

# DESIGN & HISTORIC REVIEW COMMISSION – March 15, 2018

## STAFF REPORT



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Approval		RCC18-04: YMCA (All About Signs)	
<b>SYNOPSIS:</b>			
<p>This is an application for River Corridor Approval for the placement of a new 19.125 sq. ft. wall-mounted electronic message-board sign that will be attached to the YMCA’s main entrance. Since the YMCA leases the property from the City, they are required to get City approval whenever a modification to the building occurs. The YMCA is proposing to replace the existing portable sign with this new electronic sign that will be identical to the freestanding electronic message-board sign that is currently located on their street frontage of Koenigheim Street.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
353 South Randolph Street; generally located at the intersection of South Randolph Street and South Koenigheim Street		Being Lot 1A, Block 23, in the first replat of the San Angelo Addition, San Angelo Texas.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SMD District #3 – Harry Thomas Fort Concho Neighborhood		Office Commercial (CO) and Low-Rise Multifamily (RM-1)	Downtown
<b>THOROUGHFARE PLAN:</b>		<b>SIZE:</b>	
<p><b>South Randolph Street</b>– Major Local, 50’ min. ROW, 36’ paving width required with sidewalks, 40’ without Actual: 100’ ROW and 69’ paving width with partial sidewalks</p> <p><b>West Concho Avenue</b> - Major Local, 50’ min. ROW, 36’ paving width required with sidewalks, 40’ without Actual: 53’ ROW and 40’ paving width with sidewalks</p> <p><b>South Koenigheim Street</b>– Major Arterial, 80’ min. ROW, 64 paving width required. Actual: 100’ ROW and 60’ paving width with sidewalks</p>		4.35-acres	
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the request to place a LED lighted electronic message board sign subject to two Conditions of Approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner(s):</i> City of San Angelo YMCA – Lessee</p> <p><i>Agent(s):</i> All About Signs</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):**

**Color and Design**

The RCDMP states that “the design and uniqueness of the sign can relay the character of the building.” The new sign will incorporate the YMCA’s logo and will replace an existing portable sign. The overall look of the building façade will improve as the new sign will provide unity with the existing electronic message board sign and will also be more prominent than a portable sign.

**Materials and Lighting**

The RCMDP policies state that “quality finished materials should be used.” The proposed sign will have a white background and blue for the YMCA’s logo, and the message board will be black with blue lettering.

The sign will be internally illuminated with LED bulbs. The proposed sign will be 2.5 feet in height and 7 feet, 11 inches in length. 5.6 feet of the width will be for the electronic message board. The use of LED lighting serves the intent of being subtle in manner as well as being of quality material, as required by the RCMDP.

**Signage – General**

Sec. 12.04.005.b.2 requires that all signs be less than 25% of the wall size. The proposed sign is well within that percent. They are allowed 277.5 square feet and along with the existing “YMCA” lettering the proposed sign will consist of 135.29 square footage in total.

**Staff’s Recommendation:**

Staff’s recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC18-04, **subject to the following two Conditions of Approval:**

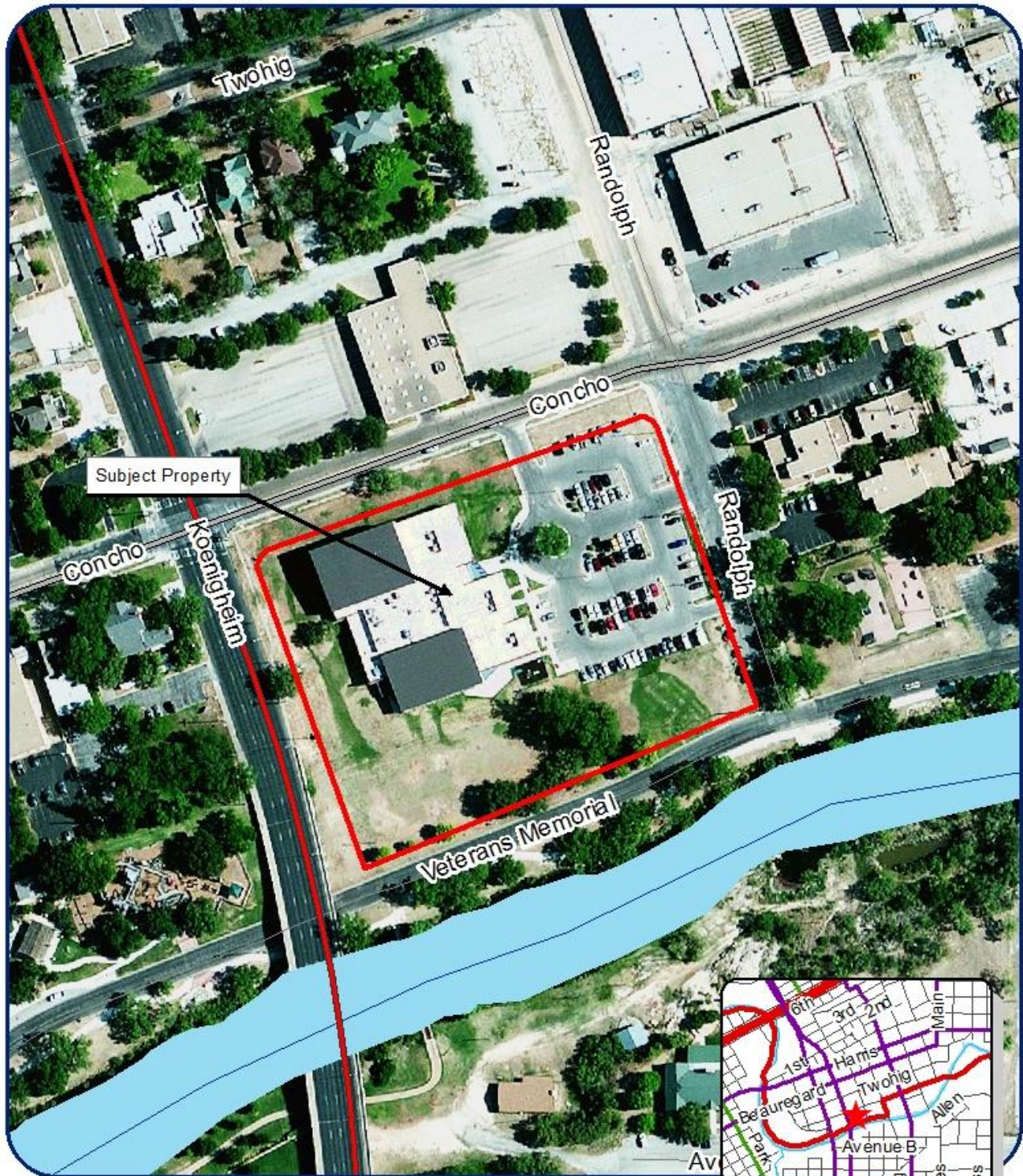
1. The applicant shall obtain a Sign Permit from the Permits and Inspections Division for the new sign.

2. The sign colors, materials, and location shall be consistent with the renderings approved by the Design and Historic Review Commission.

**Attachments:**

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






**Aerial Map**

**RCC18-04: YMCA**

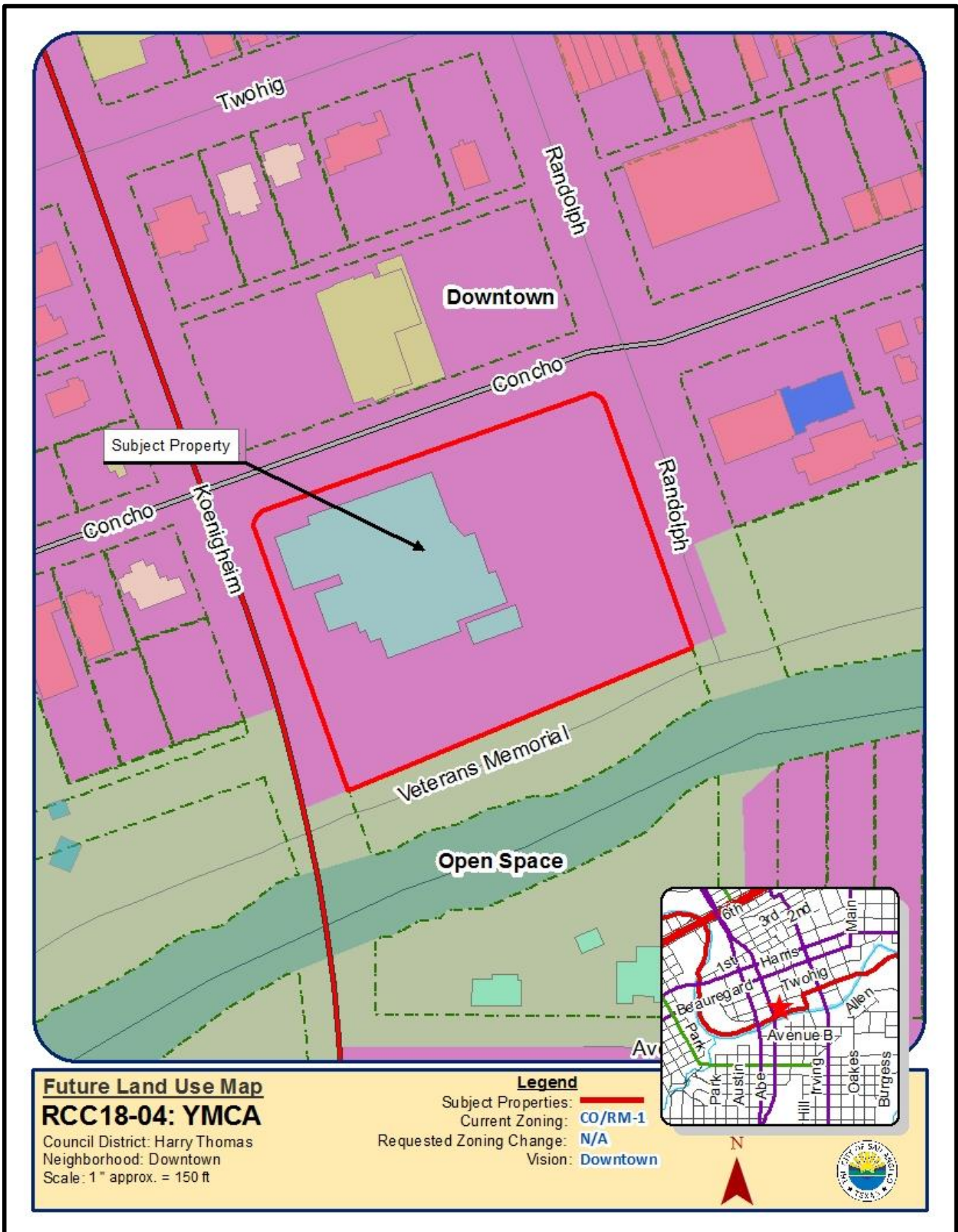
Council District: Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 150 ft

**Legend**

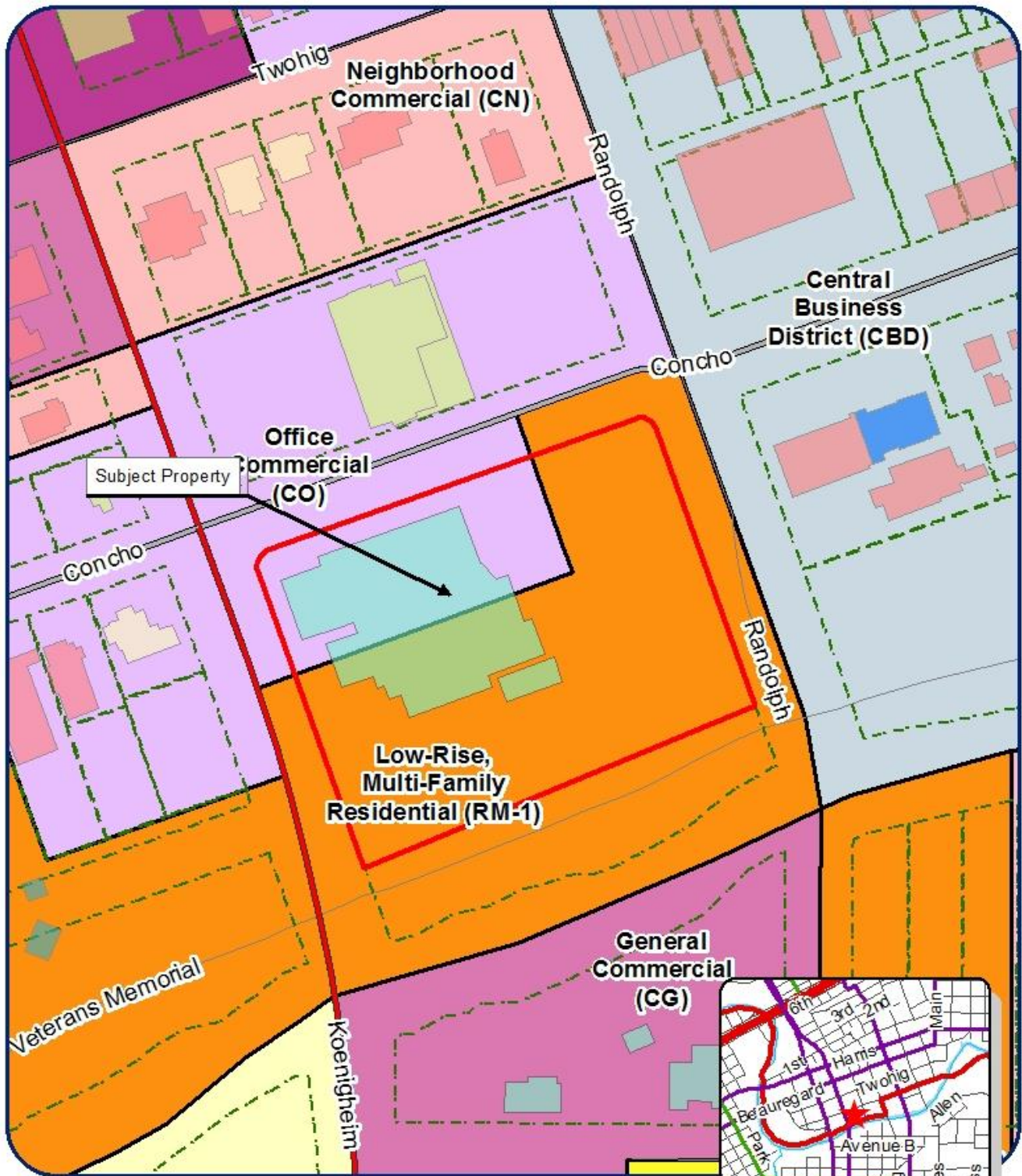
Subject Properties:   
Current Zoning: **CO/RM-1**  
Requested Zoning Change: **N/A**  
Vision: **Downtown**












**Zoning Map**  
**RCC18-04: YMCA**

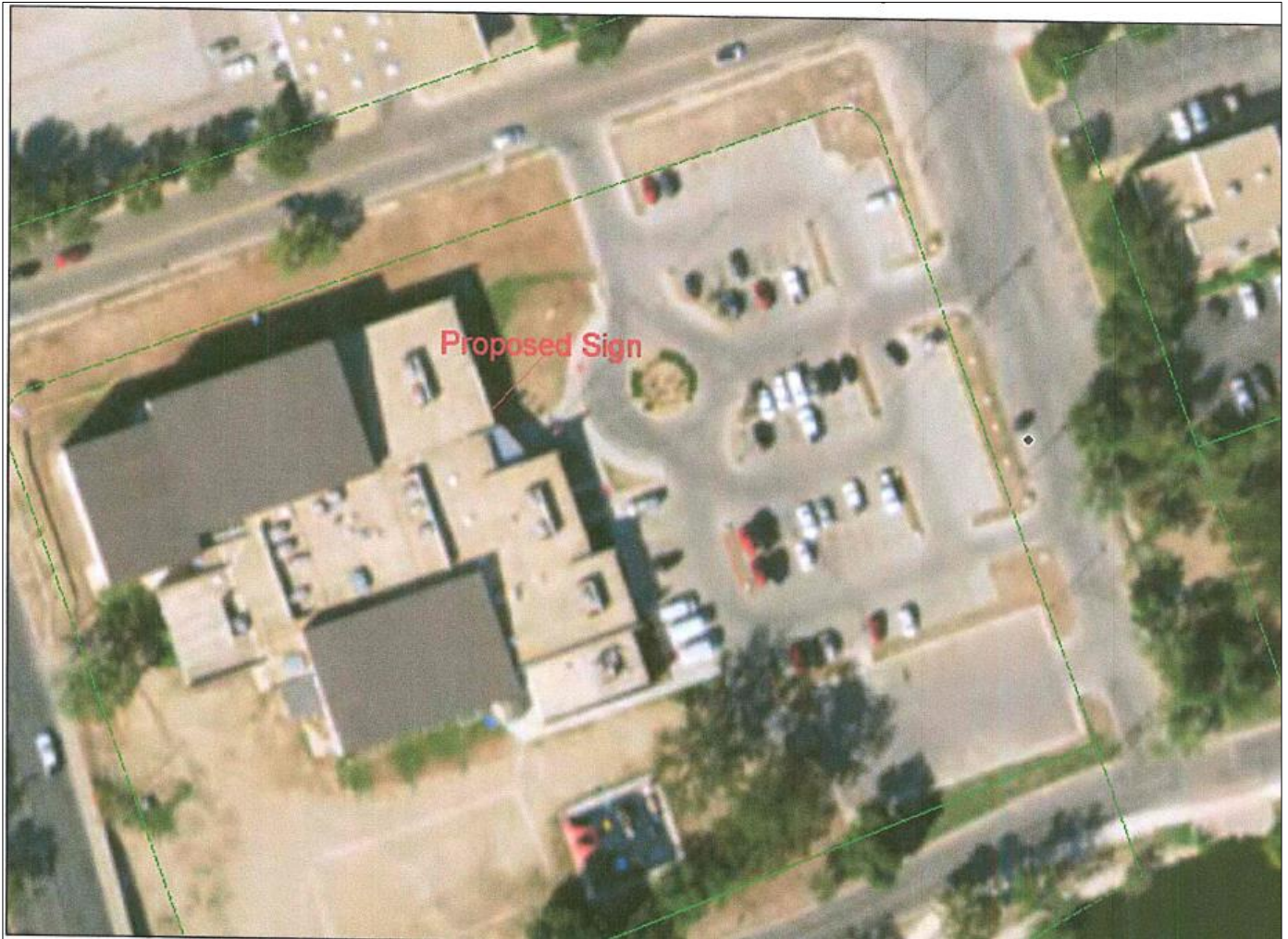
Council District: Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 150 ft

**Legend**

- Subject Properties: 
- Current Zoning: **CO/RM-1**
- Requested Zoning Change: **N/A**
- Vision: **Downtown**



SITE PLAN

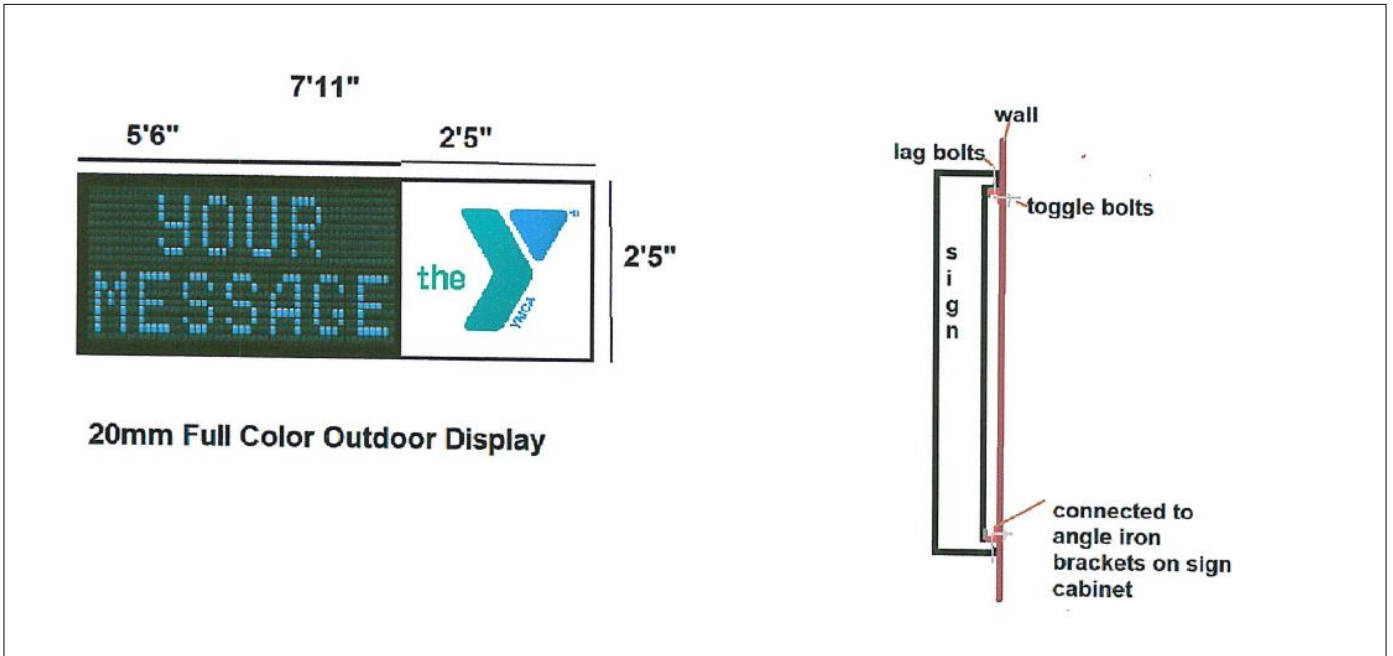




ELEVATION



MATERIALS



SITE PHOTOS  
View from Parking Lot



Close-up of Wall Elevation/Proposed Location





Existing LED Message Board Sign





# DESIGN AND HISTORIC REVIEW COMMISSION – March 15, 2018

## STAFF REPORT



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review / Certificate of Appropriateness		RCC18-05 / CA18-02: Balderas	
<b>SYNOPSIS:</b>			
<p>The applicants have applied for a River Corridor and Certificate of Appropriateness to facilitate new exterior improvements to the building on the subject property. The existing one-story building is located within the City's River Corridor, and was designated as a historic landmark by City Council on May 5, 1995 (Z95-06) recognizing the original construction in 1899 as a grocery store. In the Z95-06 minute record, it was explained that the original building was of rock construction and that the applicant planned to restore the front façade by adding new rock over top of the original structure which is now what exists today. The new applicants plan to cover the existing rock on the front elevation with white pine wood paneling similar to other buildings along this block of East Concho Avenue for their home décor store. They also intend to re-cover the existing cinder block on the small attached building to the east, which is not historically designated, with panel brick. See additional information below for a full list of proposed improvements.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
10 East Concho Avenue; generally located approximately 100 feet east of East Concho Avenue and South Chadbourne Street.		Being the San Angelo Addition, Block 1, the East 25.9 feet of the West 28.8 feet of Lot 2, comprising a total of 0.06 acres	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
<b>THOROUGHFARE PLAN:</b>		<b>SIZE:</b>	
<p><b>East Concho Avenue</b> – Urban Parkway (complied with standards at time of platting)                  Required: 60' right-of-way, 40' pavement                  Provided: 100' right-of-way, 74' pavement with a 10' sidewalk</p>		0.06 acres	
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for all proposed improvements on the subject properties, <b>subject to four Conditions of Approval</b> for both RCC18-05 and CA18-02.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner and Applicants:</i>                  Jacob and Ashlie Balderas (Simply Perfect, LLC)</p>			
<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>			

**Additional Information:** The current applicants plan to cover the existing rock on the front elevation with white pine wood paneling similar to other buildings along this block of East Concho Avenue for their home décor store, and re-cover the cinder block on the small attached building to the east, which is not historically designated, with panel brick. They also plan to repaint the existing doors, front iron columns, and metal above the upper windows a solid black, as well as removing the wood stanchions in between the outer columns. Additional improvements to the main building include two, 2-square foot, gold decal business logo signs “Simply Perfect,” two new gas lantern lights, one farm light, planter boxes, and replacement of the lower front windows with energy-efficient double-pane windows. Finally, the small attached building to the east, which is not historically designated, would have its existing cinder block re-covered with panel brick, similar to the existing rock that will remain on the main building’s east side wall, along with new black shutters, a planter box, and three small farm lights (see attached). The applicant had received a previous River Corridor approval (RCC15-32) for new paint colors on the building, as well as repainting a projecting, hanging sign over the sidewalk which has now been removed (see attached). All of the colors were painted consistent with this approval, except for the front doors which are a light green shade instead of light blue. The proposed improvements, if approved, will superseded the previous approval.

### **RCC18-05 Analysis**

**River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD):** Section 12.06.003(b)(1) and (2) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure and remodeling of any existing structure in the River Corridor. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and the *Historic Preservation Design Guidelines (HPD)* for commercial properties within the Central Business District of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies.

#### **(1) Installation of white pine paneling over the existing rock on the front of the main building**

The RCMDP states that “new buildings should reflect the traditional character of the historic city center but can use new, innovative elements in ways to express the architecture of current times,” “materials and color should relate to historic precedents apparent in the immediate environment,” and “quality finished materials should be used.” As indicated, the original building was of rock construction and newer rock was added later over the deteriorating rock. The applicants intend to install pine paneling painted white over the existing rock. While it appears the original buildings in the area were constructed of brick, rock, or cast stone, these buildings also had wood paneling on the ground floor and as trim around doors and windows. Over time, the surrounding area along East Concho Avenue between South Chadbourne Street and South Oakes Street has installed wood as one of the predominant building material along the first floor. Examples include the retail stores to the east at 16-26 East Concho Avenue, and on the south side of East Concho Avenue from 19-33. The Planning Division has reviewed the material samples provided and believe they are generally consistent with the quality wood construction on the surrounding area buildings. The main façade repainted white is consistent with the classic white color found in these surrounding buildings as well. The Planning Division supports the new paneling and proposed color as submitted.

#### **(2) Repainting the existing doors, front iron columns, and existing metal canopy a solid black and removing the wood column stanchions**

The Permits Division provided written correspondence that they had no objections to removal of the wood stanchion supports on the existing front iron columns and that this would not require a permit. The Planning Division believes that repainting the existing metal canopy and front iron columns black will provide a visual upgrade to the property, consistent with the RCMDP policies of “using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo” and the HPD policies that “colors should complement neighboring buildings and reflect a traditional color palette.” The solid black color can be found on the existing retail store at 16 East Concho Avenue, and on the Casual Pint at 19 East Concho Avenue, and the Planning Division supports these exterior improvements.

**(3) Installation of two, two-square foot gold decal business logo window signs, two gas lantern lights and one farm light, two planter boxes and replacement of the existing lower front windows with new energy-efficient windows on the main building;**

The Planning Division believes that all of the above improvements are consistent with both the RCMDP and HPD policies. The RCDMP states that “signs should be incorporated into the architecture of each building.” Staff believes that the solid gold color window decal signs will enhance the building façade without being obtrusive. The proposed gas lantern lights and farm light will be consistent with other lights and gas lanterns approved in the River Corridor including the Raw 1899 building at 38 North Chadbourne Street (RCC16-14) and on the building façades at 204 and 208 South Oakes Street. The Planning Division believes that the proposed gas lanterns will preserve the historic character of the building, enhance the streetscape, and the flame at 1.5” to 2” high will not generate any significant spillover glare onto adjacent properties, consistent with the RCMDP lighting policy 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 or light spill.” As conditions of approval, the applicants will require a plumbing permit from the Permits and Inspections Division and a shut-off valve to be approved by the City Fire Marshal prior for the proposed gas lanterns. Finally, the Planning Division recommends approval of the proposed planter boxes and new energy-efficient windows as they appear consistent with similar developments including 38 North Chadbourne Street.

**(4) Installation of panel brick over the existing cinder block on the attached east building, along with new black shutters, one planter box, and three small farm lights on this building.**

The smaller building to the east of the main building is not historically designated and was constructed in 1959 according to the Tom Green County Appraisal District. Installing new panel brick over the cinder block on all three sides would be consistent with the RCDMP and HPD policies that support traditional building materials that include brick and cast stone. The new brick would also be blend with the rock façade on the main building’s east elevation and contrast the new wood paneling facing East Concho Avenue. The new window shutters, three new farm lights, and new planter box, will also be of traditional design in keeping with the RCMDP and HPD policies.

**CA18-02 Analysis**

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:



The building addition to the east, which is also being improved, is not part of the CA review as it was never historically designated. Therefore, the following Planning Division synopsis is exclusively for the historic (main) building at 10 East Concho Avenue.

- 1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**

As indicated, the original rock façade on the main building was in need of repair and was covered over with a newer rock façade. The new wood paneling would be located overtop the added rock and would therefore not alter the original building façade which is further underneath.

- 2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

The proposed improvements will not remove or alter any historic material on the building. Historical photos appear to show the main building canopy void of any support columns. Regardless, the wood stanchions do not appear integral to the historic character of the building, nor does their removal warrant a permit from the Permits and Inspections Division. Therefore, the Planning Division believes this criterion has been met.

- 3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

The Planning Division believes that the proposed improvements preserve the original character of the building while reflecting the current trend towards more innovative designs in this section of the River Corridor. Wood paneling is a common element on many downtown, historical buildings and this Division is satisfied with the proposed improvements.

- 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

The Planning Division believes that the proposed improvements are generally consistent with recent improvements along Concho Avenue, Chadbourne Street and Oakes Street in historical Downtown San Angelo. Wood construction, brick and stonework, historic gas lantern lighting, and energy-efficient windows are apparent throughout the surrounding area.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**

As indicated, the original rock wall which has been covered over is not being removed with the additional wood paneling.

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event**

replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

See # 5 above.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.**

Whereas the new material is being installed overtop the existing added rock, the Planning Division is confident that there should be no damage to the original structure several layers behind the proposed material.

8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**

The proposed colors and materials for the building are compatible with the surrounding commercial properties. The solid neutral and earth tone colors are consistent with the historical buildings in the area, as well as those with newer improvements.

10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

If the new panelling was ever removed in future, the existing building would not appear to be impaired in any way.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC18-05 for exterior improvements, **subject to the following 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 applicants shall a Plumbing Permit from the Permits and Inspections Division for the proposed gas lanterns.
3. The applicants shall install a shut-off valve for the proposed gas lanterns to the satisfaction of the City Fire Marshal.
4. The applicants shall contact the Permits and Inspections Division to determine whether a building permit is required for any exterior improvements. If a permit is required, the applicant shall ensure all requirements have been satisfied prior to a final Certificate of Occupancy.

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA18-02 for exterior improvements, **subject to the following 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 applicants shall a Plumbing Permit from the Permits and Inspections Division for the proposed gas lanterns.
3. The applicants shall install a shut-off valve for the proposed gas lanterns to the satisfaction of the City Fire Marshal.
4. The applicants shall contact the Permits and Inspections Division to determine whether a building permit is required for any exterior improvements. If a permit is required, the applicant shall ensure all requirements have been satisfied prior to a final Certificate of Occupancy.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Elevation  
Colors  
Materials  
Applications





**River Corridor/Cert. of Appropriateness**

**RCC18-05/CA18-02: Balderas**

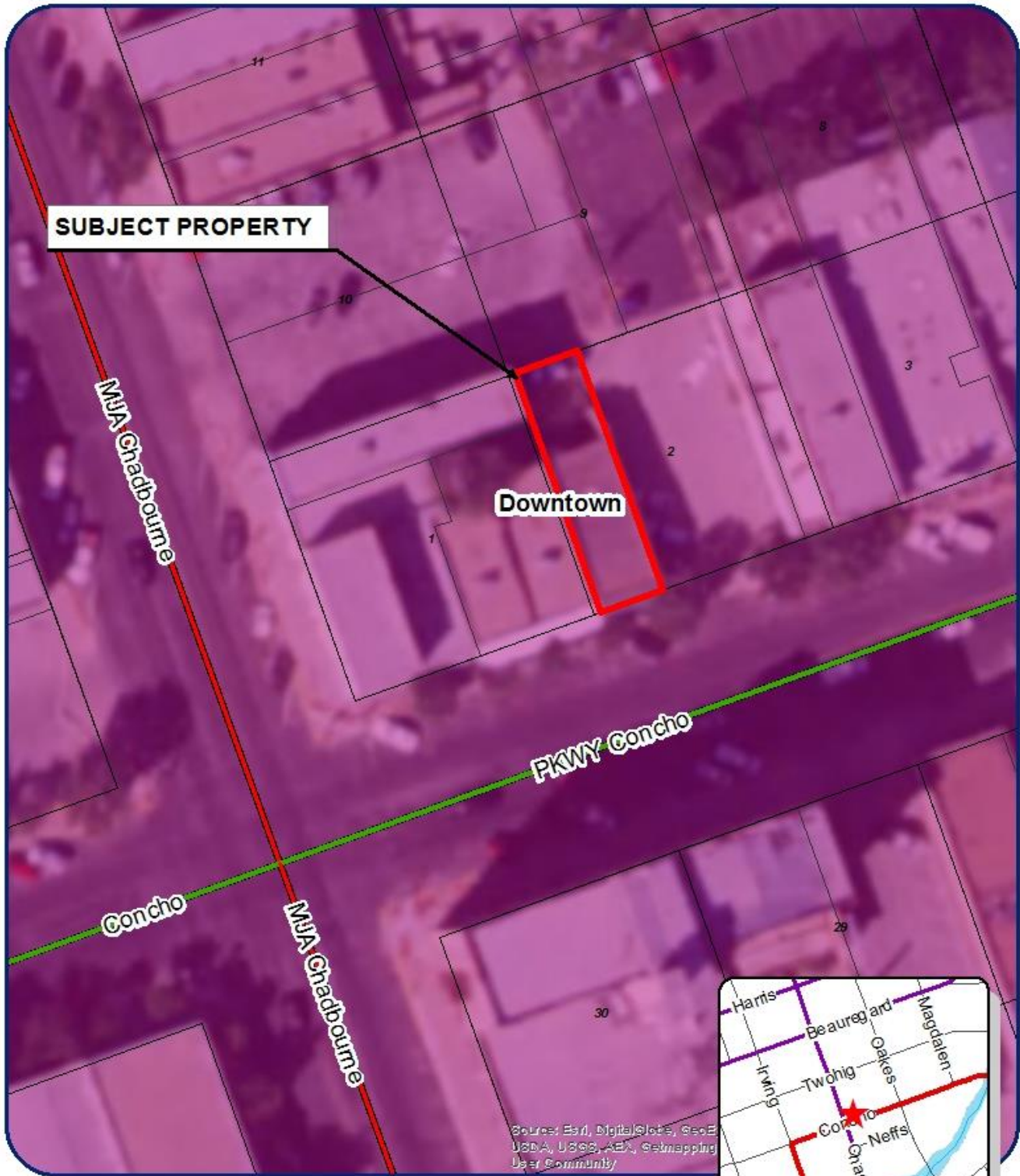
Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 50 ft  
 Subject Property: 10 E. Concho Ave.

**Legend**

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







**River Corridor/Cert. of Appropriateness**

**RCC18-05/CA18-02: Balderas**

Council District: Harry Thomas (SMD #3)

Neighborhood: Downtown

Scale: 1" approx. = 50 ft

Subject Property: 10 E. Concho Ave.

**Legend**

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





**River Corridor/Cert. of Appropriateness**

**RCC18-05/CA18-02: Balderas**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 50 ft  
 Subject Property: 10 E. Concho Ave.

**Legend**

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





**Photos of Site and Surrounding Area**

**WEST**



**EAST**



**SOUTH**



**NORTH AT EXISTING BUILDING**



**EXISTING STANCHIONS TO BE REMOVED**



**EXISTING FRONT FAÇADE ROCK (TO BE REMOVED)**



**Photos of Site and Surrounding Area**

**16 EAST CONCHO AVENUE  
(SIMILAR COLORS)**



**18 EAST CONCHO AVENUE  
(SMILIAR WOOD FAÇADE)**



**RETAIL BUILDINGS 19-33 EAST CONCHO  
AVENUE (SIMILAR WOOD FACADES)**

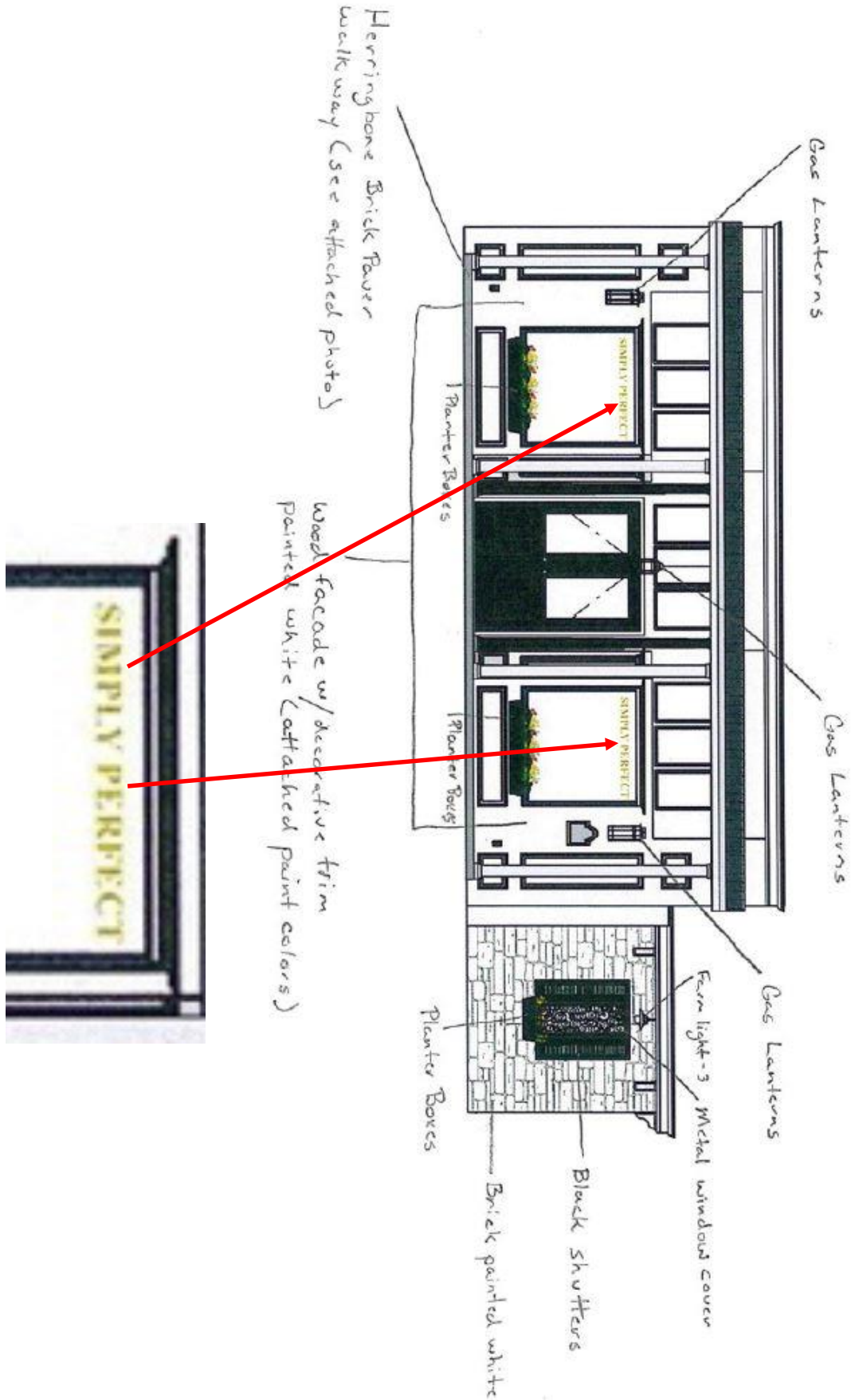


**CLOSE-UP OF EXISTING BUILDING**





### Proposed Elevation



## Proposed Colors

# Store Colors:

## Facade



## Front door, Metal Columns, Planter Boxes and Shutters



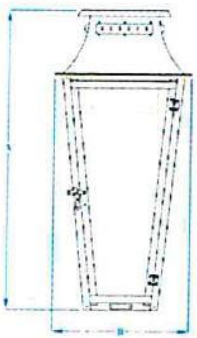
Tricorn Black paint color  
SW 6258 by Sherwin-  
Williams. View interior an...

Proposed Materials

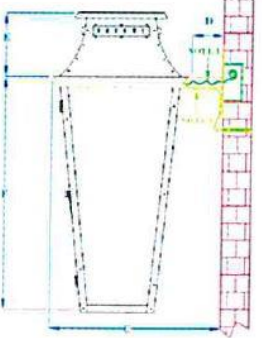
**Concept Pictures of Wood And  
Trim Work:**



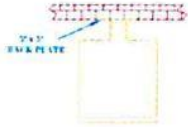
## Lighting Details



**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)



**BACKPLATE DETAIL**  
(NTS)

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/8"
3. ELECTRIC LIGHTS SUPPLIED WITH 162 WIRE WITH GROUND. ELECTRIC WIRE RUNS INSIDE OF THE BRACKET.
4. GAS LIGHTS SUPPLIED WITH 1/2" COPPER GAS LINE AND 1/2" x 1/2" GAS LINE ADAPTOR

SIZE:	20"	27"	33"
A:	20"	26 1/2"	32 1/2"
B:	9 3/8"	12 3/8"	15 1/4"
C:	11 1/4"	14 1/8"	17 3/4"
D:	2 1/4"	2 1/4"	2 1/4"
E:	4 1/2"	6 3/8"	7 1/2"
F:	15 1/2"	20 3/8"	25 3/8"

<b>BEVOLO GAS &amp; ELECTRIC LIGHTS</b>		DRW BY:	JJG	I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS DRAWING. I AM NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF THIS DRAWING. I AM NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF THIS DRAWING. I AM NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF THIS DRAWING.
LIGHT:	ITALIANATE	DATE:	MAJ	
BRACKET:	FRENCH QUARTER BRACKET	REVISION:	3	

Bevolo Gas Flame Inbox

S Sarah Winston  
 to mto  
 2:58 PM [View details](#)

Hi Ashley,

The flame is 1.5" - 2" high MAX.  
 thank you!

Sarah Winston

Bevolo Gas & Electric Lights  
[521 Conti Street](#)  
[New Orleans, LA 70130](#)  
 504.522.9485 | Office  
 504.522.5563 | Fax  
[www.Bevolo.com](http://www.Bevolo.com)





## **Application for River Corridor Review Attachment**

10 East Concho, San Angelo, Texas 76903

### **Section 2: Specific details of request**

The rock on the facade was exposed by previous owners and was damaged in the process. We are trying to find a way to cover the damage while also maintaining the historical integrity of the store front. We are wanting to put Clear D White Pine Panels and decorative trim over the existing rock on the store front only. Then the wood work would be painted white (Alabaster White SW). (Concept Picture of Wood & Trim Work Attached) The existing iron columns by the front doors will be painted black (Tricorn Black SW) along with the metal above the upper windows. Then to tie everything together we would add flower boxes under each window and 33" Wall Mounted Gas Lanterns to the side of the Bay Windows. (Attached: picture of Gas Lanterns and Specs)

Also, we are wanting to take the forks off the wood columns and make them single straight columns. The columns are not solid pieces of wood and need repair.

To improve the energy efficiency and quality of the store front we hope to replace the windows with Double Pane Windows. The windows will have the same exact design as the current windows that are being replaced.

While not a historical part of the building we plan to remodel the exterior of the attached storage room. We are wanting to cover the cinder blocks using Panel Brick. Then paint it Alabaster White, add Black Shutters and a planter box below the window. As security measures lighting and decorative metal security bars will be placed over the storage room windows.

To complete the desired look we are going to add Gold Type Writer Font Decals on the glass of the Bay Windows. The letters will be at the center of both windows and be 6" in length and 4' in width or across the full length of the windows.

(Attached: Store Elevation Concept Picture. We will be omitting the center hanging gas lantern from the design.)

### **Section 2 continues: Site Specific Details**

I believe the proposed plan will greatly improve the overall character and visual appeal of the store and Downtown San Angelo based on the current remodeling of other buildings in the River Corridor. The current store front needs an aesthetic facelift as well as repair to rotting wood, damaged rocks, and peeling paint. At the same time I understand and appreciate the historical designation of the building and tried to create a design concept that helps the facade maintain its historical integrity.

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): Jacob and Ashlie Balderas  
 Owner  Representative (Notarized Affidavit Required)

5613 Columbine LN San Angelo Tx 76904  
Mailing Address City State Zip Code

525-301-2254 simplyperfectliving@gmail.com  
Contact Phone Number Contact E-mail Address

10 E. Concho Ave San Angelo Tx 76903  
Subject Property Address City State Zip Code

Acres: 0.060, Blk, subd: San Angelo Addition, E 25.9' of 28.8'  
Legal Description (can be found on property tax statement or at [www.tamraencad.com](http://www.tamraencad.com))  
of Lot 2

Zoning: CBD

**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\* See attachment

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



EXCLUSIVE JURISDICTION, 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: \_\_\_\_\_

See Attachment

**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.**

Ashlie Balderas

Signature of licensee or authorized representative

Feb. 7, 2018

Date

Ashlie Balderas

Printed name of licensee or authorized representative

Simply Perfect

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 18 - 05   Related Case No.: \_\_\_\_\_   Date Related case will be heard: \_\_\_\_\_

Nonrefundable fee: \$385.00   Receipt #: \_\_\_\_\_   Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed/Accepted by: Jeff Fisher   Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Effective January 3, 2017



City of San Angelo, Texas – Planning Division  
52 West College Avenue  
**Application for Certificate of Appropriateness**



**Section 1: Basic Information**

Name of Applicant(s): Jacob & Ashlie Balderas

Owner     Representative (Notarized Affidavit Required)

Mailing Address: 5613 Columbine LN    San Angelo    TX    76904  
City    State    Zip Code

Contact Phone Number: 325.301.2250    Contact E-mail Address: simplyperfectliving@gmail.com

Subject Property Address: 10 E. Concho Ave    San Angelo    TX    76903  
City    State    Zip Code

Legal Description (can be found on property tax statement or at [www.tcomptreasurer.com](http://www.tcomptreasurer.com)):  
Acres: 0.060, BIK, Subd: San Angelo, Addition, E 25.9' of 28.8'  
of Lot 2

Zoning: CBD

**Section 2: Site Specific Details**

**Proposed Work:**

- Construction of a new building in the Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- Relocation of an existing building to or from any property in any HO zoning district.
- Demolition of a landmark or any building on any property within a HO zoning district.

Specific details of request: see attachment

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: see attachment

Does the proposed work comply with the following (check all that apply):

- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Effective January 3, 2017

**Section 2 Continued: Site Specific Details**

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

**Section 3: Applicant(s) Acknowledgement**

- Certificate of Appropriateness may only be approved by the DHRC. Appeals may be directed to City Council.

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

Cosmie Balderas  
Signature of licensee or authorized representative

Feb. 7, 2018  
Date

Ashlie Balderas  
Printed name of licensee or authorized representative

Simply Perfect  
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.: CA 18 - 02    Original HO Case No.: \_\_\_\_\_ - \_\_\_\_\_

Nonrefundable fee: \$ 100.00    Receipt #: \_\_\_\_\_    Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed/Accepted by: Jeff Fisher    Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



**DESIGN & HISTORIC REVIEW COMMISSION – March 15, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness		CA18-04: Emmanuel Episcopal (Fast Signs)	
<b>SYNOPSIS:</b>			
<p>This is an application a Certificate of Appropriateness for a historic building for the placement of two new signs, which will be replacing the two existing signs. The historic building is the Emmanuel Protestant Episcopal Church. The old signs were removed previously. One of the signs is also going through an Administrative River Corridor review (RCC18-06). The other sign lies outside the boundaries of the River Corridor and therefore does not need River Corridor review. The sign undergoing the Administrative River Corridor review is a message board sign, with interchangeable lettering that can be updated to reflect current church events and activities.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
3 South Randolph Street; generally located at the intersection of South Randolph Street. and West Harris Avenue		Being 1.59 acres in the San Angelo Addition, Lots 14-20, Block 17	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	RM-1 Low-Rise Multi-Family	Downtown	1.59 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>South Randolph Street</b>– Major Local, 50’ min. ROW, 36’ paving width required with sidewalks, 40’ without Actual: 100’ ROW and 69’ paving width with sidewalk</p> <p><b>West Harris Avenue</b>– Minor Arterial, 80’ min. ROW, 64 paving width required. Actual: 100’ ROW and 69’ paving width with sidewalk</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Certificate of Appropriateness to place two new signs at the Emmanuel Protestant Episcopal Church, subject to 3 Conditions of Approval			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner(s):</i> Emmanuel Episcopal <i>Agent:</i> Stacy McIntire, Fast Signs San Angelo</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 of any structure, including signs. The proposed signs need to be consistent with the design guidelines of the River Corridor Master Development Plan (RCMDP), and meet the Historic Preservation Design Guidelines (HPD) for commercial properties within the Old Town District of San Angelo.**

**Design**

In regards to signage for buildings with a Historic Overlay, the RCDMP states that “careful consideration should be given to the size, placement and graphics of a sign in order to create a uniform district and preserve the details of historic buildings.” Both of the new signs will be placed in the same location as the original signs and will have minimal graphics. The signs will serve as informational signage and will direct people to service times and contact information. The bigger sign, which is also a message board sign, will have interchangeable black lettering that can be updated to reflect upcoming church activities. Both signs will display the church’s logo and will be unlit.

**Materials and Colors**

The RCMDP policies state that “quality finished materials should be used.” The applicant is proposing to steel posts that have been painted black for the two freestanding signs. The signs themselves will be constructed of aluminum and painted blue. While the blue is a bright blue, staff feels it is not distracting from the building and will provide an eye-catching bit of color. The signs will also utilize white lettering, which will stand out from the blue in a uniform manner.

**Recommendation:**

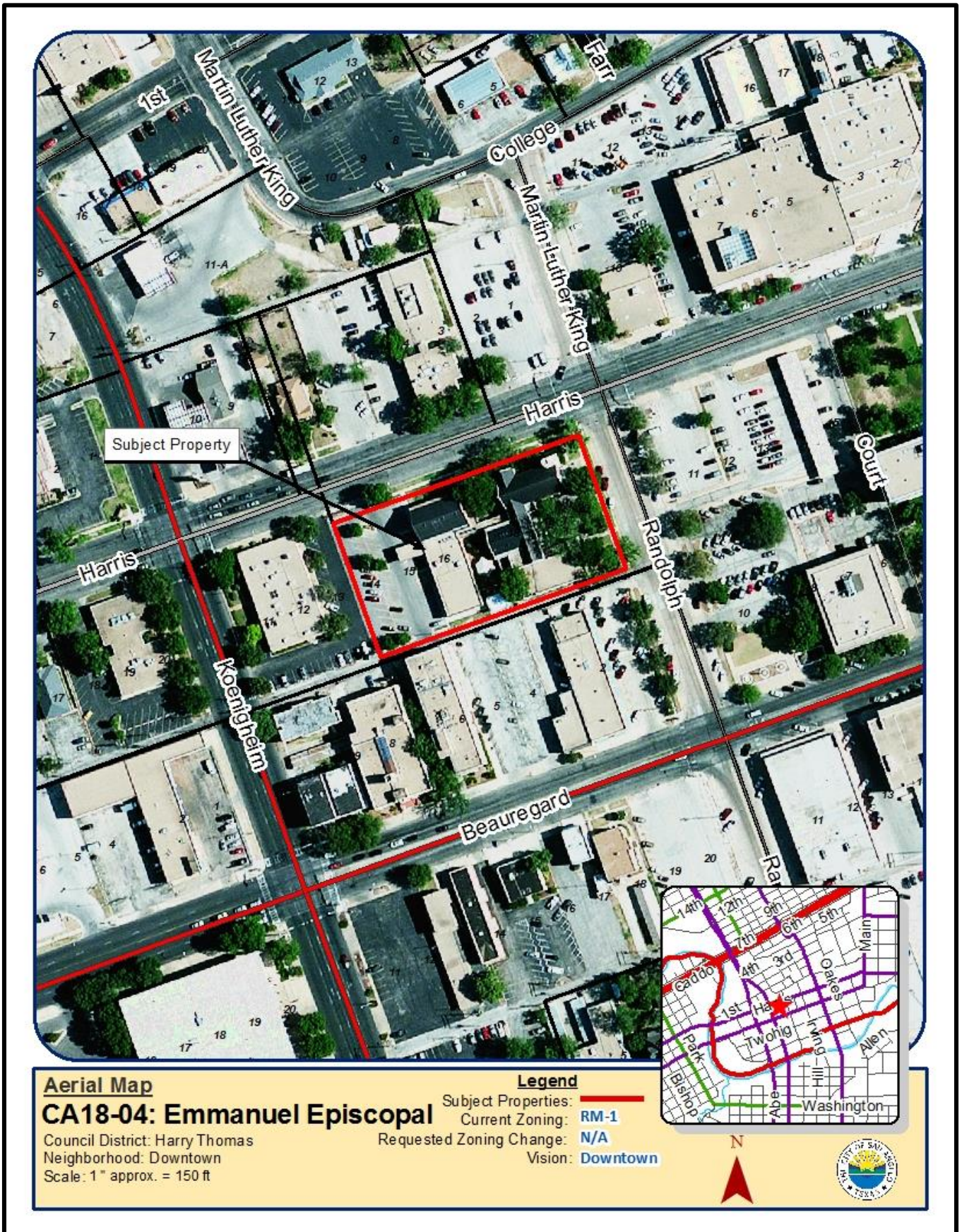
Staff’s recommendation is for the Design and Historic Review Commission to APPROVE the Certificate of Appropriateness for the placement of two new signs for the property located at 3 South Randolph Street, **subject to the following three Conditions of Approval:**

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 Sign Permit(s) for all proposed signage as required.

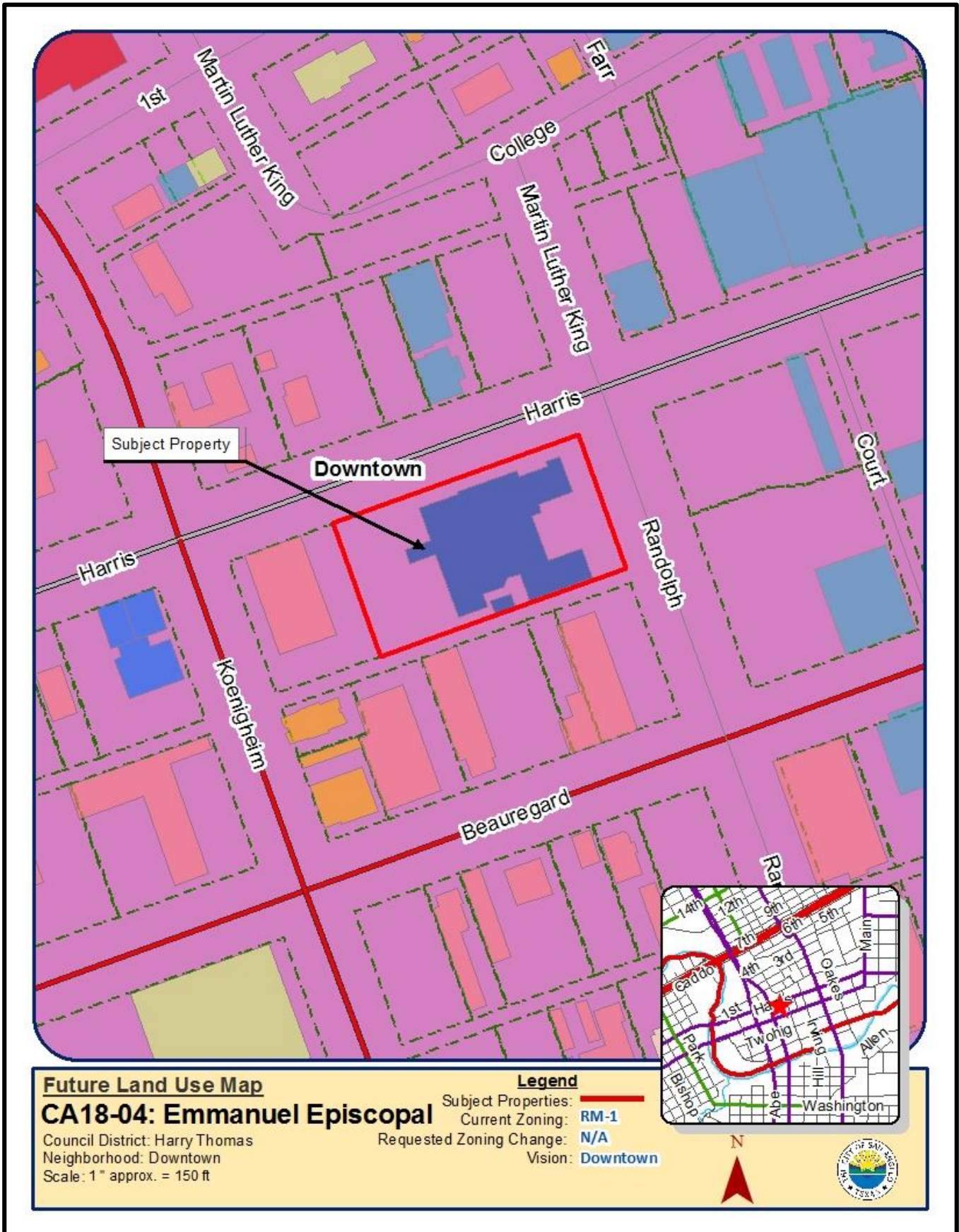
3. The message board sign will also need to receive administrative River Corridor Approval.

**Attachments:**

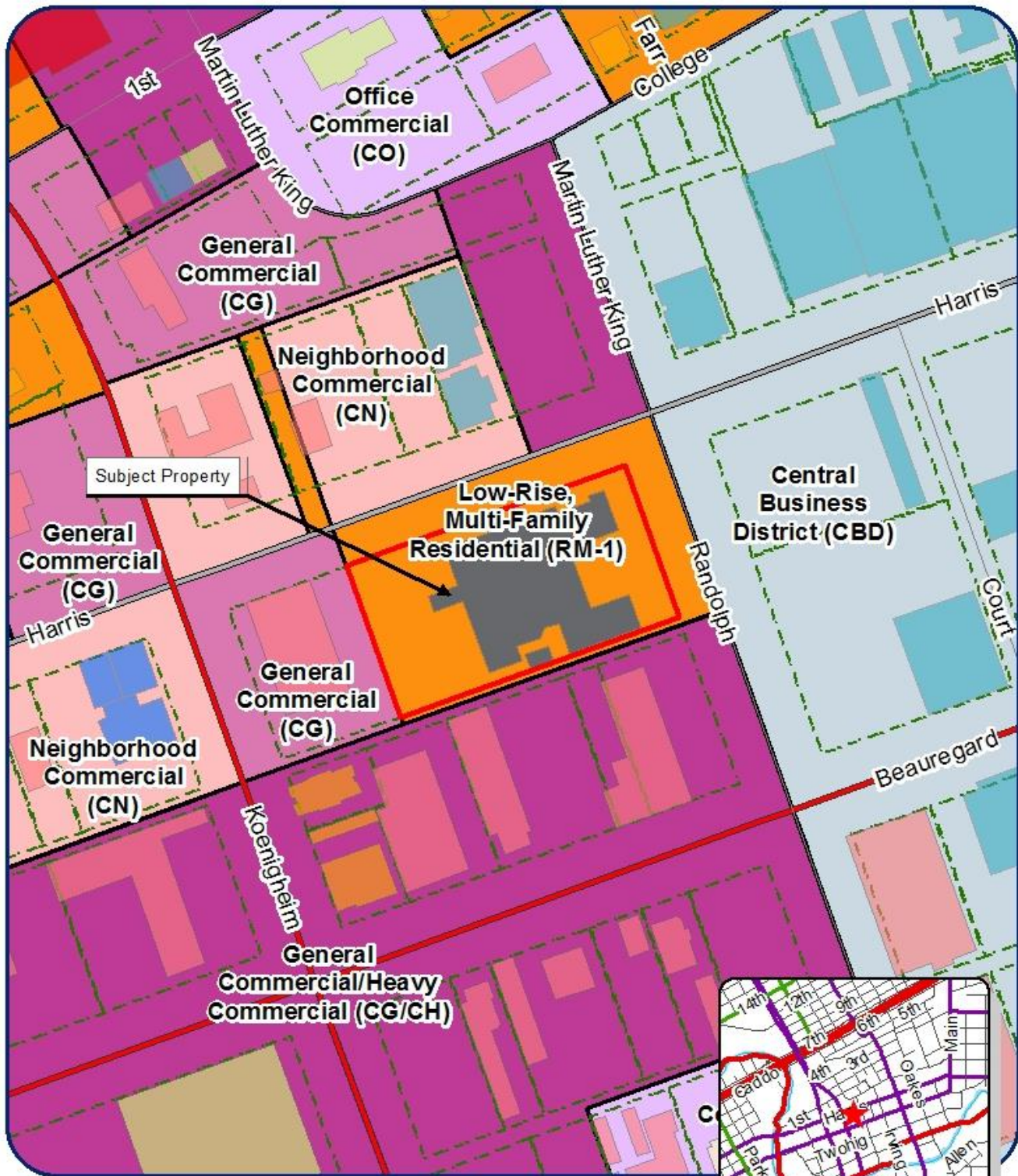
1. Aerial Map
2. Future Land Use Map (FLU)
3. Zoning Map
4. Sign Renderings
5. Site Photos











**Zoning Map**

**CA18-04: Emmanuel Episcopal**

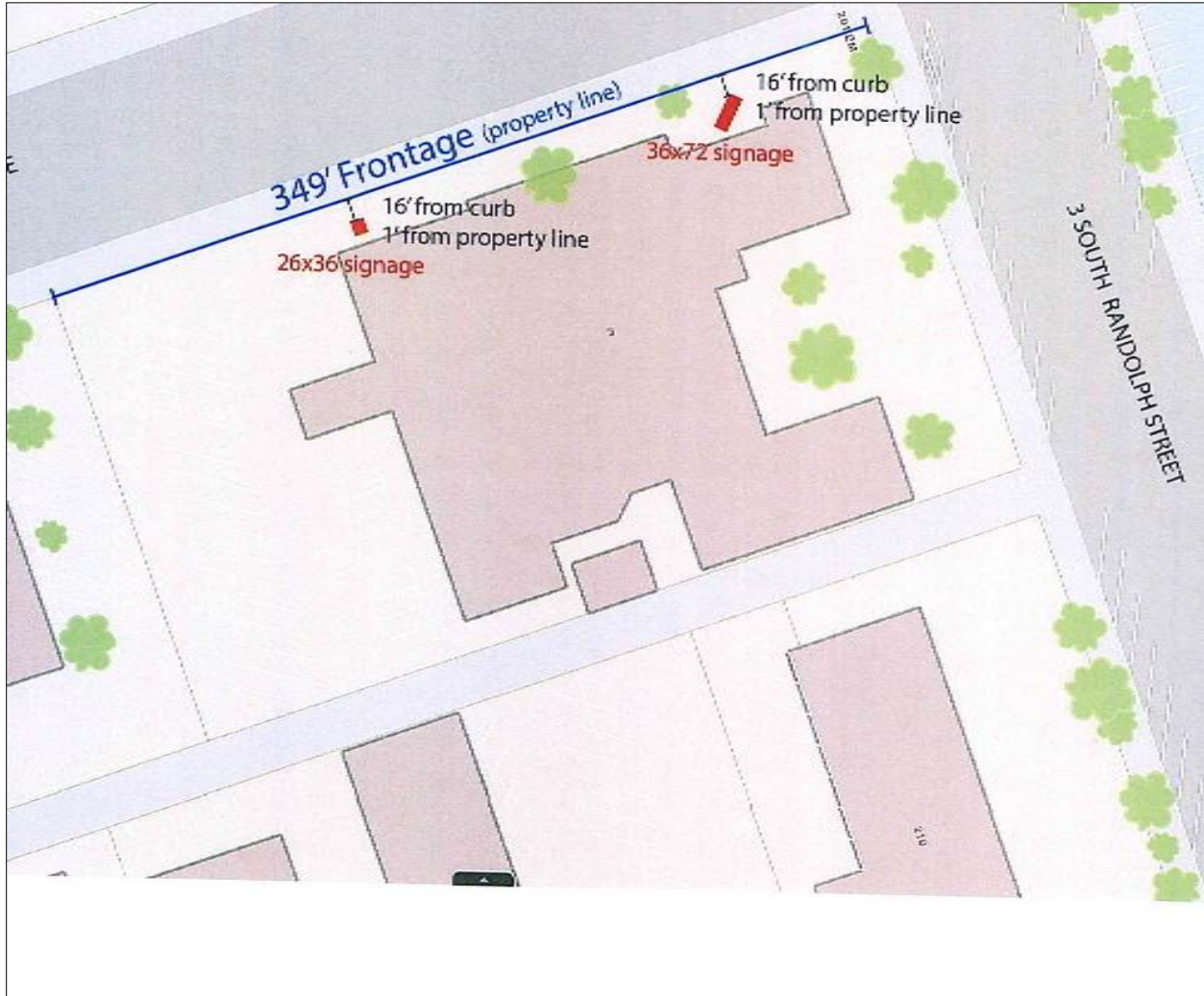
Council District: Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 150 ft

**Legend**

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

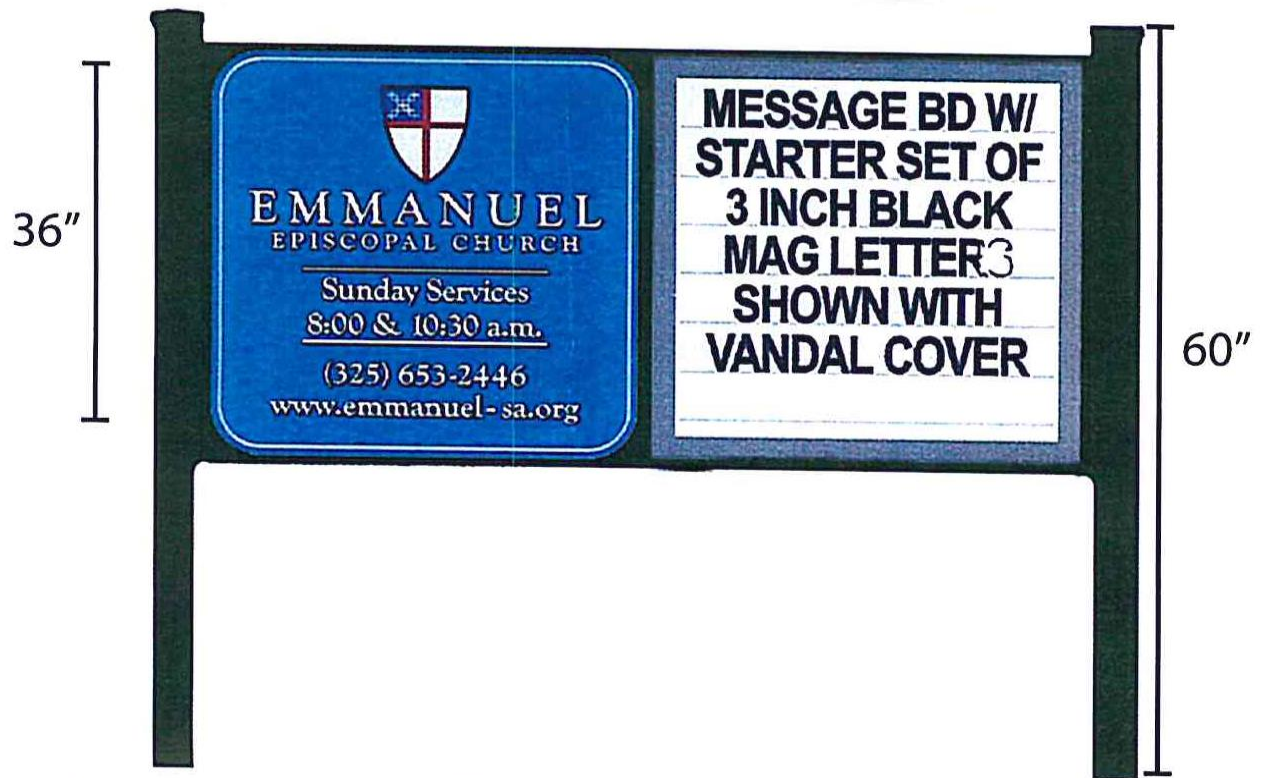


SITE PLAN





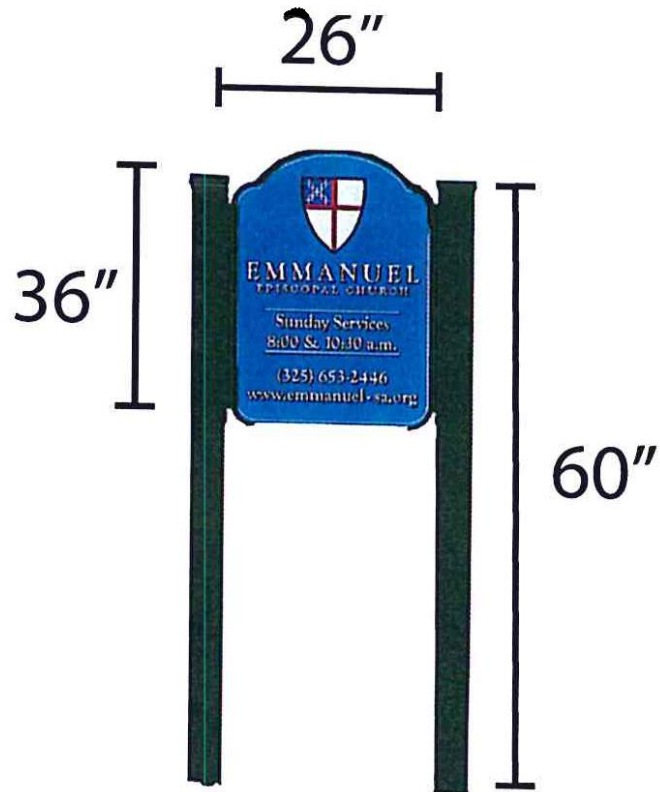
SIGN WITH MESSAGE BOARD



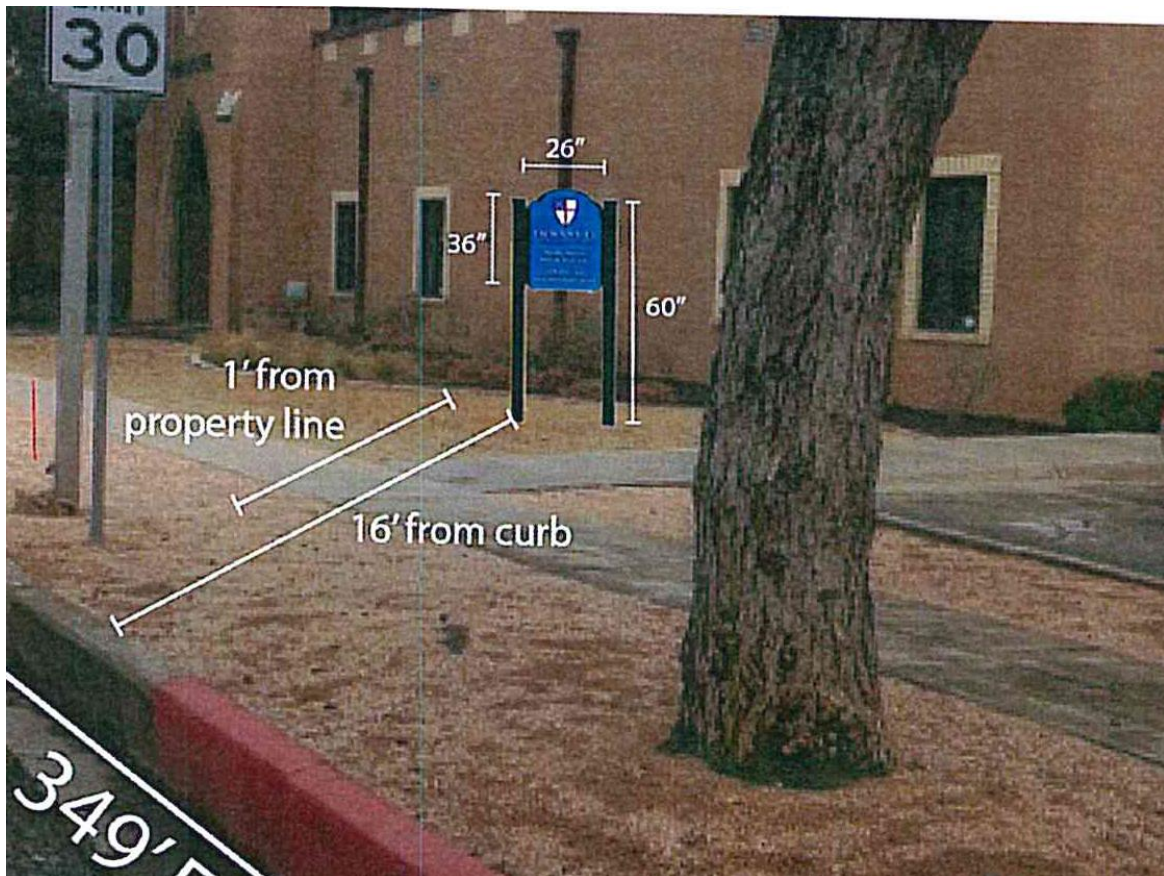
LOCATION



SMALLER SIGN



LOCATION





## Site Photos

### Location of Message Board Sign Intersection of Randolph and Harris





Side View down Harris  
Location of smaller sign



# MEMO



**Meeting**

**Date:** March 15, 2018

**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 proposes 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>	<ul style="list-style-type: none"> <li>• Creation of new River Corridor Overlay District and Boundary Map</li> <li>• Creation of a new Cultural Overlay District and Boundary Map</li> <li>• Creation of a new Downtown Overlay District and Boundary Map</li> </ul>
<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>	<ul style="list-style-type: none"> <li>• Painting, landscaping, and walls and fences under 7 feet exempt from permitting will now require a design review</li> <li>• Revised definition of construction to now includes exterior restoration, rehabilitation and reroofing, exterior painting and landscaping.</li> </ul>
<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>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>- Certain <b>landscaping</b></li> <li>- <b>exterior painting</b></li> <li>- telecommunication facilities <b>less than 35 feet in height</b></li> <li>- construction <b>not visible from a public street right-of-way</b></li> <li>- Construction required by law for safety</li> <li>- Temporary structures for <b>no more than 1 month</b></li> <li>- <b>Food truck with temporary permit</b></li> <li>- <b>Planning Director may refer any application to DHRC</b></li> </ul>

<p><b>Approval by DHRC required</b></p>	<p>Approvals by DHRC currently:</p> <ul style="list-style-type: none"> <li>- Construction 1,200 sq. ft. or greater</li> <li>- reroofing or remodeling that materially changes the appearance of a structure</li> </ul>	<p>Approvals by DHRC now include:</p> <ul style="list-style-type: none"> <li>- Construction of any structure, <b>canopy or awning 1,000 sq. ft. or greater</b></li> <li>- signs 50 sq. ft. or greater <b>and lit signs 16 sq. ft. or greater</b></li> <li>- fences <b>or walls with advertising</b></li> <li>- <b>telecommunication facilities 35 feet in height or greater</b></li> </ul>
<p><b>Exceptions and Prohibitions</b></p>	<ul style="list-style-type: none"> <li>- No stipulation on Intermodal Containers to reflect prohibition in Section 416 of the Zoning Ordinance</li> <li>- No stipulation on maximum height or area of signs to reflect maximums in Sign Ordinance</li> <li>- No stipulation for encroachments into public right-of-way that require City Council approval</li> </ul>	<ul style="list-style-type: none"> <li>- New stipulation consistent with Section 416 of the Zoning Ordinance prohibiting intermodal containers on properties in the River Corridor, Cultural and Downtown Overlay Districts</li> <li>- New stipulation consistent with Sign Ordinance – maximum 30 feet in height and 75 square feet in area in all Overlay Districts</li> <li>- New stipulation consistent with encroachment approval process – signs greater than 16 square feet, and all structures, canopies and awnings projecting into public right-of-way greater than 6 inches shall require City Council approval</li> </ul>
<p><b>Appeal Process</b></p>	<ul style="list-style-type: none"> <li>- Only an applicant may file an appeal to the DHRC or City Council</li> </ul>	<ul style="list-style-type: none"> <li>- Expanded definition of parties that can appeal a decision by the Planning Director or DHRC now include “any aggrieved individual,” and the “Planning Director”</li> </ul>

**Attachments:**

Overall Map

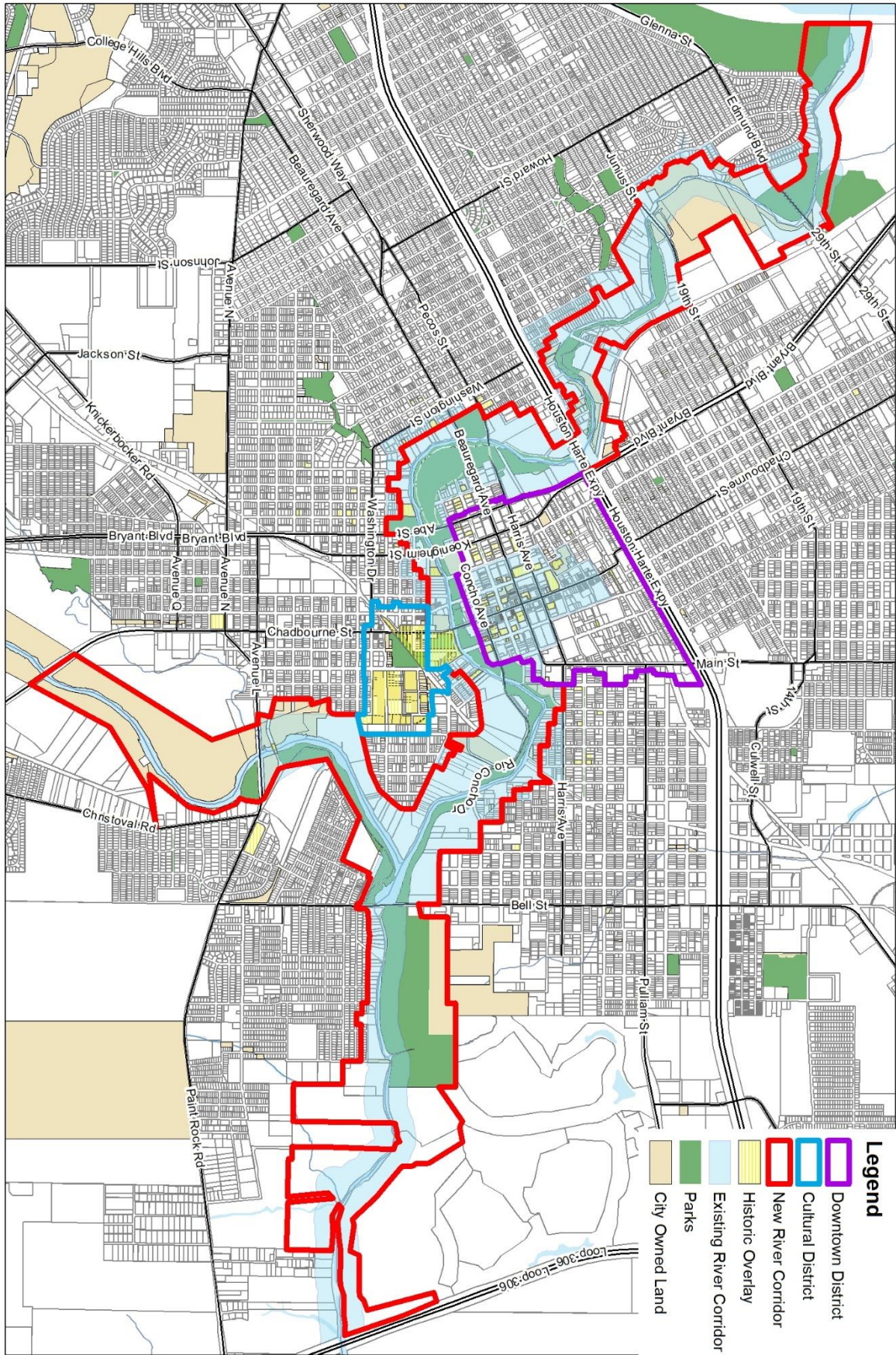
River Corridor Overlay District Map

Downtown Overlay District Map

Cultural Overlay District Map



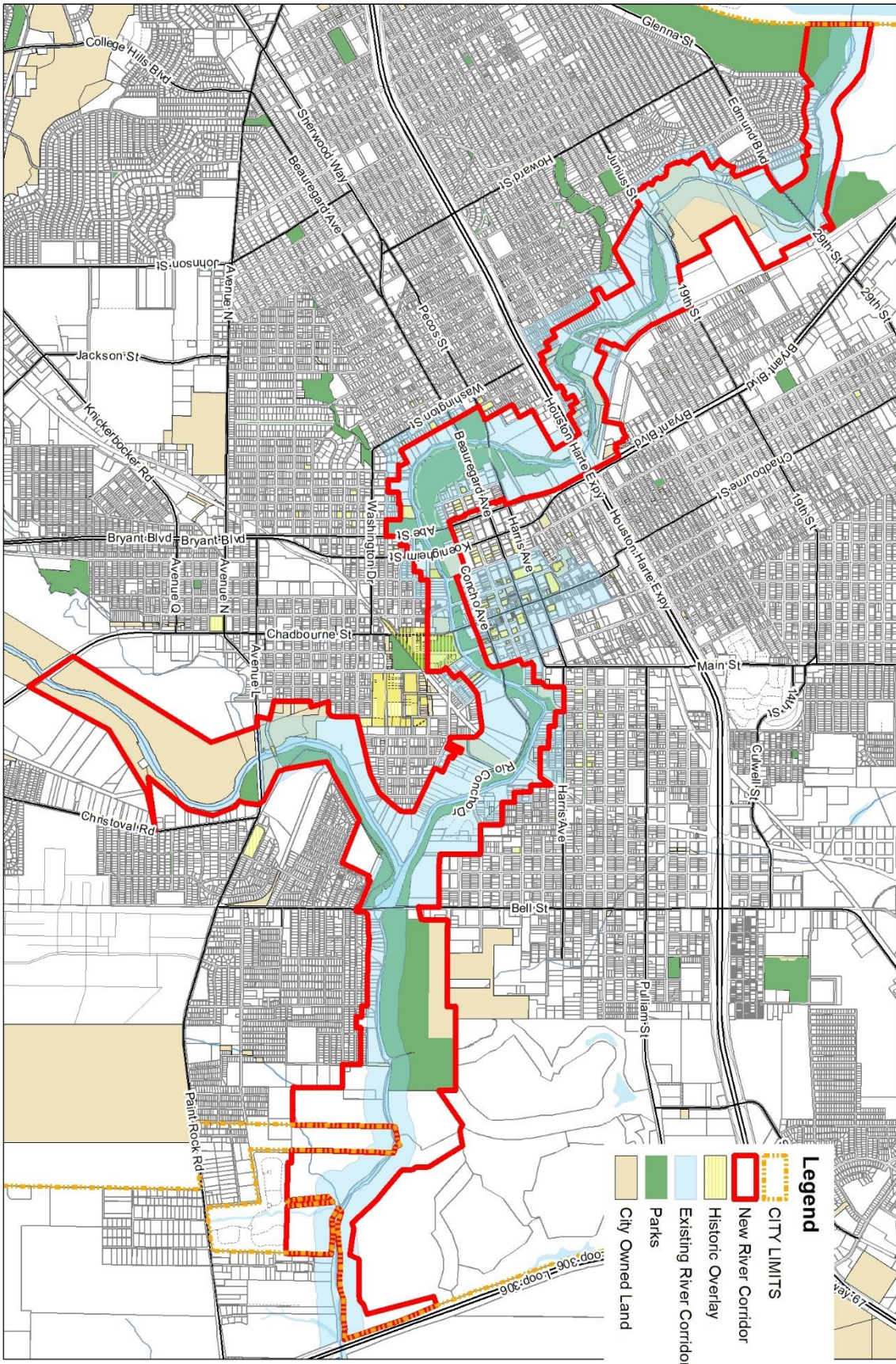
# Overall Map



- Legend**
- Downtown District
  - Cultural District
  - New River Corridor
  - Historic Overlay
  - Existing River Corridor
  - Parks
  - City Owned Land



# River Corridor Overlay Map

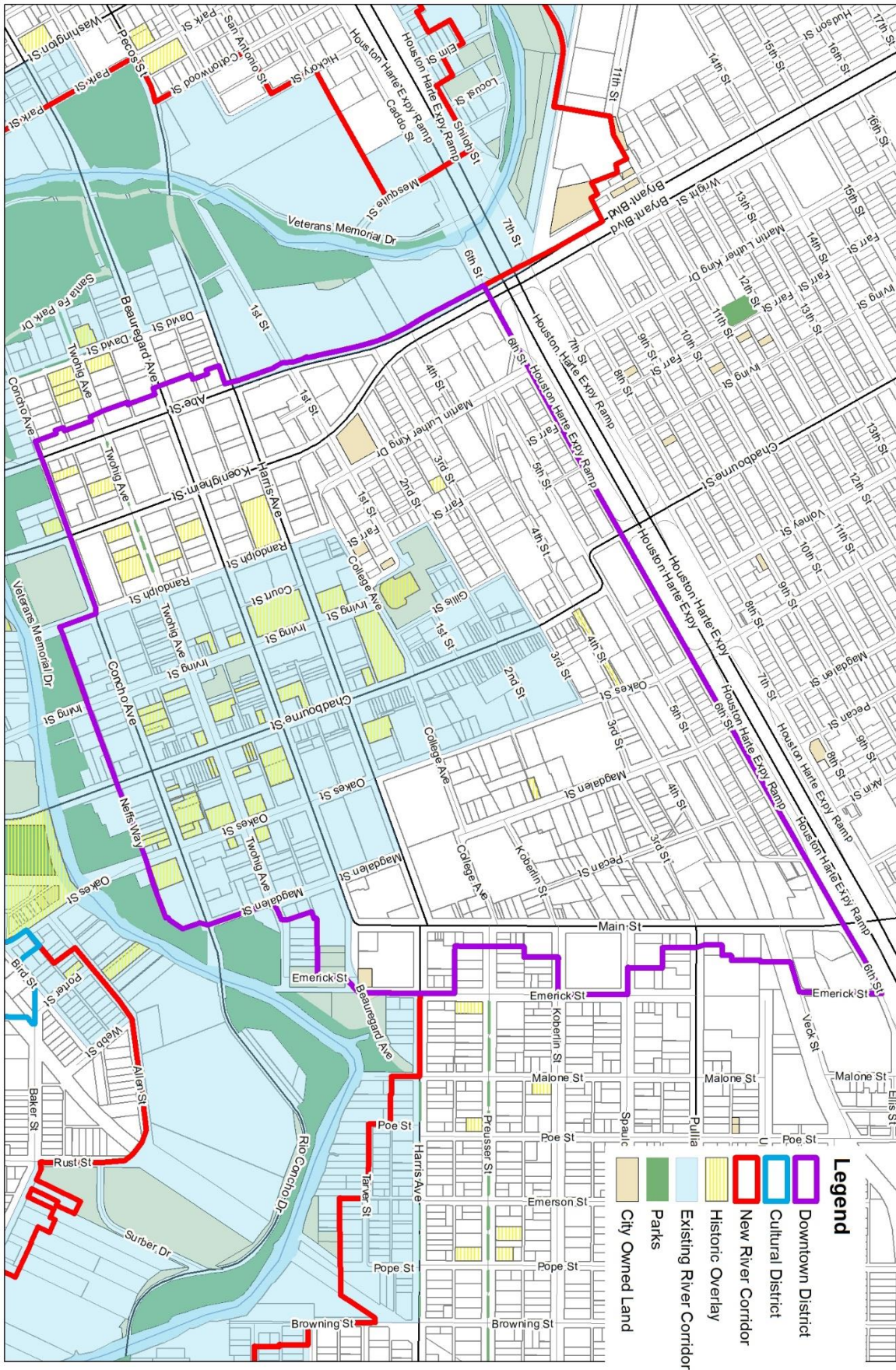


**Legend**

- CITY LIMITS
- New River Corridor
- Existing River Corridor
- Parks
- City Owned Land

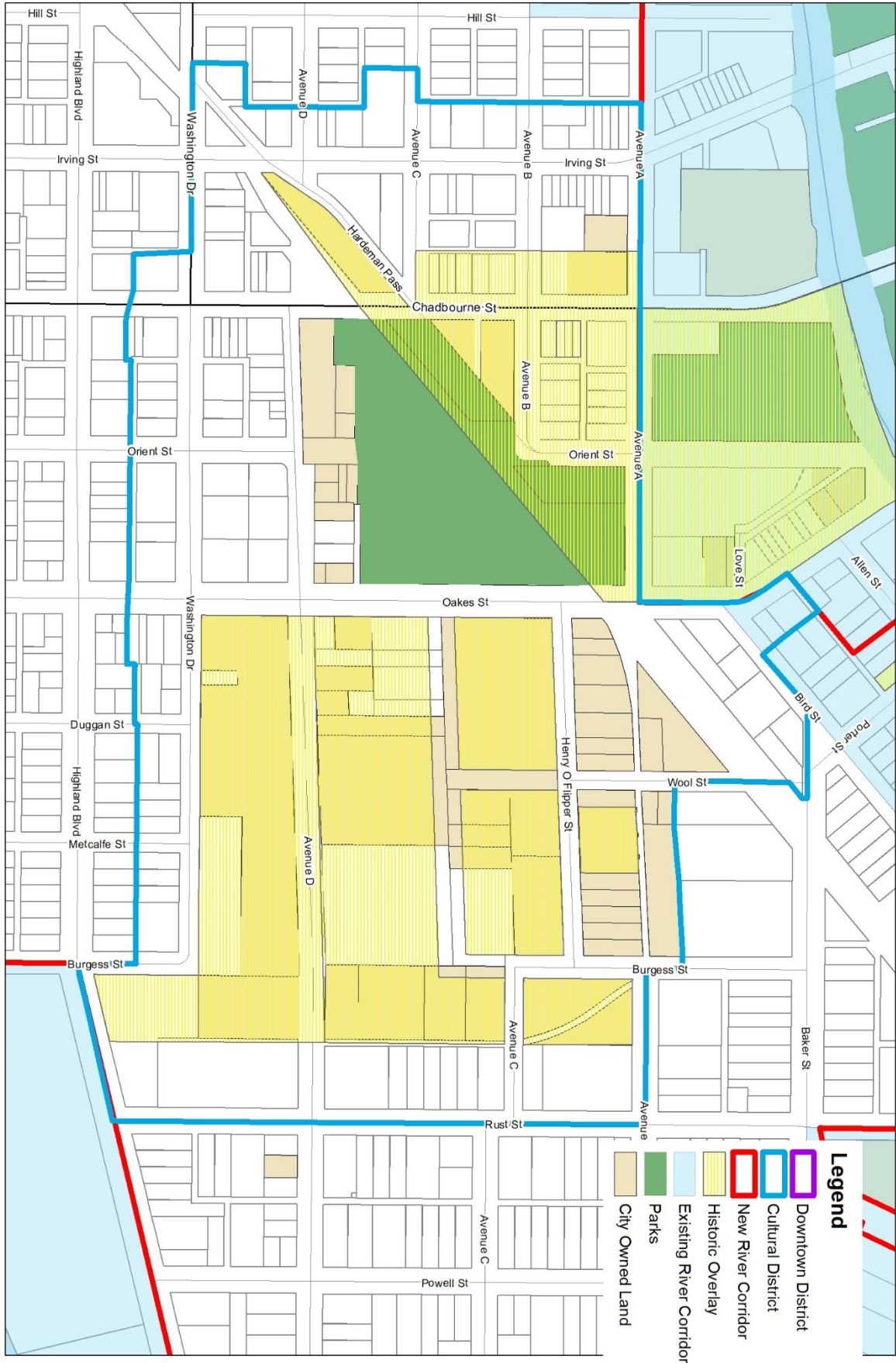


# Downtown District Overlay Map





# Cultural District Overlay Map



**AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN ANGELO, CHAPTER 12, EXHIBIT “A” “ZONING ORDINANCE,” ARTICLE 3 “USE REGULATIONS,” REDESIGNATING SECTIONS 309 THROUGH 317 AS SECTIONS 310 THROUGH 318; ADDING A NEW SECTION 309 ENTITLED “RIVER CORRIDOR DISTRICT, DOWNTOWN DISTRICT AND CULTURAL DISTRICT OVERLAY ZONES” THAT PROVIDES AN APPLICATION PROCESS FOR BUILDINGS AND STRUCTURES LOCATED WITHIN THESE ZONES; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS:**

**Section 1.** That Chapter 12, Exhibit “A” “Zoning Ordinance,” Article 3 “Use Regulations,” is hereby amended by re-designating Sections 309 through 317 as Sections 310 through 318, and adding a new Section 309 to read as follows:

**“Section 309. River Corridor District, Downtown District and Cultural District Overlay Zones**

- A. Any entity commencing construction work on property or within public street right-of-way located within the River Corridor Overlay Zone, Downtown Overlay Zone, or Cultural Overlay Zone, shall make an application.
- B. The word “construction” shall include:
  - (1) Exterior improvements including new construction, alteration, restoration, rehabilitation, or reroofing of any structure or property;
  - (2) Moving a structure onto a lot;
  - (3) Landscaping associated with a public or private park, or within a public street right-of-way;
  - (4) Exterior painting or repainting of any part of a structure
- C. The word “structure” as used herein shall include buildings and structures of any type, including but not limited to: signs, fences, walls, and telecommunication towers and facilities.
- D. The Planning Director, or designee, may:

(1) Review and approve or disapprove applications for the following construction:

- a) Construction of any part of a structure, canopy, or awning under 1,000 square feet;
- b) Signage as follows:
  - a. Lit signs under 16 square feet;
  - b. Unlit signs under 50 square feet;
  - c. Replacement of an existing sign that is substantially similar.
- c) Fences or walls that do not advertise any goods, services, facilities, events, or attractions on or off the property, nor contain any graphics, video, or television display;
- d) Landscaping associated with a public or private park, or within a public street right-of-way;
- e) Exterior painting or repainting of any part of a structure;
- f) All telecommunication towers and related facilities less than or equal to 35 feet in height;
- g) Any construction not visible from a public street right-of-way;
- h) Construction which is required by law, for the purpose of safety and access;
- i) Temporary structures and/or signs that will be in place no longer than one (1) calendar month;
- j) A food truck with a temporary food permit.

(2) The Planning Director, or designee, may refer any application to the Design and Historic Review Commission for review and action.

E. The Design and Historic and Review Commission shall be responsible for reviewing and approving or disapproving applications for the following construction:

- (1) Construction of any part of a structure, canopy, or awning 1,000 square feet or greater;
- (2) Signage as follows:



- a. Lit signs 16 square feet or greater;
  - b. Unlit signs 50 square feet or greater
- (3) Fences or walls that advertise goods, services, facilities, events or attractions on or off the property, or that contain graphics, video, or television display;
- (4) All telecommunication towers and facilities 35 feet in height or greater.
- F. Permanent intermodal containers are prohibited within the River Corridor Overlay Zone, Downtown Overlay Zone, and Cultural Overlay Zone.
- G. Each application may be approved, denied, approved with conditions, approved with modifications, or tabled to obtain further information as may be deemed necessary by the Design and Historic Review Commission.
- H. An applicant, designated representative or aggrieved individual may appeal a decision of the Planning Director to the Design and Historic Review Commission within 30 days of the Director's written decision. An appeal of the decision must be in writing and signed by the applicable party.
- I. An applicant, designated representative, aggrieved individual, or Planning Director, may appeal a decision of the Design and Historic Review Commission to City Council within 30 days of the Design and Historic Review Commission decision. Appeal of the decision shall be submitted to the Planning Director and must be in writing and signed by the applicable party.
- J. All structures, canopies, or awnings that project into the public street right-of-way greater than 6 inches, and signs greater than 16 square feet in area that project into the public street right-of-way, shall require City Council approval, unless otherwise provided in the Sign Ordinance.
- K. No freestanding sign shall exceed 30 feet in height or 75 square feet in area.
- L. All other food trucks without a temporary food permit.

**Section 2.** This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of San Angelo, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

**Section 3.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be

unconstitutional, void or invalid, or for any reason unenforceable, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision, or regulation of this Ordinance.

**Section 4.** That this Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the \_\_\_\_ day of \_\_\_\_\_, 2018, and finally

PASSED, APPROVED AND ADOPTED on this the \_\_\_\_ day of \_\_\_\_\_,  
2018.

THE CITY OF SAN ANGELO

ATTEST:

by: \_\_\_\_\_  
Brenda Gunter, Mayor

by: \_\_\_\_\_  
Bryan Kendrick, City Clerk

APPROVED AS TO FORM

by: \_\_\_\_\_  
Theresa James, City Attorney