

**DESIGN & HISTORIC REVIEW COMMISSION – November 2, 2017**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Approval		RCC17-28: Arredondo	
<b>SYNOPSIS:</b>			
This is an application for River Corridor Approval for a single-family residence located on the outskirts of the River Corridor. The applicant is requesting to construct a new carport, front entry porch, and back porch, a remodeling of the front wall window detailing, and for additional paving areas to the driveway and driveway approach.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
909 Crenshaw Street; generally located approximately 85 feet east of the intersection of South Browning Street and Crenshaw Street		Being 0.224-acre in the Spencer Addition No. 2, being the west 35 feet of Lot 3 and the east 30 feet of Lot 2, Block R	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Fort Concho East Neighborhood	Single Family Residential (RS-1)	Neighborhood	0.224-acre
<b>THOROUGHFARE PLAN:</b>			
<p><b>Crenshaw Street</b> (Urban Local Street)                  Required: 50' min. ROW, 36' paving width with sidewalk or 40' without sidewalk                  Actual: 100' ROW and 35' paving width without sidewalk</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the request to construct a new carport, front entry porch, and back porch, a remodeling of the front wall window detailing, and for additional paving areas to the driveway and driveway approach, subject to two (2) Conditions of Approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner(s):</i>                  Eloy Arredondo</p>			
<b>STAFF CONTACT:</b>			
Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 <a href="mailto:kristina.heredia@cosatx.us">kristina.heredia@cosatx.us</a>			

**Analysis:**

**Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction greater than 50 square feet, including signs, as well as any lit signs regardless of size, in the River Corridor. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the applicable policies of the River Corridor Master Development Plan (RCMDP):**

**Architectural Detail**

The RCMDP states that “a mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood.” The applicant is proposing to incorporate the existing building materials into the new additions to his house. The result is that the applicant’s home will be architecturally consistent, and will combine a mix of materials that refresh the house and add to the curb appeal. The new window and door detail will further increase the blending of traditional and contemporary and will enhance the cohesive appearance of the new façade.

**Materials and Colors**

The RCMDP policies state that “quality finished materials should be used.” The applicant is proposing to use composite shingles that match the existing roof for the new additions. Decorative columns are also being added to the front porch that match the ones holding the carport in place. The overall look will be one of quality constituents with complementary colors.

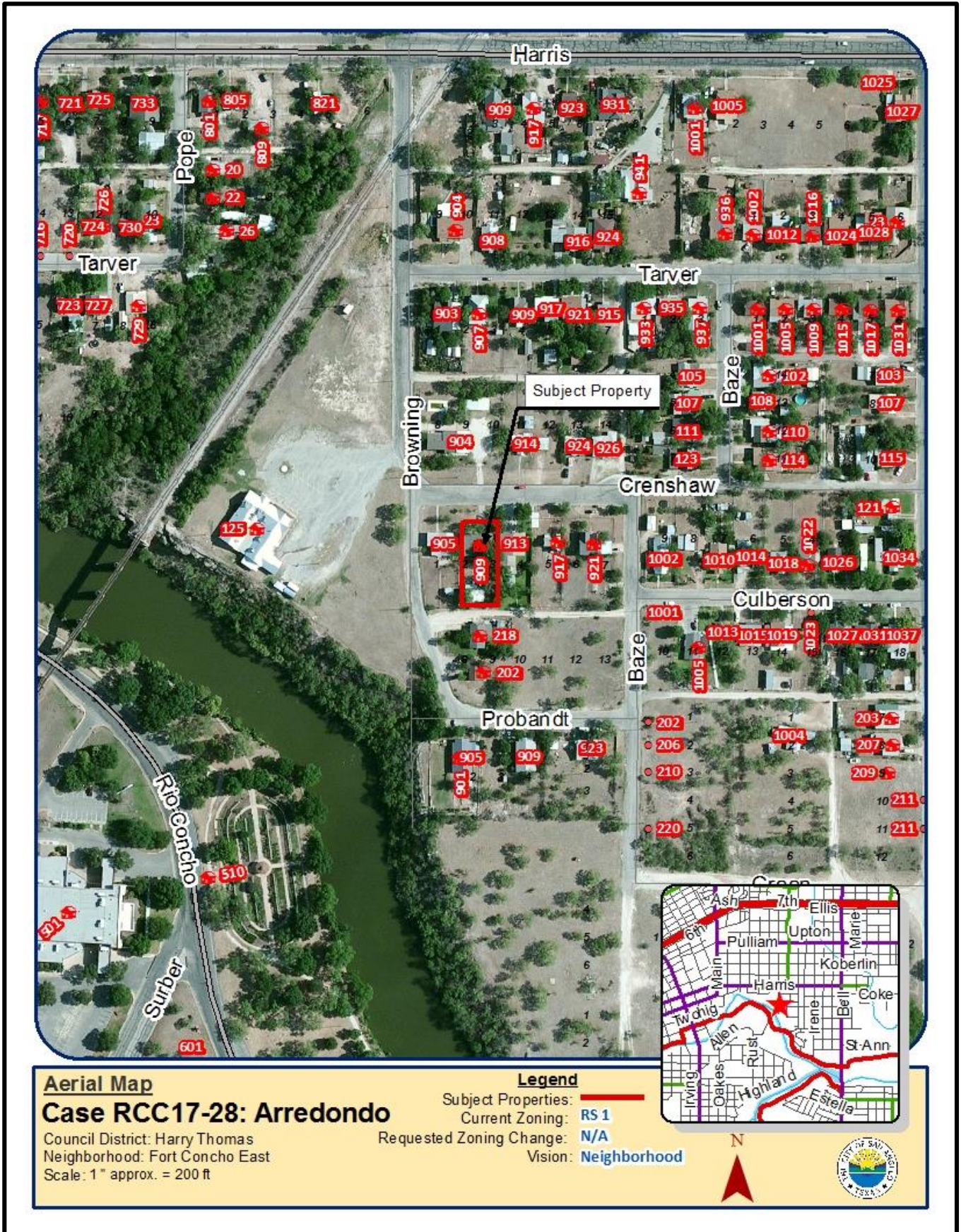
**Recommendation:**

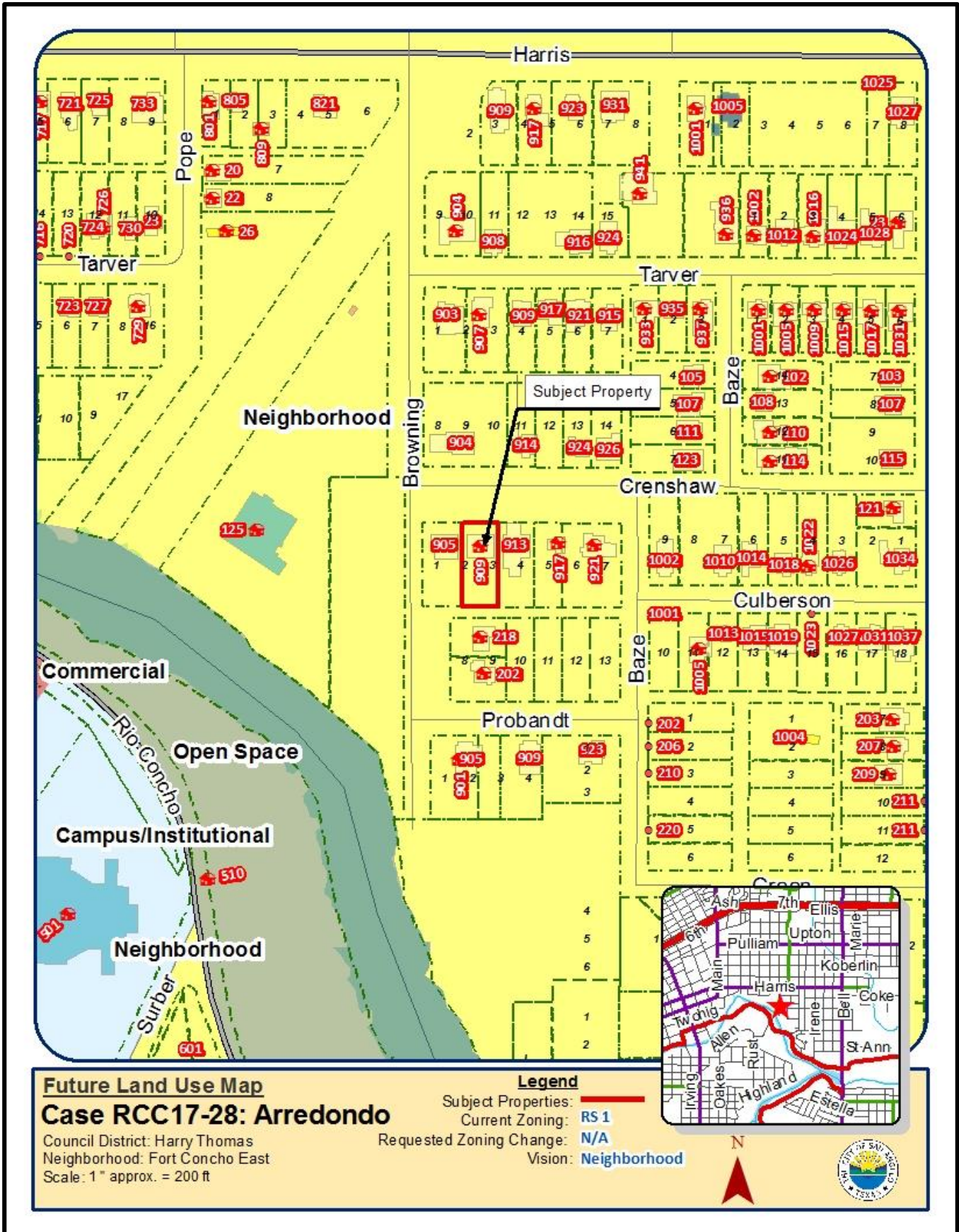
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-28 a request to construct a new carport, front entry porch, and back porch, a remodeling of the front wall window detailing, and for additional paving areas to the driveway and driveway approach, subject to the following two (2) Conditions of Approval:

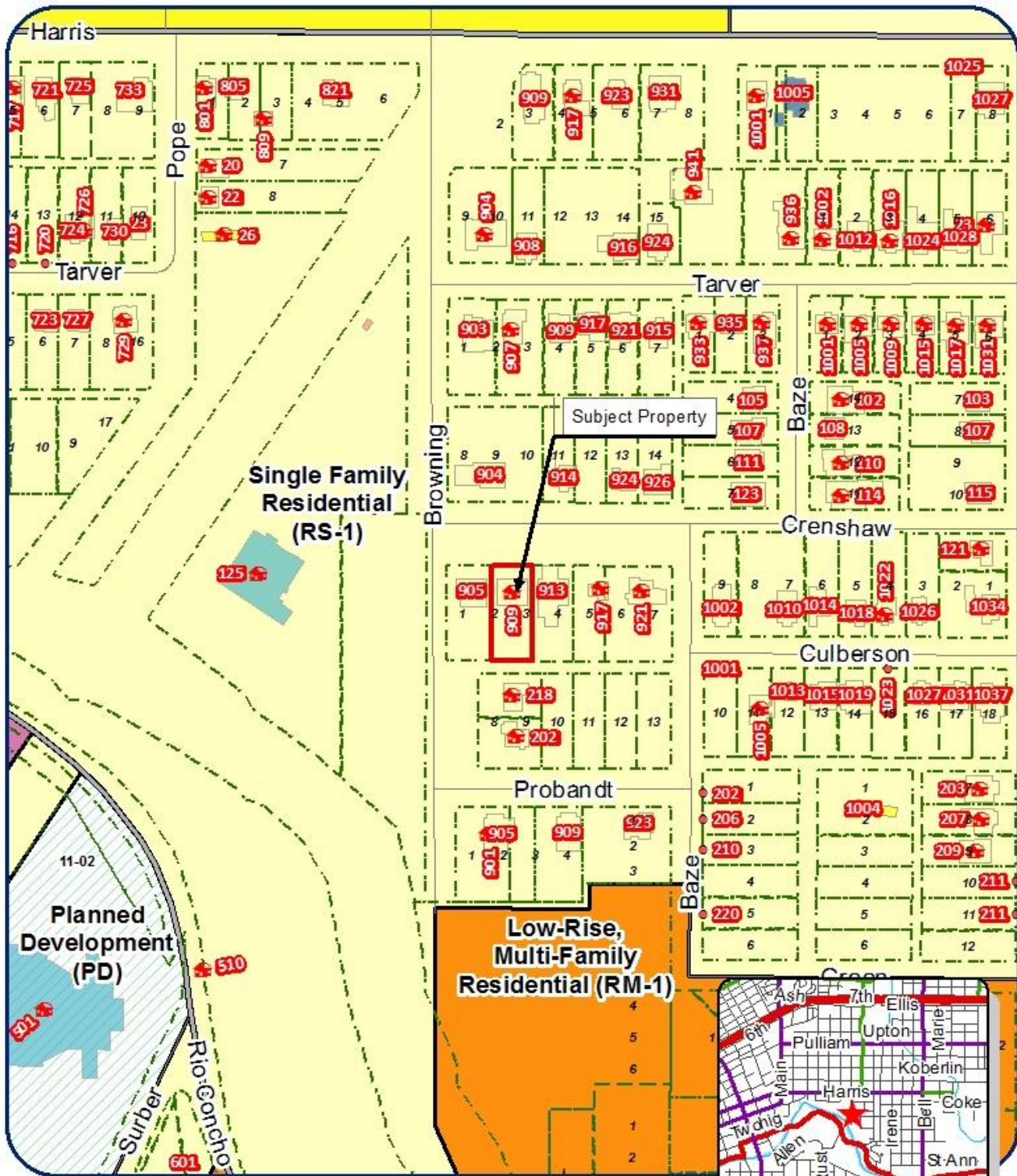
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all new construction as required.

**Attachments:**

1. Aerial Map
2. Future Land Use (FLU) Map
3. Zoning Map
4. Thoroughfare Map
5. Site Plan
6. Elevations
7. Materials
8. Site Photos







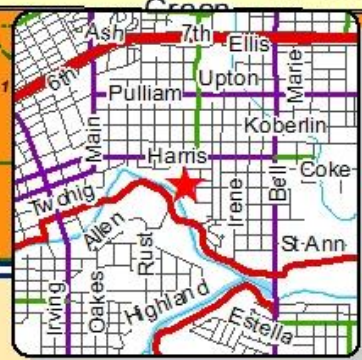
**Zoning Map**

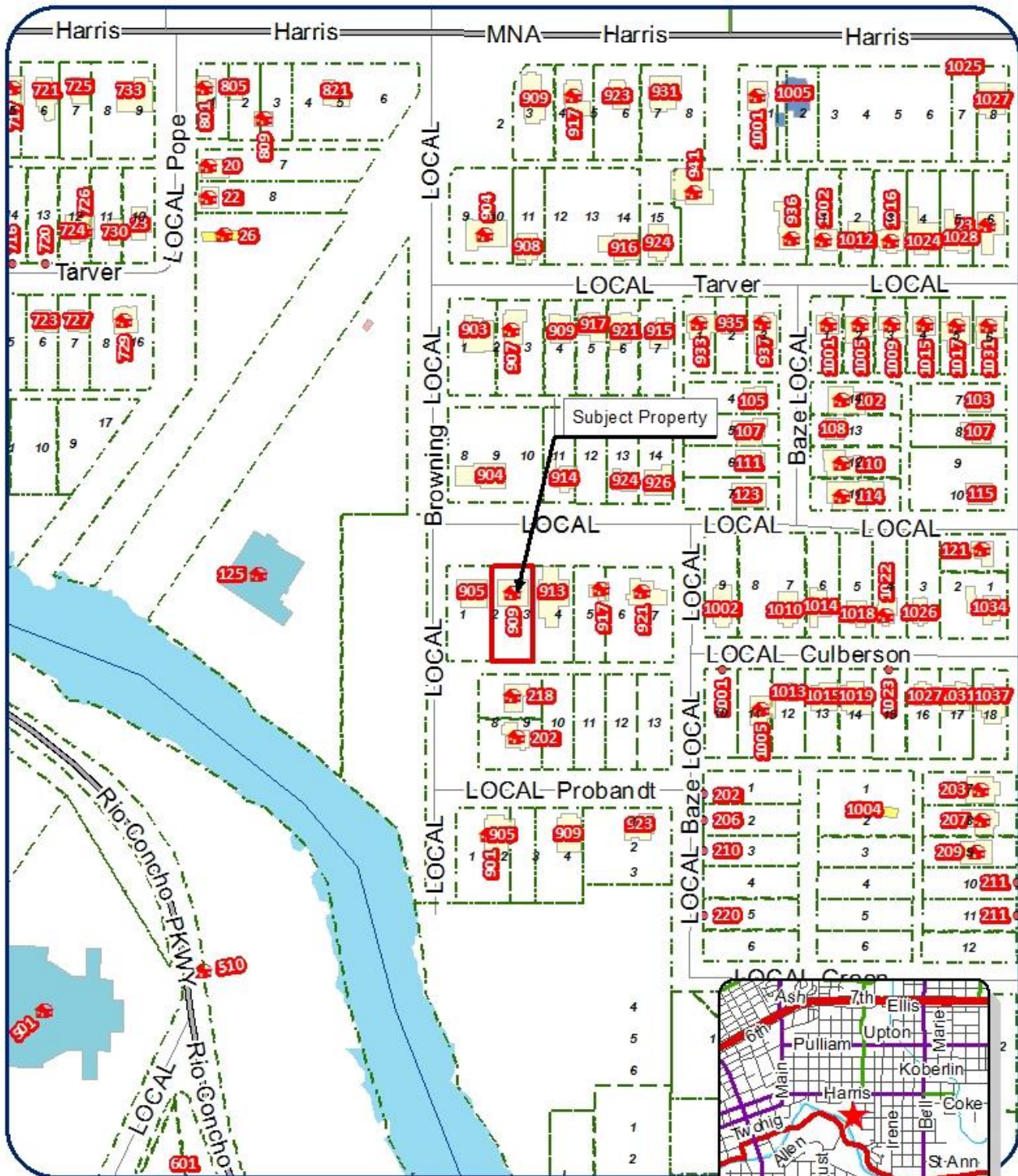
**Case RCC17-28: Arredondo**

Council District: Harry Thomas  
 Neighborhood: Fort Concho East  
 Scale: 1" approx. = 200 ft

**Legend**

- Subject Properties: —
- Current Zoning: RS 1
- Requested Zoning Change: N/A
- Vision: Neighborhood

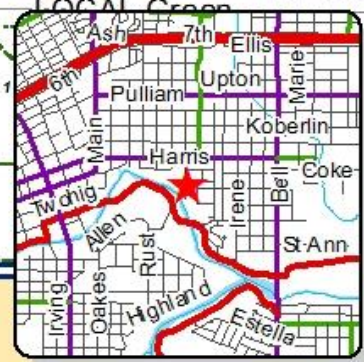




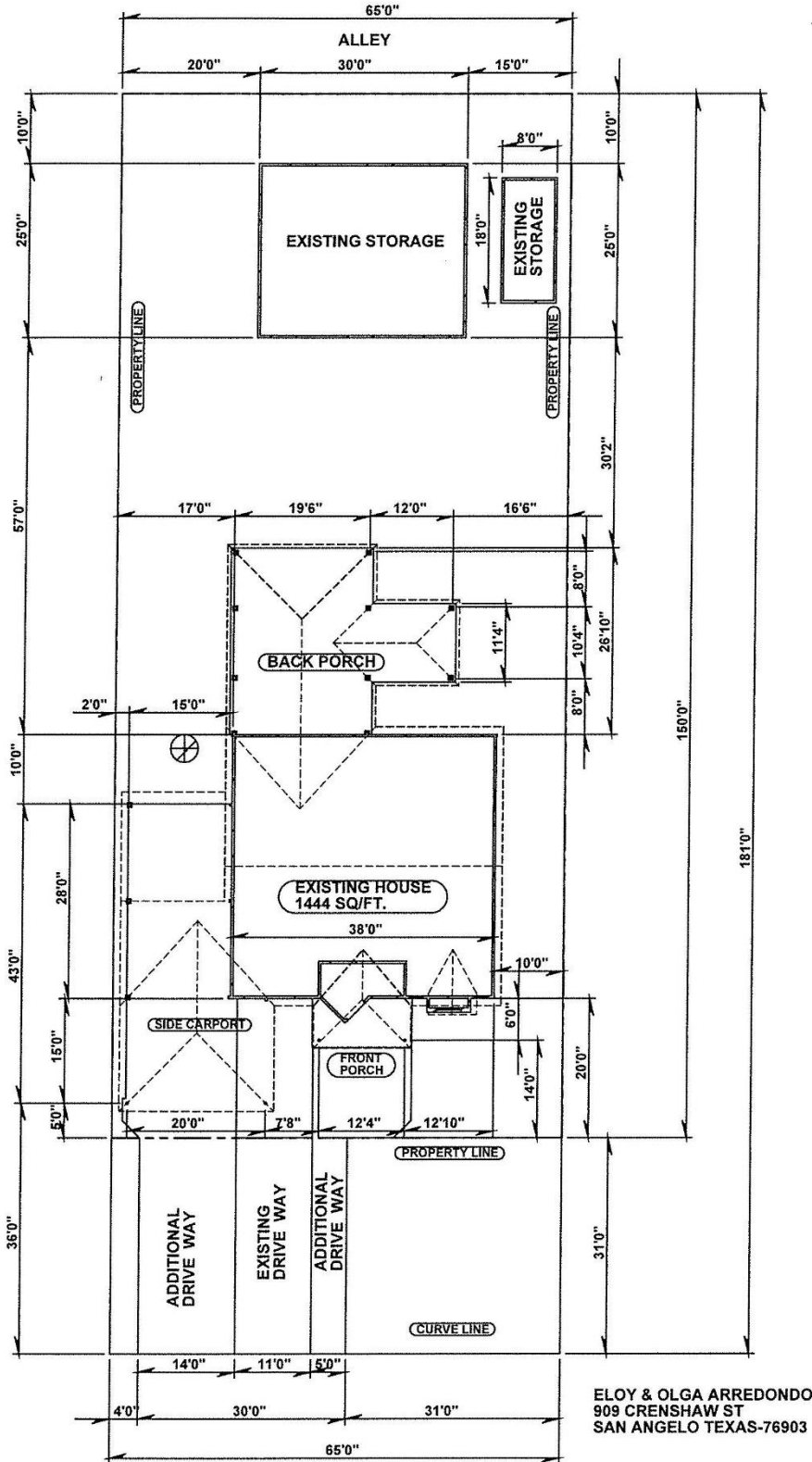
**Thoroughfare Map**  
**Case RCC17-28: Arredondo**

Council District: Harry Thomas  
 Neighborhood: Fort Concho East  
 Scale: 1" approx. = 200 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: **RS 1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**



### SITE PLAN



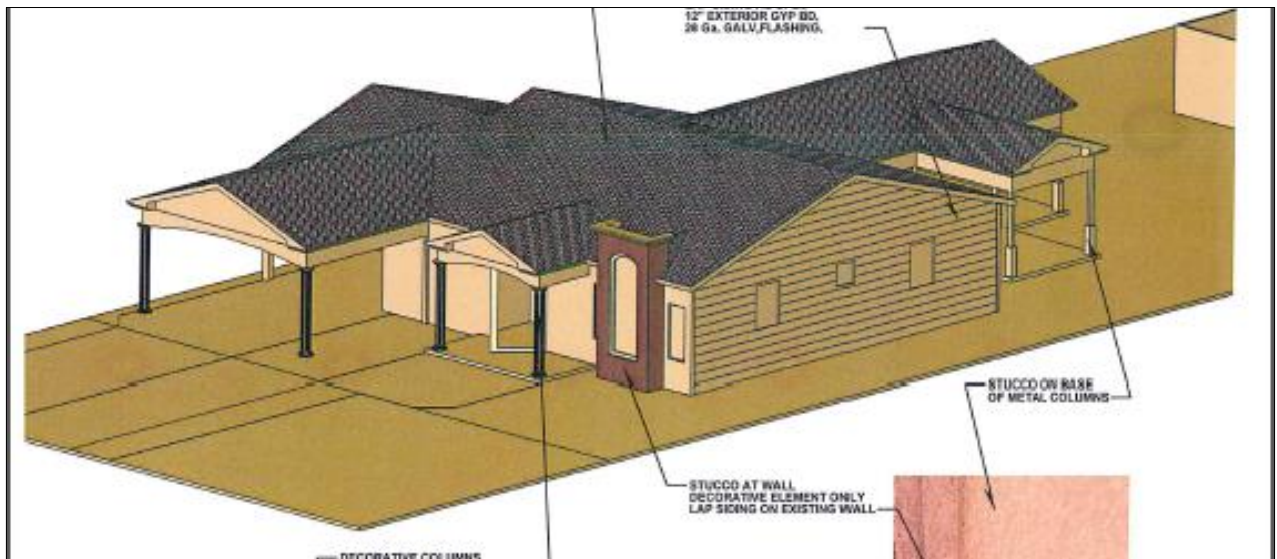


PROPOSED REMODELING

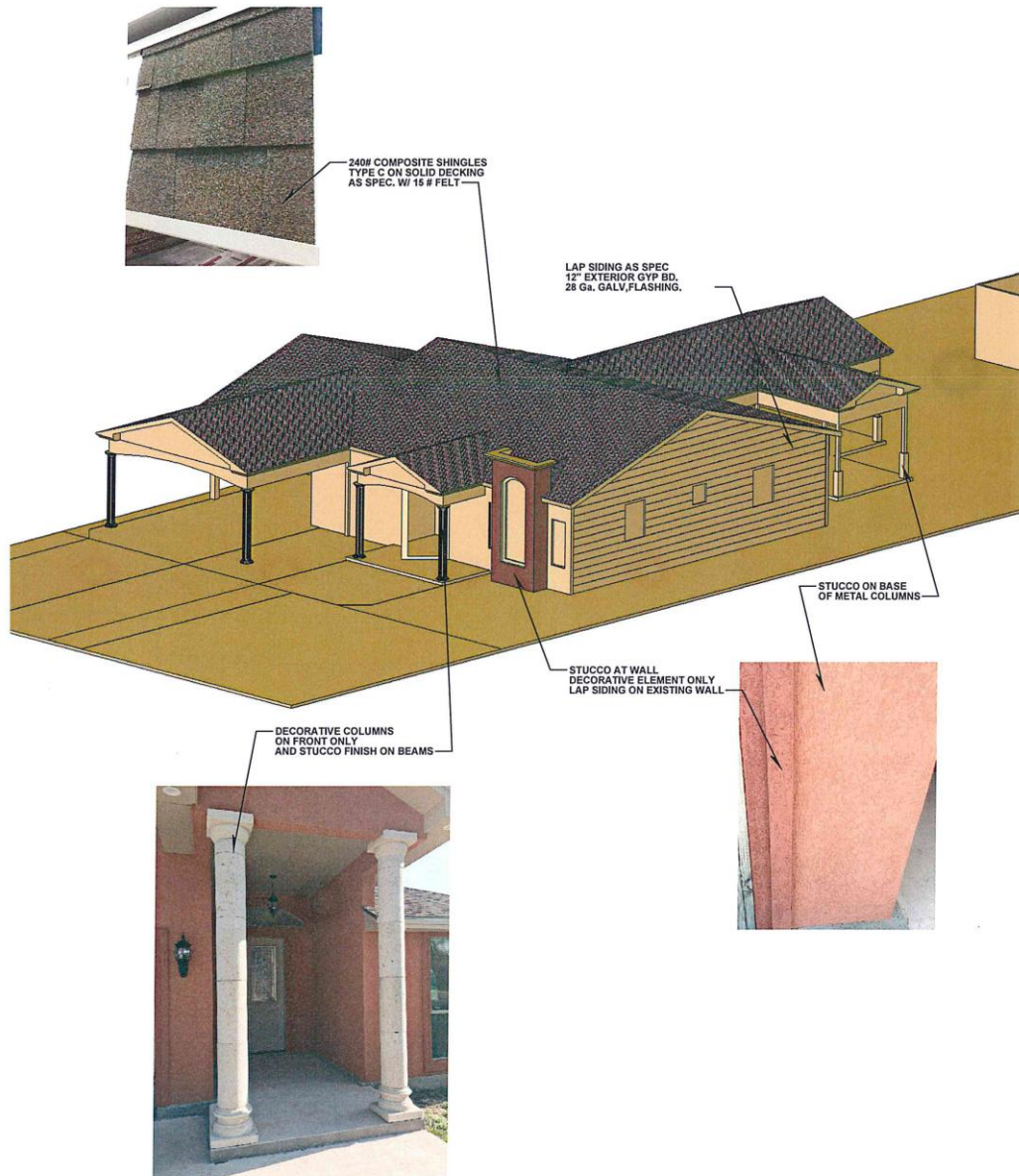
BEFORE



AFTER



## MATERIALS



SITE PHOTOS

Front (South)



Across the Street (North)



East



West



River is Located behind Distant Trees



**DESIGN AND HISTORIC REVIEW COMMISSION – November 2, 2017  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC17-29: Fastsigns	
<b>SYNOPSIS:</b>			
A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for an internally illuminated 50 square foot monument sign. The property owner previously had an internally illuminated sign on the frontage of Edmund Boulevard that was destroyed by a motor vehicle accident. The applicant is looking to install a new monument sign in the same location as the pervious sign while adding some aesthetic feature to improve the signs overall appearance.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1405 Edmund Boulevard; generally located approximately 120 feet Southeast of the intersection of Edmund Boulevard and Nueces Drive		Abstract: A-1656 S-0191, Survey J MOEHL, comprising a total of 7.066 acres	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
SMD District #2 – Tom Thompson Angelo Heights Neighborhood	Single Family Residential (RS-1)	Neighborhood	7.066 acres
<b>THOROUGHFARE PLAN:</b>			
Edmund Boulevard – Minor Arterial Street, 80’ ROW required (80’ Existing), 64’ pavement required (48’ Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC17-29 for an internally illuminated 50 square foot monument sign, <b>subject to five Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner:</u> Edmund Boulevard Baptist Church  <u>Agent:</u> Stacy McIntyre Fastsigns			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

November 2, 2017

---

**Background:**

On September 25, 2017, the applicant submitted an application for a River Corridor Review for a new internally illuminated 50 square foot monument sign on the property facing Edmund Boulevard. The proposed sign will be constructed of colored and sculpted foam, which will match the visual appearance of the existing building. The sign will also have a concrete footer and structural posts. The sign will house a double sided digital board that will allow the property owner to advertise upcoming events.

**RCC17-29 Analysis:**

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure in the River Corridor. The new monument sign needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that “Signs should be incorporated into the architecture of each building.” The selected red brick color and tan accent color are similar to colors found in the main church building. The sign architecture will also be similar to in scale to the main church.

The RCMDP also states that, “major signage should be enhanced through the use of simple but effective landscaping. Landscaping can help draw attention to the sign, and a simple layout will ensure that the sign is the focal point.” Staff is recommending that a landscape bed be constructed around the new monument sign to soften the visual impact.

The RCMDP lighting policy calls to “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.” The digital sign will be illuminated but Staff does not believe this sign will create any adverse impacts given it is located approximately 200 feet from the nearest residential property. However, Staff will recommend as a Condition of Approval that there be no spillover glare onto adjacent properties or the river.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE RCC17-29** for a new monument sign on the subject property, **subject to five Conditions of Approval**.

1. The property owner shall remove parking spaces that no longer have the correct maneuvering area due to the new monument sign install and stripe a no parking lane connecting the two existing curb cuts.

November 2, 2017

---

2. The property owner shall construct a landscape bed with simple but effective landscaping to be approved by the Planning Director.
3. There shall be no glare of spillover illumination onto adjacent properties.
4. 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.
5. The applicant shall obtain a Building Permit for all improvements as required.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Renderings with proposed materials  
Application



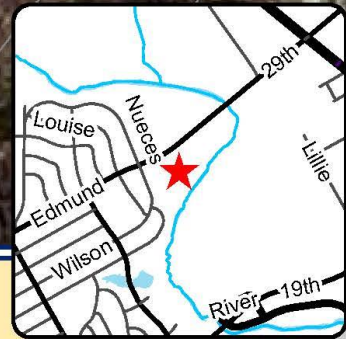


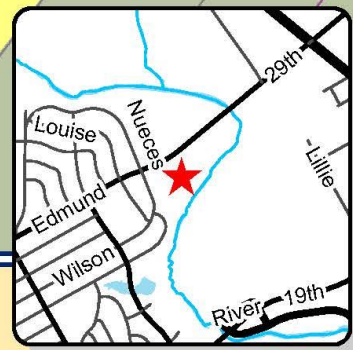
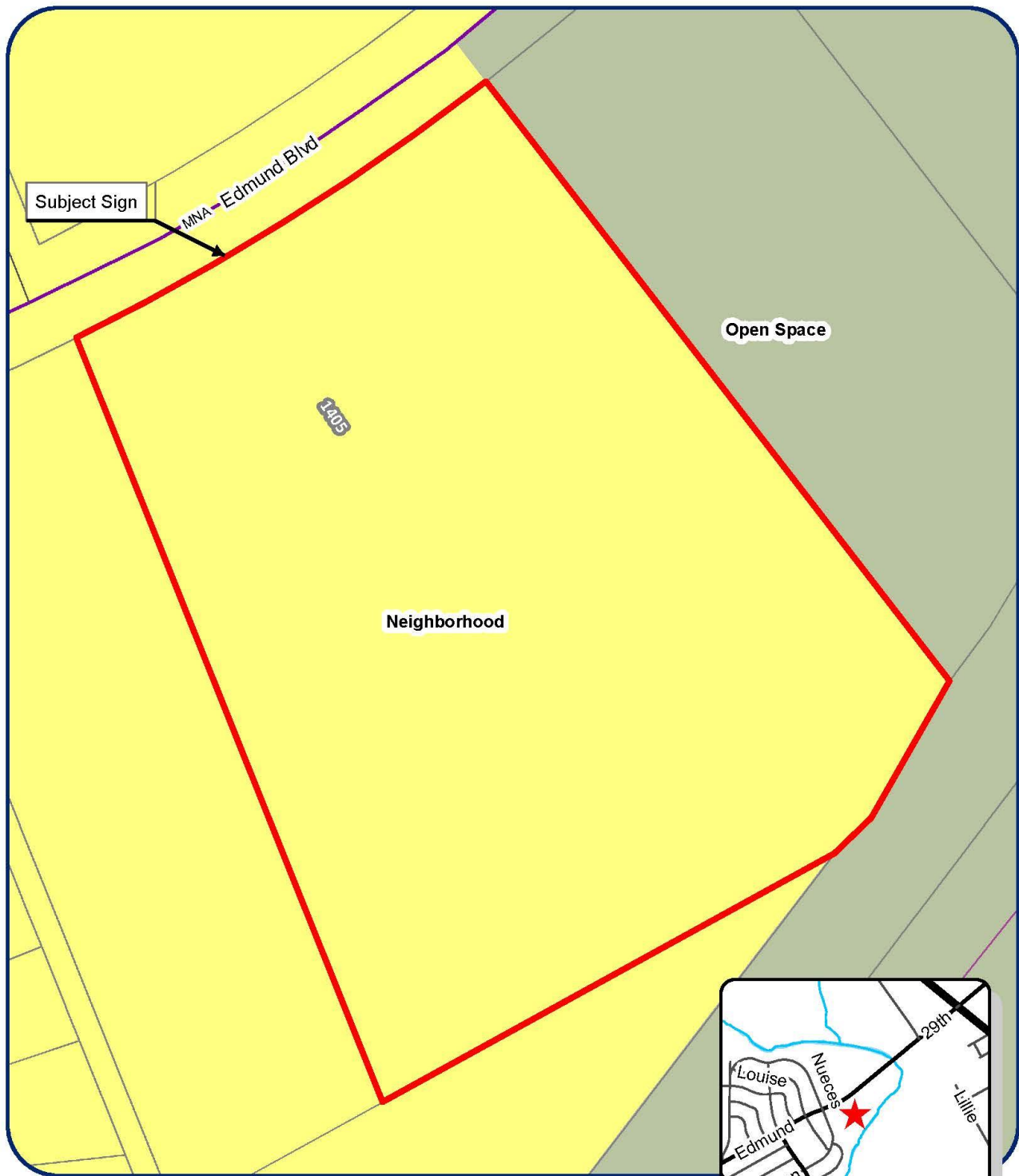
**RCC17-29: Fastsigns**  
**1405 Edmund Boulevard**

Council District: SMD #2 - Tom Thompson  
Neighborhood: Angelo Heights  
Scale: 1" approx. = 100 ft

**Legend**

Subject Properties:   
Current Zoning: **RS-1**  
Requested Zoning Change: **N/A**  
Vision: **Neighborhood**



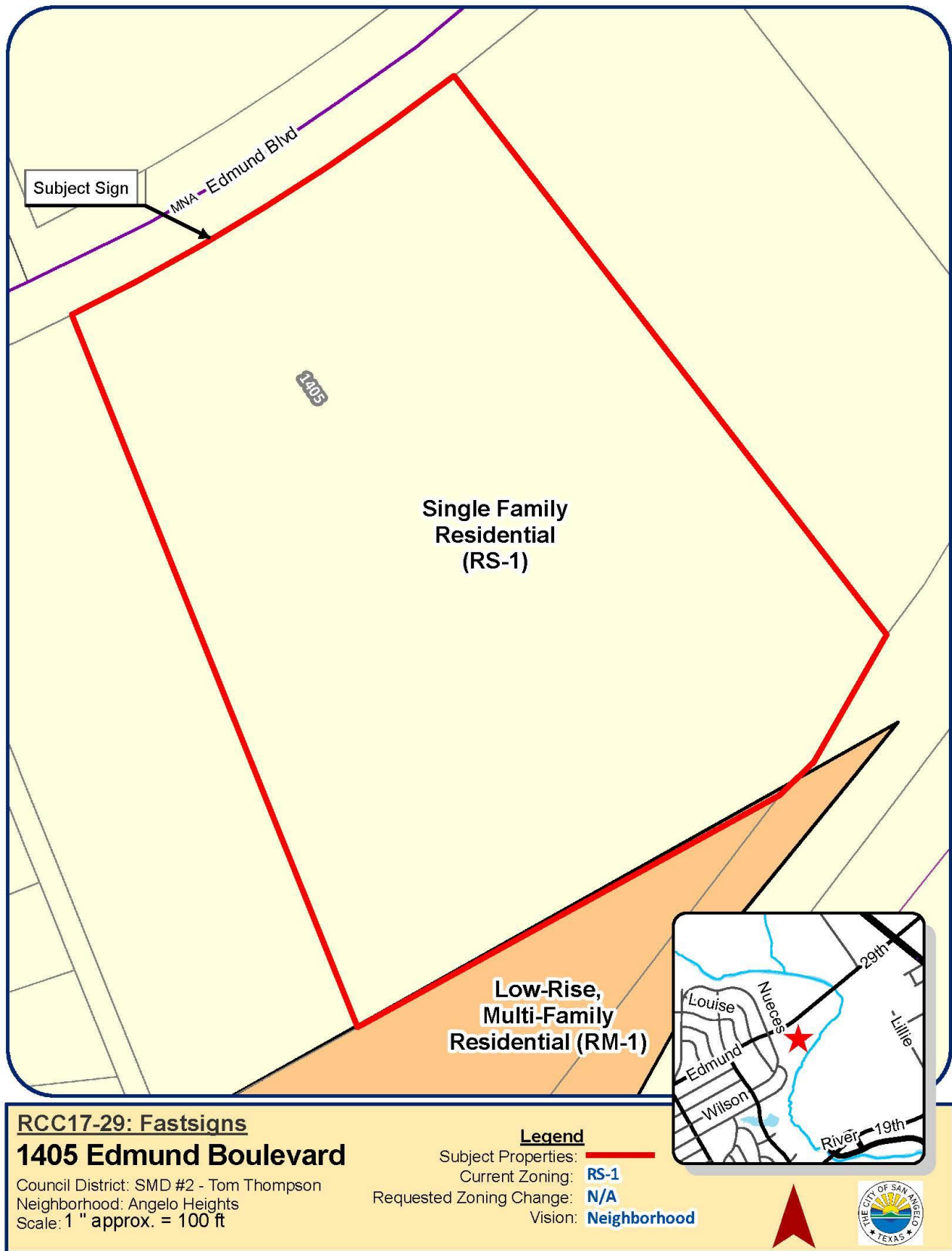


**RCC17-29: Fastsigns**  
**1405 Edmund Boulevard**

Council District: SMD #2 - Tom Thompson  
Neighborhood: Angelo Heights  
Scale: 1 " approx. = 100 ft

<b>Legend</b>	
Subject Properties:	
Current Zoning:	<b>RS-1</b>
Requested Zoning Change:	<b>N/A</b>
Vision:	<b>Neighborhood</b>





**RCC17-29: Fastsigns**  
**1405 Edmund Boulevard**

Council District: SMD #2 - Tom Thompson  
Neighborhood: Angelo Heights  
Scale: 1" approx. = 100 ft

**Legend**  
Subject Properties: —  
Current Zoning: **RS-1**  
Requested Zoning Change: **N/A**  
Vision: **Neighborhood**



### Photos of Site and Surrounding Area

Front of Building



Remaining Sign Pole to be Removed



Existing Sign Pole to be Removed



Crash Photos



Previous Sign Damage



Sign Remnants



**Renderings for Proposed Monument Sign**

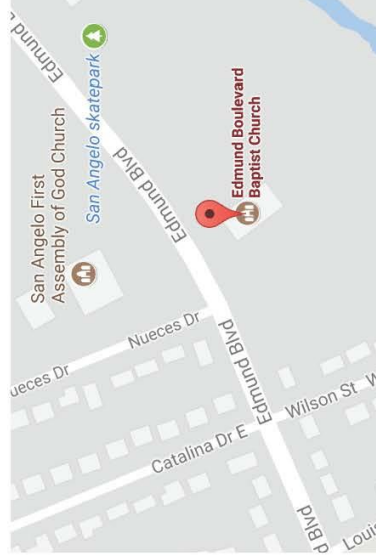
**SPECIFICATIONS**

Fabricate and assemble as detailed.

- A. Fabricated Foam sign
- B. w/ Cement Footer and Post
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_

**COLORS & FINISHES**

- A. Fabricated Red Brick Finish
- B. on columns and base
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_



Address: 1405 Edmund Blvd - 76901



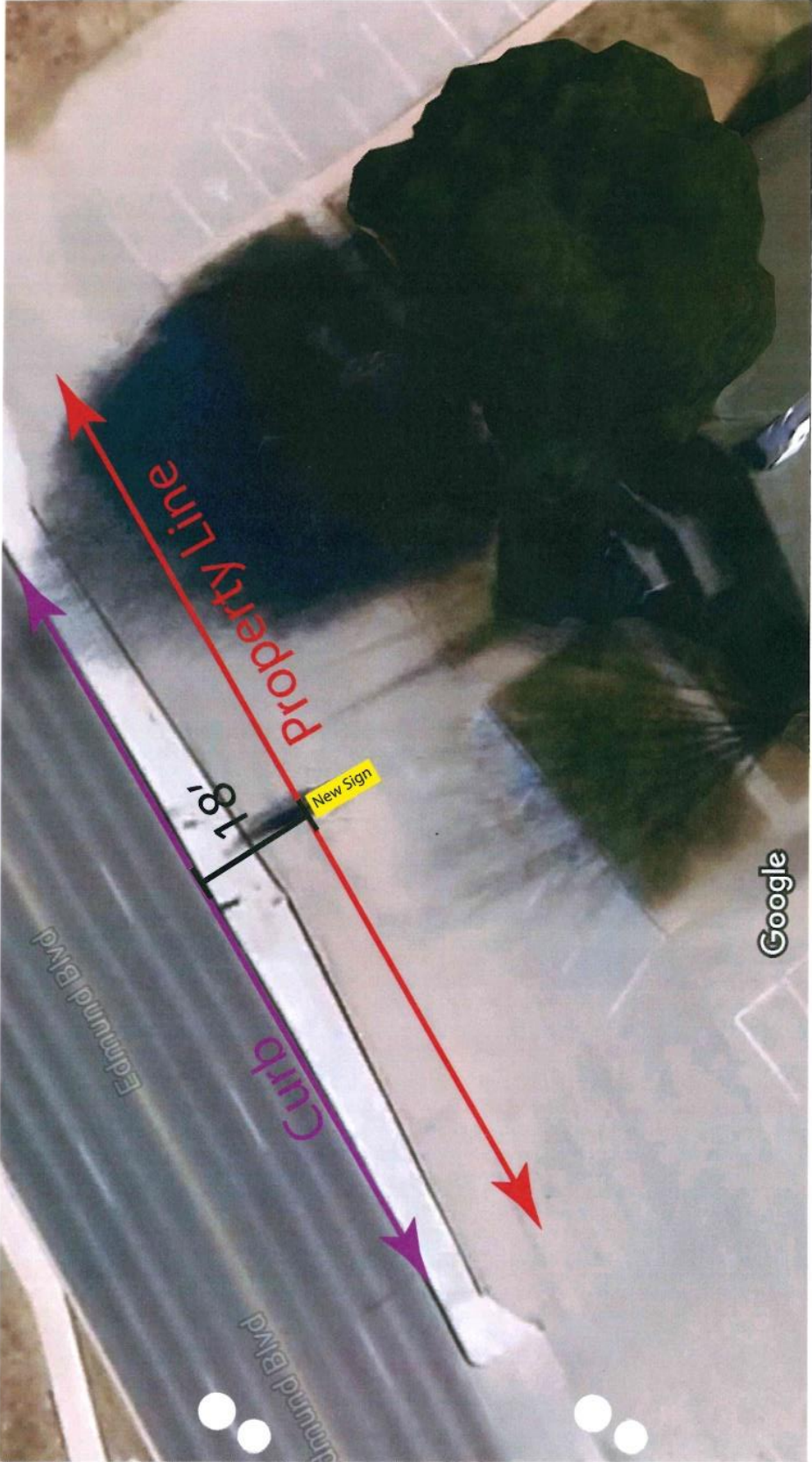
Sign Detail





Elevation

**FASTSIGNS®**  
 More than fast. More than signs.

REVISIONS	APPROVED AS SHOWN	AS NOTED	CUSTOMER	DESCRIPTION	DRAWN BY:	START DATE:
	APPROVED BY:		SALES PERSON	JOB NUMBER:	SHEET NUMBER:	DUE DATE:
	DATE:					



Effective January 3, 2017

	City of San Angelo, Texas – Planning Division 52 West College Avenue <b>Application for River Corridor Review</b>	
<b>Section 1: Basic Information</b>		
Name of Applicant(s): <u>Fastsigns of San Angelo</u>		
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Notarized Affidavit Required)		
<u>720 Knickerbocker Road</u>	<u>San Angelo</u> <u>Texas</u>	<u>76903</u>
Mailing Address	City	State                      Zip Code
<u>325-227-4826</u>	<u>stacy@fastsignsofsanangelo.com</u>	
Contact Phone Number	Contact E-mail Address	
<u>1405 Edmund Blvd.</u>	<u>San Angelo</u> <u>Texas</u>	<u>76901</u>
Subject Property Address	City	State                      Zip Code
<u>Abst: A-1656S-0191, Survey: J Moehl, 7.0000 Acres</u>		
Legal Description (can be found on property tax statement or at <a href="http://www.tomgreencad.com">www.tomgreencad.com</a> )		
Zoning: <u>RS-1</u>		
<b>Section 2: Site Specific Details</b>		
<b>Proposed Work:</b>		
<input type="checkbox"/> New construction in the Corridor over 1200 square feet. <input type="checkbox"/> Remodeling the exterior of an existing building in the Corridor. <input type="checkbox"/> Moving of an existing building to a lot within the Corridor. <input type="checkbox"/> Signs over 50 square feet in the Corridor. <input type="checkbox"/> Request for subdivision approval of any kind within the Corridor. <input checked="" type="checkbox"/> Illuminated sign in the Corridor (any size)		
Specific details of request: *use separate attachment if necessary* <u>Existing Lit Sign was run over and destroyed.</u>		
<u>The new sign will be a new updated style, Foam Monument, which will match the aesthetic of the church.</u>		
<u>The monument will house a double sided digital sign board that will allow the church to post times</u>		
<u>and upcoming activities as needed.</u>		

Effective January 3, 2017

**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: \_\_\_\_\_

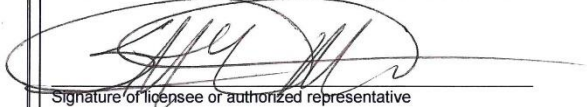
The new sign will be an updated improvement to the aesthetic of the church.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.**



09/25/2017

Date

Signature of licensee or authorized representative

Stacy McIntyre

Printed name of licensee or authorized representative

FASTSIGNS of San Angelo

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 -- 29 Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_ Date Related case will be heard: \_\_\_\_\_

Nonrefundable fee: \$ 385 Receipt #: 269541 Date paid: 9 / 25 / 17

Reviewed/Accepted by: Hillary B. Date: 9 / 25 / 17



**DESIGN AND HISTORIC REVIEW COMMISSION – November 2, 2017  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC17-32: Mazur	
<b>SYNOPSIS:</b>			
A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for front façade renovations including: (1) new windows, (2) exterior paint, (3) exterior lighting, and (4) metal awnings.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
18 North Chadbourne Street; generally located approximately 270 feet North of the intersection of North Chadbourne Street and East Harris Avenue		Lot 5, the North 36.67 feet if the West 36.67 feet of Lot 27, and the south 13.33 feet of the west 36.67 feet of Lot 9, Harris Block of Main Part of San Angelo, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	Downtown	0.487 acre
<b>THOROUGHFARE PLAN:</b>			
North Chadbourne Street – Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (70’ Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC17-32, <b>subject to four Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner:</i> 12 N Chadbourne LLC David Mazur			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**RCC17-32 Analysis:**

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The new façade renovations need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that “ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible.” The selected new windows and metal awnings promote increased activity though future business and increase the aesthetic appeal of the entry.

The RCMDP also states that, “brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible. Buildings were often painted to protect poor quality brick or to improve the appearance where brick was not matched. If it is clear that the paint is not historic, it should be removed, providing that the masonry would not be damaged. Abrasive techniques, such as sandblasting, will damage the finish of the brick and should not be considered. If it is not possible to remove the paint without damaging the masonry, it is best to re-paint the surface in a compatible color. Painting or re-painting may also be necessary if the brick has to be repaired and the original color cannot be matched.” Since the applicant is asking to paint a previously painted brick, it appears that this would have less impact on the existing brick structure while still improving the overall look of the building.

Finally, the RCMDP lighting policy states that “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill. Lighting can be used to accentuate columns, indentations in the wall, pilasters, or other features on the façade.” The new lighting will add pedestrian scale lighting, but should not result in spill over light to adjacent properties.

**Recommendation:**

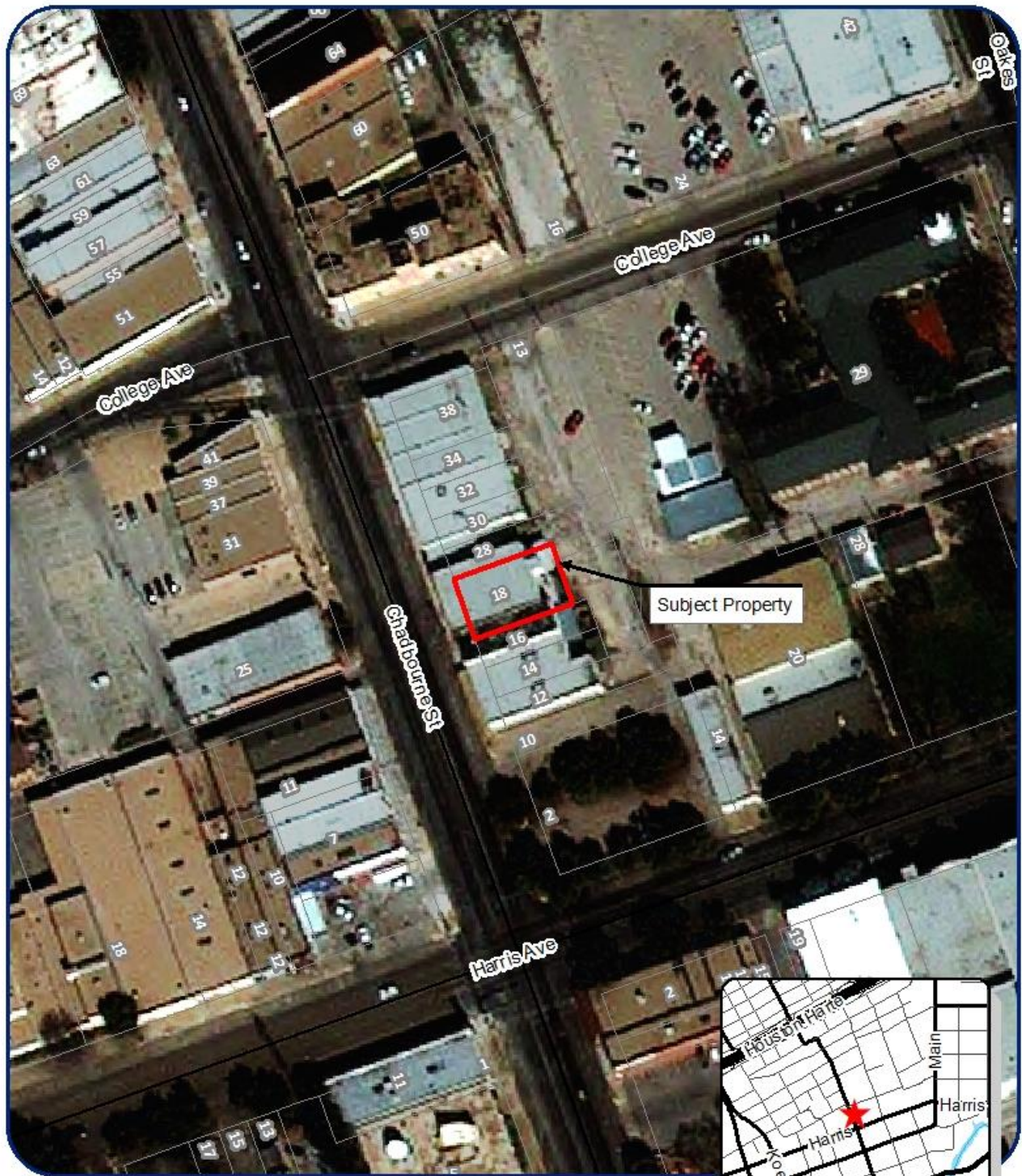
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case RCC17-32** for front façade renovations including: (1) new windows, (2) exterior paint, (3) exterior lighting, and (4) metal awnings, **subject to four Conditions of Approval**.

1. 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.

2. The applicant shall obtain a Building Permit for all improvements, as required.
3. Improvements projecting into the right of way shall receive approval from City Council, where required.
4. Lighting shall be installed to avoid glare and light spill onto adjacent properties.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Renderings with Proposed Materials  
Application



**RCC17-32: Mazur**

**18 North Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

**Legend**

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





**RCC17-32: Mazur**  
**18 North Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

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





**RCC17-32: Mazur**  
**18 North Chadbourne Street**  
Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

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

**Photos of Site and Surrounding Area**

Looking Southeast from Chadbourne Street



Looking Northeast from Chadbourne Street



Existing Building Facade





**Renderings for Proposed Front Façade Improvements**



**B** FRONT (WEST) BUILDING ELEVATION  
SCALE 1/4" = 1'-0"

## New Windows



Bronze One/One Windows

## Paint Colors

Urbane Bronze SW 7048



Awning Color  
Window Frame Color  
Front Door Color

Stucco SW 7569



Brick  
Color

## Exterior Lighting

10/1/2017 14" Classic Steel Light Dome 11" Straight Stem Barn Light - Industrial - Outdoor Wall Lights And Sconces - by Steel Lighting Co



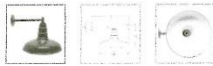
All Products / Exterior / Outdoor Lighting / Outdoor Wall Lights & Sconces



### Straight Stem Barn Light

★★★★★ 6 Ratings and Reviews

5 Colors: Powder-Coated Black



## Metal Awnings

*26 gauge Metal*





Effective January 3, 2017

**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 make it more ~~of the~~ aesthetically  
pleasing. And more marketable AND more  
Energy Efficient

**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.

David Mazur  
Signature of licensee or authorized representative

10-5-17  
Date

David Mazur  
Printed name of licensee or authorized representative

\_\_\_\_\_  
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 - 32   Related Case No.: \_\_\_\_\_   Date Related case will be heard: \_\_\_\_\_

Nonrefundable fee: \$ 385   Receipt #: 269545   Date paid: 10 / 6 / 17

Reviewed/Accepted by: Hillary B.   Date: 10 / 19 / 17



# DESIGN AND HISTORIC REVIEW COMMISSION – November 2, 2017

## STAFF REPORT

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		Amendment to RCC16-20: Pfluger	
<b>SYNOPSIS:</b>			
<p>On November 17, 2016, the Design and Historic Review Commission (DHRC) approved new construction improvements for a new urban pocket park, “Heritage Park” on the subject property. The park was to serve as an amenity space and provide educational information on West Texas heritage to visitors. This original park included a 113-square foot rainwater capture building; three stainless steel cloth covered structures; four pole light structures with ornamental features; a pond area with rock garden; a life-size bronze rancher and horse statue; new trees and landscaping; and new concrete sidewalks, ornamental brick walls and pavers. The applicant decided earlier this year to revise their original plan and has now submitted a revised version of the pocket park which requires this River Corridor amendment. The revised version retains the rainwater building, rancher-and-horse statue, trees, landscaping and pavers, but has reduced the size of the pond, replaced the four pole lights with two new antique light posts and low voltage pathway lights, and added a new brick “donor wall” structure than includes plaques of major park donors as well as a 65-inch television screen displaying educational information for the public and students on West Texas heritage and water conservation. A copy of the revised Concept Plan and renderings are attached to this report.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
220 South Oakes Street; located at the southeast corner of South Oakes Street and East Twohig Street		Being the north 46 feet of Lot 11 and the north 46 feet of the west 24 feet of Lot 12, in Block 3 of the San Angelo Addition, comprising a total of 0.088 acres	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FLU:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
			<b>SIZE:</b>
			0.088 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>South Oakes Street</b> – Urban Local Street            Required: 50’ right-of-way, 40’ pavement, or 36’ with a 4-foot sidewalk            Provided: 100’ right-of-way, 68’ pavement with a sidewalk (variable width)</p> <p><b>East Twohig Avenue</b> – Urban Local Street            Required: 50’ right-of-way, 40’ pavement, or 36’ with a 4-foot sidewalk            Provided: 100’ right-of-way, 74’ pavement with a sidewalk (variable width)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the revised exterior improvements, on the subject property, <b>subject to six Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner: SAAF Holdings LLC</i> <i>Applicant: Mr. Addison Lee Pfluger</i>			
<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 Master Development Plan (RCMDP)**: Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure in the River Corridor. The proposed exterior improvements also need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and with the *Historic Preservation Design Guidelines* for commercial properties in the Central Business District (*HPDG*). An analysis of each of the improvements are as follows:

**(1) A 113-square foot rainwater capture building**

The revised pocket park will include the 113-square foot rainwater capture building approved with the original application RCC16-20. The proposed building will include a rainwater capture gutter that will connect to the adjacent property to the south. The building will include an exterior video screen that will display information to the public about West Texas heritage and water conservation. The applicant has provided a copy of an easement granting rights of the subject property to capture water from this gutter connected to the building to the south. The 20'-8" tall rainwater building will maintain the cut-stone exterior walls with a metal framed roof covered in cypress siding. The RCMDP policies state that "materials and colors should relate to historic precedents in the immediate environment," and that "quality materials promote a sense of permanency should be encouraged." The HPDG policies state that "materials shall appear to be similar to those seen traditionally." The cut-stone, tan color walls are consistent with surrounding buildings including the Masonic Lodge and Cactus Hotel. The stone walls and cypress siding are quality materials that exude a high degree of craftsmanship and design.

**(2) Three, 216-square-foot stainless steel, cloth-covered shade structures**

Consistent with the original approval, the applicant plans to install three large shade canopy structures with stainless-steel framing and an "Evergreen" color cloth cover. The structures will provide shade for visitors as well as enhance overall site aesthetics. Each structure will measure approximately 216 square feet and have a vertical clearance of 11'2". The RCMDP policies state that awnings can "serve as a transition between the building, sidewalk and street, helping visually unite them, and providing pedestrian scale to the street. Awnings and canopies provide shelter and shade to pedestrians and reduce glare. They can also provide a colorful accent to a building and the opportunity for store identification." The HPDG policies state that "an awning or canopy should be similar to those seen traditionally." The proposed shade structures are consistent with the awning policies of the RCMDP. They will provide shade to visitors and serve as an area of congregation between the water/information building and the street. The proposed color and cloth cover matches those on the historic Cactus Hotel building immediately to the north.

**(3) Replacement of four pole light structures with two new antique lamp post lights painted black and low voltage pathway lights**

The original approval delineated four large pole light structures with ornamental wings to serve as entry features to the park and provide additional security. The applicant has decided to replace these structures with two new antique lamp post light structures painted black. These light poles will be approximately 12 feet in height and will contain LED lights. In addition, the applicant is also proposing a series of low voltage pathway (ground) lights throughout the site for additional security and night lighting for the park. These include 15 low voltage LED landscape spotlights; continuous POD lighting along the base of the new donor information wall; vertical LED tube lighting along the perimeter of the brick landscape planter walls; low voltage deck lighting around the statue area; and four brass bully well lights around the bronze statue itself. The lighting policy in the RCMDP states that "integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill" and "innovative and

attractive light fixtures are encouraged.” All of the lights proposed will be LED lights which can mitigate light spill, consistent with the lighting policy. The antique pole lights are consistent with other historical pole lights in Downtown San Angelo including those found at Santa Fe Park. All of the lights will provide additional security at night for visitors to the park. The surrounding area is predominantly commercial except for a residential building to the east. As a condition of approval, the Planning Division will require that should there be any spillover glare onto adjacent properties, that dimmers are installed on the lights.

**(4) A reduced pond area with a larger rock garden and no waterfalls.**

The applicant has submitted a revised site plan with a scaled-down water pond. The original water pond was approximately 50 square feet included a stepped-down water fall approximately three feet from grade at its tallest point. The new pond is at grade with no waterfalls and is approximately 12 square feet. The applicant indicates the reduced size pond will be more viable to maintain. It will have a small circulating water pump for the small pool of water. The remaining space will be filled with additional limestone rocks. Perennial vegetation will be provided around the limestone rocks for additional visual enhancement. The limestone rocks will be similar to the cut stone on the main building and surrounding buildings, utilizing quality, natural materials consistent with the RCMDP policies.

**(5) A life-size rancher and horse bronze statue**

The applicant will maintain the same-size bronze rancher and horse statue in the same location next to the water pond. The statue will measure four feet wide, ten feet long and seven feet tall, and be of quality construction. Consistent with the previous approval, The natural bronze exterior will enhance the site, reflect the history of West Texas, and provide an attractive statue in the heart of historic downtown.

**(6) New trees and landscaping**

The applicant has submitted a revised landscape plan with minor modifications from the original approval, including removal of the proposed Chinese Pistache tree along the east property line. To compensate for removal of this tree, the applicant has added additional tree coverage to the site including an additional Italian Cypress tree, Mountain Laurel, and Dwarf Yaupon Holly, and 35 additional perennial plantings throughout the site. The applicant has provided an irrigation plan along with their landscape plan. All of the trees and plantings will be drought-resistant. The three “Mountain Laurel” trees and several perennial plants are proposed to be planted within the street right-of-way and will require approval from Engineering Services prior to installation. The landscape policies of the RCMDP support landscaping “from informal planting arrangements bordering natural open space areas, transitioning to more formal landscape arrangements closer to buildings and developed areas.” The proposed landscape plan will appear to achieve both objectives. The park site will be mainly void of buildings, and the location of the proposed landscaping will be used to enhance the empty spaces as well as provide additional aesthetics around the water building and rock garden. Consistent with the previous approval, Planning Staff recommend that the proposed Bur Oak tree abutting the east property line be shifted to the west to ensure adequate growth and avoid any encroachment into the existing tree and apartment house to the east.

**(7) New concrete sidewalks, brick pavers, and walls**

The applicant has made no change to the previously approved concrete sidewalks, brick pavers and decorative walls. The curvilinear sidewalks within the South Oakes Street and West Twohig Street right-of-ways have been constructed. The proposed brick pavers and decorative two-foot high walls are consistent with brickwork found on historical buildings and used as pavers on other properties



downtown. The CBD guidelines include brick as one of the traditional materials used in downtown San Angelo. As previously stated, the two new pavers in the public right-of-way will require approval from Engineering Services prior to installation. The applicant has provided a brick paver location plan and brick samples showing a mix of varying brick designs and color variations, all of a neutral or earth tone. The proposed brick paver colors and designs will serve to provide further visual appeal to the pocket park.

**(8) A new donor wall structure with a television screen to display educational information, on a 0.088-acre property located at 202 South Oakes Street.**

The proposed red brick donor wall was not part of the original request and will provide an additional design and educational element to the park. The proposed donor wall measures approximately 27 feet long and is 8 height feet in height. It will include space for plaques of major park donors as well as a 65-inch outdoor color television providing educational information on West Texas heritage. The wall will be located near the east of the property and face East Twohig Avenue. For security reasons and given close proximity to the residential structure to the east, Staff recommends as a condition of approval that the television screen be turned off between the hours of 10 p.m. and 7 a.m. The RCMDP policies state that “where walls are required, they should be designed with unique patterns, textural differences or offsets.” The donor wall will utilize the same red brick as that on the existing and future brick pavers within the public right-of-way and on the property. The donor wall will be split into four separate parts at different heights, with plaques and a TV screen to provide variation in design, consistent with the above policy. Requiring the television screen to be turned off during late hours will avoid any spillover glare into adjacent properties, consistent with the lighting policy mentioned earlier.

**Recommendation:**

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

1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission.
2. The applicant shall obtain a Building Permit for the proposed rainwater capture building, shade structures, and donor wall, and an Irrigation Permit for the proposed irrigation system, from the Permits and Inspections Division. Any electrical connections shall also require an Electrical Permit.
3. All proposed improvements within the public right-of-ways, including the installation of the three street trees, perennial plantings, and two brick pavers will require approval from Engineering Services prior to installation.
4. Shift the proposed Bur Oak tree abutting the east property line further to the west, ensuring adequate growth potential and no encroachment into the existing tree and apartment house to the east.
5. Should there be any spillover glare onto adjacent properties, dimmers or shields may be required to be installed on the lights, as determined by the Planning Director. All television screens shall be turned off between the hours of 10:00 a.m. and 7:00 a.m.

6. Should the site become a commercial use in the future, the owner shall install a 6-foot high opaque privacy fence along the east property line abutting a residential use, tapering to four feet within the 25-foot front yard setback as per Section 509.A of the Zoning Ordinance. The fence shall be constructed of wood, masonry or metal, as required.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photos of Site and Surrounding Area  
Overall Rendering  
Site and Lighting Plan  
Landscape and Brick Paver Plan  
Rainwater Capture Building  
Shade Structures  
Lighting Samples  
Pond, Rock Garden and Statue  
Trees and Landscaping  
Brick Paver Samples  
Donor Wall with Outdoor TV  
Application




**River Corridor Case File**

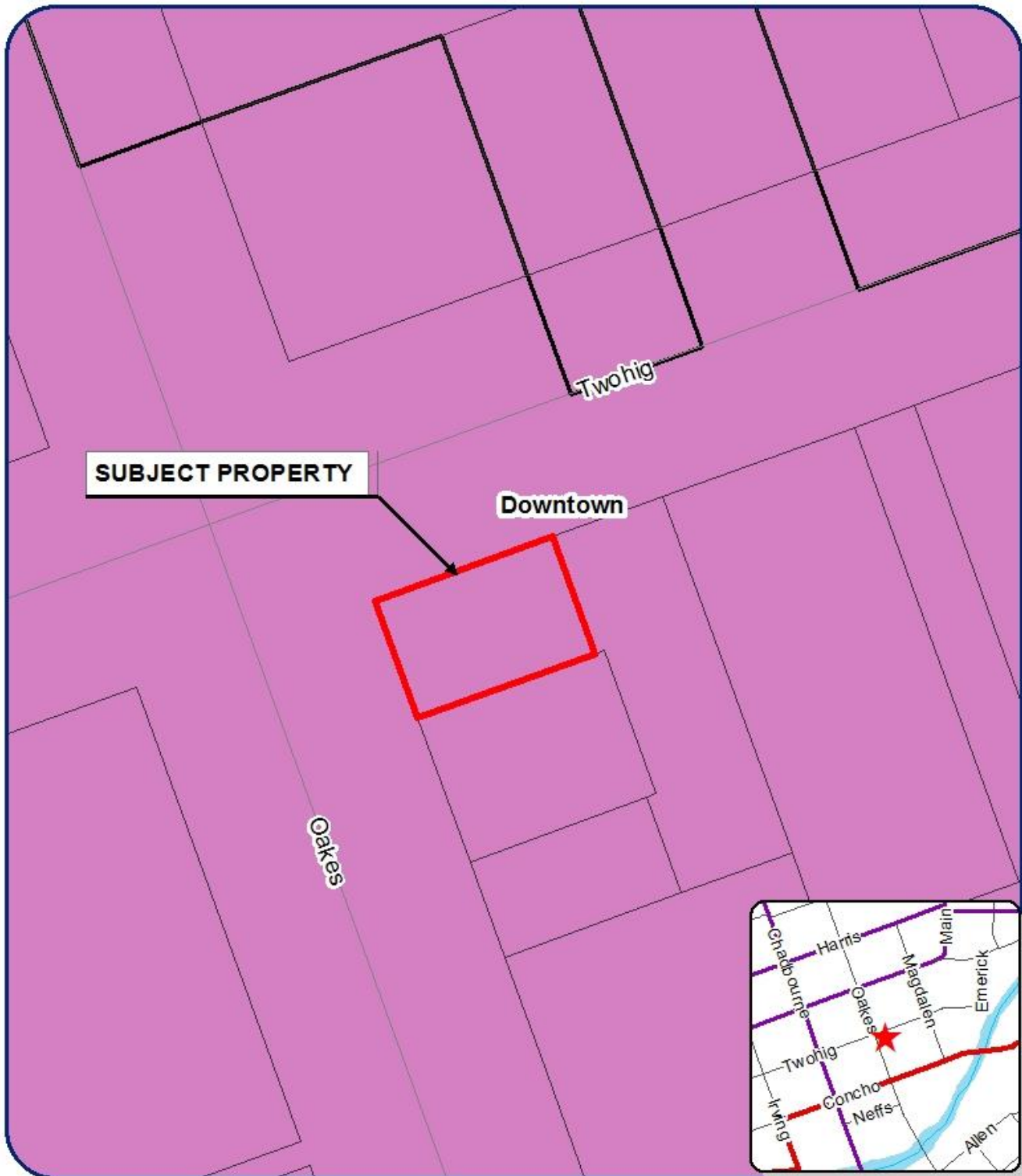
**Amendment to RCC16-20: Pfluger**

Council District: Harry Thomas (SMD #3)  
Neighborhood: Downtown  
Scale: 1" approx. = 50 ft  
Subject Property: 202 S. Oakes St.

**Legend**

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






**River Corridor Case File**

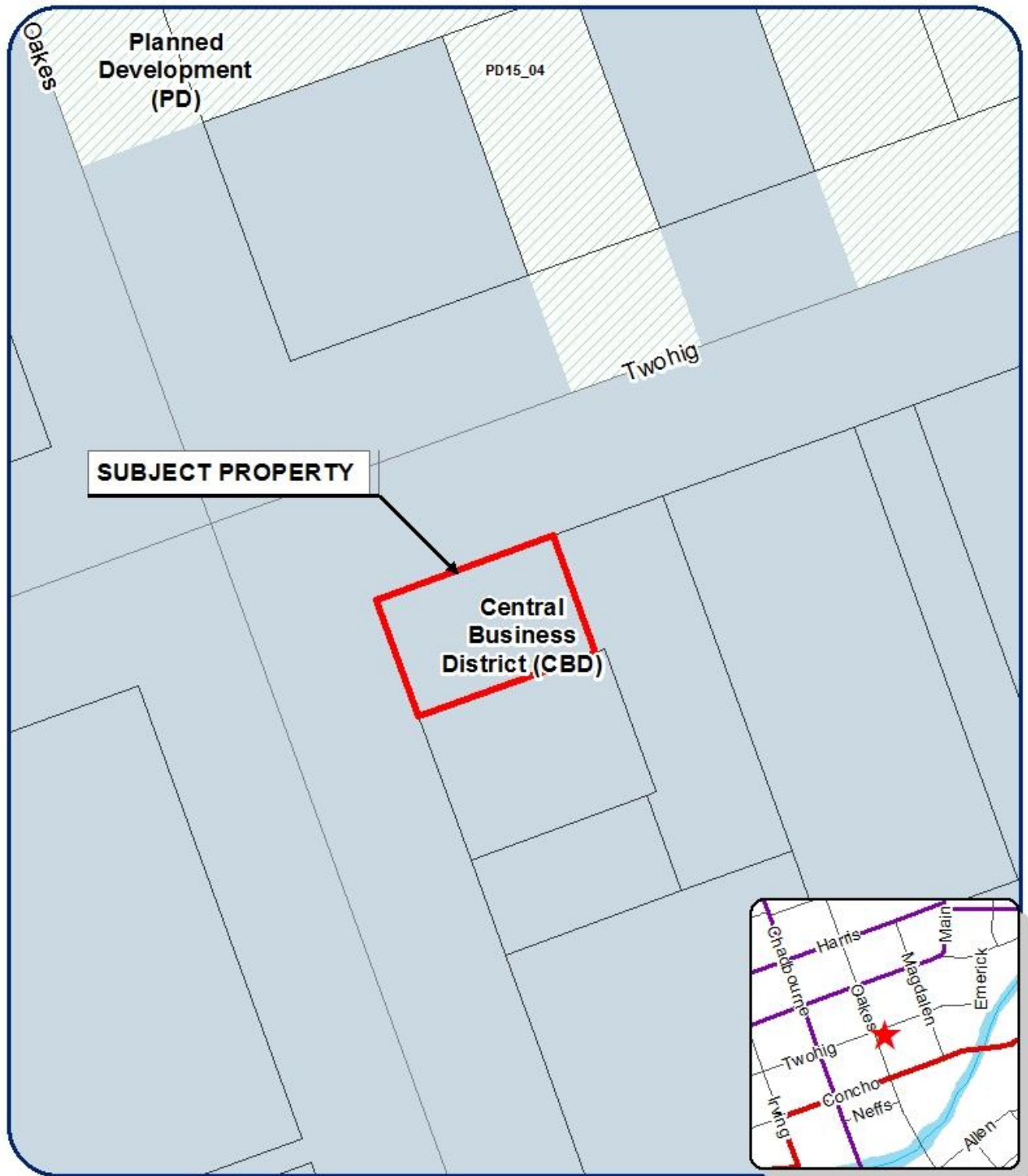
**Amendment to RCC16-20: Pfluger**

Council District: Harry Thomas (SMD #3)  
Neighborhood: Downtown  
Scale: 1" approx. = 50 ft  
Subject Property: 202 S. Oakes St.

**Legend**

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






**River Corridor Case File**

**Amendment to RCC16-20: Pfluger**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 50 ft  
 Subject Property: 202 S. Oakes St.

**Legend**

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



**Photos of Site and Surrounding Area**

**WEST**



**NORTH**



**SOUTH**



**EAST**



**SOUTH AT PROPERTY**



**EAST AT PROPERTY**



**Photos of Site and Surrounding Area**

**EXISTING SIDEWALK AND BRICK PAVER**



**EXISTING SIDEWALK AND BRICK PAVER**



**EXISTING SIDEWALK AND BRICK PAVER**



**EXISTING RESIDENCE TO SOUTH**



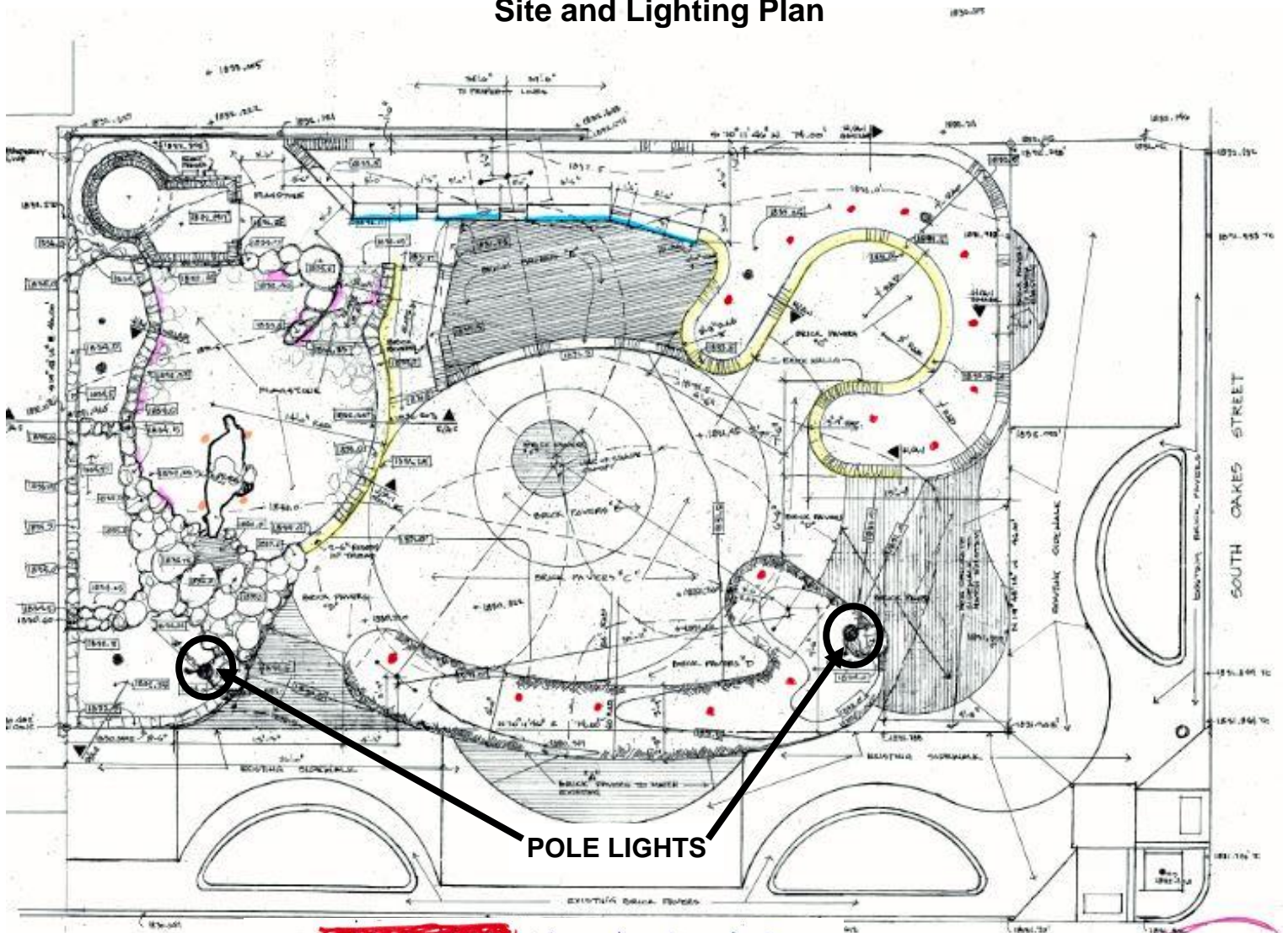
## Overall Rendering



# Heritage Park



# Site and Lighting Plan



## SITE PLAN

**LEGAL DESCRIPTION:**  
 North 1/4 of the West 1/4 of Lot 200, (T1) and the  
 of the West 1/4 of the West 1/4 of Lot 200, (T2)  
 of the West 1/4 of the West 1/4 of Lot 200, (T3)  
 of the West 1/4 of the West 1/4 of Lot 200, (T4)  
 of the West 1/4 of the West 1/4 of Lot 200, (T5)  
 of the West 1/4 of the West 1/4 of Lot 200, (T6)  
 of the West 1/4 of the West 1/4 of Lot 200, (T7)  
 of the West 1/4 of the West 1/4 of Lot 200, (T8)  
 of the West 1/4 of the West 1/4 of Lot 200, (T9)  
 of the West 1/4 of the West 1/4 of Lot 200, (T10)  
 of the West 1/4 of the West 1/4 of Lot 200, (T11)  
 of the West 1/4 of the West 1/4 of Lot 200, (T12)  
 of the West 1/4 of the West 1/4 of Lot 200, (T13)  
 of the West 1/4 of the West 1/4 of Lot 200, (T14)  
 of the West 1/4 of the West 1/4 of Lot 200, (T15)  
 of the West 1/4 of the West 1/4 of Lot 200, (T16)  
 of the West 1/4 of the West 1/4 of Lot 200, (T17)  
 of the West 1/4 of the West 1/4 of Lot 200, (T18)  
 of the West 1/4 of the West 1/4 of Lot 200, (T19)  
 of the West 1/4 of the West 1/4 of Lot 200, (T20)



VOLT LANDSCAPING  
 SPOTLIGHT



STREET FIGHTER  
 POD 3 - DOWNLIGHT



PRINCIPLE LED  
 NV1614A



VOLT  
 DECK LIGHT



VOLT BRASS  
 BELL LIGHTS

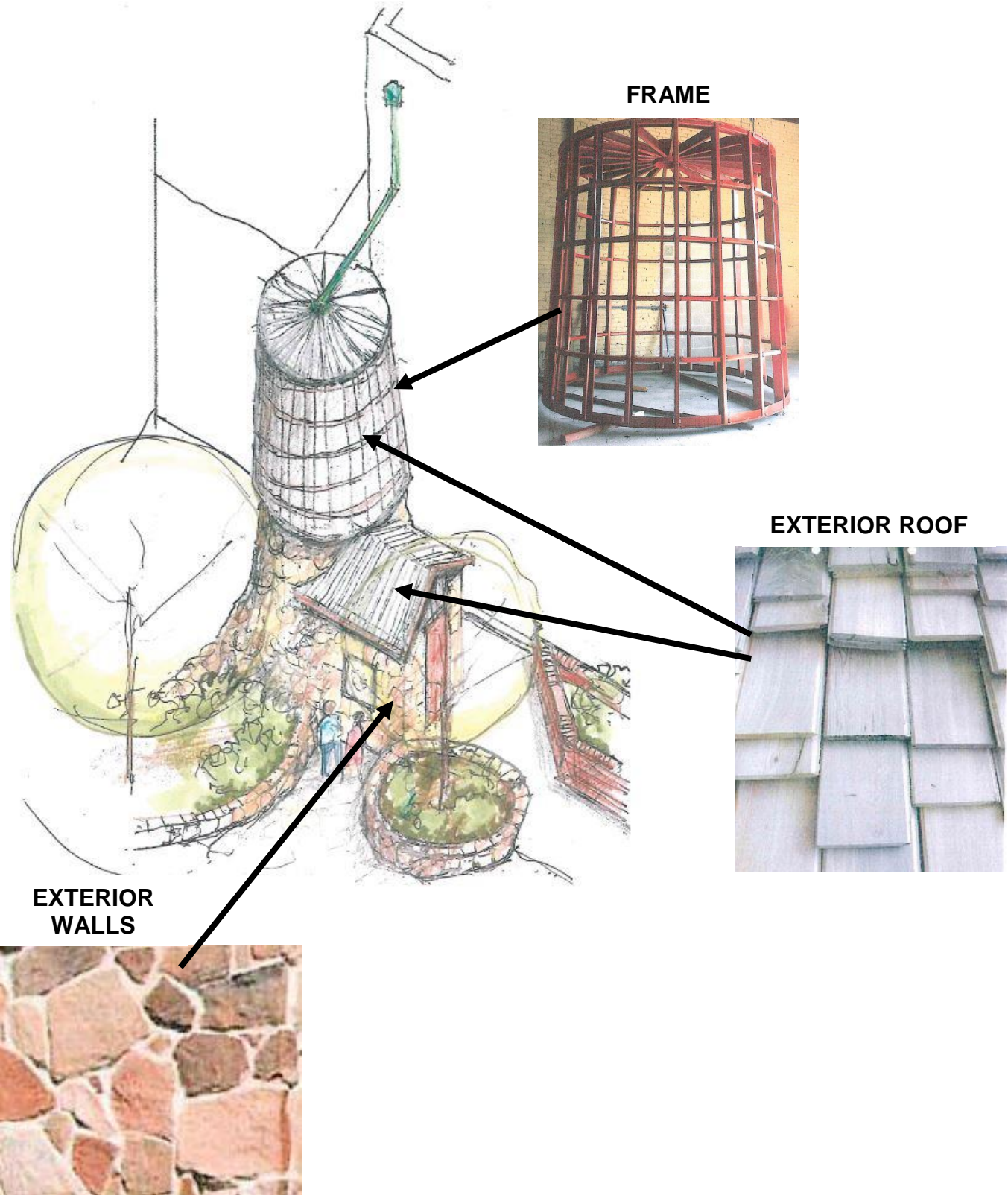
## Heritage Park

--- 1891.0 --- EXISTING CENTER  
 1891.0 NEW CENTER  
 = 1891.0 EXISTING INT ELEVATION  
 = 1891.0 NEW INT ELEVATION

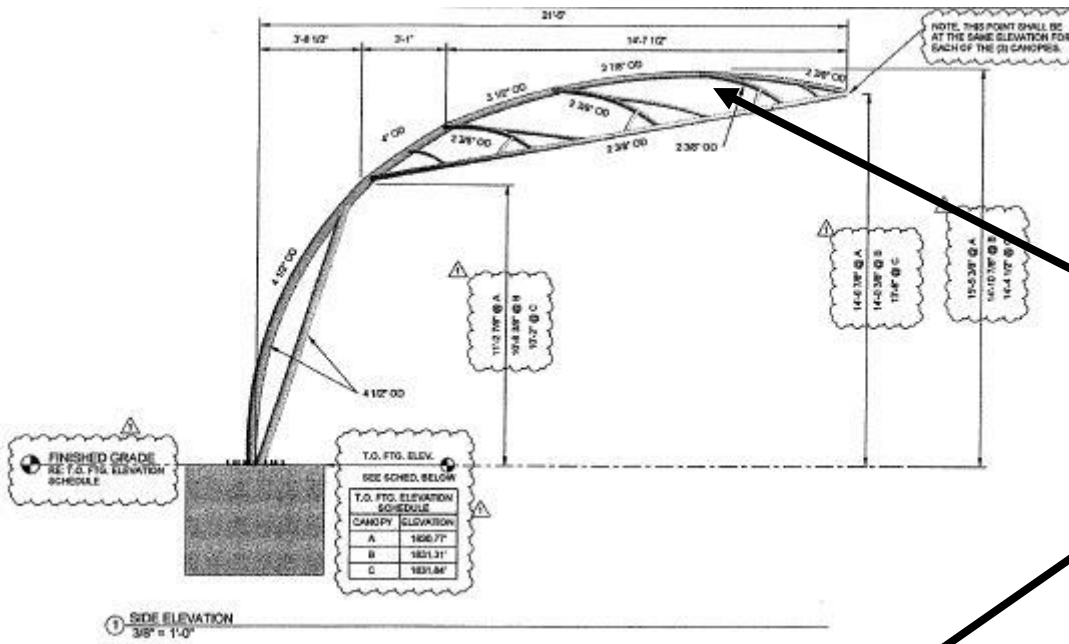




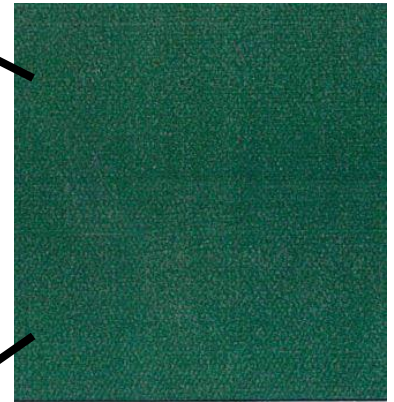
## Rainwater Capture Building



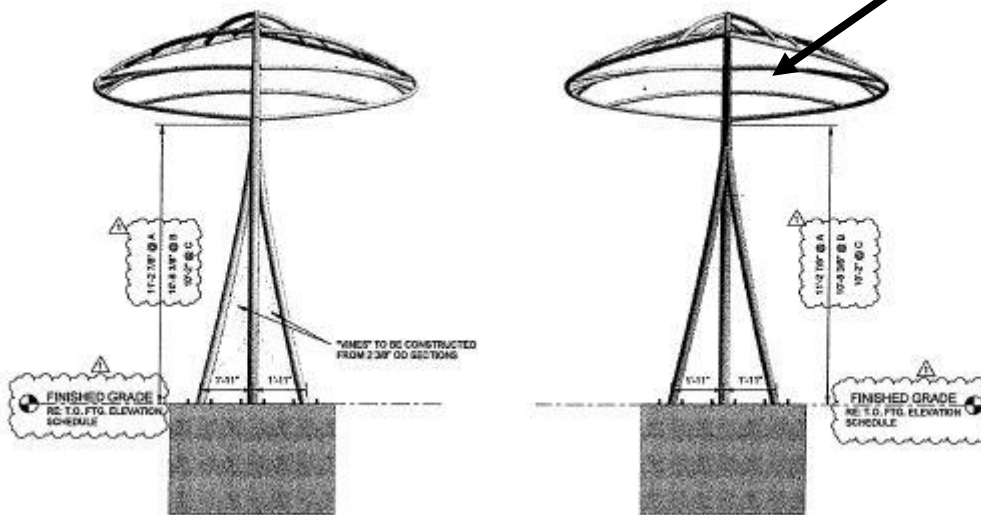
### Shade Structures



CLOTH EXTERIOR



Evergreen NT7711



**Lamp Post Lights and Low Voltage Pathway Lights  
(see lighting plan for location)**

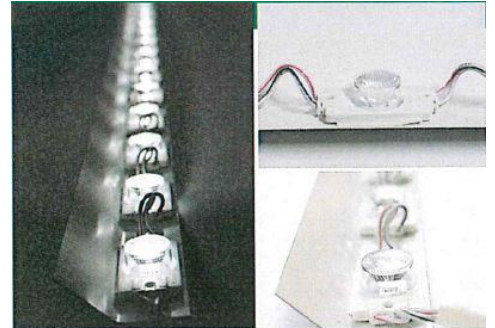
**ANTIQUE POLE LIGHTS**



**LANDSCAPE SPOTLIGHTS**



**POD LIGHTING  
ALONG DONOR  
WALL**



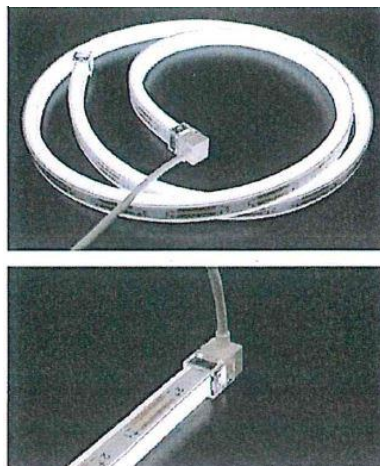
**BRASS LIGHTS  
AROUND STATUE**



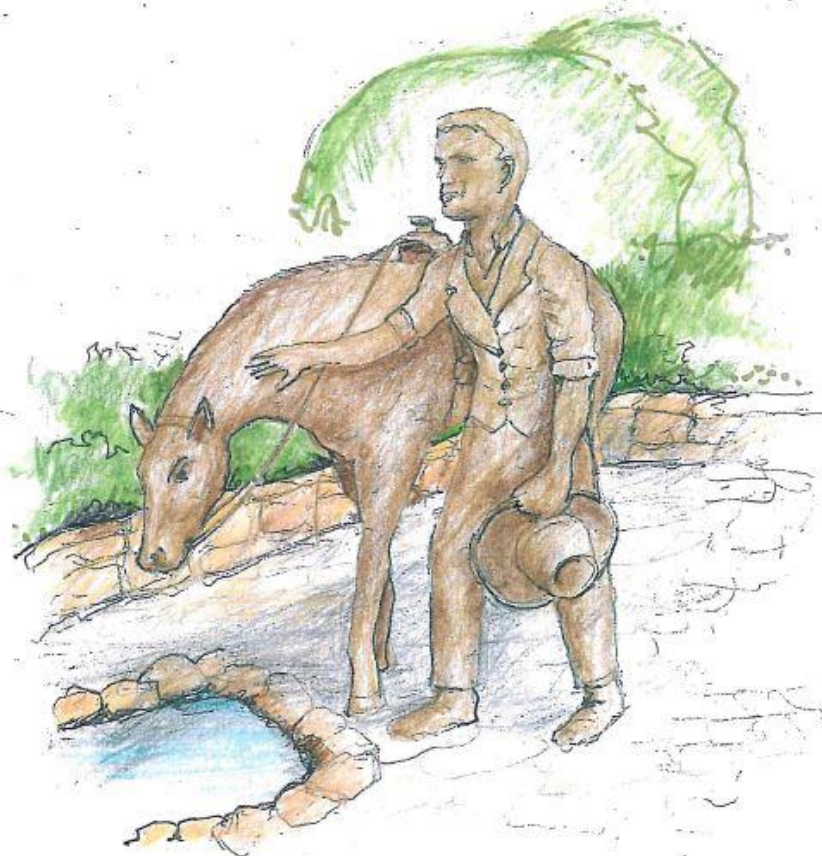
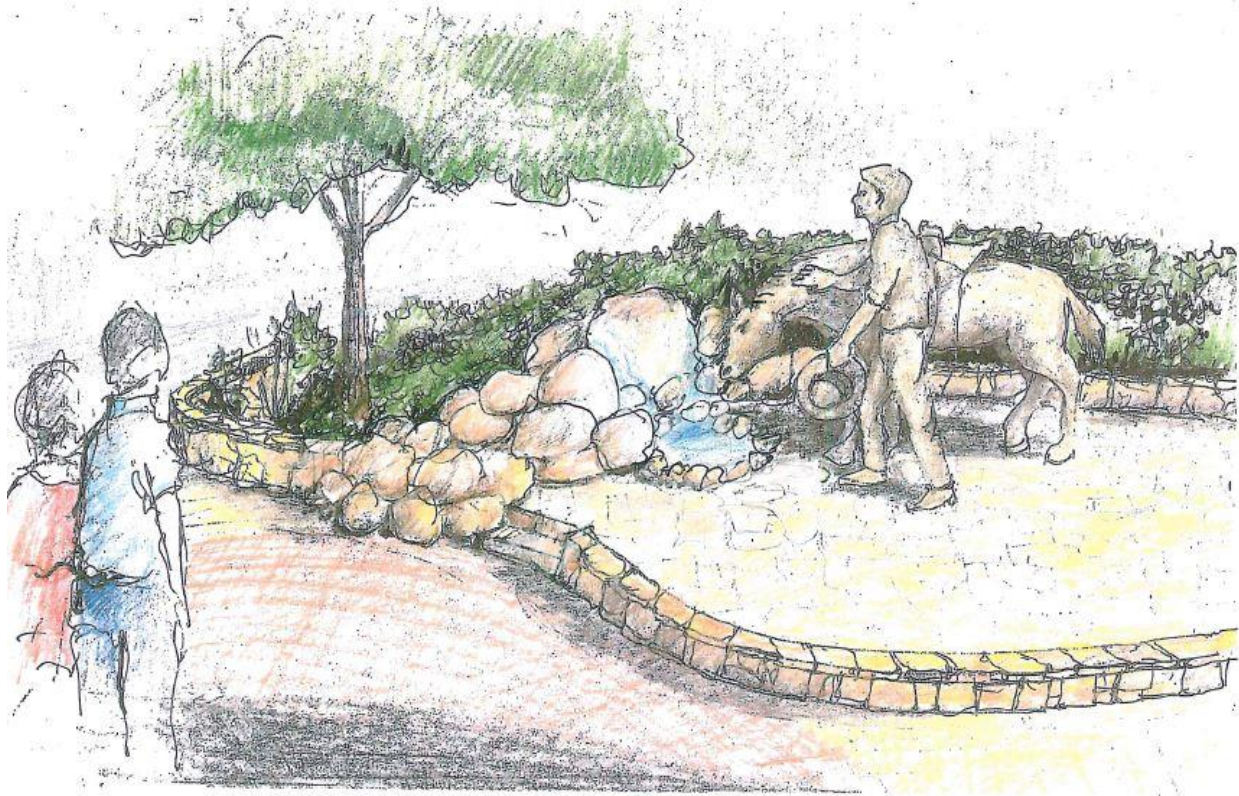
**DECK LIGHTING  
AROUND ROCK  
GARDEN**



**LED TUBE LIGHTING  
AROUND BRICK  
WALLS**



## Reduced Pond Area, Rock Garden and Bronze Statue



## Trees and Landscaping

### Bur Oak

**Bur Oak**  
*Quercus macrocarpa*  
**Secondary Names:**  
Honeycup Oak  
**Leaf Type:** Deciduous  
**Texas Native:** ✓  
**Firewise:** ✓



### Live Oak

**Live Oak**  
*Quercus virginiana*  
**Secondary Names:**  
Coast Live Oak  
**Leaf Type:** Evergreen  
**Texas Native:** ✓  
**Firewise:** ✓

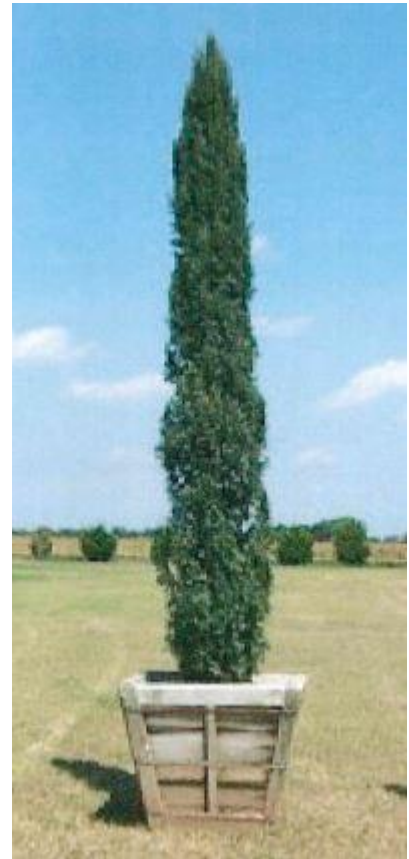


### Chinese Pistache

**Chinese Pistache**  
*Pistacia chinensis*  
**Secondary Names:**  
Chinese Pistachio  
**Leaf Type:** Deciduous  
**Texas Native:** ✓  
**Firewise:** ✓



### Italian Cypress



**Mountain Laurel**



**Dwarf Holly**



**Dwarf Myrtle**



**Perennials**





**Brick Pavers**  
 (see paver plan for location)

# City Line Pavers

**CITY LINE PAVERS** are available with several options. You have your choice of square edges, chamfered edges and spacer lugs in this product series. Two different size options are also available. Standard size 2-1/4" thick x 4" width x 8" length or Jumbo size 2-3/4" thick x 4" width x 8" length and available in 8" x 8".



ADMIRAL FULL RANGE



ADMIRAL RED



CHESTNUT HILL FULL RANGE<sup>D</sup>



CLARET FULL RANGE



CLARET



KODIAK BROWN



LIGHTHOUSE GRAY



LANDMARK GRAY



NUTMEG FULL RANGE



REGIMENTAL FULL RANGE<sup>C</sup>



BLACK DIAMOND



SIENNA BLEND



REGIMENTAL RED<sup>E</sup>



TUMBLEWEED



CHAMFERED W/LUGS



CHAMFERED EDGE



STRAIGHT EDGE



ADA PAVER



SANDMOLD PAVER



WHEATFIELD<sup>B</sup>

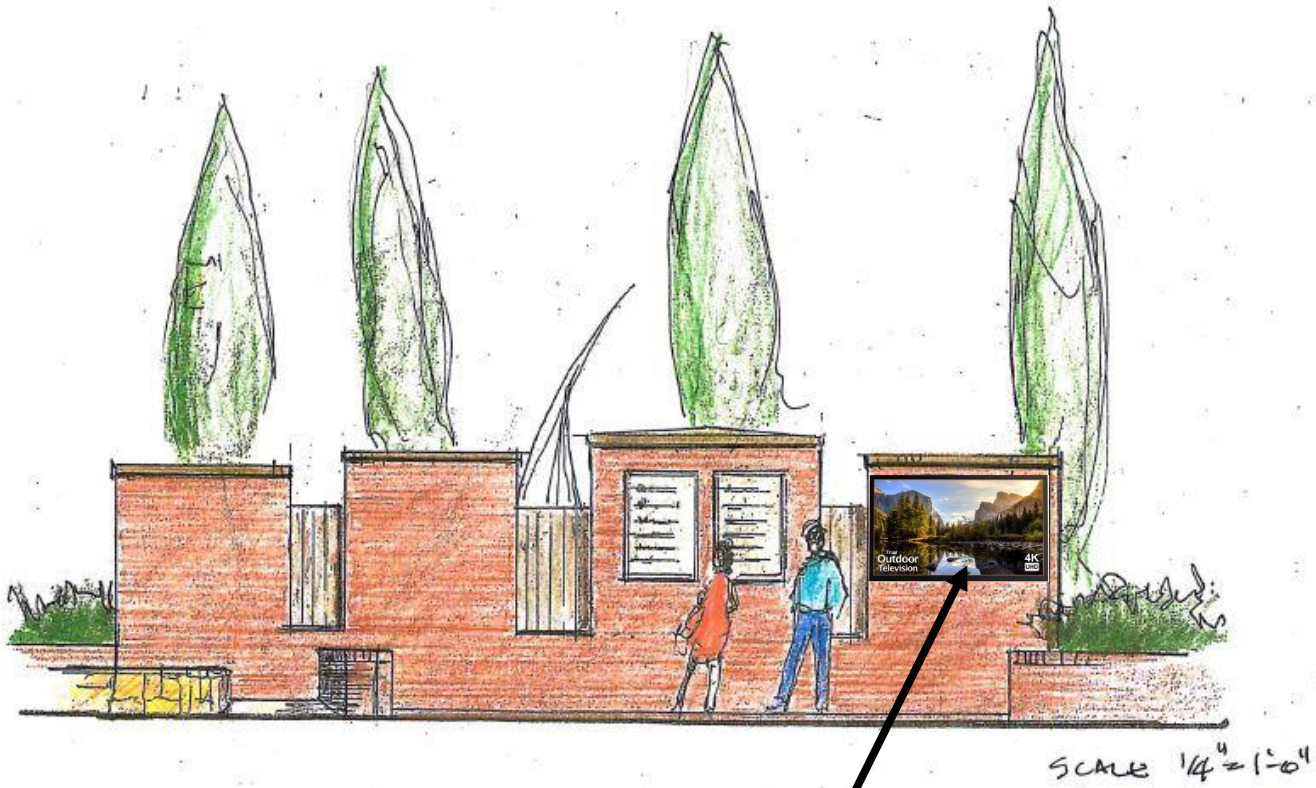


ASHBERRY

Also Available in 8" x 8" PAVERS



## Donor Wall with Outdoor Television Screen





Effective January 3, 2017

**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:

HERITAGE PARK WILL BE A WELCOMING SITE FOR CHILDREN, VISITORS + SHOPPERS IN DOWNTOWN SAN ANGELO, PROVIDING EDUCATION ABOUT OUR WEST TEXAS HERITAGE AND WATER CONSERVATION, ALONG WITH OFFERING AN ENVIRONMENTALLY FRIENDLY GATHERING PLACE.  
THE DEVELOPMENT OF THIS PARK WILL GREATLY ENHANCE THE CORNER OF TWOHIG + DAKES, WHILE ALSO ATTRACTING MORE OF THE COMMUNITY TO DOWNTOWN.

**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.

Addison Lee Pfluger  
Signature of licensee or authorized representative

10 October 2017  
Date

Addison Lee Pfluger  
Printed name of licensee or authorized representative

San Angelo Area Foundation - Heritage Park Project  
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

Amendment to Case No.: RCC 16-20 Related Case No.: 16-20 Date Related case will be heard: Approved 11/17/16

Nonrefundable fee: \$ 385.00 Receipt #: \_\_\_\_\_

Date paid: 10, 10, 17

Reviewed/Accepted by: JEFF FISHER

Date: 10, 10, 17

**DESIGN & HISTORIC REVIEW COMMISSION – November 2, 2017  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Approval		RCC17-34: Oak Trails	
<b>SYNOPSIS:</b>			
<p>This is an application for River Corridor approval for the construction of a new senior housing development that will include 48 dwelling units, a community center, and associated signage and landscaping. The development is currently going through the replatting process and will go before the Planning Commission on November 13, 2017. After RCC approval is granted the development will go through an Urban Design Review as well. All the new apartment homes will be single-story and will emulate the design features commonly found in newer single-family homes.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally located approximately 590 feet southeast of the intersection of Rio Concho Drive and Surber Drive		Being 12.316-acres in the Fort Concho River Lots, the N 500' of S 660' of Lot 21 and N 500' of S 660' of W 25' of Lot 22, the middle part of Lots 21 thru 23 and the W 25' of Lot 24, the N 494' of S 660' of E 75' of Lot 22 and N 494' of S 660' of Lot 23 and N 494' of S 660' of Lot 23 and N 494' of S 660' of W 25' of Lot 24, the E 75' of N 1135' of Lot 24 and 25 through 27 and W 25' of Lot 28	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FLU:</b>
SMD District #3 – Harry Thomas Fort Concho Neighborhood		Low-Rise Multifamily (RM-1) and Single Family Residential (RS-1)	Neighborhood
<b>SIZE:</b>			
12.316 acres			
<b>THOROUGHFARE PLAN:</b>			
<p><b>Rio Concho</b> (Parkway) Required: No specific requirements Actual: 32' ROW and 32' paving width with some sidewalk</p> <p><b>Baker Street</b> (Urban Local Street) Required: 50' min. ROW, 36' paving width with sidewalk or 40' without sidewalk Actual: 100' ROW and 40' paving width without sidewalk</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the request to construct a new senior living apartment complex as shown, subject to two (2) Conditions of Approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner(s):</i> Michael Horn - JEM Properties, INC.</p> <p><i>Agent(s):</i> Michael Fogel - 4 Corners Development</p>			
<b>STAFF CONTACT:</b>			
<p>Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 <a href="mailto:kristina.heredia@cosatx.us">kristina.heredia@cosatx.us</a></p>			

**Analysis:**

**Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction greater than 50 square feet, including signs, as well as any lit signs regardless of size, in the River Corridor. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the applicable policies of the River Corridor Master Development Plan (RCMDP):**

**Residential – Multi-Family Housing in Newer Neighborhoods:**

**Site Design and Layout**

The RCDMP states that “new developments should respect the natural topography.” The applicant is proposing to build within an undeveloped, open space area. The area immediately adjacent to the river is being left undeveloped. Entryways should ideally be framed by landscaping and while a landscaping plan was submitted, Staff will be requesting an enhanced landscaping plan to be approved as part of the Urban Design Review (UDR) the project will undertake after receiving approval of their River Corridor application. The RCDMP further states that “sidewalks should extend from public streets into the project, to create a walkable neighborhood for pedestrians.” The site plan shows sidewalks incorporated into the design of the complex and due to the proximity of the site to river trails, extension of the sidewalks from on-site to the sidewalks along Rio Concho will be addressed at the UDR. Internal crosswalks will also be requested at that time.

**Common Areas**

The majority of the development is left unpaved, with multiple open spaces that can be utilized as common areas adjacent to all the units as well as a centrally located open space. The RCDMP recommends centrally located common areas and a sense of community should be enhanced by landscaping and design. The openness of the plan, combined with the internal circular vehicular access, highlights the openness of the development and satisfies this requirement of the RCDMP.

**Building Mass and Scale**

The RCDMP provides for multi-family to “look similar to large single-family houses,” and the elevations provided by the applicant show the architectural characteristics of newer homes. Façade shifts and articulation are incorporated in the buildings on all dimensions. While the buildings are all single story, the height and pitch of the roof allow for a vertical appeal that adheres to the characteristic rhythm of the development as a whole.

**Materials and Color**

The RCMDP policies state that “building materials that convey a sense of permanence and quality are appropriate and are encouraged.” Stone and brick veneers are used throughout the development and lend a harmonious sense of place that matches the ambience of the Concho River. A muted color palette further complements the consistency of the development.

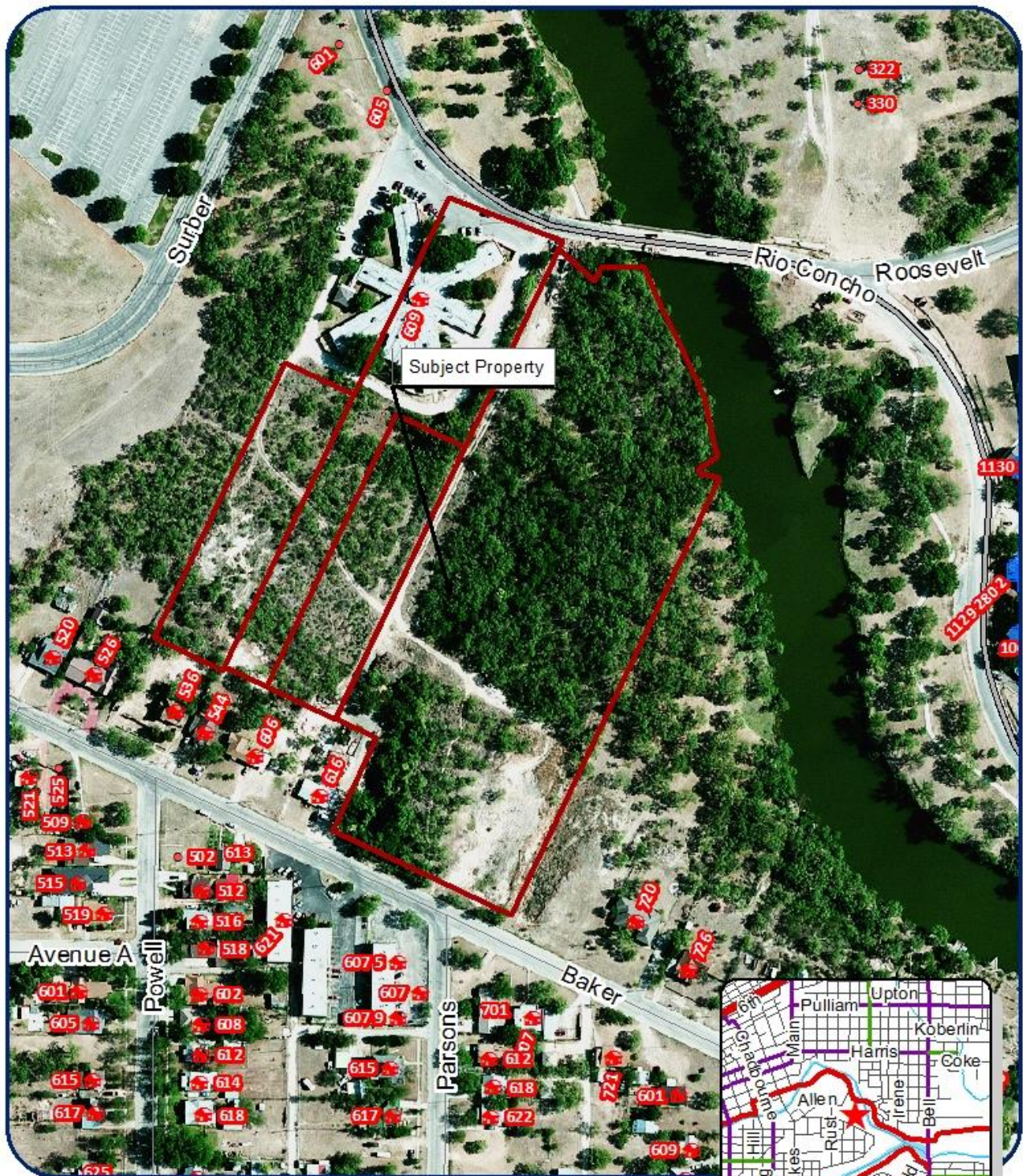
**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-34 for the construction of a new senior housing, along with associated signage and landscaping, subject to the following two (2) Conditions of Approval:

1. 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.
2. The applicant shall obtain a Building Permit for all new construction, as required.

**Attachments:**

1. Aerial Map
2. Future Land Use (FLU) Map
3. Zoning Map
4. Thoroughfare Map
5. Site Plan
6. Landscaping Plan
7. Elevations
8. Materials
9. Site Photos



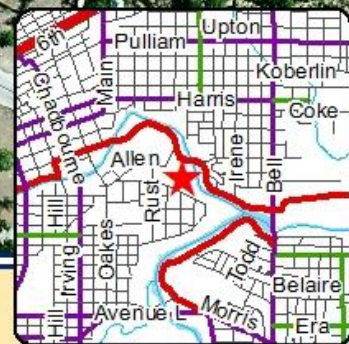
**Aerial Map**

**Case RCC17-34: Oak Trails**

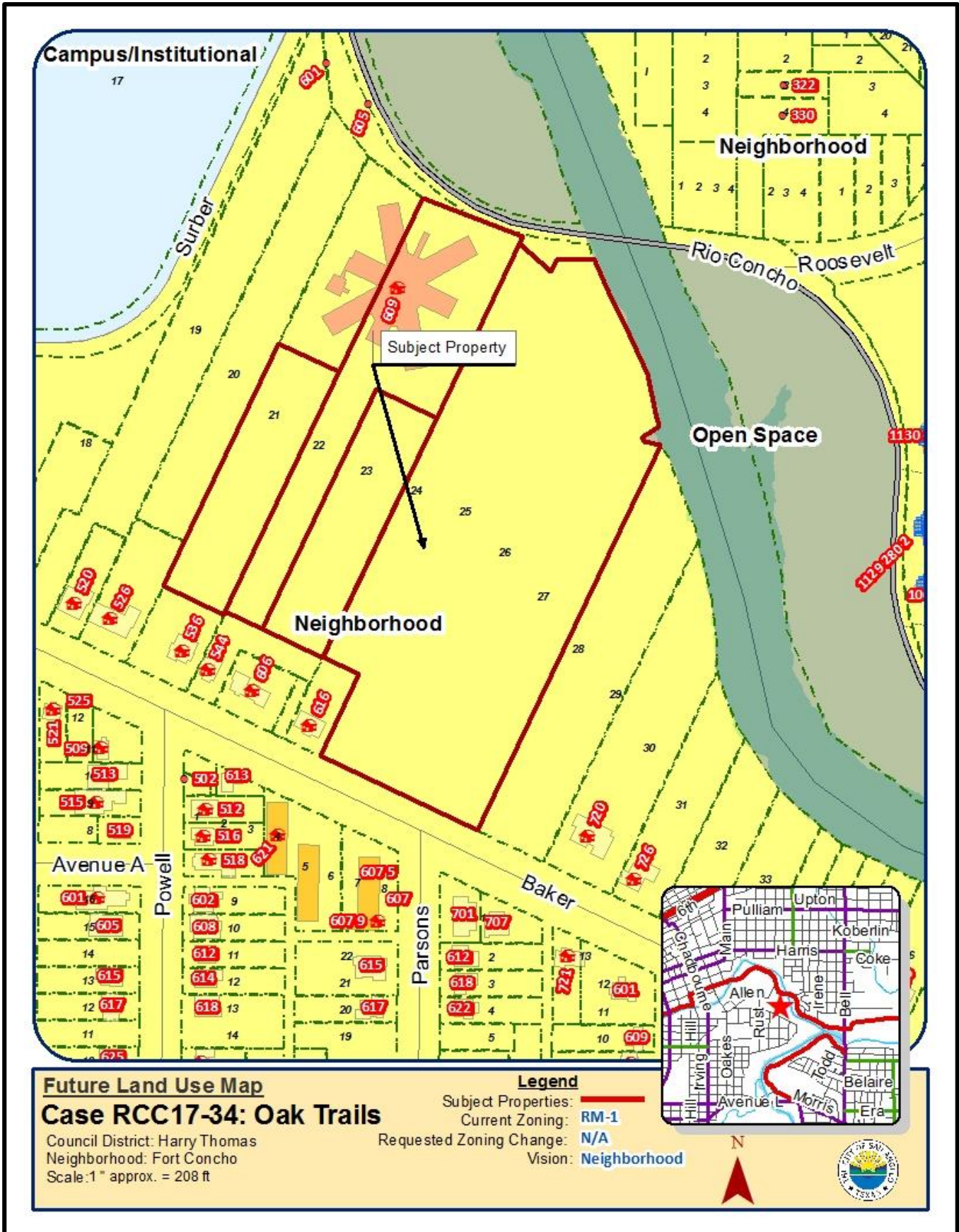
Council District: Harry Thomas  
 Neighborhood: Fort Concho  
 Scale: 1" approx. = 208 ft

**Legend**

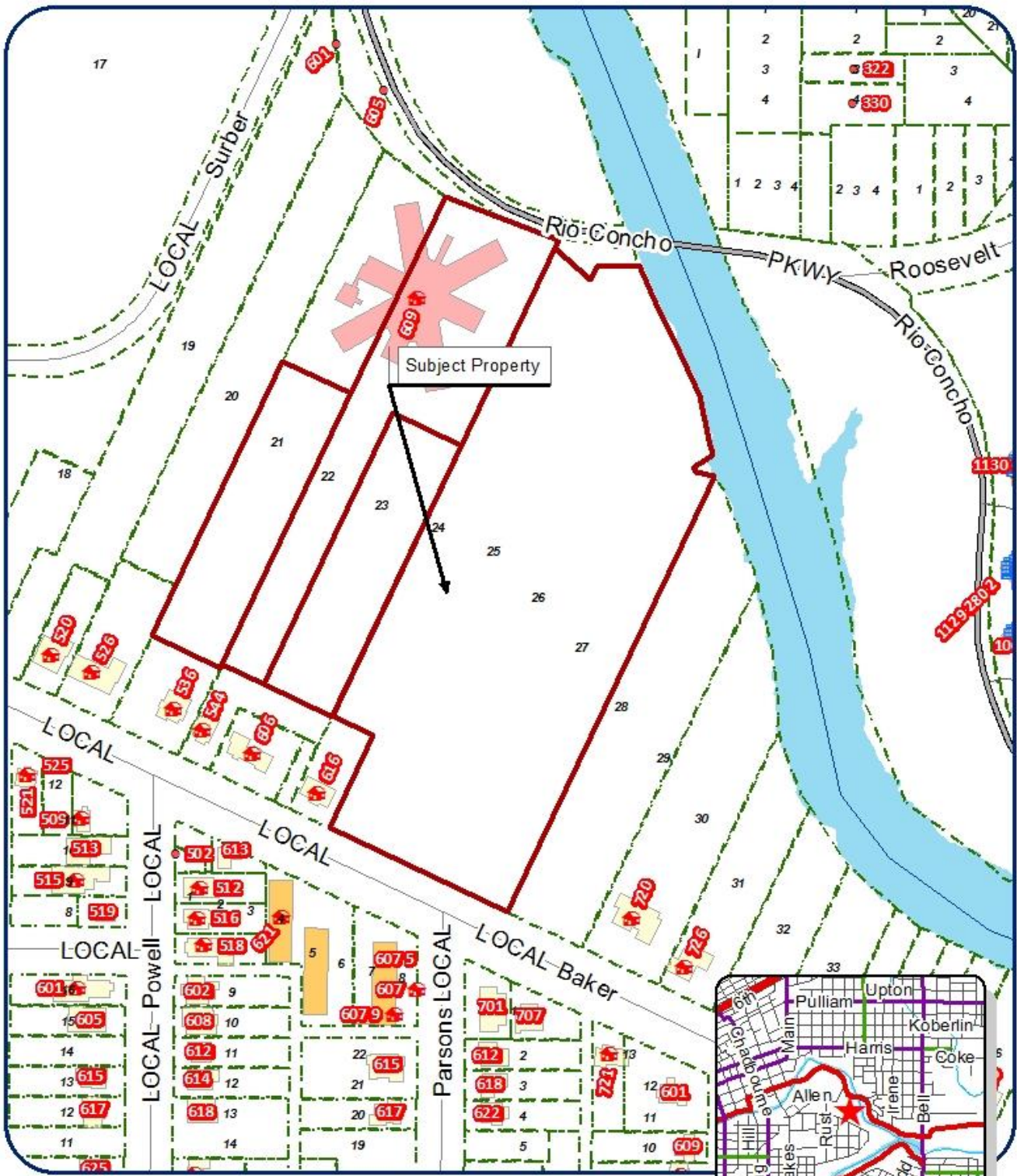
Subject Properties: —  
 Current Zoning: **RM-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**











**Thoroughfare Map**  
**Case RCC17-34: Oak Trails**

Council District: Harry Thomas  
 Neighborhood: Fort Concho  
 Scale: 1" approx. = 208 ft

**Legend**

- Subject Properties: —
- Current Zoning: **RM-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**



SITE PLAN





ELEVATIONS

ONE BEDROOM FOUR-PLEX



ONE BEDROOM SIX-PLEX



TWO BEDROOM FOUR-PLEX



TWO BEDROOM SIX-PLEX



COMMUNITY BUILDING



STONE 48%  
VINYL SIDING 52%

COMMUNITY BUILDING FRONT ELEV. BLDG. 'E'

Scale: 3/32" = 1'-0"



VINYL SIDING 74%  
BRICK 26%

COMMUNITY BUILDING REAR ELEV. BLDG. 'E'

Scale: 3/32" = 1'-0"



STONE 3%  
VINYL SIDING 81%  
BRICK 16%

COMMUNITY BUILDING LEFT ELEV. BLDG. 'E'

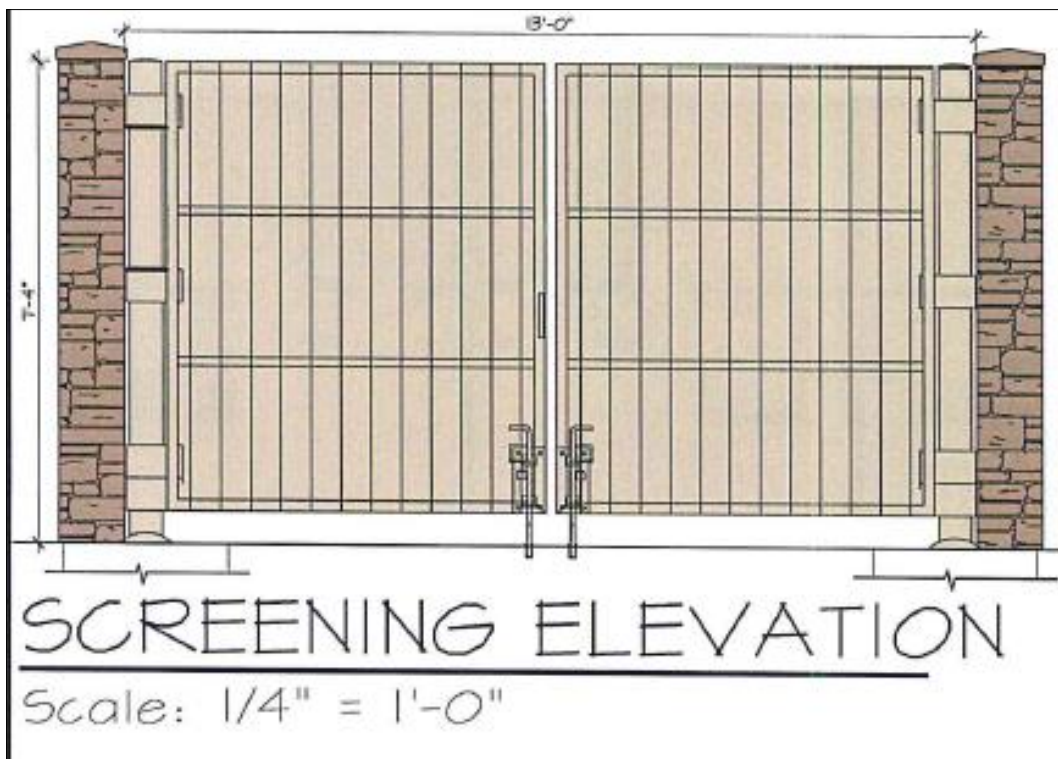
Scale: 3/32" = 1'-0"



SIGN ELEVATION



SCREENING ELEVATION



MATERIALS

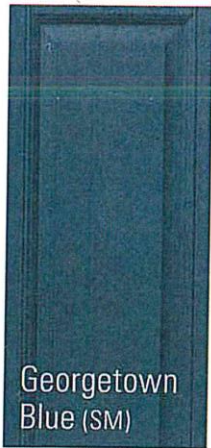


OXFORD GREY ●

ASPHALT ROOF SHINGLES  
BY TAMKO OR SIMILAR

Snowmist 1

ALUMINUM SOFFIT AND FASCIA  
BY ROLLEX OR SIMILAR



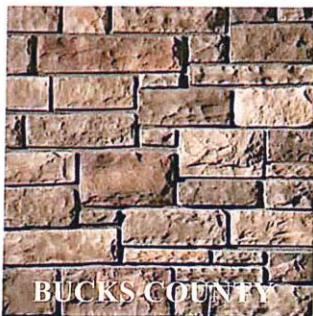
Georgetown  
Blue (SM)

VINYL SHUTTERS  
BY PLYGEM OR SIMILAR



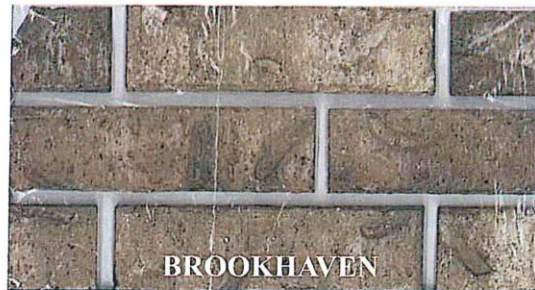
TAN

VINYL LAP AND SHAKE SIDING  
BY GEORGIA-PACIFIC OR SIMILAR



BUCKS COUNTY

STONE VENEER  
BY CENTURION STONE OR SIMILAR



BROOKHAVEN

BRICK VENEER  
BY ACME BRICK OR SIMILAR

MATERIALS

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

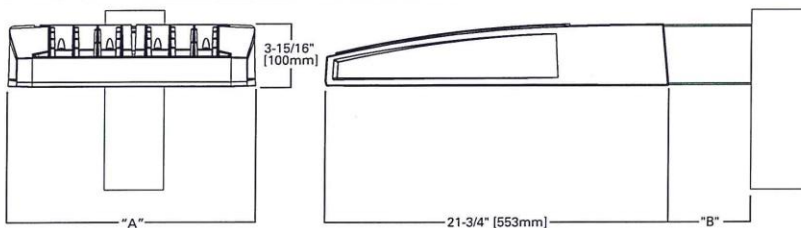


GLEON  
GALLEON LED

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

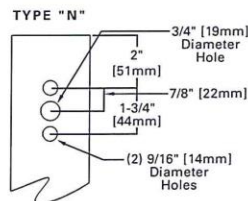


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed  
 ISO 9001  
 LM79 / LM80 Compliant  
 3G Vibration Rated  
 IP66 Rated  
 DesignLights Consortium™ Qualified\*

ENERGY DATA

Electronic LED Driver  
 >0.9 Power Factor  
 <20% Total Harmonic Distortion  
 120V-277V 50/60Hz  
 347V & 480V 60Hz  
 -40°C Min. Temperature  
 40°C Max. Temperature  
 50°C Max. Temperature (HA Option)



## MATERIALS

GLEON GALLEON LED

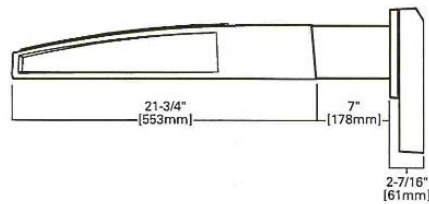
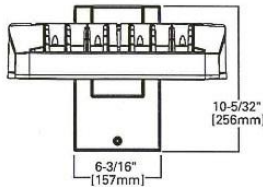
### ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

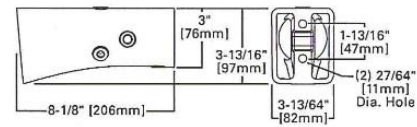


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

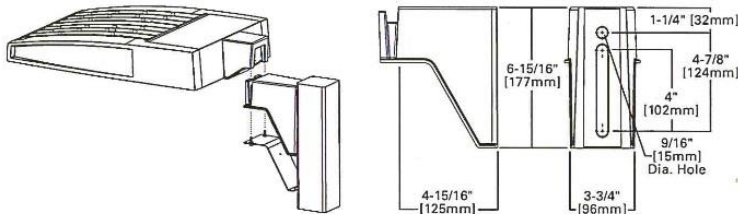
### STANDARD WALL MOUNT



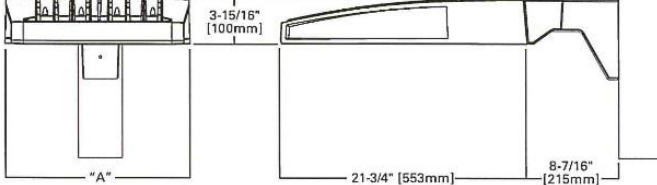
### MAST ARM MOUNT



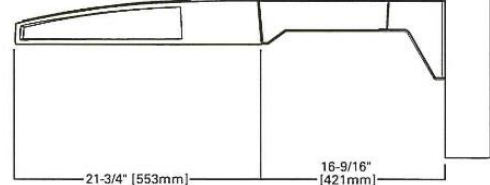
### QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



### QM Quick Mount Arm (Standard)



### QMEA Quick Mount Arm (Extended)



### QUICK MOUNT ARM DATA

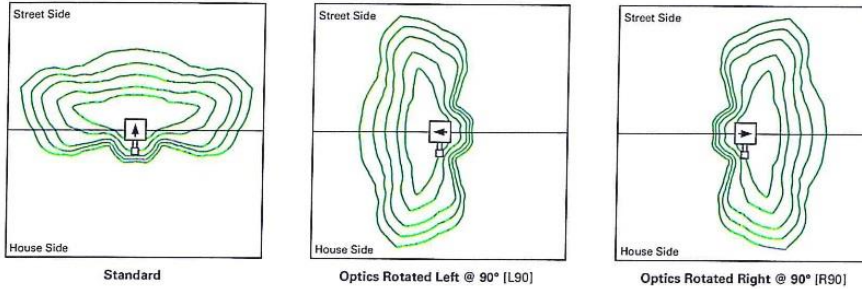
Number of Light Squares 1,2	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 <sup>3</sup>	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

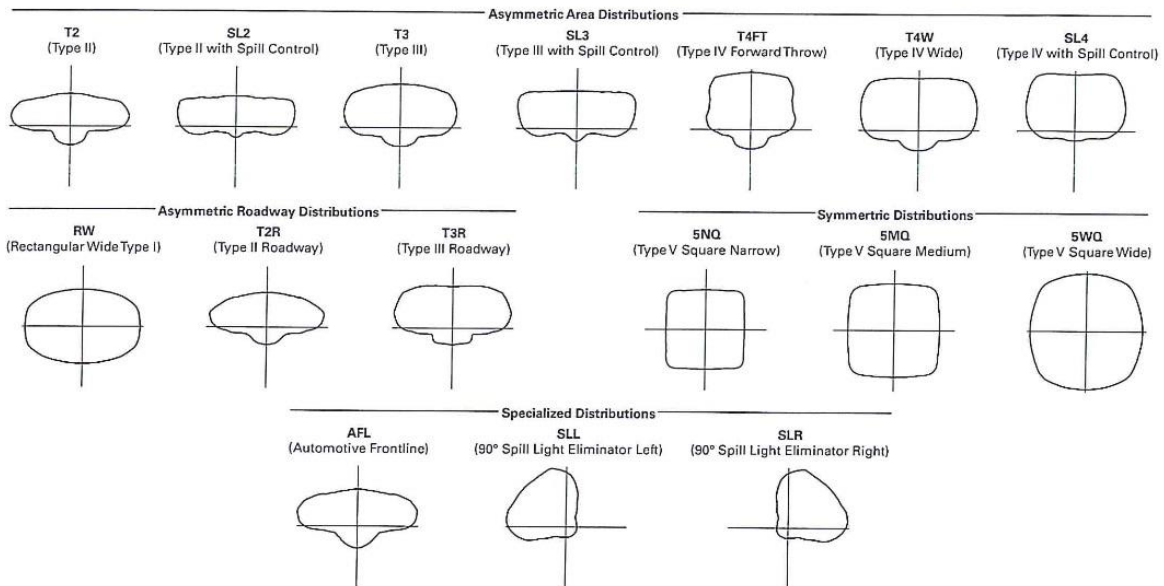
## MATERIALS

GLEON GALLEON LED

### OPTIC ORIENTATION



### OPTICAL DISTRIBUTIONS

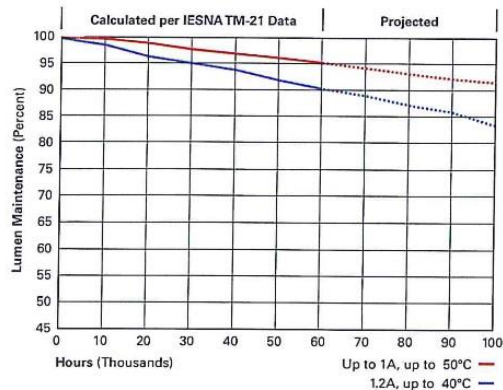


### LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

### LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



SITE PHOTOS



East towards the Bridge

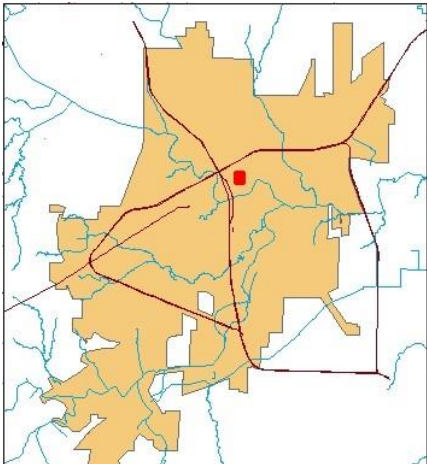


West towards Arbor Terrace and the Convention Center



**DESIGN AND HISTORIC REVIEW COMMISSION – November 2, 2017  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC17-35: Raymond	
<b>SYNOPSIS:</b>			
A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for front façade renovations including: (1) new doors and windows, (2) repair tile accents, (3) exterior lighting, (4) repair sidewalk, (5) awnings, and (6) exterior paint.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
28 North Chadbourne Street; generally located approximately 310 feet North of the intersection of North Chadbourne Street and East Harris Avenue		The South 24 Ft of Lot 6 & The North 24 Ft of The South 37.33 Ft of The West 36.67 Ft of Lot 9 , Harris Block of Main Part of San Angelo, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	Downtown	0.066 acre
<b>THOROUGHFARE PLAN:</b>			
North Chadbourne Street – Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (70’ Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC17-35, <b>subject to four Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner:</i> Jim &amp; Julie Raymond</p>			
<b>STAFF CONTACT:</b>			
<p>Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a></p>			

**RCC17-35 Analysis:**

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The new façade renovations need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that “ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible.” The new doors and windows will enable possible future uses to generate activity and interest at ground level. The awning and lighting will add pedestrian scale elements to add aesthetic value.

The RCMDP also states that, “brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible. Buildings were often painted to protect poor quality brick or to improve the appearance where brick was not matched. If it is clear that the paint is not historic, it should be removed, providing that the masonry would not be damaged. Abrasive techniques, such as sandblasting, will damage the finish of the brick and should not be considered. If it is not possible to remove the paint without damaging the masonry, it is best to re-paint the surface in a compatible color. Painting or re-painting may also be necessary if the brick has to be repaired and the original color cannot be matched.” The existing building façade is painted but peeling significantly. By repainting the existing structure, the applicant would improve the outward appearance without affecting the original structure.

Finally, the RCMDP lighting policy states that “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill. Lighting can be used to accentuate columns, indentations in the wall, pilasters, or other features on the façade.” The new lighting will accent the new façade features and enhance pedestrian experience while not resulting in negative lighting impacts to surrounding buildings.

**Recommendation:**

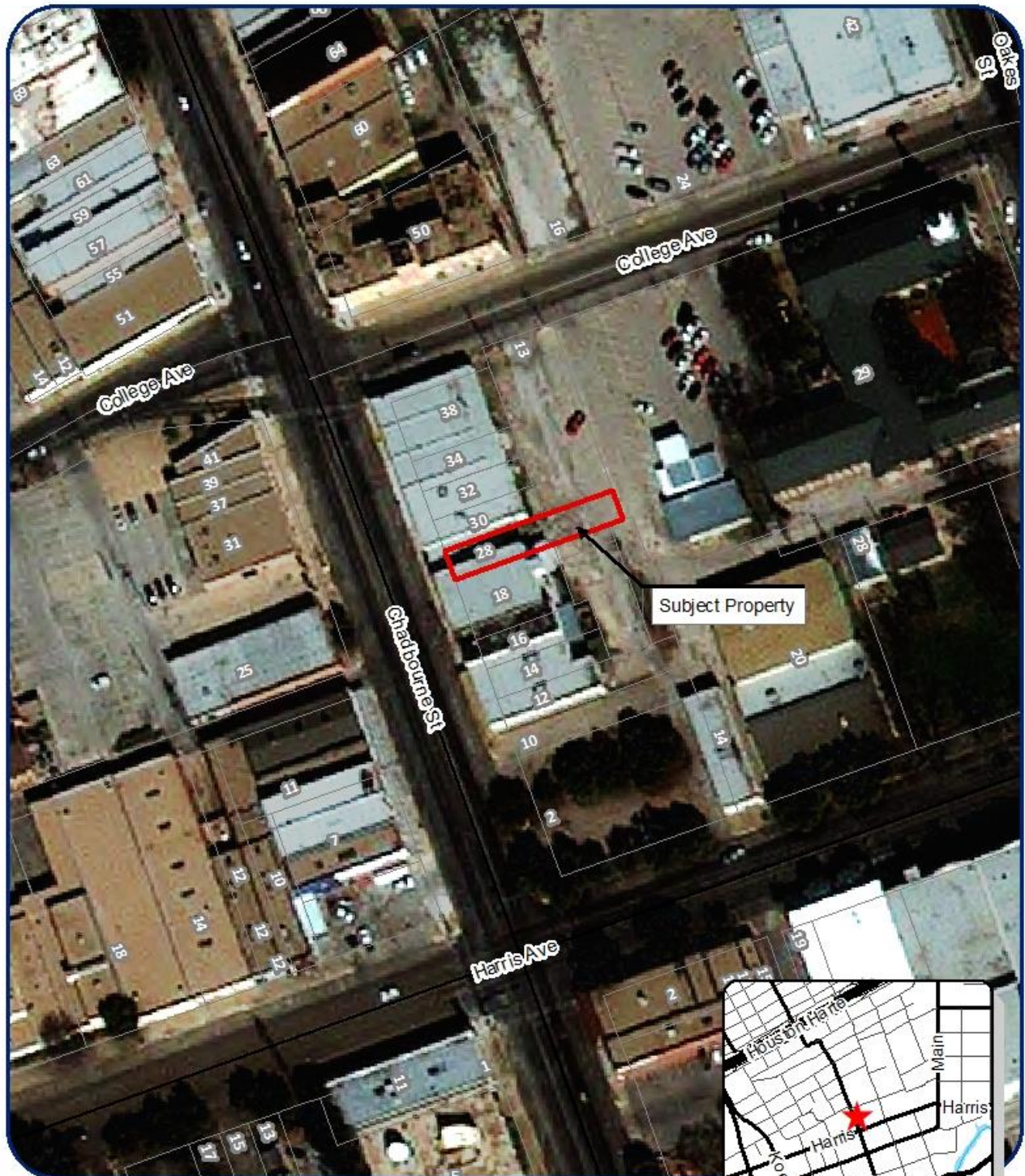
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case** RCC17-35 for front façade renovations including: (1) new doors and windows, (2) repair tile accents, (3) exterior lighting, (4) repair sidewalk, (5) awnings, and (6) exterior paint, **subject to four Conditions of Approval.**



1. 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.
2. The applicant shall obtain a Building Permit for all improvements, as required.
3. Improvements projecting into the right of way shall receive approval from City Council, where required.
4. Lighting shall be installed to avoid glare and light spill onto adjacent properties.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Renderings with Proposed Materials  
Application



**RCC17-35: Raymond**  
**28 North Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

**Legend**

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

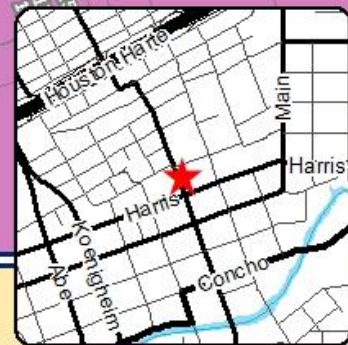


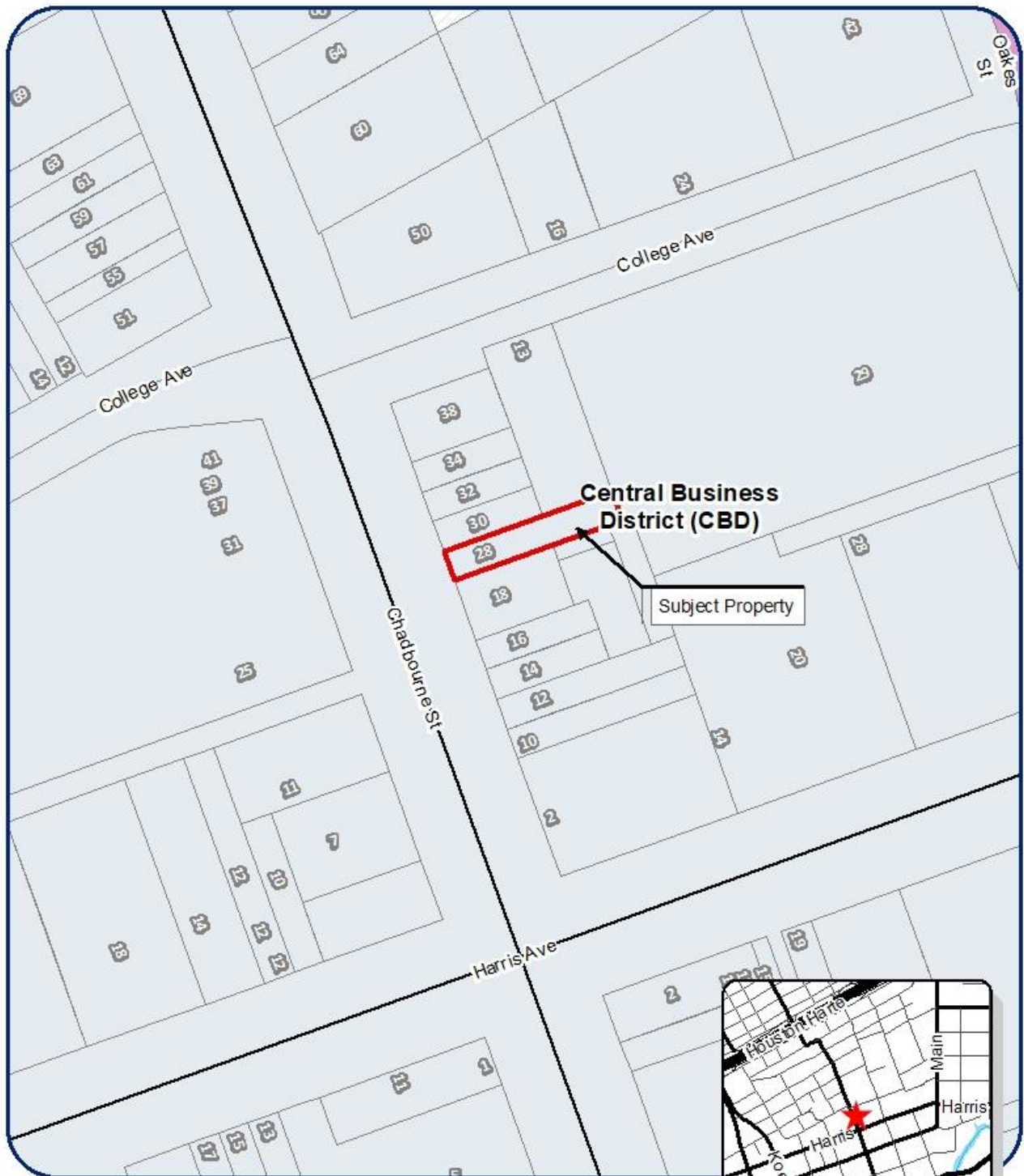


**RCC17-35: Raymond**  
**28 North Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft



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





**RCC17-35: Raymond**  
**28 North Chadbourne Street**  
Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

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



**Photos of Facade and Surrounding Area**

Looking West at the Front Facade from Chadbourne Street



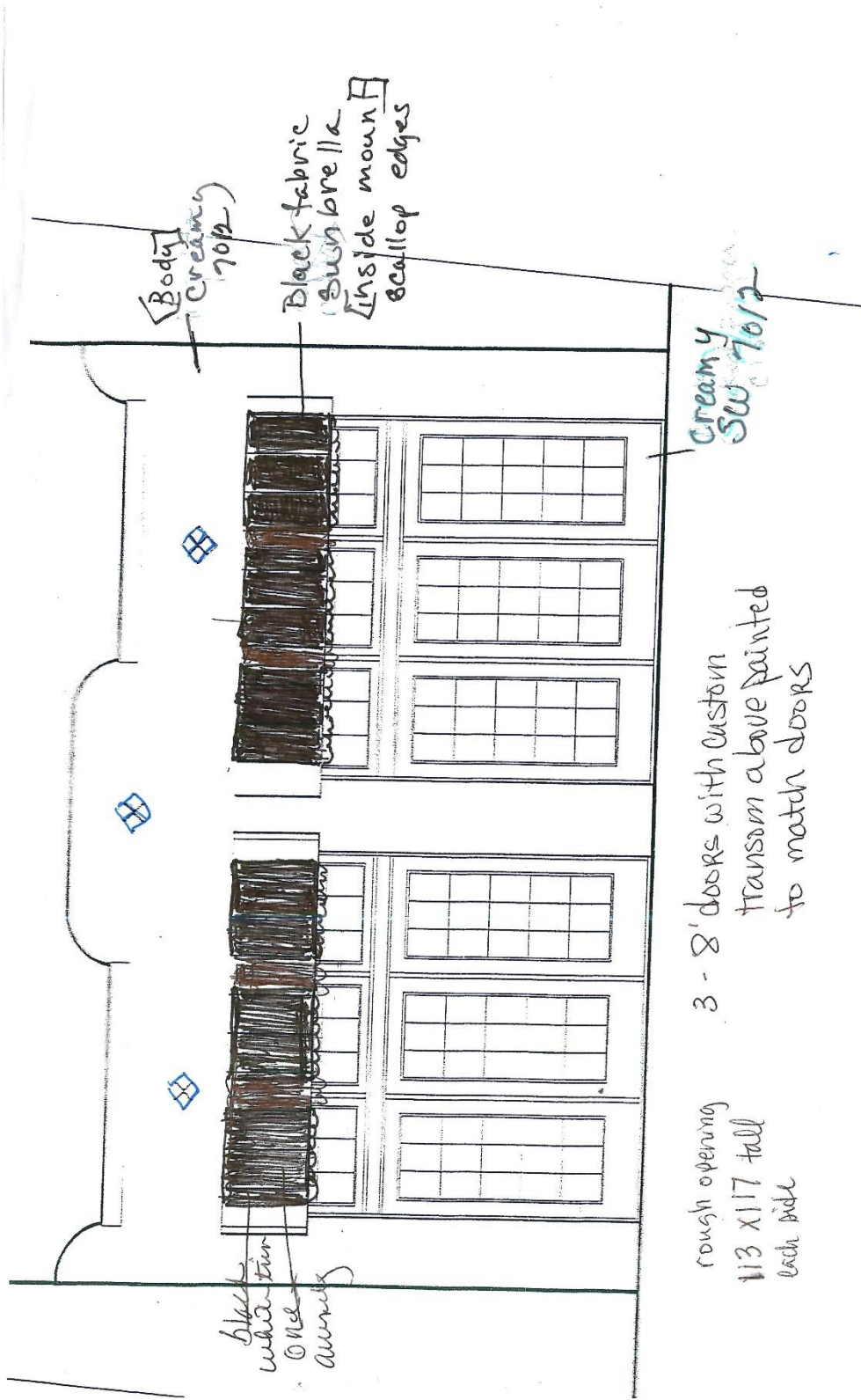
Looking Northeast from Chadbourne Street



### Renderings for Proposed Front Façade Improvements

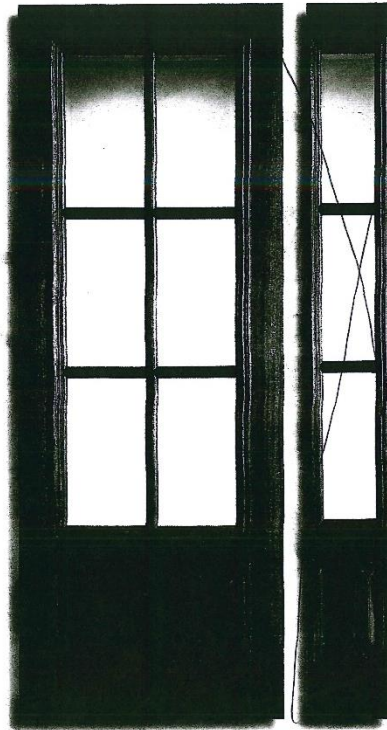


### Full Canopy



scale 1/4" = 1.0 ft

## Doors



**Mahogany Door**

Size	Stock Number	Glass
30"	M6L1P2680	Clear IG
32"	M6L1P2880	Clear IG
36"	M6L1P3080	Clear IG
36"	M6FL1P3080	Flemish

**Mahogany Sidelites**

Size	Stock Number	Glass
12"	M3LSL1080	Clear IG
14"	M3LSL1280	Clear IG

**Glass**  
 Clear Beveled Low-E Insulated  
 Flemish

Note: 12" sidelites have  
 no raised moulding.

rough openings 113x117  
 each opening to have  
 3 - 8x3 solid  
 mahogany doors with  
 custom transoms  
 built by city lumber  
 above - painted to  
 match doors.

Privacy Rating: 1

Available door unit configurations: 1-3, 8  
 See page 5 for more information.

### TRUE DIVIDED LITE COLLECTION *8/0 Mahogany*

6 Lite 1 Panel Raised Moulding & 3 Lite 1 Panel Sidelite



**Mahogany Door**

Size	Stock Number	Glass
30"	M6L1P2680	Cl. Bevel
32"	M6L1P2880	Cl. Bevel
36"	M6L1P3080	Cl. Bevel
36"	M6FL1P3080	Flemish

**Mahogany Sidelites**

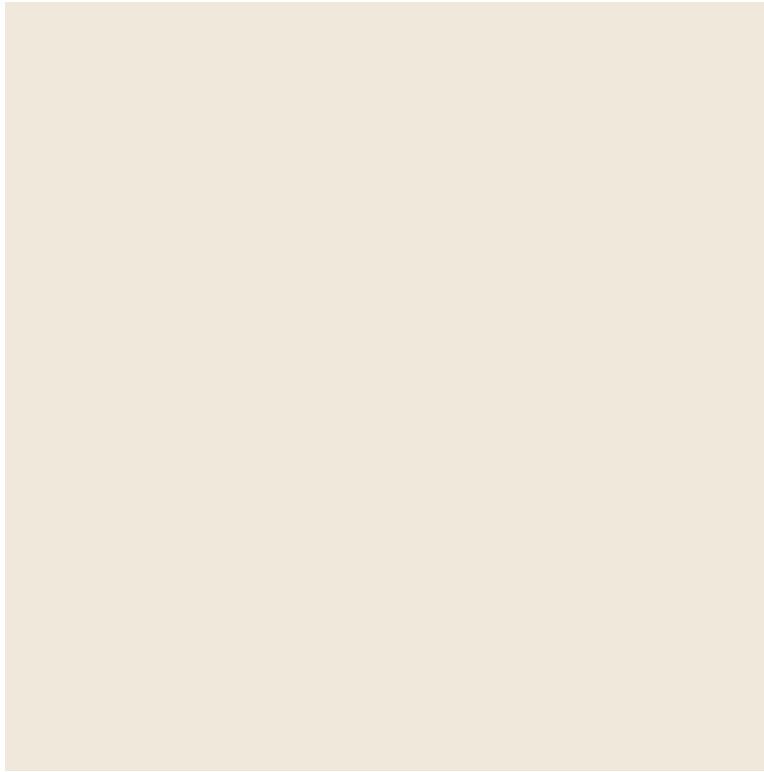
Size	Stock Number	Glass
12"	M3LSL1080	Cl. Bevel
14"	M3LSL1280	Cl. Bevel

**Glass**  
 Clear Beveled Low-E Insulated  
 Flemish Insulated Glass

Note: 12" sidelites have  
 no raised moulding.



## Colors



Cracked Pepper

valspar

## Exterior Lighting



2 Above Canopy

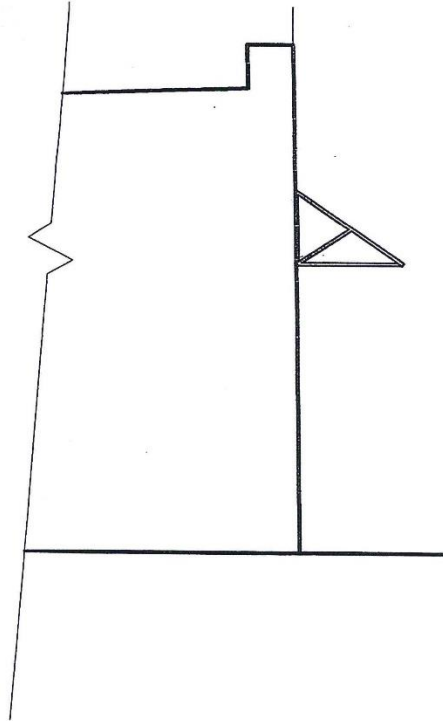


3 Wall scones



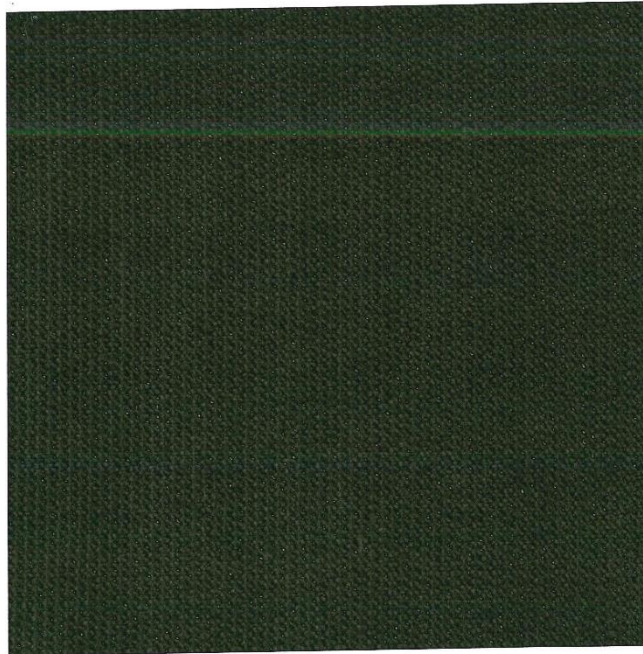
### Awnings

Canopies  
↳ Black  
with white scallop



**A** FRONT & SIDE ELEVATIONS  
SCALE: 1/4" = 1' 0"

### Sunbrella Canvas Black Fabric



Product ID: FF5408-0000

#### DETAILS

**Content:** 100% Sunbrella Acrylic

**Durability:** 15,000 Double Rubs

**Width:** 54"

**Weight:** 7.9 Oz Per Square Yard

**Care:** Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry.

**Fire Rating:** California Technical Bulletin #117 Section E; UFAC Interior Fabrics


**Finish:** Soil, Stain & Water Repellent

**Common Uses:** Upholstery, Marine Interior, Drapery, Umbrella


**Features:** UV Resistant, Mildew Repellent, Bleach Cleanable, Fade Resistant, Breathable, Minimal Shrinking or Stretching

Canvas Black by Sunbrella is a pretty canvas upholstery décor fabric. This outdoor fabric can be used for projects like throw pillows, cushions, ottomans, and more. This black fabric will go

Effective January 3, 2017



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



---

**Section 1: Basic Information**

Name of Applicant(s): Julie Raymond  
 Owner       Representative (Notarized Affidavit Required)

Mailing Address: 1125 W Twokig      San Angelo Tx      76901  
City      State      Zip Code

Contact Phone Number: 325 245 5472      Contact E-mail Address: JRaymond70@gmail.com

Subject Property Address: 28 N Chadbourne      San Angelo Tx      76903  
City      State      Zip Code

Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))  
Harris Block, S24' lot 6, N 24' of S37.33' of Blk 9

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\*

~~Front facade improvement: ① Install new doors  
 windows ② Repair existing black tiles ③ Install  
 wrought iron canopy w/ standing seam metal roofing,  
 ④ Install electrical for 5 exterior lights ⑤ Repair/replace  
 cement sidewalk~~

*JR*

**Front facade improvement:**

- install new doors and windows (as shown)
- repair existing black tile accents
- install 5 exterior lights (as shown)
- repair cement sidewalk
- install inside mount Awnings (black sunbrella fabric as shown)
- paint exterior of the building

Effective January 3, 2017

**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: Property is boarded over & needs significant repair. Facade outline of building will be maintained including decorative tiles

**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.

Julie Raymond  
Signature of licensee or authorized representative

Oct 19, 2017  
Date

Julie Raymond  
Printed name of licensee or authorized representative

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 -- 35   Related Case No.: --   Date Related case will be heard: --

Nonrefundable fee: \$ 385   Receipt #: 269554   Date paid: -- / -- / --

Reviewed/Accepted by: Hillary Bueker   Date: 10 / 24 / 17

# MEMO



**Meeting**

**Date:** November 2, 2017

**To:** Design and Historic Review Commission

**From:** Jon C. James, AICP  
Director

**Request:** Discussion and possible action for a Text Amendment to Chapter 12, Exhibit "A" Zoning Ordinance, repealing Article 12.06, River Corridor Development Ordinance and the Old Town District; establishing new "River Corridor District," "Downtown District," and "Cultural District" Overlay Zones; and providing a revised application process for buildings and structures located within these Zones

**Background:**

The Planning Division recently undertook a review of the City's River Corridor Development Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts to determine a) changes to the current development review process for River Corridor applications; and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas.

The current River Corridor map and ordinance have been in effect for over twenty years. Our research has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City. Staff believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

**The Planning Division hereby recommends the following changes:**

1. Repeal of the existing River Corridor Development Ordinance and Map, and the Old Town District (Z10-14) and Map;

2. Creation of a new River Corridor Overlay District, Downtown Overlay District and Cultural Overlay District with associated maps to reflect current and anticipated development trends; and,
3. Creation of a new Section 309 of the Zoning Ordinance outlining a revised approvals process for development in the three new Districts

## **Map Changes and New Districts**

Staff believes that the current River Corridor overlay boundary requires revisions to better reflect current development trends, as well as the establishment of new Downtown and Cultural Overlay Districts which act as separate and distinct development areas. The current River Corridor Map includes Downtown San Angelo and parts of the Old Town District which encompass the San Angelo Museum of Fine Arts. Staff believes these areas serve as their own districts and propose removing them from the River Corridor. The new River Corridor Map has been reconfigured, following the river line and encompassing adjacent properties. This will ensure that properties abutting the river from the western to the eastern city limits are subject to higher design standards. The revised map also provides greater physical connectivity between these properties and surrounding trails and parkland, excluding properties that are not visible from the river. The new Cultural District incorporates Fort Concho, Santa Fe Crossing, and a series of art studios and historical buildings into a single district to reflect current activity in this area. The creation of this new Cultural District will facilitate the repeal of the existing Old Town District as it covers most of the same area. Finally, Staff believes that the creation of a new Downtown District will better reflect the actual urban area within the City, including the Central Business District and surrounding urban areas. This area includes a wide range of restaurants, bars, retail, commercial services, and professional offices.

New applications in these overlay districts would continue to be subject to the River Corridor Master Development Plan guidelines until a comprehensive set of design standards are incorporated into the Zoning Ordinance for each of these districts. Historical buildings would continue to require a Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

## **Approval Process**

The current River Corridor Development Ordinance defines construction as one of three basic categories that require a building permit. However, it exempts any exterior improvements that do not require a permit, including exterior painting. This presently allows developers to repaint their building inconsistent with the surrounding neighborhood because of the exemption from a building permit. Planning Staff propose a new Section 309 to the Zoning Ordinance which will clarify and expand the definition of construction to include painting, landscaping, telecommunication facilities, fences and walls of any size, and require a design review for these improvements even where a permit is not



required. Under the new provisions, painting and landscaping may be approved administratively by the Planning Director whereas larger structural improvements would still require approval by the Design and Historic Review Commission (DHRC). The new approvals process would also apply to construction in the new Downtown and Cultural Districts. A summary of the proposed changes can be found on the attached table:

**Summary Table of Proposed Changes:  
River Corridor, Downtown and Cultural Overlay Districts**

	<b>Current Ordinances</b>	<b>Proposed Changes</b>
<b>District Overlays and Boundary Maps</b>	<p>Repeal of the River Corridor Development Ordinance and current River Corridor Overlay Map</p> <p>Repeal of the Old Town Historic District (Z10-14) and Old Town District Overlay Map</p>	<p>Creation of new River Corridor Overlay District and Boundary Map</p> <p>Creation of a new Cultural Overlay District and Boundary Map</p> <p>Creation of a new Downtown Overlay District and Boundary Map</p>
<b>When design approval required</b>	<p>Design approval only when a building permit is required</p> <p>Construction definition limited to new construction, remodeling of the exterior of an existing structure, or moving an existing structure onto a lot; includes signs and fences.</p>	<p>Painting, landscaping, and walls and fences under 7 feet exempt from permitting will now require a design review</p> <p>Revised definition of construction to now includes exterior restoration, rehabilitation and reroofing, exterior painting and landscaping.</p>
<b>Administrative approval option</b>	<p>Administrative approvals by Planning Director limited to:</p> <ul style="list-style-type: none"> <li>- Construction under 1,200 sq. ft.</li> <li>- unlit signs under 50 sq. ft.</li> <li>- fences</li> <li>- construction for safety and access</li> <li>- temporary structures and signs for no more than 10 days</li> <li>- reroofing or remodeling which does not materially change the appearance of a structure</li> </ul>	<p>Administrative approvals by Planning Director now include:</p> <ul style="list-style-type: none"> <li>- Construction of any structure, <b>canopy or awning under 1,000 sq. ft.</b></li> <li>- unlit signs under 50 sq. ft. <b>and lit signs under 16 sq. ft.</b></li> <li>- fences <b>or walls without advertising</b></li> <li>- <b>exterior painting</b></li> <li>- <b>telecommunication facilities less than 35 feet in height</b></li> <li>- <b>construction not visible from a public street right-of-way</b></li> <li>- <b>Planning Director may refer any application to DHRC</b></li> </ul>



**Attachments:**

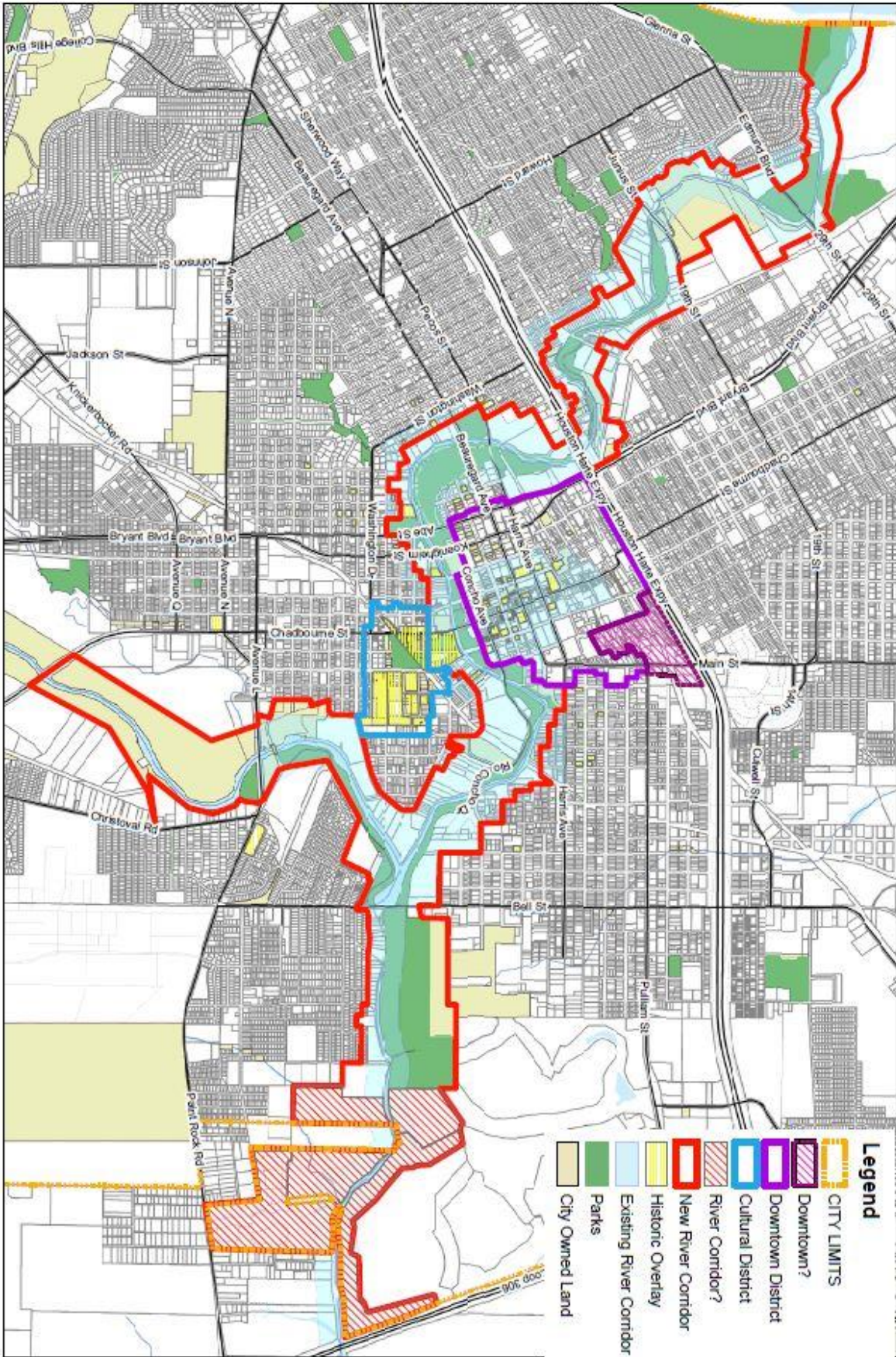
Overall Map

River Corridor Overlay District Map

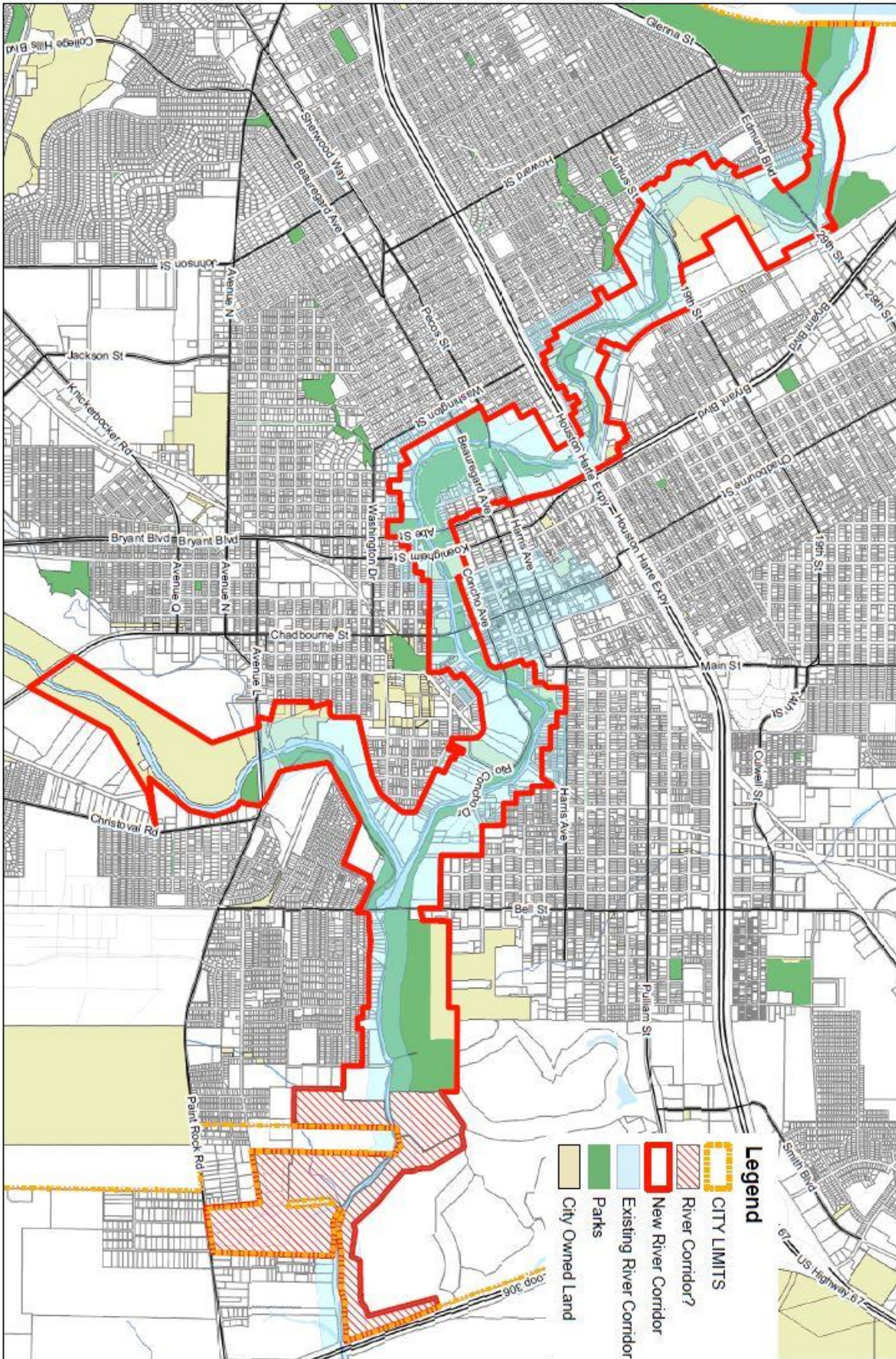
Downtown Overlay District Map

Cultural Overlay District Map

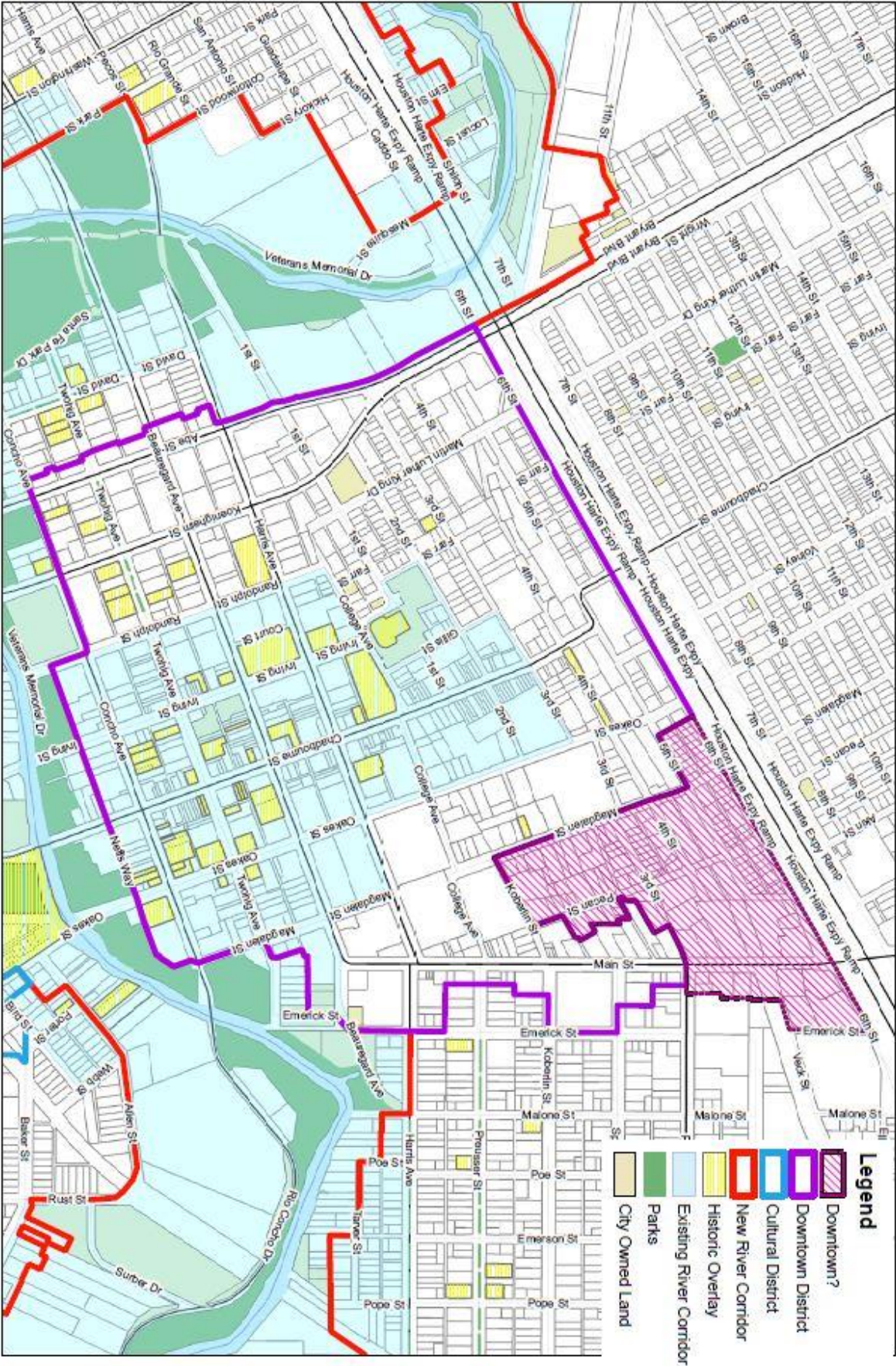
# Overall Map



# River Corridor Overlay Map



# Downtown District Overlay Map



# Cultural District Overlay Map

