

STAFF REPORT



Meeting: May 18, 2017

To: Design and Historic Review Commission

From: Jon James, AICP
Director of Planning and Development Services

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

Planner: Jeff Fisher,
Senior Planner

Case: RCC17-12: Newman

Request: A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: (1) installation of a new 600-square foot metal canopy with support posts, painted black, above an existing patio, (2) installation of eight new gooseneck lights attached to the front building wall adjacent to East Concho Avenue, and (3) replacement of an existing 96-square foot sign face within an existing freestanding pole sign, on a 1.384-acre property located at 125 East Concho Avenue

Location: 125 East Concho Avenue; generally located approximately 175 east of the intersection of South Oakes Street and East Concho Avenue

Legal Description: Being the north 20 feet of Lots 11 and 12, the east 25 feet of Lots 13, 16, and 23, and all of Lots 17-22, in Block D of the San Angelo Addition

Size: 1.384 acres

General Information

Future Land Use: Downtown
Zoning: Central Business District (CBD)
Existing Land Use: Vacant Commercial Building
(proposed restaurant)

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Retail commercial stores, Downtown Stockyards
West:	Central Business District (CBD)	Retail commercial stores
South:	Central Business District (CBD)	Bart Dewitt Park
East:	Central Business District (CBD)	Parking Lot

District: SMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: East Concho Avenue is defined as a “Parkway” in the City’s Major Thoroughfare Plan (MTP). A Parkway is a special designation utilized to classify roadways that serve public areas characterized by open space and waterfront features, and to provide access to the river and lake. Parkways require a minimum Right-Of-Way width of 60 feet and a minimum paving width of 40 feet. East Concho Avenue has an existing Right-Of-Way of 100 feet and paving width of 50 feet, in compliance with the MTP.

History and Background:

On May 18, 2017, the applicant submitted this request for a River Corridor Review for installation of a new 600-square foot metal canopy with support posts, painted black, above an existing patio; eight new gooseneck lights attached to the front building wall adjacent to East Concho Avenue; and replacement of a 96-square feet sign face within an existing freestanding sign.

The subject building was formerly used as a restaurant and bar, “Concho’s Downtown,” and the applicant intends to utilize the space for a new restaurant and bar, “Whiskey River Saloon and Chuckwagon.” The purpose of the new canopy is to provide shelter for restaurant patrons utilizing the existing patio area immediately east of the building. The new lit sign face and gooseneck lighting will increase overall visibility of the new restaurant to attract patrons, as well as provide additional security.

Analysis:

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure, and Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any exterior remodeling to a structure in the River Corridor. The proposed exterior improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District (Historic CBD Guidelines) of San Angelo.

Planning Staff has reviewed all of the renderings, colors and materials submitted, and the *Master Development Plan and CBD Design Guidelines*, and provides the following comments for each of the improvements:

1. Installation of a new 600-square foot metal canopy with support posts, painted black, above an existing patio

The *RCMDP* guidelines encourages awnings that “serve as a transition between the building, sidewalk and street, helping visually unite them, and providing pedestrian scale to the street.” The Historic CBD policies consider a metal canopy provided it is “similar to those seen traditionally” and that the proposed colors should “complement neighboring buildings and reflect a traditional color palette.”

The proposed metal canopy appears to be consistent with all of the above policies. It will cover the existing outdoor patio, providing an effective transition between the restaurant, sidewalk, and parking lot and an attractive exterior feature and shade cover. The canopy will be of quality metal construction and painted black to match

the existing metal patio railing and exterior light pole fixtures. This Board recently approved a canopy of similar color, style, and construction at 38 North Chadbourne Street, which will utilize the same metal exterior roof design (RCC16-14).

2. Installation of eight new gooseneck lights attached to the front building wall adjacent to East Concho Avenue

The *RCMDP* states that “integrating lighting into a building can enhance the building façade and architectural features, and provide safety for pedestrians, but should not result in glare and light spill” and lighting fixtures “should fit the style of the building and respect the visual character of San Angelo’s historic city center.”

The new gooseneck lights are approximately one foot in width and will project two feet from the front building wall. They will provide an attractive entry feature to the building’s main entryway facing East Concho Avenue. The gooseneck design provides a historical appeal and is consistent with other gooseneck fixtures in Downtown San Angelo, including the lighting at Sante Fe Park. The LED design will ensure minimization of any light spill onto adjacent properties, also consistent with the *RCDMP*’s lighting policy. The lights will be painted black consistent with the other ornamental and accessory features on the property including the patio canopy and wrought-iron fencing.

3. Replacement of an existing 96-square foot sign face within an existing freestanding pole sign

The *RCMDP* states that signage “should be incorporated into the architecture of the building” and that “internally illuminated signs are not appropriate for the historic city center.”

The applicant is proposing to replace the existing sign face of a former business, “The Turn,” with a new sign face for their restaurant, “Whiskey River Saloon and Chuckwagon.” The new sign will be located within the existing metal sign bracket of the existing freestanding pole sign that was legally placed on the property in 1978 prior to the current River Corridor Ordinance being adopted. A sign variance (SV95-03) was granted to allow this sign bracket to have a total sign area of 96-square feet in lieu of the maximum freestanding sign area of 75 square feet in the Sign Ordinance. However, despite a sign variance being granted for the increased sign area, a new sign still requires River Corridor approval for its design. Previous design approvals have been granted by the DHRC for new signs within the existing sign bracket, RCC12-02 and RCC13-04.

The proposed flex-face lit sign will be comprised of a historic font with dark orange letters, a black and white background, and an image of two whiskey glasses. Planning Staff believes that the proposed design is consistent with the West Texas saloon theme, and that the solid, neutral colors are appropriate for the River Corridor and consistent with other signage along East Concho Avenue. However, Staff recommends that the applicant install an LED bulb to reduce spillover glare on nearby properties, including a residential dwelling located directly north of the property at 128 East Concho Drive. The LED design would also be consistent with the proposed gooseneck lighting located above the front building wall.

While Staff believes that the sign design and colors will be appropriate for the existing building and surrounding area, Staff does not believe an internally-illuminated sign without an LED light to control light spill is appropriate. Recent, previous Commission approvals RCC12-02 and RCC13-04 required internally lit-signs on the grounds that the existing sign was legal non-conforming. Staff does not believe the intent of this provision, which refers to a non-conforming sign as “Any permanently installed sign which existed at the time of adoption of this article that was legally erected prior to enactment of this article but fails to conform to the provisions specified herein shall be regarded as a nonconforming sign” was meant to apply to sign faces being replaced. The pole and bracket of the sign would be entitled to legal non-conformity as there are no changes to these structures. However, adding an entirely new sign face with new colors, lettering and design should be subject to the current regulations and policies.

Since that time, Staff have consistently been requiring signs in the River Corridor to use an LED design which can control light spill, and the DHRC has concurred. The requirement of an LED design or equivalent has been a condition of approval for at least the past three years. As downtown San Angelo continues to develop, consistency and compatibility with the historical character of downtown is paramount. So much so, that City Council created restrictions in the Sign Ordinance for signs in the River Corridor for that very reason, as stipulated in the Ordinance intent statements:

“Signs left unregulated are a problem for the residents of the city in the following manner: Signs may be visually incompatible with their surroundings, both with the natural environment and with adjoining buildings. This is particular true in residential districts, the River Corridor, and the Fort Concho Historic District.” As a result, Council adopted Section 12.04.017 of the Sign Ordinance, requiring this Commission to review all signage, allowing them to place “specific conditions on sign size, location, height, illumination, etc.” Therefore, Planning Staff insists as a minimum, that the applicant installs an LED bulb(s) to protect the integrity and reduction of light spill in this area of the River Corridor and Downtown San Angelo.

Staff's Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-12 for the following: (1) installation of a new 600-square foot metal canopy with support posts, painted black, above an existing patio, (2) installation of eight new gooseneck lights attached to the front building wall adjacent to East Concho Avenue, and (3) replacement of an existing 96-square foot sign face within an existing freestanding pole sign, on the subject property, **subject to three Conditions of Approval:**

1. All proposed colors and materials shall be consistent with the renderings approved by the Design and Historic Review Commission.
2. The applicant shall obtain a Building Permit for all improvements as required, from the Permits and Inspections Division.
3. The applicant shall install and use only LED light(s) inside the proposed sign, consistent with previous approvals. A lighting sample shall be provided to the Planning and Development Services Director prior to issuance of a sign permit.

Appeals:

Per Section 12.06.003(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 Site and Surrounding Area
Canopy Elevations
Canopy Color Rendering
Gooseneck Lighting Details
Sign Details
River Corridor Application



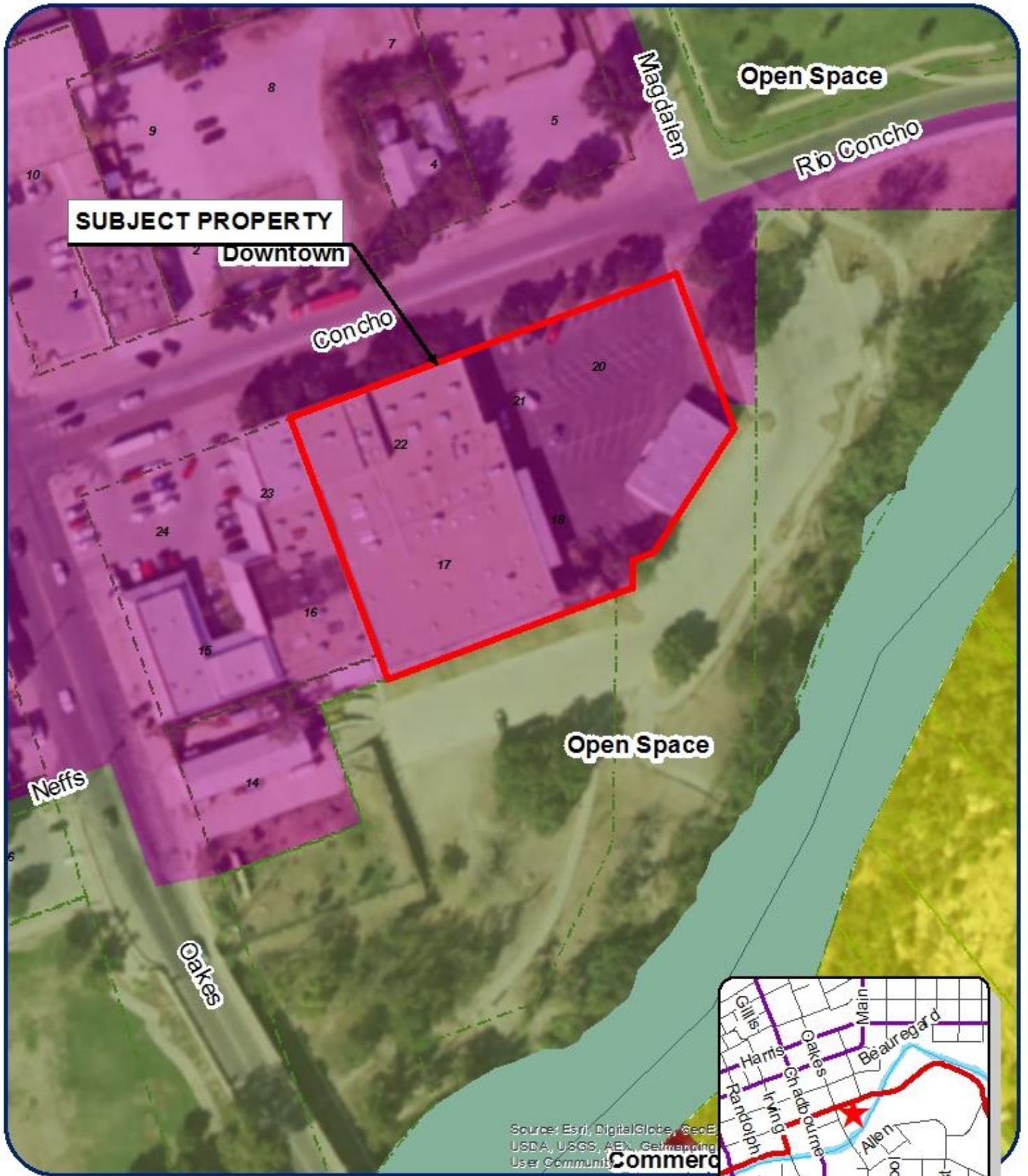
River Corridor Case File
Case RCC17-12: Newman

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft
 Subject Property: 125 E. Concho Ave.

Legend

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





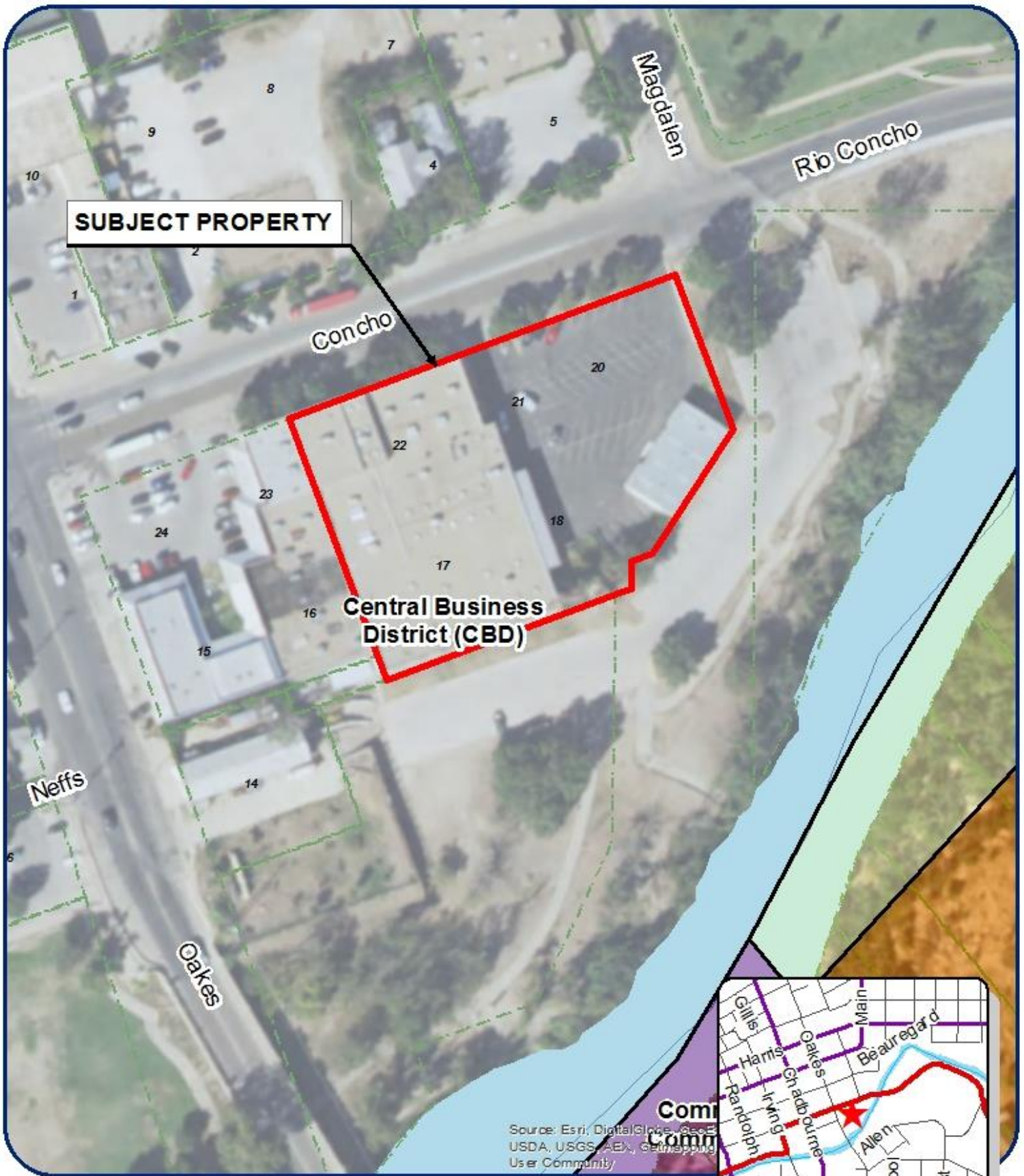
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Photos of Site and Surrounding Area

West



East



North



South at Subject Building



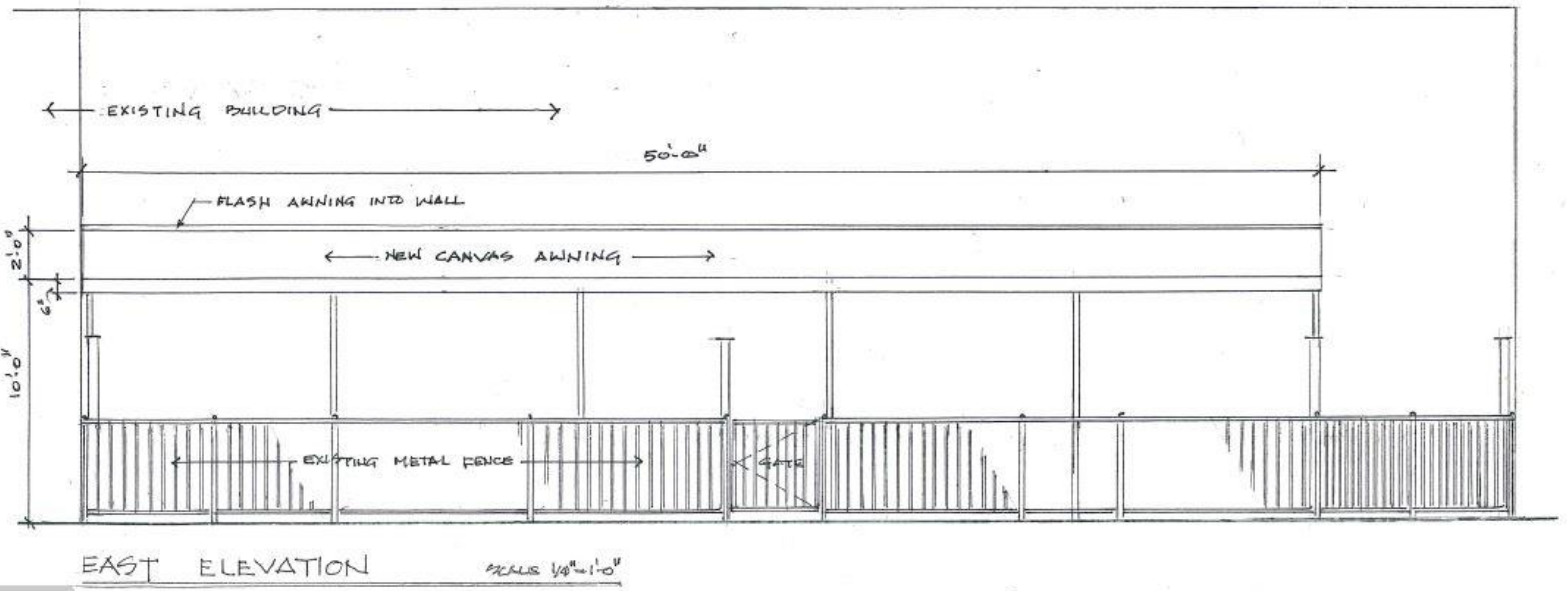
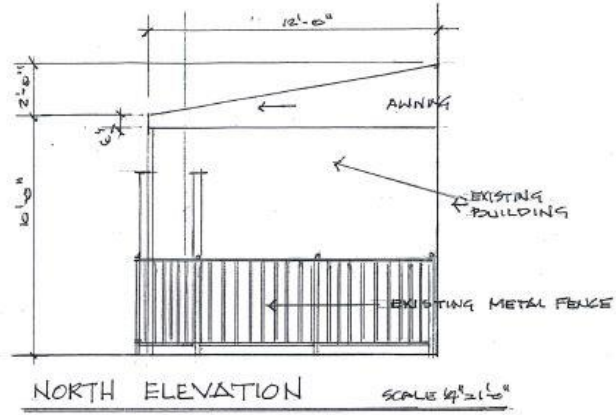
South at Subject Canopy Area



Existing Legal Non-Conforming Sign

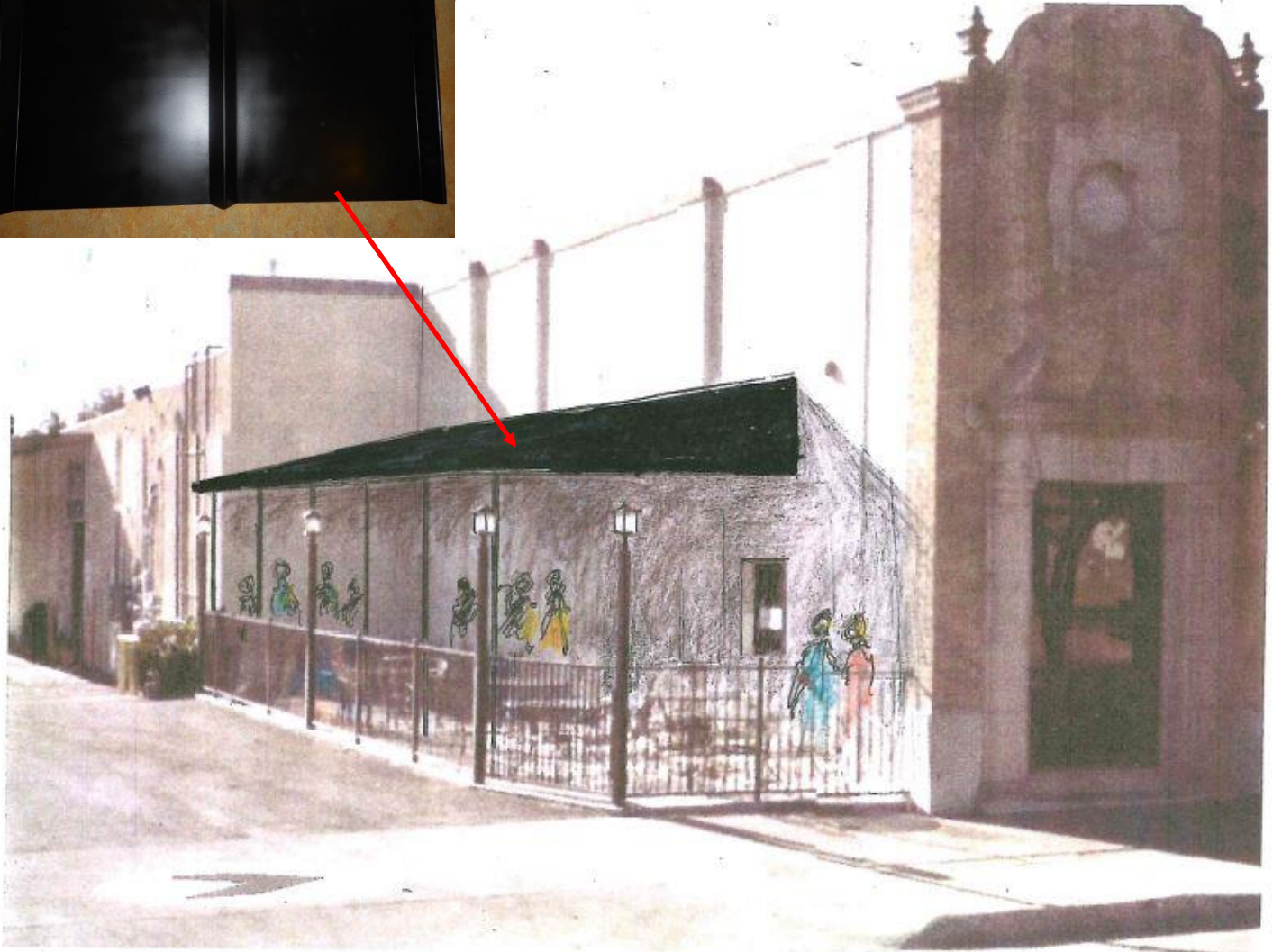
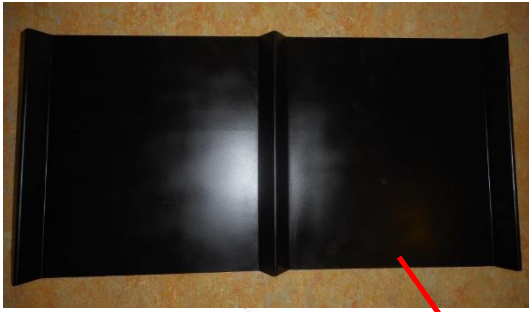


Canopy Elevations

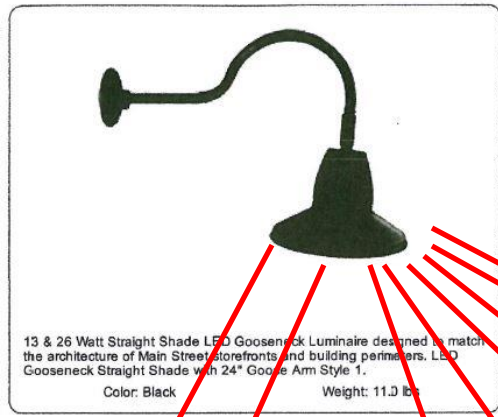


7.00 x 11.00 in

Canopy Color Rendering

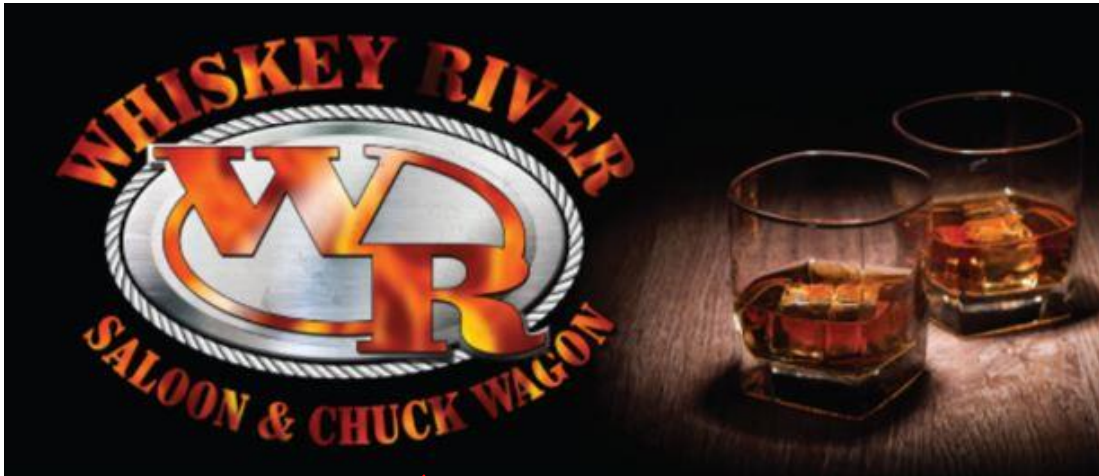


Gooseneck Lighting Details – eight (8) proposed



Hide imagery

Sign Details



**NEW 96-SQ.FT. SIGN
FACE TO REPLACE
EXISTING SIGN FACE
INSIDE STRUCTURE**





City of San Angelo, Texas – Planning Division
 52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Kenneth Newman ACROSS THE RIVER CORRIDOR LLC

Owner Representative (Notarized Affidavit Required)

125 East Concho San Angelo TX 76903
 Mailing Address City State Zip Code

903 714 1078 Ken.Newman1991@gmail.com
 Contact Phone Number Contact E-mail Address

125 East Concho San Angelo TX 76903
 Subject Property Address City State Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com) All of lots, 17, 18, 19, 20, 21, 22 east 25' lot 16

then east 25' of lot 23 and north 20' of lot 11 & 12 and then east 25' lot 13 on Block D Main San Angelo
in City of San Angelo, Tom Green County

Zoning: _____

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* Construct an awning made out of metal to
cover existing outdoor seating area.

To install lighting on exterior of building.

Section 2 continued: Site Specific Details

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: _____

*Color & materials consistent with River Corridor
Master Plan. The proposed canopy will provide
shade for patrons or restaurant & bar*

*LFD will minimize spill over to street.
lights will project from wall 7"*

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below regulations)

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.

Kenneth W. Newman

Signature of licensee or authorized representative

3-30-17

Date

Kenneth W. Newman

Printed name of licensee or authorized representative

ACROSS THE RIVER CONST LLC

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used

Verified Complete Verified Incomplete

Case No.: RCC *17-12* Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ *385.00* Receipt #: _____ Date paid: *4/17/17*

Reviewed/Accepted by: *Jeff Fisher* Date: *4/17/17*