Low Rise Multifamily Residence (RM-1)	Park, Residential

District: SMD #3 – Johnny Silvas

Neighborhood: Fort Concho

Thoroughfares/Streets: Per the Major Thoroughfare Plan, Rio Concho Drive is designated as a “Parkway.” Parkways are usually located within a park or a ribbon of park-like developments.

## **Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

## **History and Background:**

The applicant has submitted an application for River Corridor Review for a remodeling to the exterior of an existing building for a funeral home in the Fort Concho neighborhood. The purpose of the remodeling is to provide more privacy to an existing area of the building, provide secure parking for the business' hearses and limousines, and provide weather protection for funeral attendees. The proposed remodeling will also include a new door on the west façade that will replace an existing door. Included in the submission were photographs, renderings, and samples of the materials reflecting the proposed façade improvements.

## **Analysis:**

Section 12.06.003(b)2 of the River Corridor Development Ordinance requires the DHRC to review the “remodeling of the exterior of an existing structure.” In order for the DHRC to evaluate this application, the request must be consistent with the design guidelines set forth in the *River Corridor Master Development Plan*.

Planning Staff has reviewed all of the renderings, colors, and materials submitted against the *River Corridor Master Development Plan*, and provides the following comments:

### **1. Adding new brick walls in the existing archways on the north façade.**

Subsection I of the “Commercial Use Outside of the Historic City Center” section states that buildings should not turn their back onto the river and that the riverside area itself should be well designed and pleasing. Subsection III of the “Commercial Use Outside of the Historic City Center” section states that high-quality, durable materials are encouraged. The same section also recommends that color can be used to influence the scale of a building by highlighting architectural elements. In order to achieve this, the plan recommends light to medium intensity colors with low reflectivity as a preferred background building color. In order avoid a blank wall without any detailing facing the riverside, and to have a building with a pedestrian scale, the proposed new brick walls will be constructed using bricks of a lighter color with a unique brick layout and design. Subsection I of the “Other Environmental

Concerns and the River Front” section also states that buildings should be designed with architectural elements and patterns on the elevations facing the river bank, even though this may be the rear elevation. The applicant is seeking to construct the proposed walls with bricks of a lighter color using a brick pattern that includes small-scale design elements. The lighter color of the proposed brick walls and smaller design elements will provide variety to the overall design. In addition, they will avoid the effect of blank walls that do not address the pedestrian nature of the adjacent park area. These bricks are comprised of durable materials that typically do not require a high degree of maintenance and therefore appear to be appropriate for the proposed walls. In addition, brick has been used in all the existing building facades and seem to still be in very good condition.

**2. Installing two electric garage doors within existing openings on the east and west façades**

Subsection III of the “Commercial Use Outside of the Historic City Center” section states that high-quality, durable materials are encouraged. The proposed garage doors have a 2-inch panel thickness with insulation material and will be finished in a factory-baked brown color that provides high durability. These type of garage doors are designed for heavy duty applications, include 16 gauge steel intermediate and end stiles, ribbed steel exteriors, and a 26-gauge steel back cover. They will have polystyrene insulation with an R-Value of 7.35. An “R-Value” refers to the capacity of an insulating material to resist heat flow. The higher the R-Value, the greater the insulating power. Hinges and fixtures will be galvanized steel and a bottom weather strip of flexible PVC will be held in place by a retainer that provides additional reinforcement. The proposed garage doors therefore appear to be of high-quality, made with durable materials that seem consistent with the recommendations of the River Corridor Master Plan.

**3. Replacing an existing overhead door with a new brick wall on the west façade.**

Subsection III of the “Commercial Use Outside of the Historic City Center” section states that light to medium colors with low reflectivity are preferred as the background building color and that warm, subdued hues of natural, earth colors are also encouraged. Subsection I of the “Other Environmental Concerns and the River Front” section further states that the character of landscaping should be formal for areas closer to buildings and developed areas. The applicant has provided a sample of the type and color of brick to be used. The proposed new brick wall will match the existing brick on the building. These bricks conform to ASTM C652 (from the American Society for Testing and Materials) which controls the brick’s ability to resist damage from water as a result of cracking or freezing. Furthermore, the color chosen is a matte, non-reflective tone of brown consistent with the building materials used on many other structures in the area. To this end, the proposed brick wall therefore

appears to be consistent with the recommendations delineated in the River Corridor Master Development Plan.

**4. Installing a new brown metal door on the west façade.**

Subsection III of the “Commercial Use Outside of the Historic City Center” section states that high-quality, durable materials are encouraged. The same subsection states that light to medium colors with low reflectivity are preferred as the background building color and that war, subdued hues of natural , earth colors are encouraged. The applicant is proposing to install a new pair of 3-foot by 7-foot insulated metal doors and frame that will match the existing doors with a smooth, primed finish, and a paneled exterior design. The proposed doors will be painted a non-reflective matte brown color in order to match the existing doors. The doors include a polyurethane foam core that provides for up to 5 times more insulation than wood. The proposed doors appear to be of a high-quality, durable material and therefore appear to be consistent with the recommendation of the River Corridor Master Development Plan.

**5. Constructing a 6-foot by 7-foot sidewalk on the west side of the existing building.**

Subsection I of the “Other Environmental Concerns and the River Front” section of the Plan further states that the character of landscaping should be formal for areas closer to buildings and developed areas. The proposed sidewalk will provide access to the new door on the west façade. In order to build the new sidewalk, the applicant is proposing to remove a grouping of existing small shrubs that have been planted in this area. In order to meet the recommendations set forth in the River Corridor Master Development Plan, Staff is proposing that the applicant plant small shrubs, in a formalized manner, in the area in front of the door that will be replaced with a brick wall (on the west façade). These small shrubs should also comply with Xeriscape landscaping principles for the San Angelo area. Some of the recommended shrubs are: Barberry, Grayleaf Cotton East Ear, or Juniper.

**Action Requested:**

The action requested is for the Design & Historic Review Commission to **APPROVE** Case RCC15-1, **subject to the following three (3) Conditions of Approval:**

- 1. The proposed walls to be built within the existing archways on the north façade shall be constructed of brick that is of a lighter color than that found in the existing archway and shall have a brick pattern that includes small-scale design elements.**



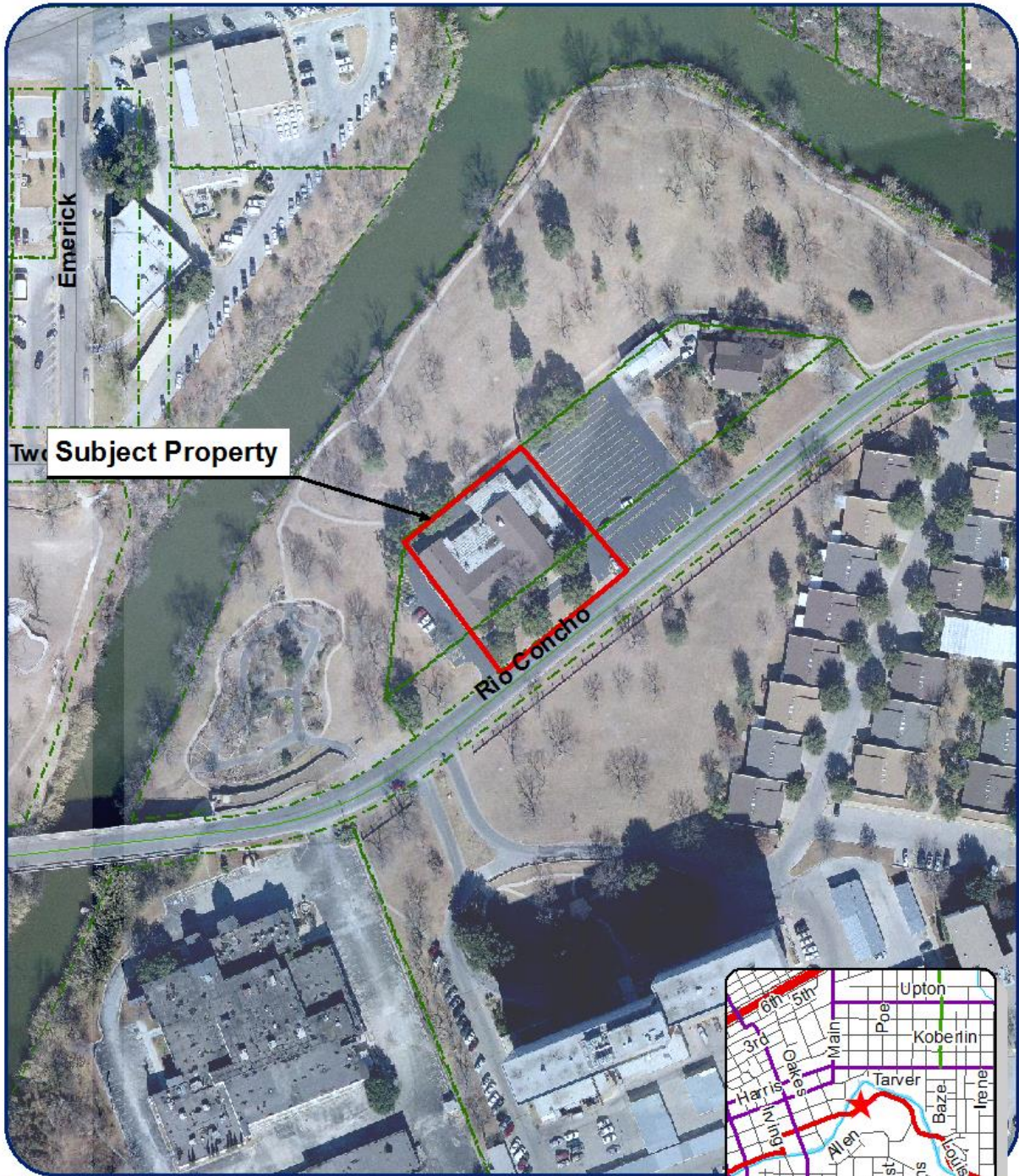
2. On the west façade, new shrubs that mimic the existing planting pattern shall be placed in the area where the existing door will be removed. These shrubs shall comply with Xeriscape landscaping principles for the San Angelo area and shall be at least 18 inches in height at the time of planting.
3. The final design of the proposed remodeling shall be subject to review and approval by the Planning & Development Department Director, or his/her designee, and shall be consistent with this Design & Historic Review Commission River Corridor approval.

**Appeals:**

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Surrounding Area
- Existing Building Façades
- Building Rendering and Details
- Site Plan
- Proposed Brick Veneers
- Proposed Garage Doors
- Proposed Color for Garage Doors



**River Corridor Case File**

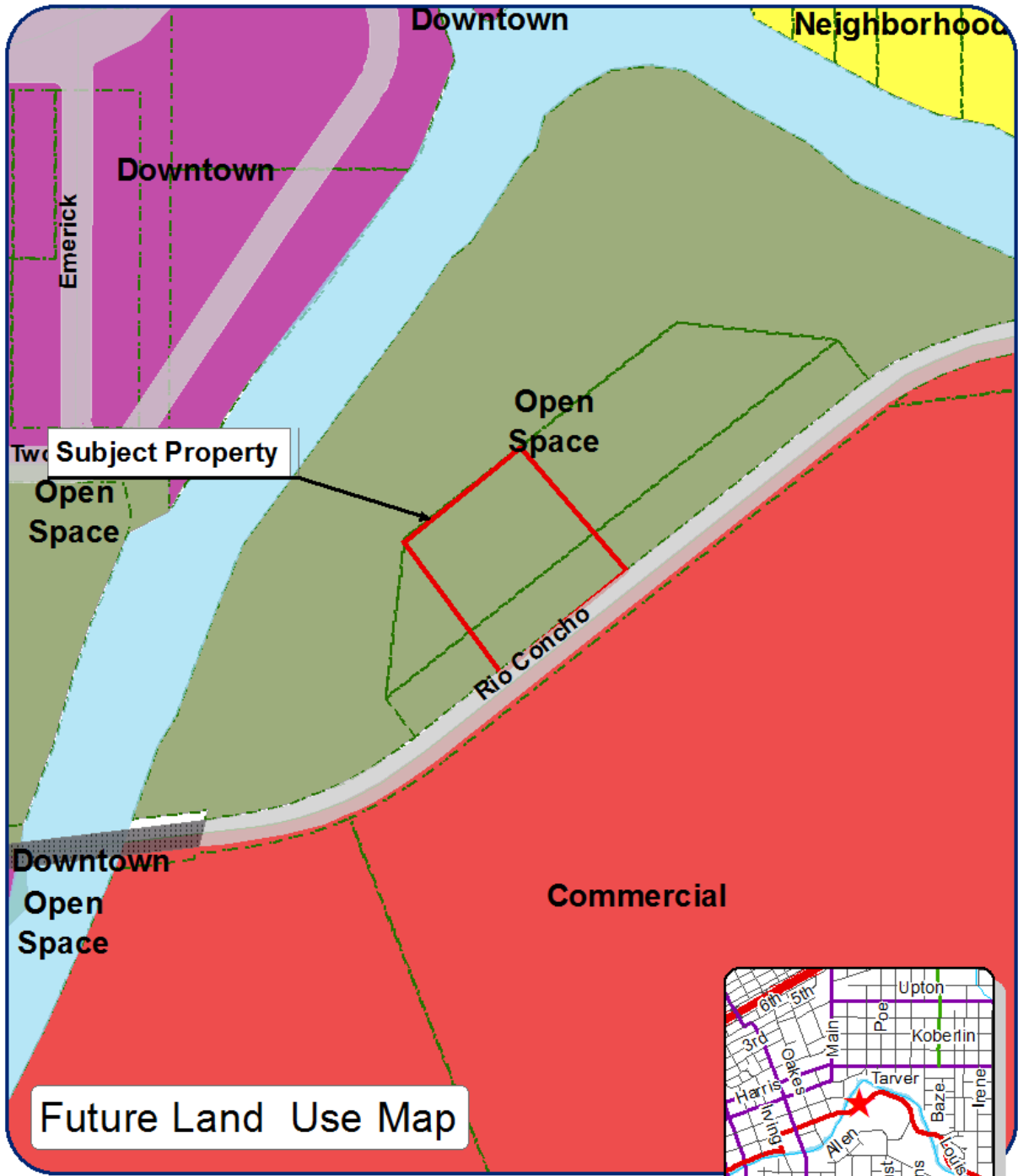
**RCC15-19 Porter**

Council District: Johnny Silvas  
 Neighborhood: Fort Concho  
 Scale: 1" approx. = 150 ft  
 Subject Property: 402 Rio Concho Drive

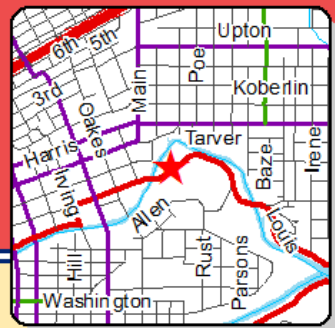
**Legend**

- Subject Properties: —
- Current Zoning: **CG/CH**
- Requested Zoning Change: **N/A**
- Vision: **Open Space**





**Future Land Use Map**

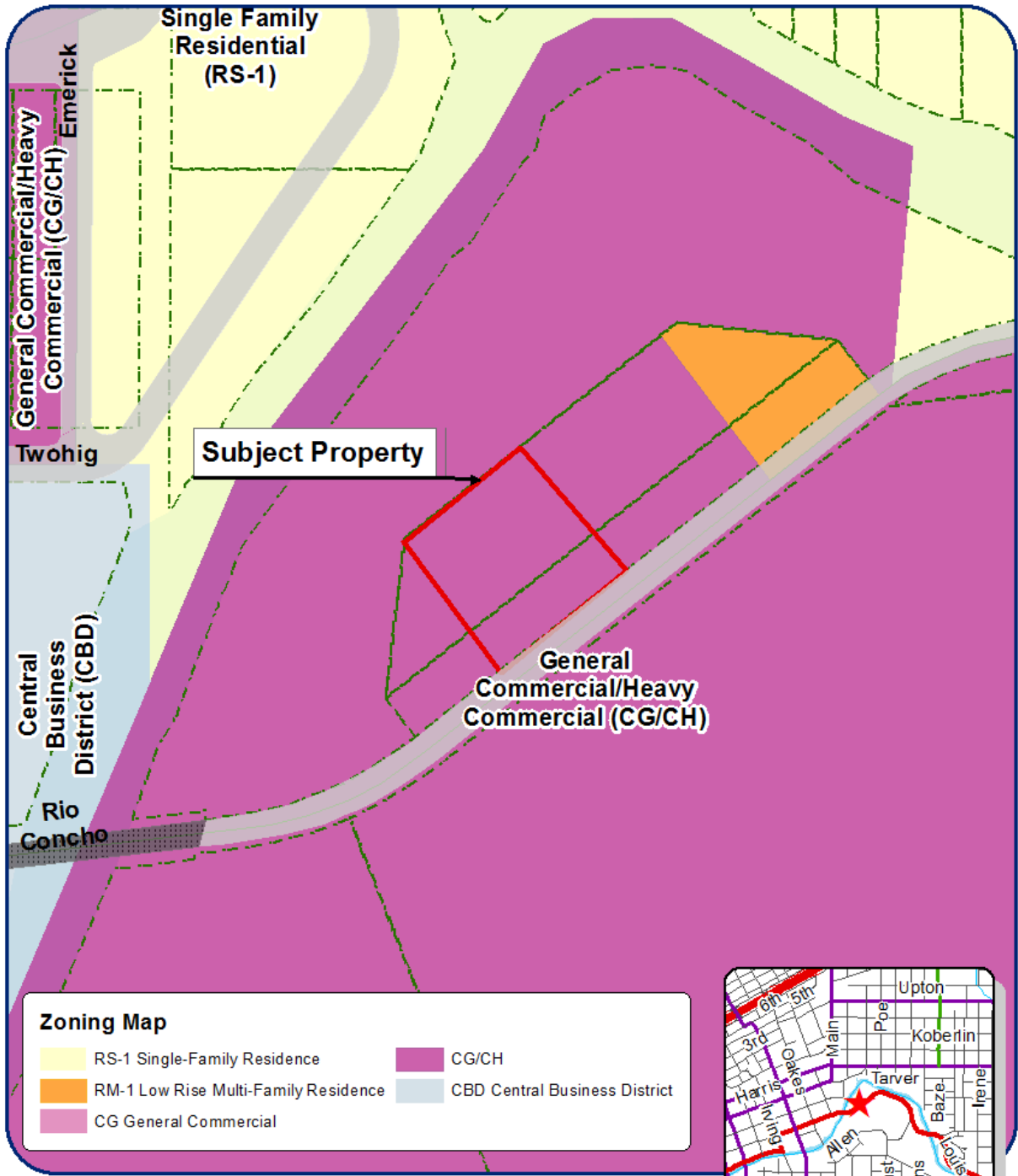


**River Corridor Case File**  
**RCC15-19 Porter**  
 Council District: Johnny Silvas  
 Neighborhood: Fort Concho  
 Scale: 1" approx. = 150 ft  
 Subject Property: 402 Rio Concho Drive






**Legend**  
 Subject Properties: —  
 Current Zoning: **CG/CH**  
 Requested Zoning Change: **N/A**  
 Vision: **Open Space**

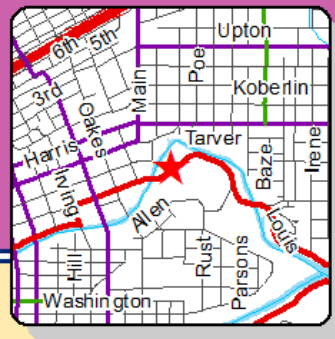







**Zoning Map**

 RS-1 Single-Family Residence	 CG/CH
 RM-1 Low Rise Multi-Family Residence	 CBD Central Business District
 CG General Commercial	



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**Legend**  
 Subject Properties:   
 Current Zoning: **CG/CH**  
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 Vision: **Open Space**





## Photos of Surrounding Area

**North**



**South**



**East**



**West**



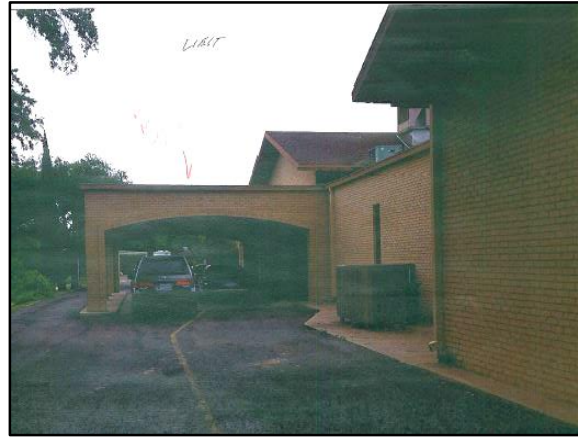
**Existing West Façade**



**Existing door to be closed**



**Existing west side opening**





**Existing East Façade**



**Existing North Façade**



# Building Renderings and Details

**C** EXISTING WEST ELEVATION  
1/8" = 1 FOOT

**C** EXISTING NORTH ELEVATION  
1/8" = 1 FOOT

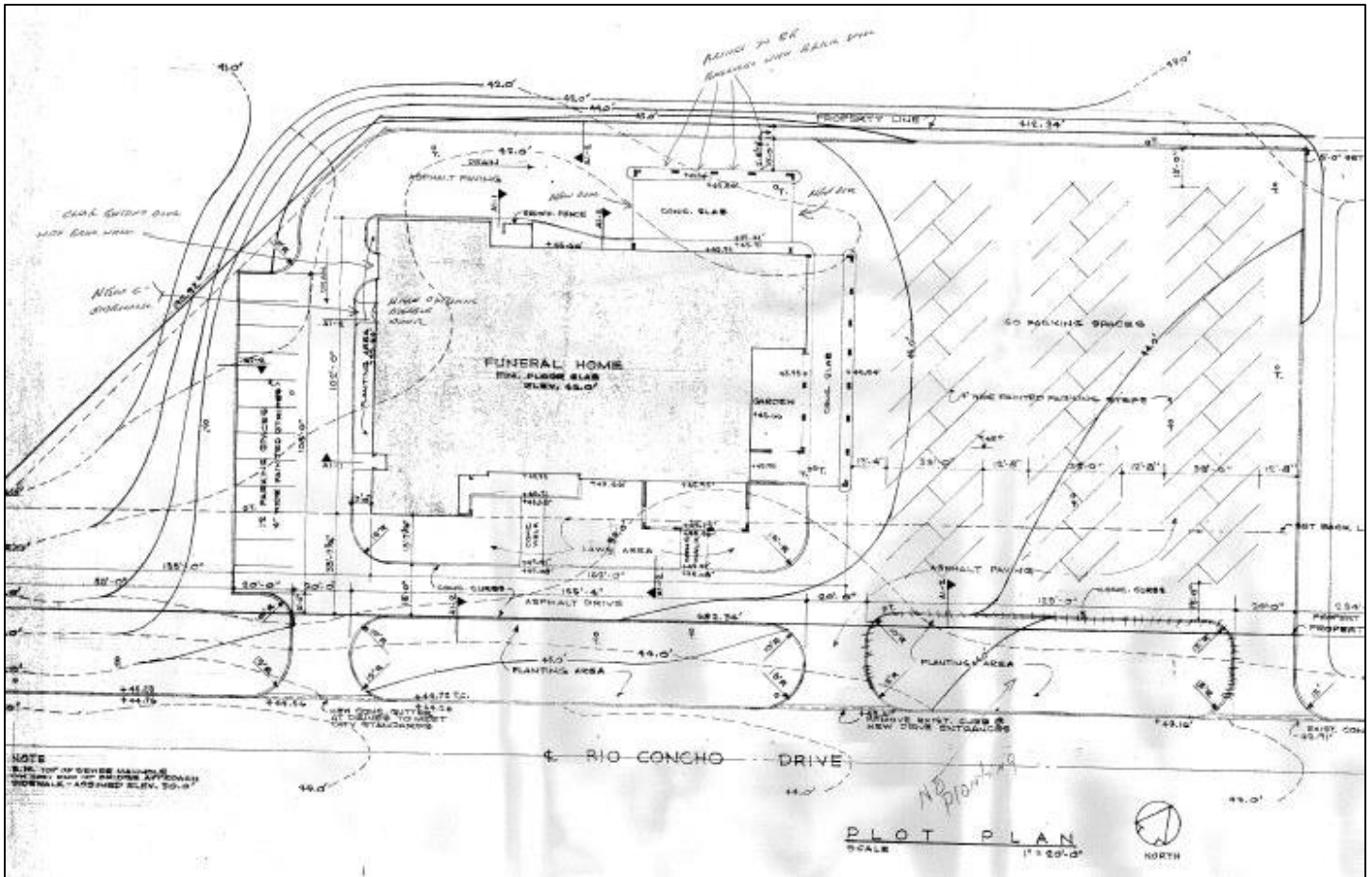
**C** EXISTING EAST ELEVATION  
1/8" = 1 FOOT

ELEVATION MATERIAL KEY NOTES	
◊	EXISTING MATERIAL
◊	REMOVE EXISTING WINDOW INSTALL NEW 4'-0" x 7'-0" WINDOW
◊	REMOVE EXISTING OVERHEAD DOOR
◊	NEW WINDOW 4'-0" x 7'-0" / INSTALL NEW (2) 3X6 HEADERS w/ NEW 4X4 w/ 2X SHIRT WALL
◊	





# Site Plan

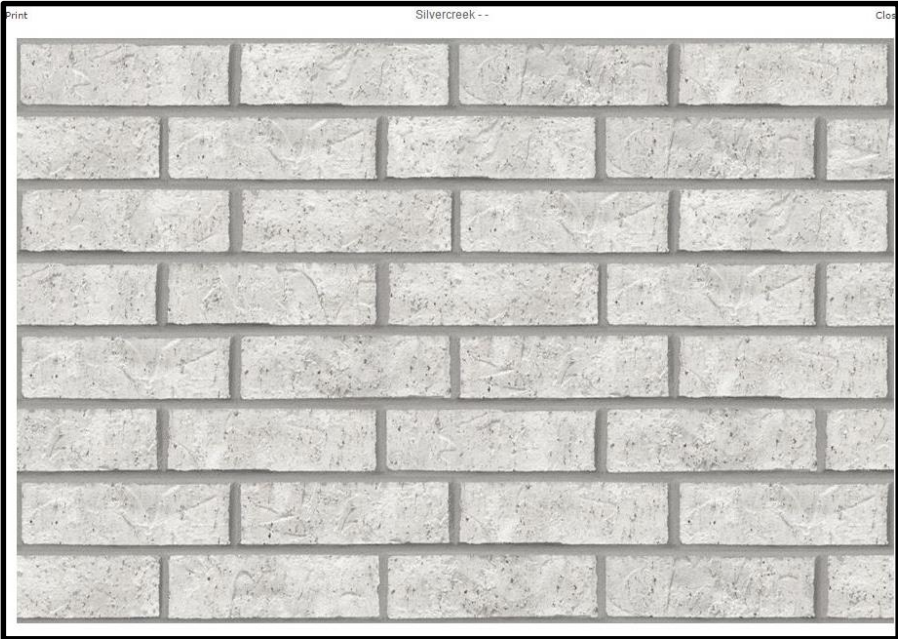


**Proposed Brick Veneers**

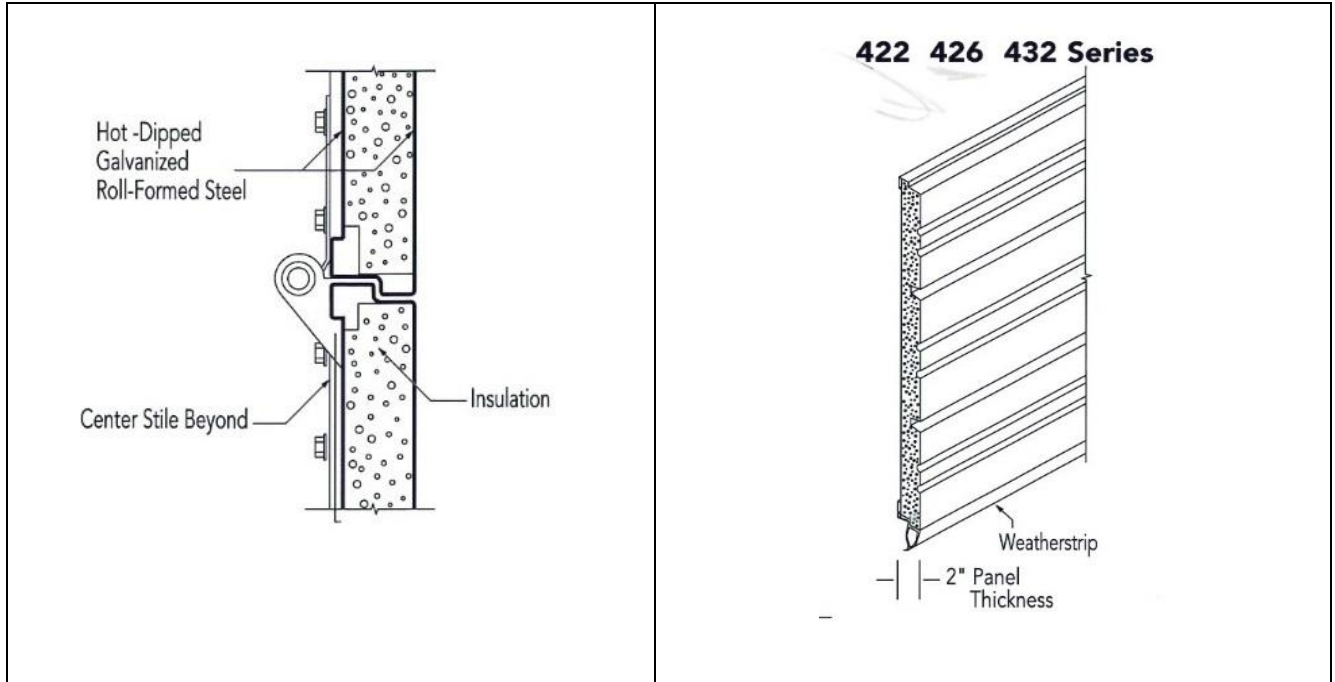
Proposed Brick Veneer to match existing wall



Proposed brick veneer for new brick walls within existing archways



## Proposed Garage Doors





## Proposed Color for Garage Doors

Exterior color sample

