

DESIGN AND HISTORIC REVIEW COMMISSION – December 20, 2018

STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC18-01: All About Signs, Inc.	
SYNOPSIS:			
<p>The applicant has submitted a request for a River Corridor Review for a new 5 square foot circular sign cabinet with aluminum frame, internally LED illuminated projection sign mounted on a steel cross bar and projecting out four (4) feet from the building. The sign will not project into the public right of way and is over nine (9) feet from grade. It is a Logo sign, white with a medium blue background. A black on white unlit sign hangs below the crossbar. The purpose of the sign is to identify the Be Theater side entrance off of W. 2nd Street (North Elevation). The new sign will be of acrylic construction with LED lit letters.</p>			
LOCATION:		LEGAL DESCRIPTION:	
82 Gillis Street; generally located approximately mid-block on W. 2 nd St. between Gillis St. and Chadbourne St.		S29.2 ft. Lot 1 and Lots 2 thru 6, Blk. 2: Gillis Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	D – Downtown	0.86 acres
THOROUGHFARE PLAN:			
<p><u>West 2nd Street</u> - Urban Local Street - 50' ROW required (55' Existing), 40' pavement required (38' Provided) <u>Gillis Street</u> - Urban Local Street - 50' ROW required (50' Existing), 40' pavement required (38' Provided)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for the proposed sign on the subject property, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner and Applicant:</i> Mark Levine/ San Angelo Performing Arts Coalition Inc.</p> <p><i>Agent:</i> Ms. Kathleen Quanz, All About Signs, Inc.</p>			
STAFF CONTACT:			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

RCC18-32 Analysis

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD):

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 Central Business District (CBD) of San Angelo.

Materials and Colors

The RCMDP policies for signs state that “in the historic city center, pedestrian-oriented signs can be small and the design and uniqueness of the sign can relay the character of the store” and that “signs should be incorporated into the architecture of each building.”

The Planning Division believes that the proposed mounted sign is consistent with all of the above policies. The proposed sign is mounted on a steel cross bar and projecting out four (4) feet from the building. The sign does not project into the public right of way and is over nine (9) feet above grade. It is a Logo sign, white B with a medium blue background. A black on white unlit sign hangs below the crossbar. The sign is on the north elevation of the San Angelo Performing Arts Coalition building and identifies the north office entrance. The Performing Arts Coalition building is not historic and has been recently remodeled to reflect both its original industrial warehouse design and the updated arts center master design. The location of this sign is on a side street and is not highly visible from the main downtown corridors. The internally lite portion of the sign is strictly the circular logo section of the sign, blue background with a white B. The lite section is less than five square feet. The north wall is the dark charcoal face that is designed to disappear into the overall design of the building and concentrates attention on the building front. The proposed colors and materials will match the existing materials and colors on the main building and the existing Be Theatre logo, and are consistent with this section of the River Corridor and PD15-04, which amended PD12-02.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC18-32 for the proposed sign on the subject property, **subject to the following two 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.

Attachments:

Aerial Map

Future Land Use Map

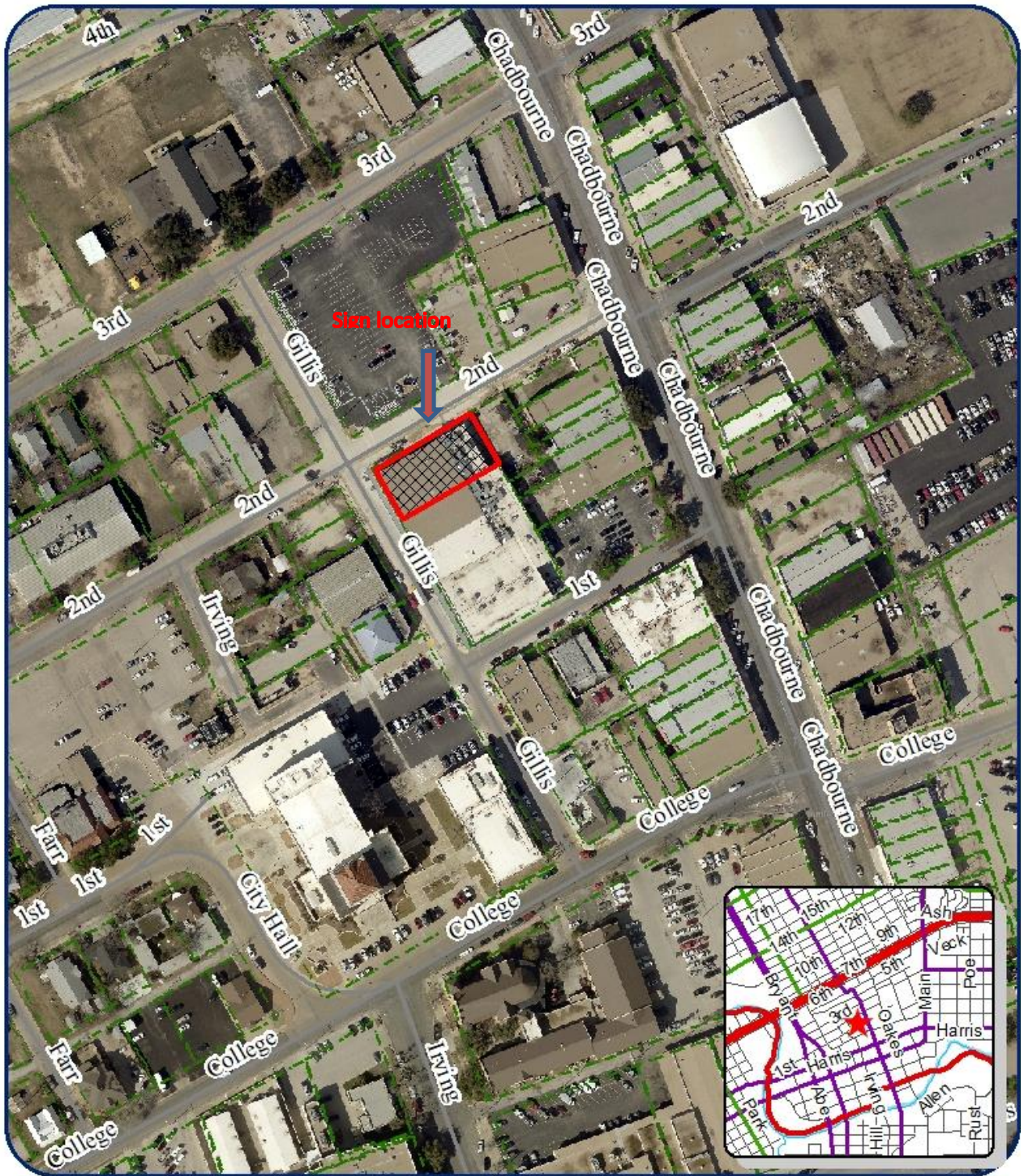
Zoning Map

Photographs

Surrounding Area Signage

Renderings

Application



River Corridor Review - All About Signs

RCC -18-32: Be Theatre

Council District: Harry Thomas District 3
 Neighborhood: Downtown
 Scale: 1" approx. = 165 ft

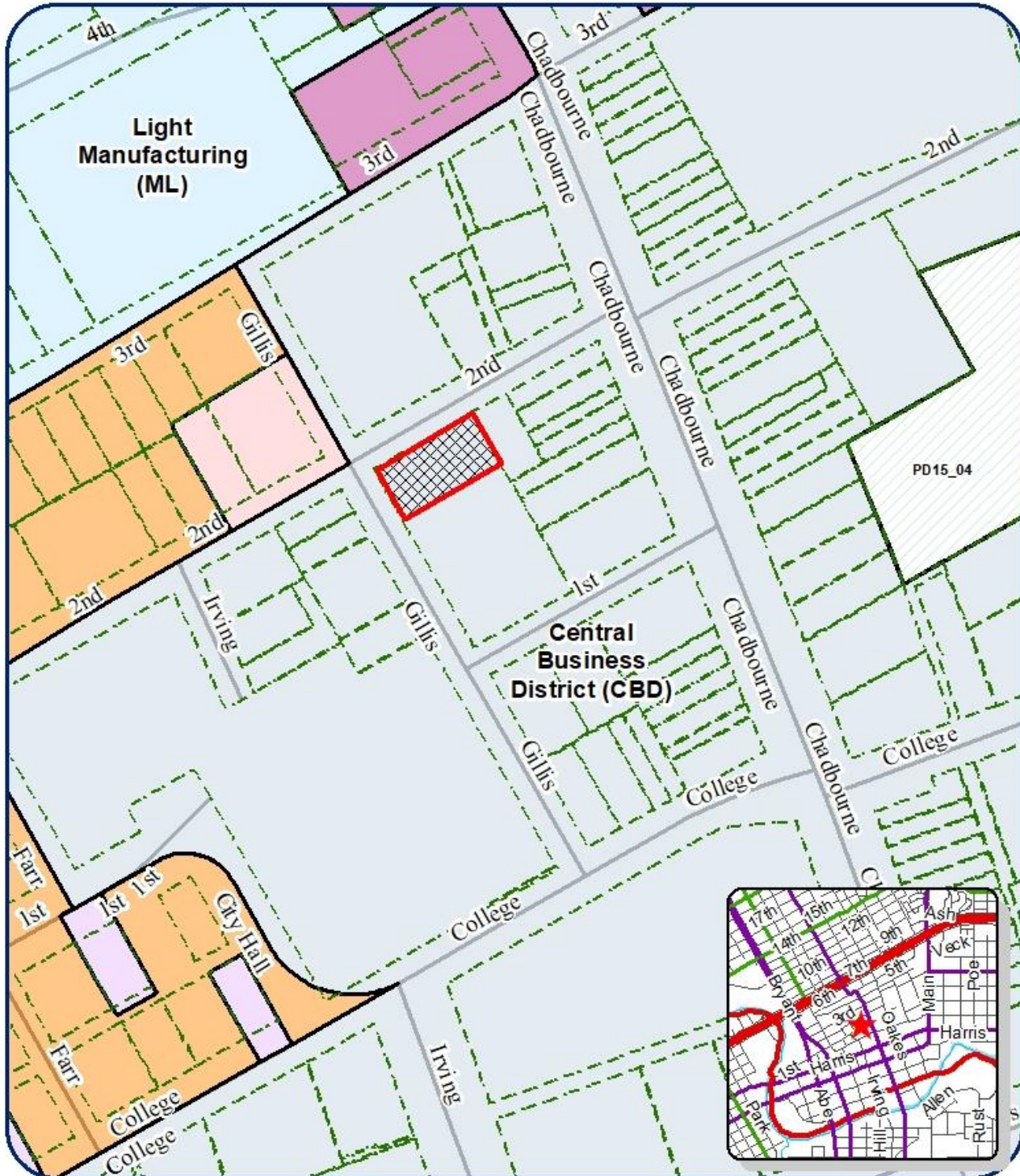
82 Gillis St.

Legend

- Subject Properties: █ Central Business District
- Current Zoning: █ N/A
- Requested Zoning Change: █ Neighborhood
- Vision: █ Neighborhood



Existing Zoning – Central Business District



River Corridor Review - All About Signs

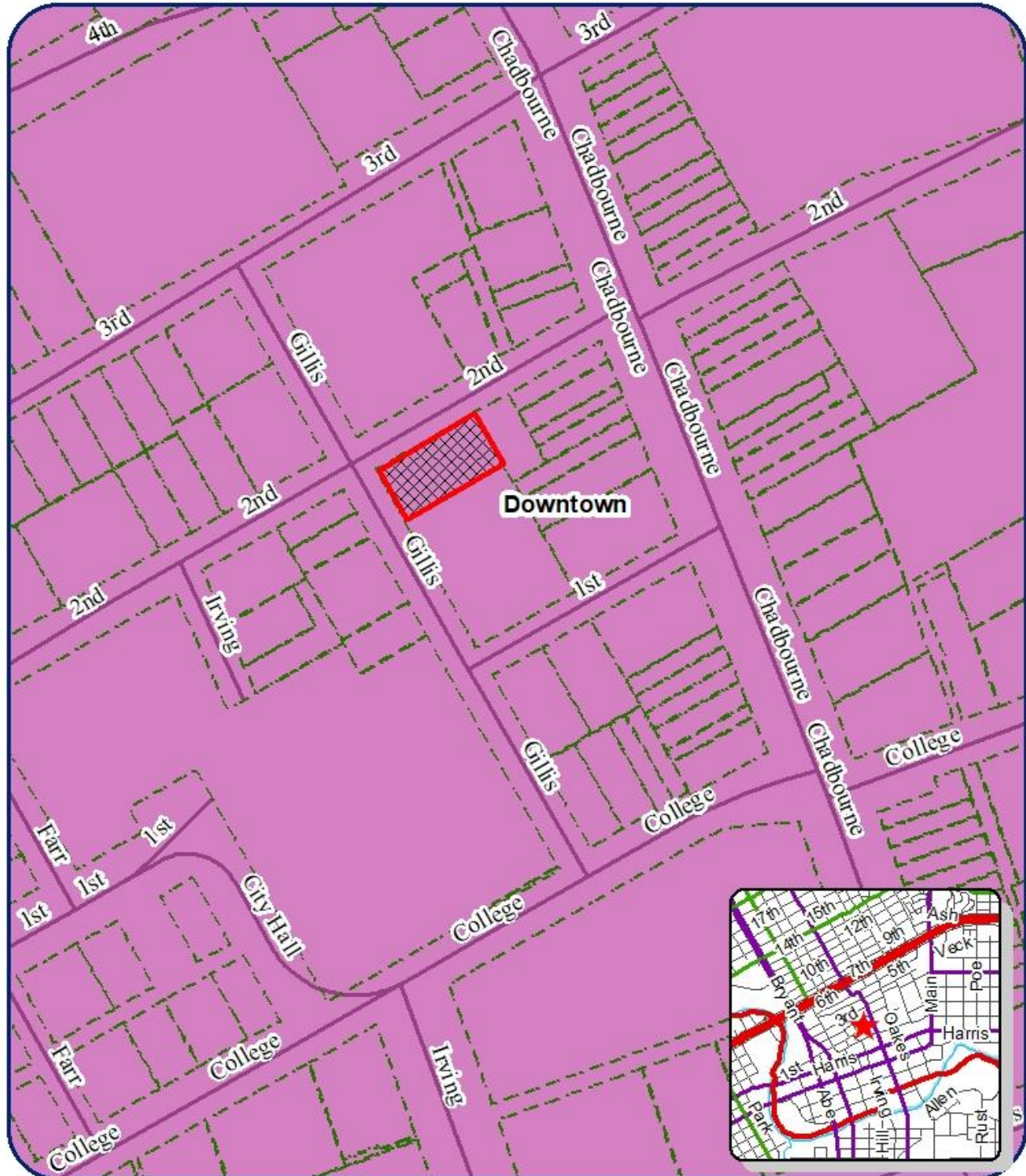
RCC -18-32: Be Theatre
 Council District: Harry Thomas District 3
 Neighborhood: Downtown
 Scale: 1" approx. = 165 ft
82 Gillis St.

Legend
 Subject Properties: █
 Current Zoning: █ Central Business District
 Requested Zoning Change: █ N/A
 Vision: █ Neighborhood

N




Future Land Use – Downtown District



River Corridor Review - All About Signs

RCC -18-32: Be Theatre

Council District: Harry Thomas District 3
Neighborhood: Downtown
Scale: 1" approx. = 165 ft

82 Gillis St.

Legend

Subject Properties: 
Current Zoning: **Central Business District**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**



Photos of Site

North Face of Building



North Office Entrance



Building Front Entrance



Building Front Overall

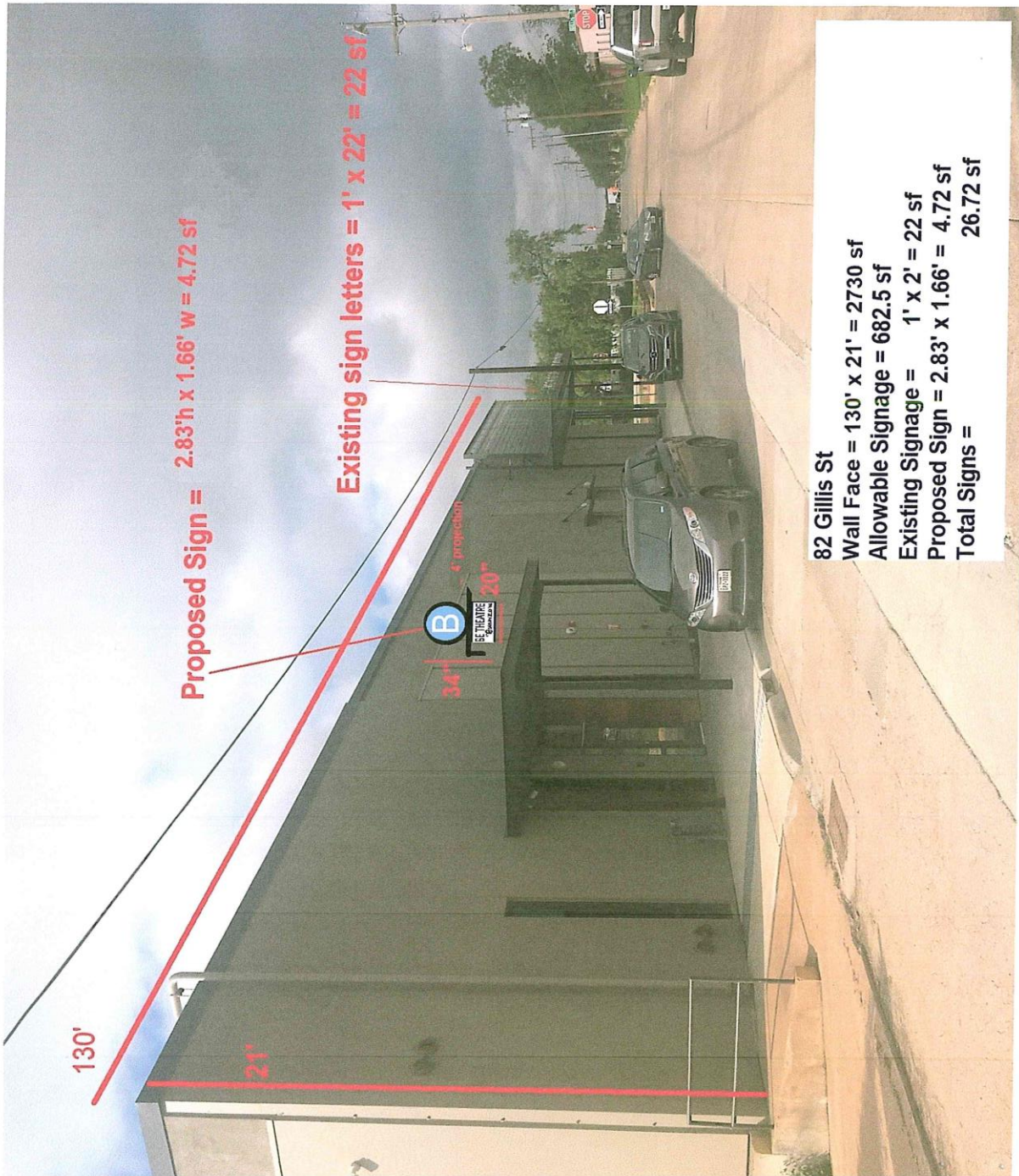


SIGN RELATED TO OFFICE ENTRANCE



Renderings

SIGN LOCATION



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): All About Signs for Be Theatre

Owner Representative (Notarized Affidavit Required)

PO Box 62544 San Angelo TX 76904
Mailing Address City State Zip Code

325-650-4230 service@allaboutsingstx.com
Contact Phone Number Contact E-mail Address

82 Gillis St San Angelo TX 76904
Subject Property Address City State Zip Code

BLK 2 SUBD: Gillis Addn, S29.2' LOT 1 & LOTS 2 thru 6
Legal Description (can be found on property tax statement or at www.tomgreencad.com)

TAX ID 13-24700-0002-0002-002-00
TAX ID

Zoning: CBD River Corridor

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* Install lighted sign for the Be Theatre on North Elevation of San Angelo Performing Arts building,

at 82 Gillis St. Sign will have an overall footprint of approximately 4.72 sf and consists of a circular sign cabinet with
aluminum frame, with internal LED lights, and acrylic face, mounted on a steel cross bar.

Cabinet and bar will be black. Logo is a white letter on a medium blue background. An additional black on white
unlit sign will hang below the bar. This is a projection sign which will attach to the building
and project about 4' from the building, but will not encroach City right of way and will be installed
at a height greater than 9' from grade.

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: _____
 Sign will serve to identify location of theatre in the San Angelo Performing Arts Center and meet requirements set forth in River Corridor ordinances. Colors are limited to actual logo colors and sign design is consistent with other projecting signs in CBD. Building is not historic and has been recently remodeled to reflect both its original industrial warehouse design and updated arts center. The location of this sign is on a side street and not highly visible from main corridors through downtown. The simplicity of the projecting sign should prove to be a timeless addition to the district.

**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.

Kathleen Quanz 10/22/2018
 Signature of licensee or authorized representative Date
 Kathleen Quanz
 Printed name of licensee or authorized representative
 All About Signs
 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 -- 32 Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 385.00 Receipt #: 30788 Date paid: 10 / 29 / 2018

Reviewed/Accepted by: J. Fisher Date: 10 / 29 / 2018

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue



AFFIDAVIT
Owner Permission-To-Named-Representative

STATE OF TEXAS
COUNTY OF TOM GREEN

Section 1: Owner, Property, and Representative Information

I, Mark Levine, make this affidavit and hereby on oath state the following:
Print Property Owner Name

I, being the sole partial owner of the following property:

82 Gillis St San Angelo TX 76901 325.284.3824 Mark@SanAngeloPAE
Property Address City State Zip Code Contact Number E-mail Address

Legal Description of Location (can be found on property tax statement or at www.tomgreencad.com):

BLK 2; Gillis Addn S29.2' Lot 1 and Lots 2 thru 6

give my permission to below named representative, to apply for approval of a Planning application (e.g. Zone Change, Special Use, Conditional Use, etc.) on the above-described property.

All About Signs for Be Theatre
(Please print) Representative's Organization or Entity

Signed this the 17 day of Sept, 2018.

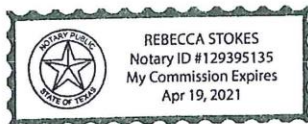
[Signature]
Signature of the Property Owner

Section 2: Notary Public Information

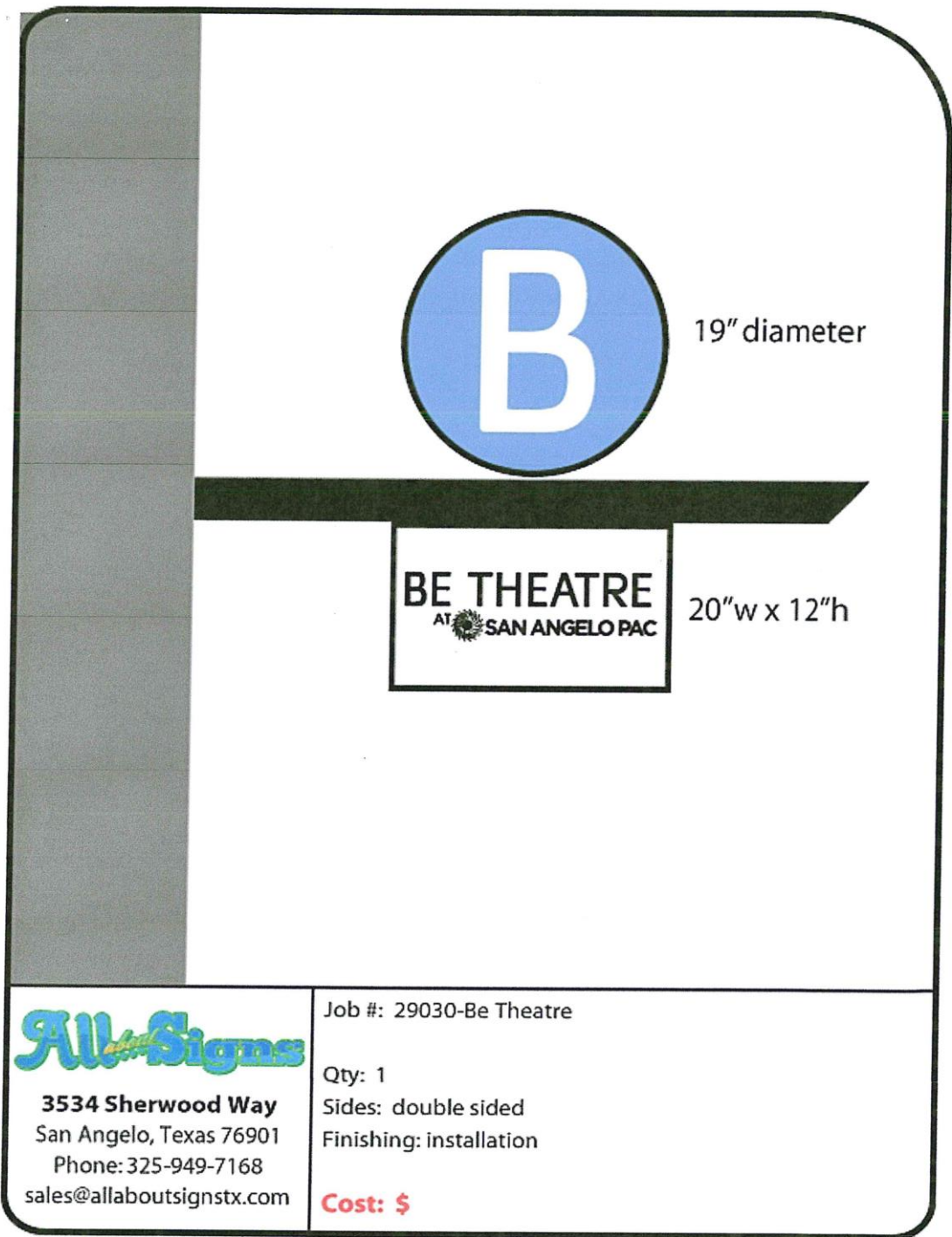
BEFORE ME, the undersigned authority, this day personally appeared Mark Levine and
Name

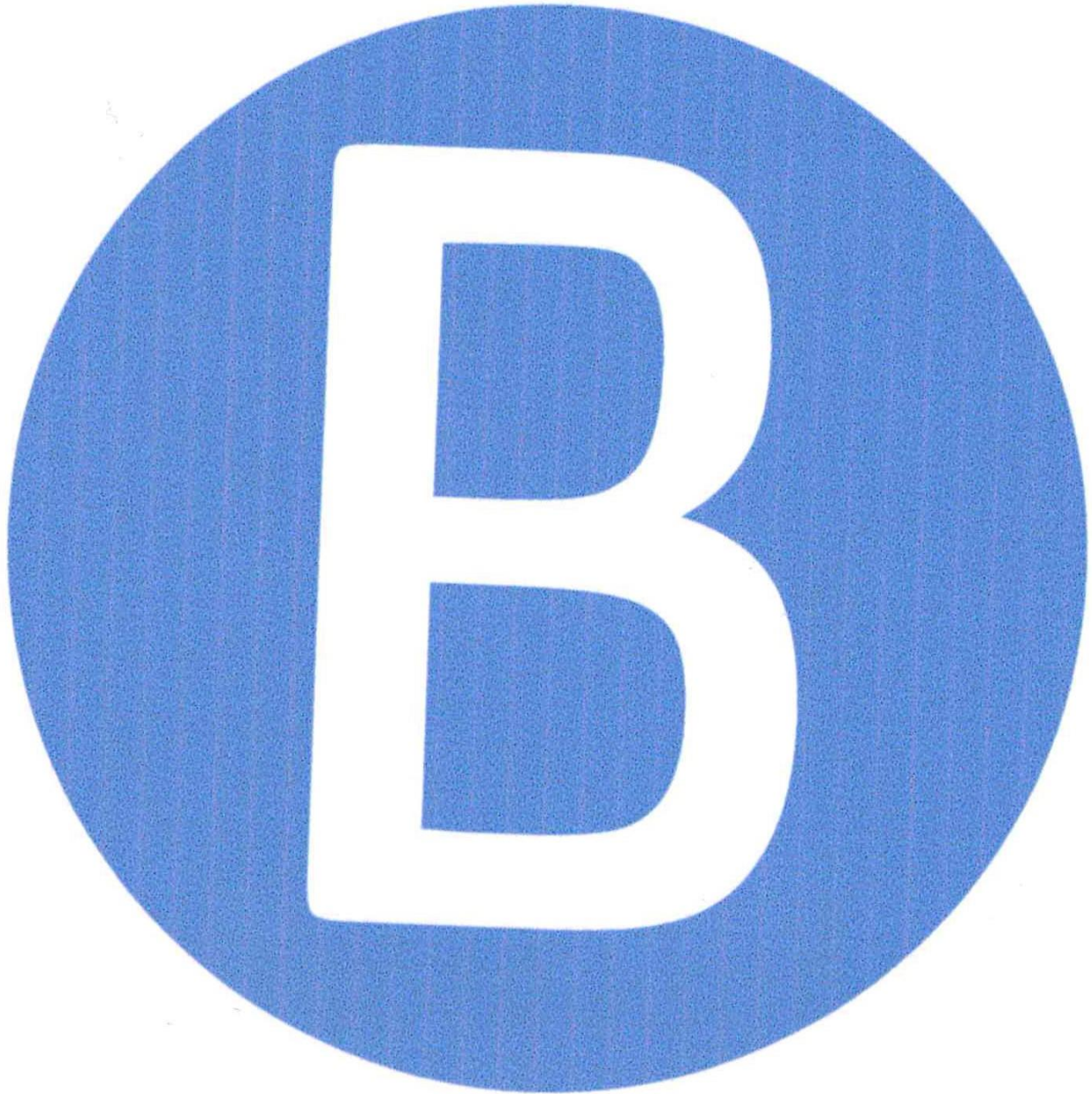
on oath stated that the facts hereinabove stated are true to the best of his knowledge or belief.
His/Her

SWORN TO AND SUBSCRIBED before me on this the 17th day of September, 2018.



[Signature]
Notary Public, State of Texas





**DESIGN AND HISTORIC REVIEW COMMISSION – December 20, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Amendment to River Corridor Review		RCC18-38 Amendment: Ascol	
SYNOPSIS:			
A request for approval to light an existing sign, and add one 4 square foot vinyl sign and one 6 square foot vinyl door sign for Lifted Smoke & Vape on the east elevation of a property. The unlit sign was administratively approved in October 2018 and the applicants now wish to add lighting.			
LOCATION:		LEGAL DESCRIPTION:	
225 South Chadbourne Street		Being South 16.7' of Lot 10 & North 3.8' of East 75' of Lot 1, Block 2, San Angelo Addition, Tom Green County, Texas.	
SM DISTRICT/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	Downtown	0.04 acre
THOROUGHFARE PLAN:			
<u>South Chadbourne Street</u> – Urban Major Arterial Street, 100' ROW Existing (80' required,) 70' Pavement Width Existing (64' Required)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC18-38, subject to Four Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<u>Owner:</u> Robert & Shelley Corder			
<u>Petitioner:</u> Shaylen Ascol			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			



Analysis:

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

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. Lighting can be used to accentuate columns, indentations in the wall, pilasters, or other features on the façade.” The addition of lighting on the sign will accent the business entrance and highlight the new business sign on the eastern façade of the building. Staff believes the lighting will not result in any spillover glare or light trespass onto adjacent properties. However, should there result in spillover glare in future, the applicant will be responsible for providing dimmers or other mitigation measures as deemed necessary by the Planning Director.

The RCMDP also states that “As a way of emphasizing the entrance for customers, a business sign can be centered over the door,” and “Locate signs in traditional signage locations on building façades.” The previously approved sign is located above the door and with the addition of lighting add pedestrian visual interest both day and night. The applicant installed the two smaller vinyl signs on the glass, unaware that a permit was needed, so they are coming forward at this point to seek approval to correct the action.

Finally, the RCMDP policy states that “Quality materials promote a sense of permanence and are encouraged. Building materials and texture on the ground floor add to the pedestrian experience, and quality finish materials should be used. Compatible materials should be used on all sides of a building.” The proposed light is an outdoor fixture that will withstand the elements in the west Texas weather and accent the wood and metal sign that was previously approved in October. Vinyl signage on glass facades is used in multiple places downtown and has held up very well to the outdoor elements.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC18-38 to light an existing 35 square foot sign for Lifted Smoke & Vape, 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. Any improvements protruding into the right-of-way may require City Council Approval.
4. Should there be excessive spillover glare onto adjacent properties, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Site Photos
Proposed Improvements
Application




RCC18-38: Ascol

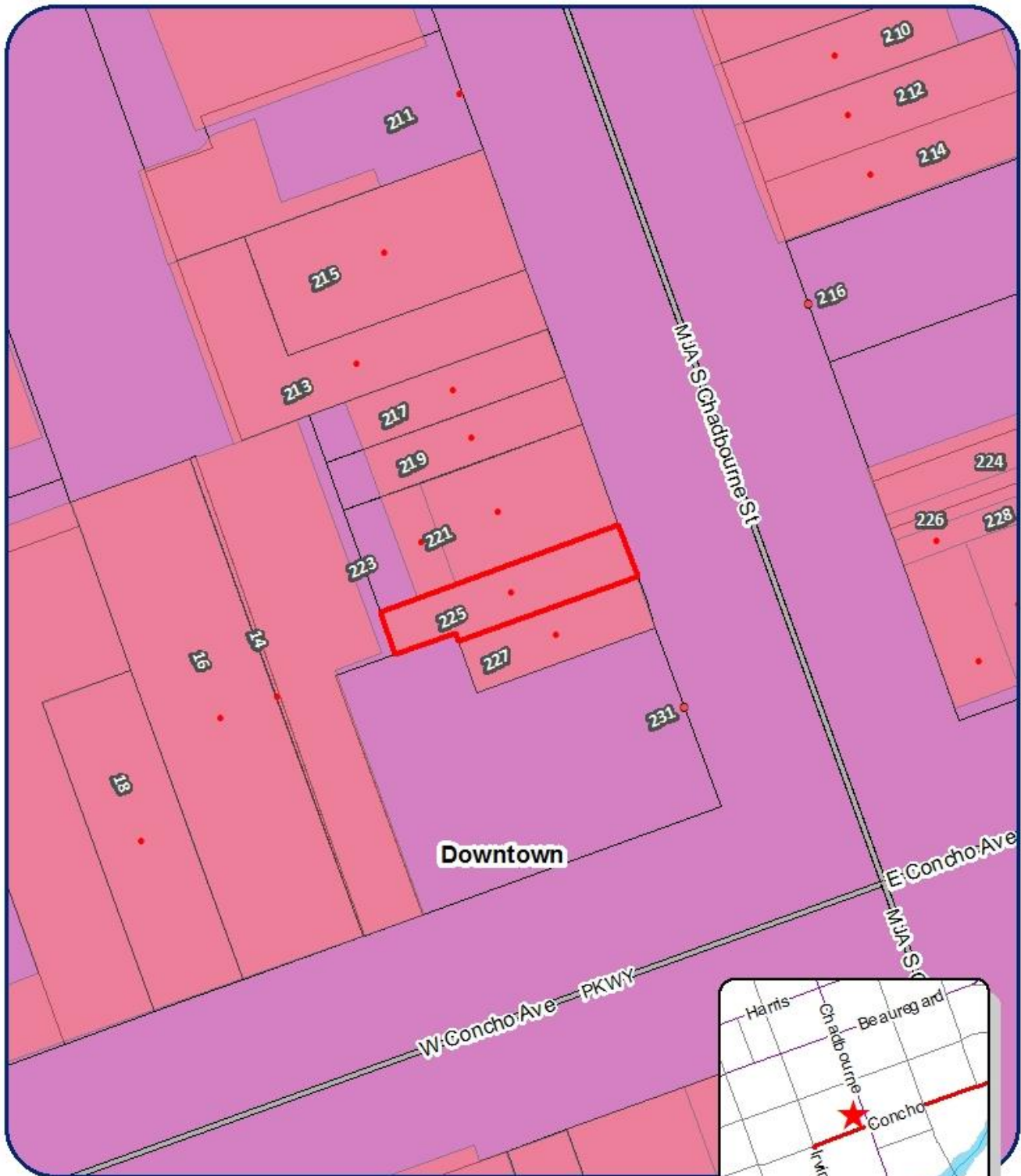
225 South Chadbourne Street

Council District: SMD #3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft

Legend

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





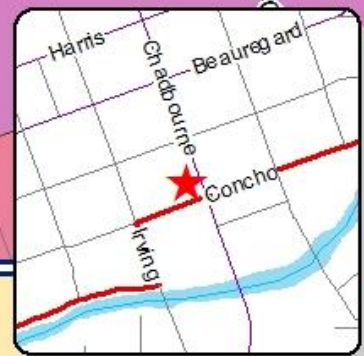
RCC18-38: Ascol

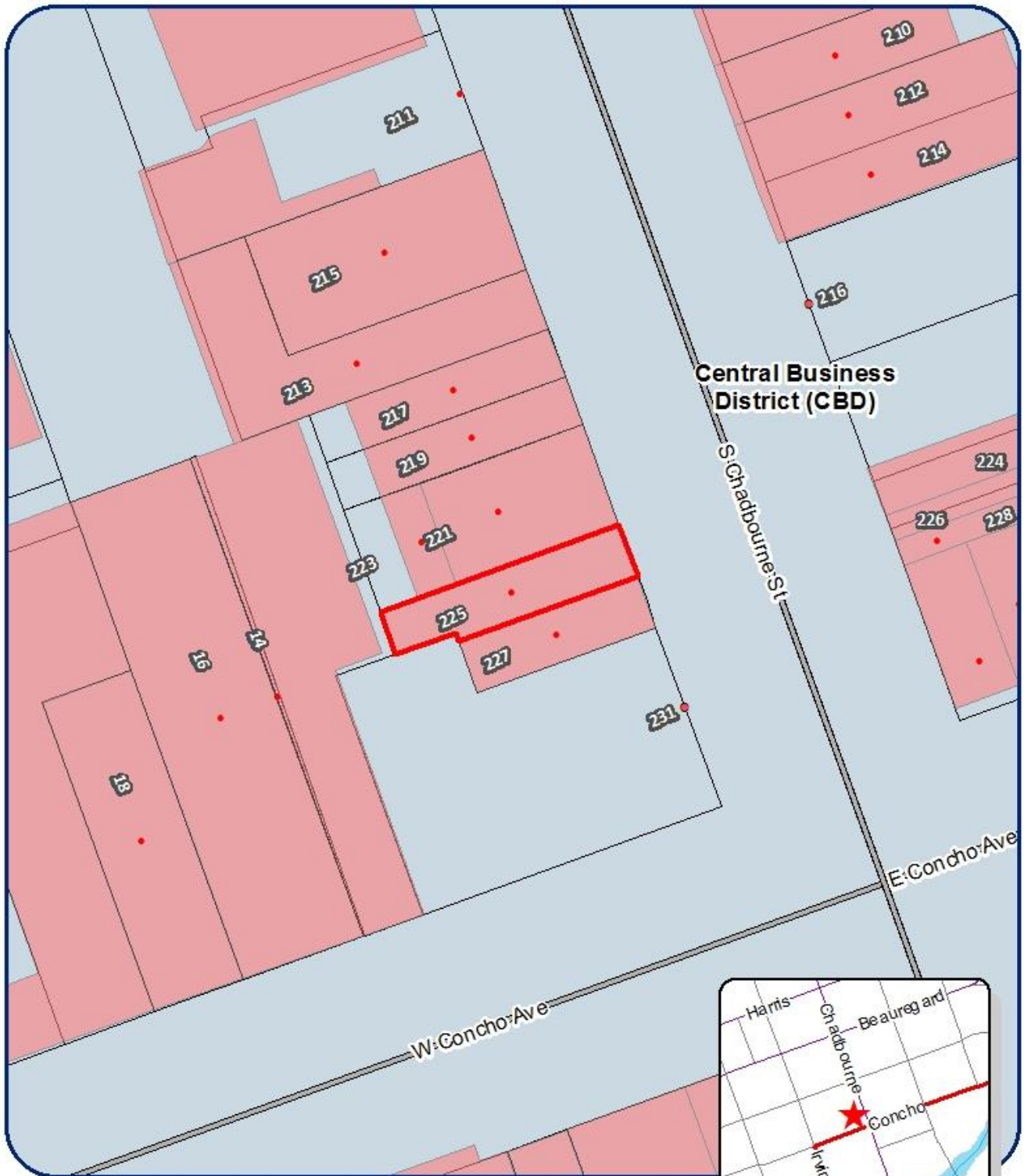
225 South Chadbourne Street

Council District: SMD #3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 50 ft

Legend

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






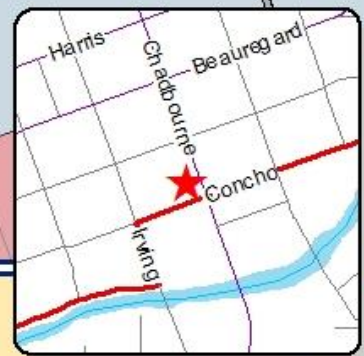
RCC18-38: Ascol

225 South Chadbourne Street

Council District: SMD #3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 50 ft

Legend

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



Site Photos





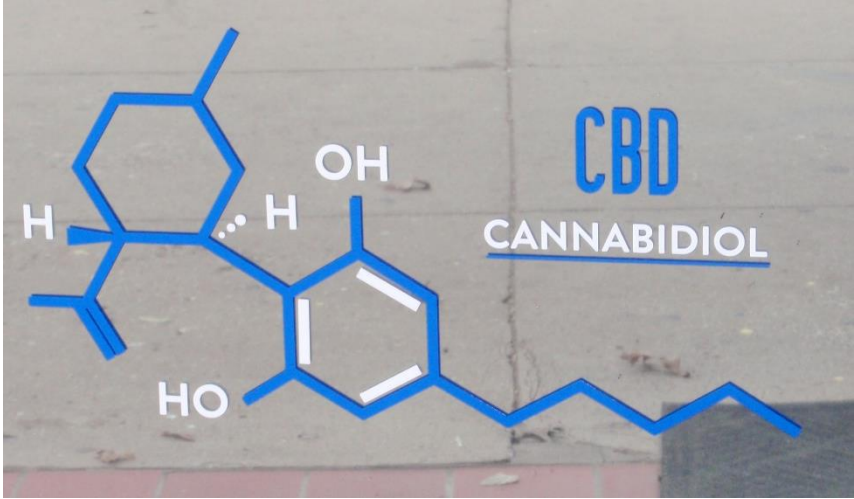


Proposed Improvements



Gampak 2.25-in 1-Head LED Gray Switch-Controlled... X





35 per BP

Effective January 3, 2017



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



Section 1: Basic Information

Name of Applicant(s): Shaylen Ascol
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 3119 Lindenwood Dr San Angelo TX 76904
City State Zip Code

Contact Phone Number: 325-716-8428 Contact E-mail Address: LizAdedSmilesandVape@gmail.com

Subject Property Address: 225 S. Chadbourne San Angelo TX 76904
City State Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com): Blk. 2 Subd: San Angelo Addition, S16.7' of Lot 10 & N3.8' of E75' of LOT 1

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* Sign for business

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 sign is necessary so that people can locate our business. The sign has been conformed from it's original corporate logo to match parallel and adjacent buildings signs and colors located in the river corridor.

Section 3: Applicant(s) Acknowledgement

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

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

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


 Signature of licensee or authorized representative

10-22-18
 Date

Shaylen Bee
 Printed name of licensee or authorized representative

Lifted Smoke and Vape
 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 Amendment 38 -- 38 Related Case No.: _____ -- _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 200 Receipt #: 26795 Date paid: 10 / 23 / 18

Reviewed/Accepted by: H. Becker Date: 10 / 23 / 18

DESIGN AND HISTORIC REVIEW COMMISSION – December 20, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC18-39: Napoli's	
SYNOPSIS:			
<p>The applicant has applied for a River Corridor Approval to allow three new painted wall signs, one 41 square-foot sign on the building's east elevation facing North Chadbourne Street; two 50-square foot signs on the building's north and south elevations respectively; and one new 121-square foot lit sign on the building's west elevation. These signs are in the same location as the previous occupant, "Chandler's Restaurant" which received DHRC approval on October 20, 2016 (RCC16-26). The purpose of the signs are to advertise the new occupant's business "Napoli's Italian Restaurant" and all delineate this message.</p>			
LOCATION:		LEGAL DESCRIPTION:	
421 South Chadbourne Street; generally located at the northwest corner of West Avenue A and of West Twohig Avenue and Chadbourne Street.		Being Lots 1-5 and the adjacent abandoned alley in Block 49 of the J. A. Miller Subdivision, comprising a total of 0.42 acres	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood		CG/CH – General Commercial/ Heavy Commercial	D – Downtown
SIZE:			
0.42 acres			
THOROUGHFARE PLAN:			
<p>South Chadbourne Street – Urban Arterial Street Required: 80' right-of-way, 64' pavement Provided: 80' right-of-way, 54' pavement (complied at the time of platting)</p> <p>West Avenue A – Urban Local Street Required: 50' right-of-way, 40' pavement and no sidewalk, or 36' feet with a 4-foot sidewalk. The existing roadway meets the 36" requirement with a four foot sidewalk. Provided: 80' right-of-way, 54' pavement</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for all proposed signage on the building, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Roblis LLC</p> <p><i>Applicant:</i> Mr. Bekim Zeka (Napoli's Restaurant)</p>			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The requested signs have already been erected and the applicant was notified in early November 2018 to apply for DHRC approval. The male and female silhouette sign at the rear of the building is a pre-existing sign and not part of this request. All other signage including the “hours of operation signs” at the rear of the building, and the “open signs” in the north and south elevation windows miscellaneous information signs not greater than four square feet in size and are therefore exempt from permitting and DHRC approval.

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD): 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. This includes signs of any type. The requested signs need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* for commercial properties outside of the Historic City Center. The following synopsis has been provided to determine whether each sign is consistent with the above policies.

Sense of Entry

The RCMDP policies state that “a sense of entry should be incorporated within the development, by using signage and landscaping.” The Planning Division believes that the new signs achieve this policy objective. All of the signs use a historical italic font with neutral green and red letters, consistent with other buildings and DHRC approvals, including the previous approval for Chandler’s Restaurant (RCC16-26).

General Sign Policies

The RCMDP policies for signs outside the Historic City Center state that “signage and awnings, which are color coordinated, can be used to introduce brighter, more intense colors” and “bright corporate colors should be limited to signage only.” The Planning Division believes these objectives have been satisfied. The neutral green and red color reflect historic precedents and other approved cases such as (RCC17-38) at 421, 423, and 433 South Oakes Street. None of the proposed colors are bright. All of the proposed colors can be found on the Historic Color Palette of the National Trust for Historic Preservation.

Lighting

The lighting policy in the RCMDP calls to “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.” All of the painted signs are unlit. The circular lit sign on the west elevation is located behind the building away from South Chadbourne Street and more than 400 feet from the River. Consistent with our recommendation for the Chandler’s approval which also used this sign bracket, the Planning Division is confident that the new Napoli’s sign will not result in any spillover glare or light trespass onto adjacent properties or the River. However, should there result in spillover glare in future, the applicant will be responsible for providing the Planning Director with dimmers or other mitigation measures as necessary.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC18-39 for all proposed signage on the building, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials of all signs 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. Should there be excessive spillover glare onto adjacent properties, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Proposed Signage
Application



Source: Esri, DigitalGlobe, GeoB
USA, USGS, AEX, Getmapping
User Community

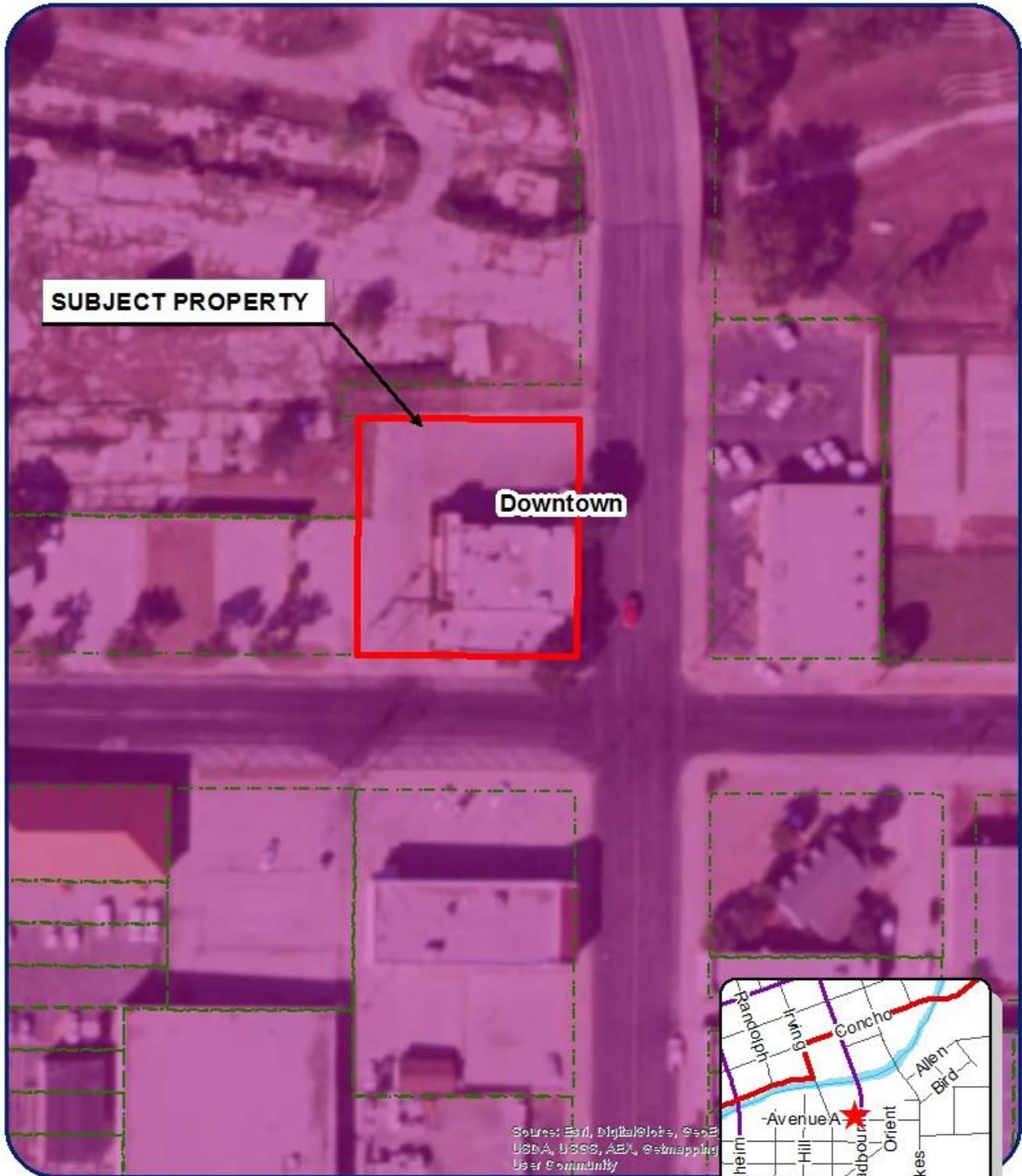
River Corridor Review
RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
Neighborhood: Fort Concho
Scale: 1" approx. = 75 ft
Subject Property: 421 S. Chadbourne St.

Legend

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






Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, Aero, Getmapping, User Community

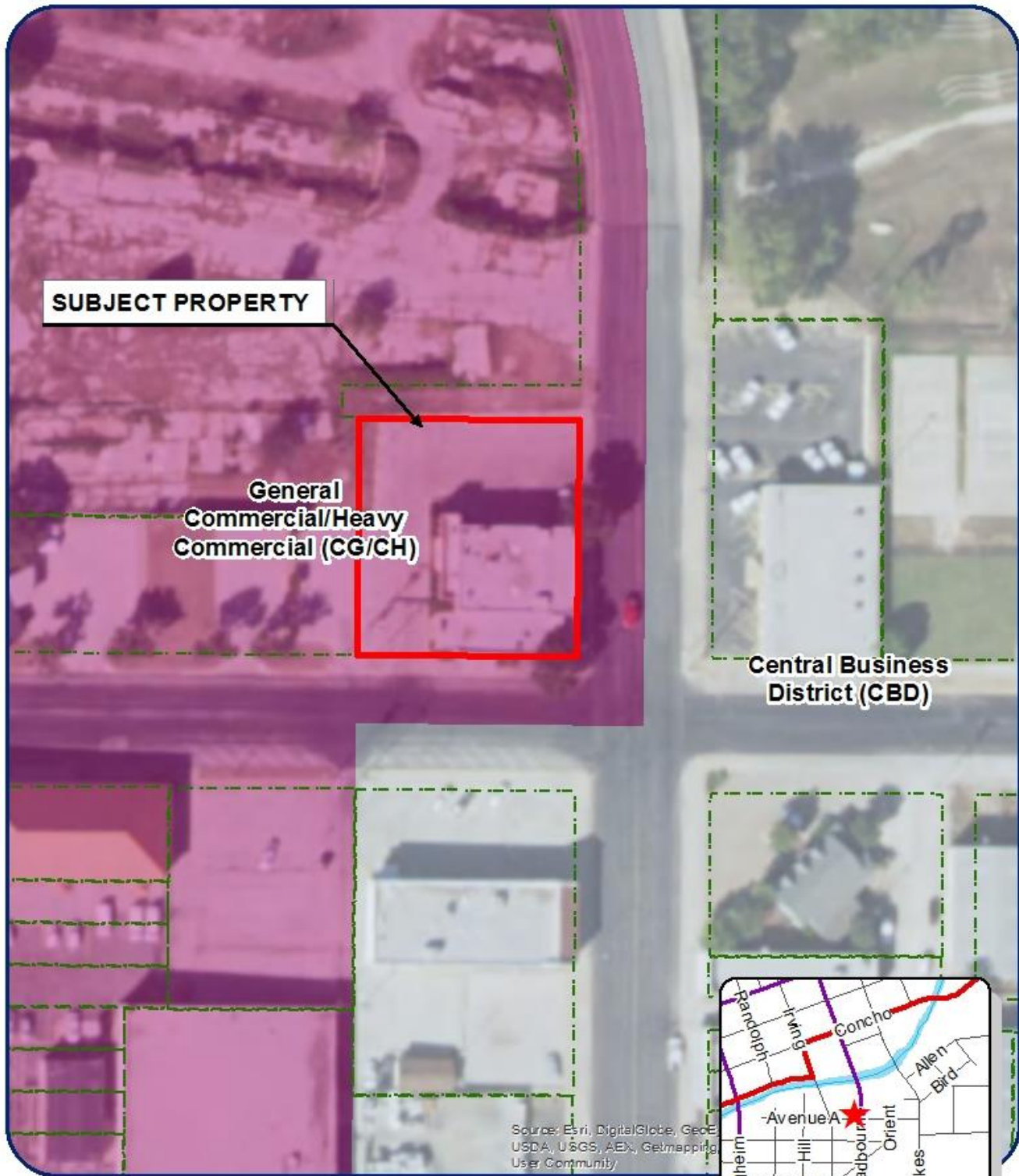
River Corridor Review
RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
Neighborhood: Fort Concho
Scale: 1" approx. = 75 ft
Subject Property: 421 S. Chadbourne St.

Legend

- Subject Properties: 
- Current Zoning: **CG/CH**
- Requested Zoning Change: **N/A**
- Vision: **Downtown**






Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, AEX, Getmapping, User Community

River Corridor Review
RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
Neighborhood: Fort Concho
Scale: 1" approx. = 75 ft
Subject Property: 421 S. Chadbourne St.

Legend

- Subject Properties: 
- Current Zoning: **CG/CH**
- Requested Zoning Change: **N/A**
- Vision: **Downtown**



Photos of Site and Surrounding Area

NORTH



SOUTH



WEST



EAST AT EXISTING BUILDING (NEW SIGN)



NORTH AT EXISTING BUILDING (NEW SIGN)



SOUTH AT EXISTING BUILDING (NEW SIGN)



Photos of Site and Surrounding Area

**WEST AT EXISTING BUILDING
(NEW SIGN)**



**SOUTHWEST AT EXISTING BUILDING
(EXISTING SIGN – NOT PART OF APPLICATION)**



**MISCELLANEOUS INFORMATION SIGN
(NO APPROVAL REQUIRED)**



Proposed Painted Signs



41 sq ft

East/Chadbourne Elevation



50 sq ft

North Elevation



50 sq ft

South Elevation





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Proposed Lit Sign



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): <u>BEKIM ZEKA , ALBOKOS. LLC</u>					
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Notarized Affidavit Required)					
Mailing Address		City	State	Zip Code	
<u>421 S. CHADBOURNE ST.</u>		<u>SAN ANGELO</u>	<u>TX</u>	<u>76903</u>	
Contact Phone Number		Contact E-mail Address			
<u>325-301-7177</u>		<u>bbzeka1974@gmail.com</u>			
Subject Property Address		City	State	Zip Code	
<u>421 S. CHADBOURNE ST</u>		<u>SAN ANGELO</u>	<u>TX</u>	<u>76903</u>	
Legal Description (can be found on property tax statement or at www.tomgreencad.com)					
<u>See Below</u>					
Zoning: <u>C/G/CH</u>					
Section 2: Site Specific Details					
Proposed Work:					
<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 checked="" 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 type="checkbox"/> Illuminated sign in the Corridor (any size)					
Specific details of request: *use separate attachment if necessary*					
<u>LOT 185 I thru S ABANDON ANY Block 49</u>					
<u>MILLER J A SUBDIVISION</u>					
<u>3 PAINTED WALL SIGES , NAPOLI'S</u>					
<u>and one feet size " See ATT."</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: _____

*Traditional Fanned Letters
 and Colored consistent with surrounding North
 Neighborhood*

**Section 3: Applicant(s) Acknowledgement
 (By checking the boxes you indicate that you understand below regulations)**

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

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



 Signature of licensee or authorized representative

11/15/18

 Date

BEKIM ZEKA

 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 *18-39* Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ *385.00* Receipt #: *50259* Date paid: *11, 15, 18*

Reviewed/Accepted by: *Jeff Fisher* Date: *11, 15, 18*