



DESIGN AND HISTORIC REVIEW COMMISSION – September 21, 2017  
 STAFF REPORT

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC 17-27: Castillo	
<b>SYNOPSIS:</b>			
The applicant, GA Auto Glass, has requested a River Corridor approval for remodeling an existing 2,081 square-foot building with attached canopy, and construction of a 2,500-square foot rear addition to this building on the subject property as follows: 1) Repainting the brick base on the main building dark blue and the walls light and dark grey; 2) Replacing the three existing service bay garage doors with new wooden doors painted dark brown; 3) Repainting the existing metal canopy light grey, removal of the existing fabric canopy roof, and adding concrete and opaque glass onto the existing canopy posts; 4) constructing a new rear two-bay addition made of metal with a dark blue brick base, light grey walls, and white garage doors; and 5) landscaping.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1017 West Beauregard Avenue and 114 South Washington Street; generally located at the southeast corner of West Beauregard Avenue and South Washington Street		Being Lot 9, the west 80 feet of Lots 10 and 11, and the west 80 feet of the south 40 feet of Lot 12, Block 51, Angelo Heights Addition.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #5 – Lane Carter Santa Rita Neighborhood	1017 West Beauregard Avenue: CG/CH 114 South Washington Street: CN	NC – Neighborhood Center	0.418 acres
<b>THOROUGHFARE PLAN:</b>			
<b>West Beauregard Avenue</b> – Urban Arterial Street Required: 80’ right-of-way, 64’ pavement Provided: 80’ right-of-way, 58’ pavement (paving standards for both streets complied at time of platting)		<b>South Washington Street</b> – Urban Collector Street Required: 60’ right-of-way, 50’ pavement Provided: 60’ right-of-way, 32’ pavement	
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of all exterior improvements on the subject property, <b>subject to four Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Property Owner: Mr. James R. McLennan Applicant: Mr. John Castillo, GA Auto Glass Agent: Mr. Cary Houston, MCH Engineering, LLC			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**River Corridor Development Ordinance:** 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 of an existing structure in the River Corridor that requires a building permit. The main building and canopy improvements were made by the applicant in 2016 but did not require permits, and therefore, a River Corridor application was not required at that time. However, the applicant now seeks to construct a 2,500-square foot addition onto the rear (south) elevation of the existing 2,081-square foot main building. If approved, the existing building and canopy improvements would be memorialized along with the new rear addition.

**River Corridor Master Development Plan (RCMDP)**

The proposed exterior improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and for commercial properties outside of the Historic City Center of San Angelo. The applicant, GA Auto Glass, has requested a River Corridor approval for remodeling of an existing 2,081 square-foot building with attached canopy, and construction of a 2,500-square foot rear addition to this building on the subject property as follows: 1) Repainting the brick base on the main building from white to dark blue and the walls from white to light and dark grey; 2) Replacing the three existing service bay garage doors painted blue with new wooden doors painted dark brown; 3) Repainting the existing metal canopy from light blue to light grey, removal of the existing fabric canopy roof, and addition of concrete and opaque glass onto the existing canopy posts; 4) construction of a new rear two-bay addition of metal construction with a dark blue brick base, light grey walls, and white garage doors to match the colors on the main building; and 5) landscape planting. It is noted that the angled parking at the rear will be required to be removed prior to final occupancy for the new addition due to adequate maneuvering area.

**1) Repainting the brick base on the main building from white to dark blue and the walls from white to light and dark grey**

Although not in Downtown San Angelo proper, the subject property is located within a retail commercial corridor along West Beauregard Avenue and the north end of South Washington Street. Within this area, quality materials such as concrete masonry, brick, and EIFS stucco are predominant. Therefore, careful attention to design is necessary to ensure consistent with the surrounding building façades. Staff believes that the main building improvements are consistent with the RCDMP and the surrounding buildings. The RCDMP requires that “each building should have a well-designed base, middle and top. Architectural detailing or a change in materials or color at the ground level may be used to create the base. The different parts of a building’s façade should be emphasized by use of color, arrangement of façade elements, or a change in materials.” Colors “light to medium intensity” with “low reflectivity are preferred as the background color” and “brighter colors may be used for accents, trim or highlighting architectural features.” Staff believes all of these objectives have been achieved on the main building. The applicant has painted the 3-foot high brick base a neutral dark blue to enhance the building façades facing West Beauregard Avenue and South Washington Street. The main building walls have been painted a solid dark grey and the 3-bay garage walls have been painted a light grey. Maintaining a white trim along the roof edges enhances visual appeal by providing a sleek appearance. Surrounding buildings also contain similar materials and a blend of neutral, solid colors, including the J. Blair Hair Salon and Cano’s stucco buildings, the Texas Gun Shop constructed of masonry, and the brick office building on the west side of Washington Street.

**2) Replacing the three existing service bay garage doors painted blue with new wooden doors painted dark brown**

The applicant has replaced the existing insulated metal roll-up garage doors with new wood garage doors. Staff believes the natural wood finish enriches the appearance of the garage portion of the structure. The wood finish is also consistent with the wood construction of the salon building immediately to the south. The new doors are also consistent with the RCMDP policies which state that “the different parts of a building’s façade should be emphasized by use of color, arrangement of façade elements, or a change of materials.” The brown wood finish on the doors provides a natural earth element to the site, contrasting the grey concrete block on the main building. Staff supports the change and believes it is a design upgrade to the property. Staff believes that the two new bay doors should be consistent with the design of the main building doors. As a condition of approval, Staff will recommend that within 12 months of approval, that the applicant install wooden doors or paint the new metal doors a wood finish color to match the existing doors.

**3) Repainting the existing metal canopy from light blue to light grey, removal of the existing fabric canopy roof, and addition of concrete and opaque glass onto the existing canopy posts**

The applicant has made significant improvements to the existing canopy, consistent with the RCMDP. The RCMDP states that “the primary entrance of a building or store should have a clearly defined, visible entrance with distinguishing features such as a canopy, portico or other such prominent element of architectural design.” The new concrete and opaque, non-reflective glass additions onto the canopy posts provide a modern appearance consistent with the building improvements. The new light grey canopy color matches the grey on the garage building. Staff supports these changes. The canopy faces the West Beauregard Avenue commercial corridor with high traffic volumes. Staff believes that the new quality materials and neutral color will increase visibility to the site and will add to the growing number of businesses along this corridor whom have upgraded their buildings using quality construction materials and low intensity colors.

**4) Construction of a new rear two-bay addition of metal construction with a dark blue brick base, light grey walls, and white garage doors to match the colors on the main building**

The new two-bay door addition, as proposed, will be of metal R-panel construction and will match the 3-foot high brick base on the existing garage. Staff supports the continuation of the brick base painted dark blue along the bottom of the façade, consistent with the existing garage. Consistency in material and color will be visually pleasing as well as practical given the expansion of the garage for two additional service bays. However, Staff has concerns regarding the metal panel construction for the main portion of the building. The RCMDP policy is “generally opposed to prefabricated and/or metal buildings, as well as reflective glass, shiny metal siding, pre-finished hardboard and Masonite used as exterior building materials.” As indicated previously, the surrounding commercial corridor – including other buildings along South Washington Street but close to Beauregard Avenue – have been constructed or reconstructed with quality building materials including EIFS stucco, brick, or concrete masonry block. Therefore, Staff recommends as a condition of approval that the applicant cover all portions of the new building facing public right-of-way with EIFS stucco. This includes all of the south, west, and the part of the north elevation that extends past the existing garage. Staff believes that these changes will enhance the façade of the new addition, consistent with quality materials used on the main building and in the surrounding area.

## 5) Landscape planting

The applicant is proposing to erect a 4-foot Yaupon Holly tree at the southwest corner of the property, as well as 20-inch purple sage planter pots around the canopy and in front of the new two-bay garage. Both selections are drought-resistant and native to West Texas. The RCMDP states that “the character of landscaping should vary from informal planting arrangements bordering open space areas, transitioning to more formal landscape arrangements close to buildings and developed areas.” Planning Staff support the additional landscaping as shown. Commercial buildings along this portion of West Beauregard Avenue are void of any landscaping or vegetation, and therefore, providing some additional landscaping close to the buildings would be consistent with the above policy, as well as further enhancing the site.

### **Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** the proposed exterior improvements on the subject property, **subject to four Conditions of Approval**.

1. Within 12 months of approval, the applicant shall cover all portions of the new building addition that face public right-of-way with EIFS stucco, including all of the south and west elevations, and a portion of the north elevation, and submit a revised elevation rendering to the Planning and Development Services Director delineating these changes for approval.
2. Within 12 months of approval, the applicant shall install wooden doors instead of metal doors on the new building addition, or paint the proposed metal doors a wood finish color to match the 3-bay garage doors on the existing building, and submit a revised elevation rendering to the Planning and Development Services Director delineating these changes for approval.
3. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
4. The applicant shall obtain a Building Permit for all new construction as required, and ensure removal of the angled parking area to the south prior to final occupancy.

### **Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Color Renderings  
Samples and Materials  
Exterior Finishes List  
Site Plan with Landscaping  
Application





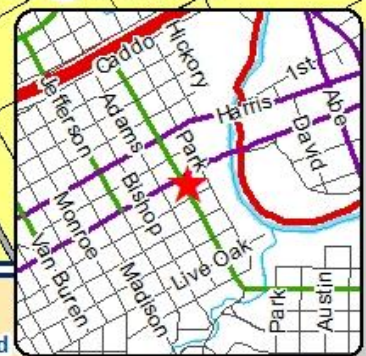
**River Corridor Case File**

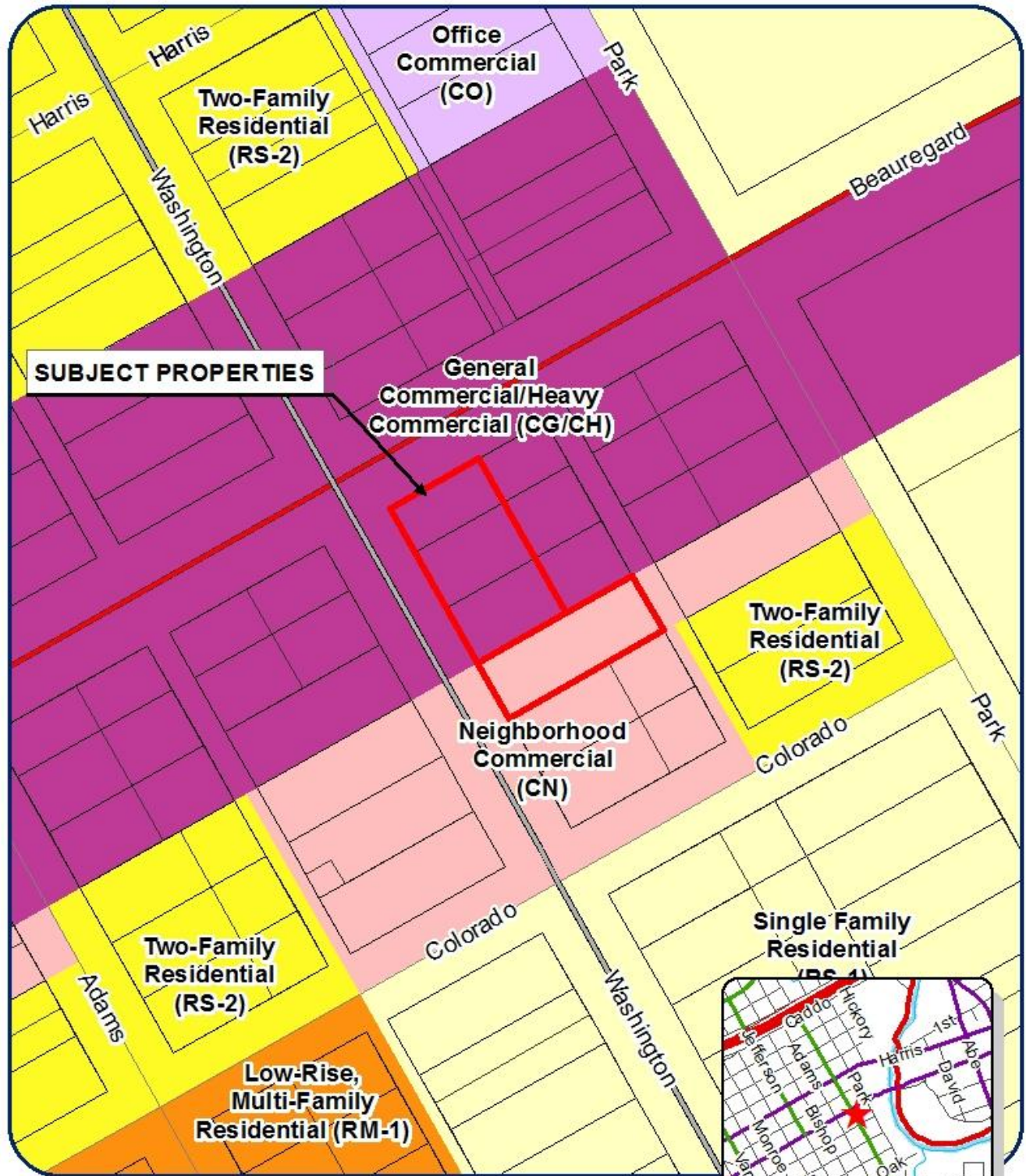
**RCC17-27: Castillo**

Council District: Lane Carter (SMD#5)  
Neighborhood: Santa Rita  
Scale: 1" approx. = 100 ft  
Subject Property: 1017 W. Beauregard Ave & 114 S. Washington St.

**Legend**

- Subject Properties: 
- Current Zoning: **CG/CH and**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood Center**





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**Legend**  
Subject Properties:   
Current Zoning: **CG/CH and**   
Requested Zoning Change: **N/A**   
Vision: **Neighborhood Center**



**Photos of Site and Surrounding Area**

**NORTH**



**EAST**



**SOUTH**



**WEST**



**SOUTH AT PROPERTY**



**MAIN BUILDING FACING BEAUREGARD AVE**





**Photos of Site and Surrounding Area**

**CANOPY FACING BEAUREGARD AVE**



**MAIN BUILDING GARAGE FACING WASHINGTON ST**



**FUTURE ADDITION**



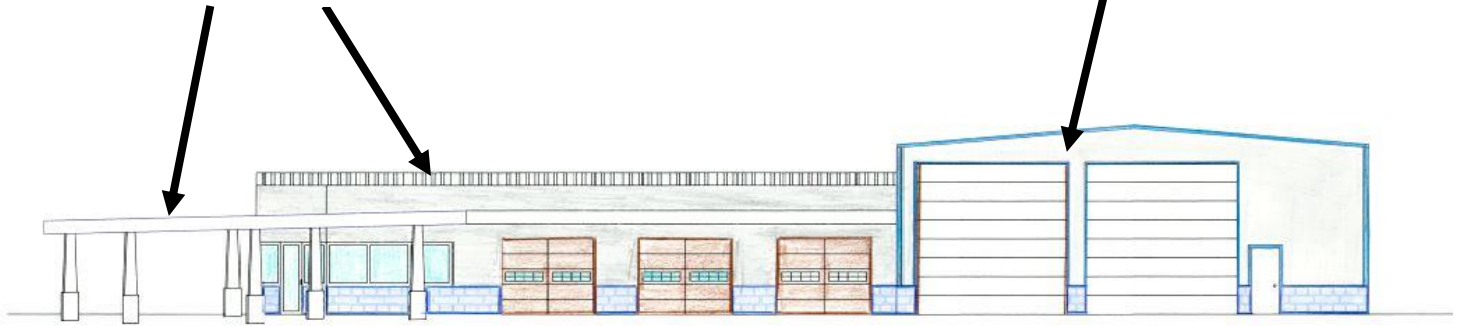
**FUTURE ADDITION**



## Renderings

EXISTING BUILDING AND  
CANOPY (MEMORIALIZE  
EXISTING IMPROVEMENTS)

PROPOSED TWO-BAY ADDITION



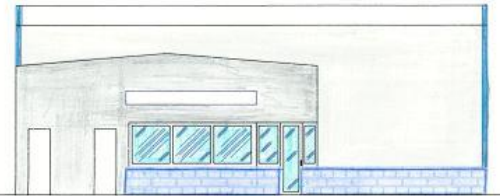
GA Auto Glass

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

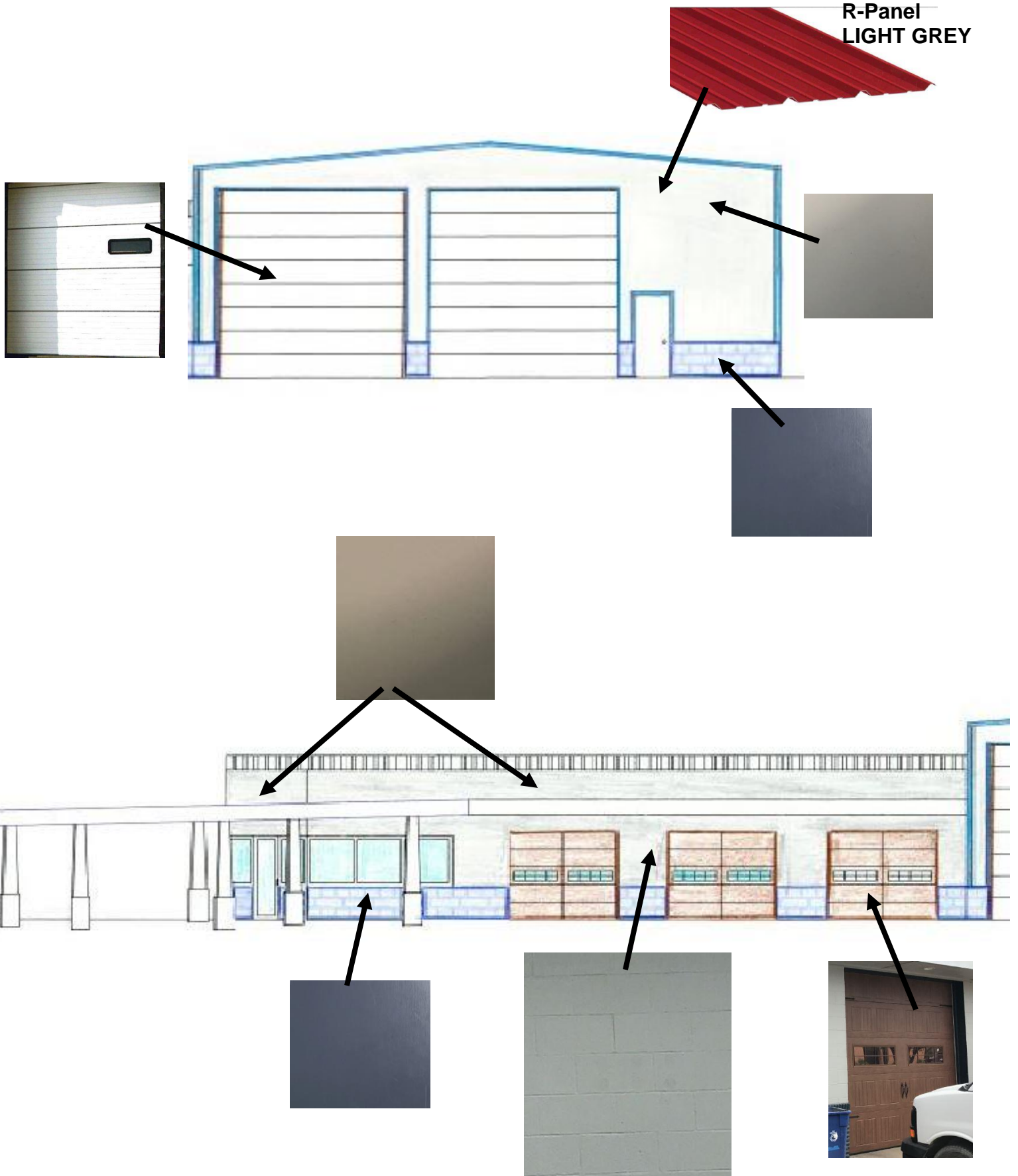
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Samples and Materials



G A Auto Glass of San Angelo

1017 W. Beauregard

San Angelo, TX 76901

## Exterior Finishes

### Exterior Walls

**Existing Structure:** CMU (concrete masonry unit) wall painted grey.

**Proposed Structure:** Metal panel (Mueller Light Grey).

### Roof

**Existing Structure:** Metal Panel (White).

**Proposed Structure:** Metal panel (Mueller White to match existing).

### Masonry

**Existing Structure:** Masonry Veneer 3 ft. high (Painted Blue/Grey).

**Proposed Structure:** Masonry Veneer 3 ft. high (Painted Blue/Grey to match existing).

### Roll Up Doors

**Existing Structure:** Insulated Metal (Painted to simulate wood panel).

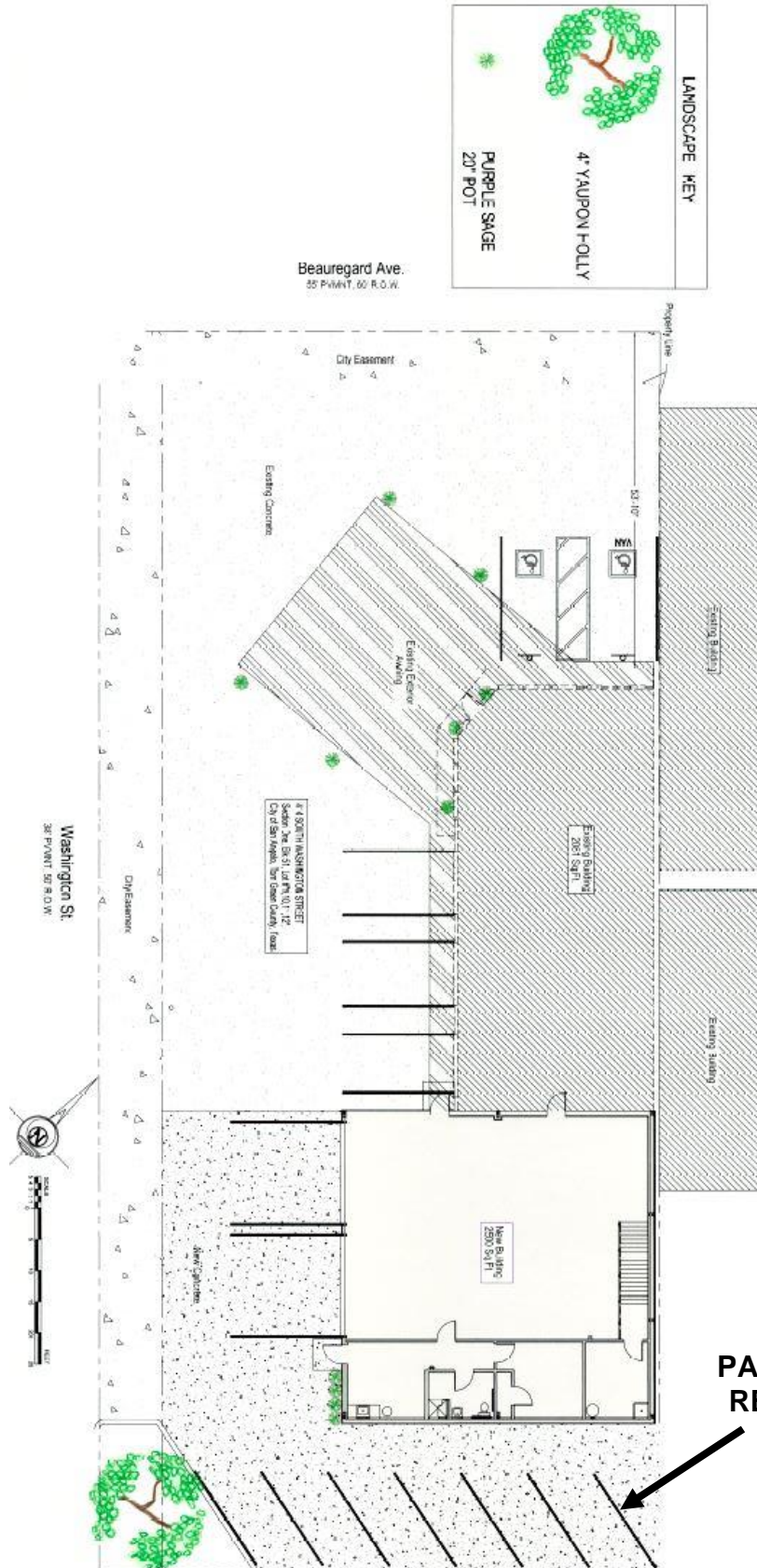
**Proposed Structure:** Insulated Metal (White).

### Trim

**Existing Structure:** Metal (White and Blue).

**Proposed Structure:** Metal (Mueller Deep River Blue).

### Site Plan with Landscaping



**PARKING STRIPING TO BE REMOVED DUE TO LACK OF SPACE PRIOR TO FINAL OCCUPANCY**



Section 2 continued: Site Specific Details

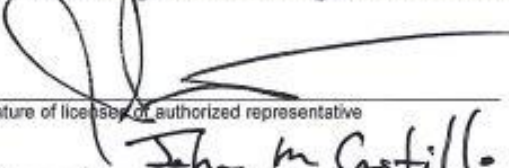
Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: To expand our business for better work area and to get everything to match our existing building.

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.

Signature of licensee or authorized representative



Date

7-2-17

Printed name of licensee or authorized representative

BA auto glass owner

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 -- 27 Related Case No.: \_\_\_\_\_ Date Related case will be heard: 9/21/17

Nonrefundable fee: \$ 385.00 Receipt #: 269533 Date paid: 8 / 8 / 17

Reviewed/Accepted by: J. Fisher Date: 8 / 8 / 17