


**DESIGN AND HISTORIC REVIEW COMMISSION – September 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC19-17: Peaceful Office Properties	
SYNOPSIS:			
A request for approval of a new awning within the River Corridor. This renovation consists of a new awning.			
LOCATION:		LEGAL DESCRIPTION:	
16 East Beauregard Avenue		Being S114.9 feet of Lot 25 & S114.9 feet of Lot 24, Block CC, San Angelo Catholic Block in San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.1 acre
THOROUGHFARE PLAN:			
<u>East Beauregard Avenue</u> – Major Urban Arterial – Required: 80’ right-of-way, 64’ pavement; Provided: 97’ right-of-way, 70’ pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC19-17, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner:</u> Peaceful Office Properties			
<u>Applicant:</u> Grey Estes			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: The subject property is a professional office building. The proposed new awning will be metal and will span between the brick on each side of the windows.

RCC19-17 Analysis:

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

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

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC19-17 for the construction of a new awning within the River Corridor, **subject to 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. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain building permit(s) from the Inspections & Permits Division for all proposed improvements as required.
3. Improvements projecting into the right of way shall receive approval from City Council, where required.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Renderings of Proposed Awning
Application



RCC19-17 Peaceful Office Properties, LLC

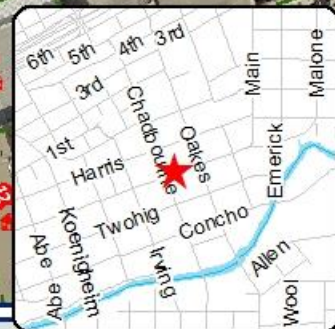
16 East Beauregard Avenue

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

Legend



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

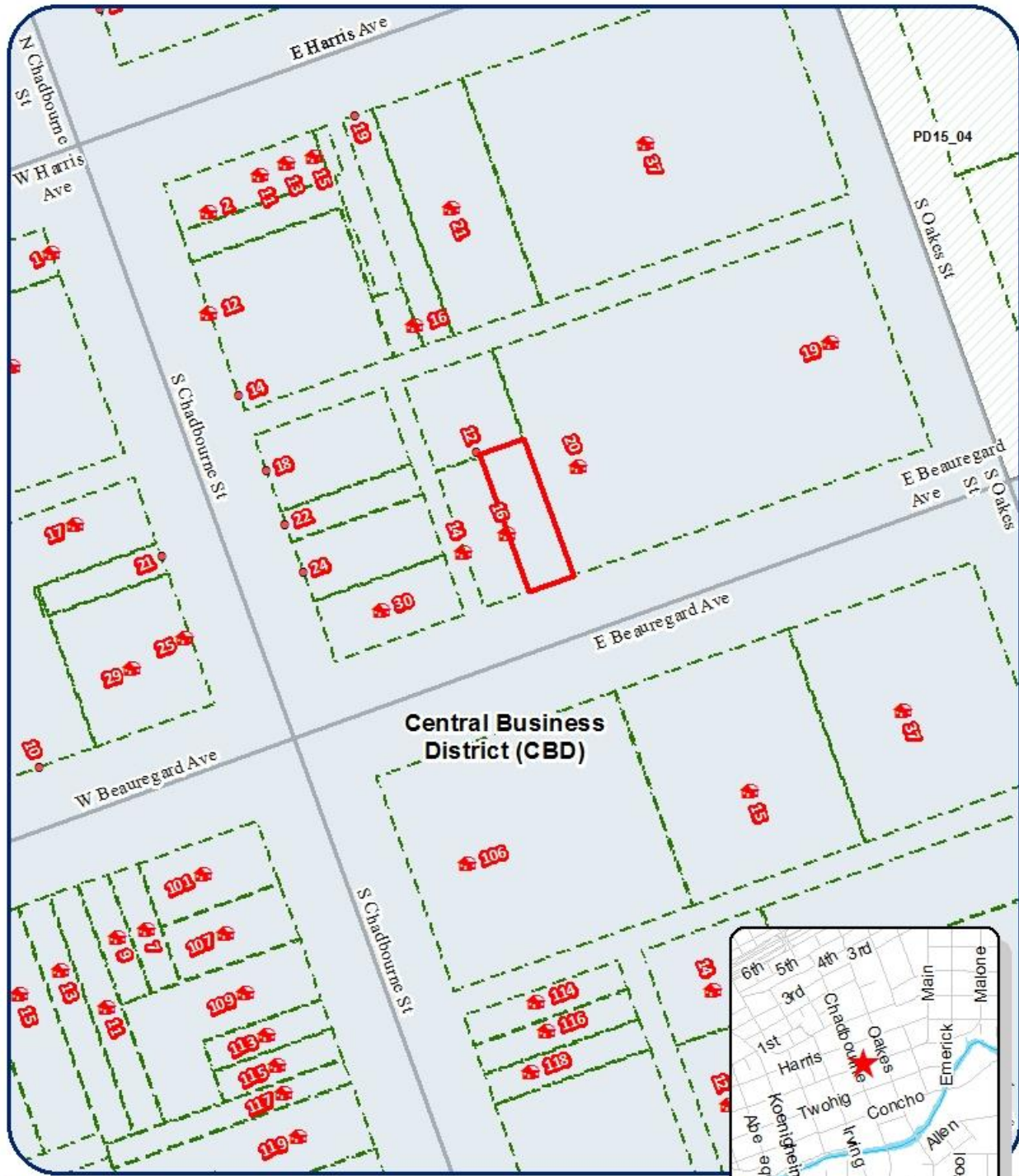
S114.9 ft of Lot 25 & s114.9 ft of Lot 24, Block CC, San Angelo Catholic Block





RCC19-17 Peaceful Office Properties, LLC		Legend	
16 East Beaugard Avenue		Subject Properties: ▬	
Council District 3 - Harry Thomas		Current Zoning: CBD	
Neighborhood: Downtown		Requested Zoning Change: N/A	
Scale: 1" approx. = 100 ft		Vision: Downtown	
S114.9 ft of Lot 25 & s114.9 ft of Lot 24, Block CC, San Angelo Catholic Block			





RCC19-17 Peaceful Office Properties, LLC

16 East Beaugard Avenue
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

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

S114.9 ft of Lot 25 & s114.9 ft of Lot 24, Block CC, San Angelo Catholic Block

Front of Subject Property



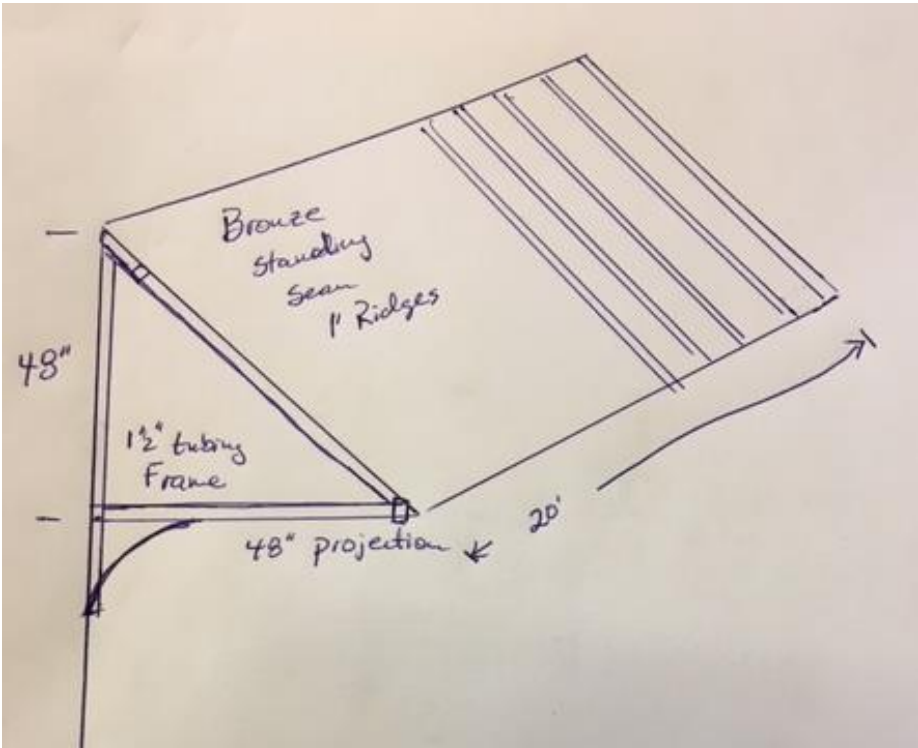
Looking east



Looking West



Example of Proposed Awning



Example of Similar Awnings



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): Peaceful Office Properties, LLC
 Owner Representative (Notarized Affidavit Required)

16 E. Beauregard Ave San Angelo, TX 76903
Mailing Address City State Zip Code

325-655-9060 Moneyman@wcc.net
Contact Phone Number Contact E-mail Address

16 E. Beauregard Ave San Angelo, TX 76903
Subject Property Address City State Zip Code

San Angelo Catholic Block, BLK: CC, 5114.9 FT of Lot 25 + 5114.9 FT of Lot 24
Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Acres: 0.099

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 A

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: _____

SEE ATTACHMENT B

**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.

Greg Estes

Signature of licensee or authorized representative

8/7/19

Date

Greg Estes

Printed name of licensee or authorized representative

Peaceful office Properties

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 *19* -- *#017* Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ *385.00* Receipt #: *342892* Date paid: *8/22/19*

Reviewed/Accepted by: *Shelly Paschel* Date: _____

Attachment A

The plan for 16 E. Beauregard Ave is to spruce up the building's façade. The building is a Professional Office Building. Our plan is to replace the existing front doors with High Quality Commercial doors that are very attractive and durable. As well as replacing existing windows with a high quality Low E rated commercial windows. Also, there is weather rotted wood that needs to be replaced around windows. I am proposing to have windows installed on the 2nd floor above the existing windows as well the same size and shape as the windows on the first floor.

The building currently has painted brick on each side of the windows spanning up from the sidewalk to the roof. The paint is no longer attractive. I am proposing to have a stone coat applied to the facing. This would restore a masonry appearance to the building. The stucco above the doors is to be repainted a neutral type color that will accent the stone coat around it. There is a decorative stucco bump out above the door that we are proposing to make a rectangular shape by increasing the two lower sides equally to the height of the center level. This is the area the awning was attached to. The awning is also to be replaced as the canvas material was damaged in a storm. The proposed awning will be metal and will have a pitch. The proposed awning will span between the brick on each side of the windows.

It is my desire to improve the appearance of the building's façade at 16 E. Beauregard. Over the next several weeks before meeting with the committee I will be preparing sketches, photographs and color samples of selections too help portray the work to be done.

Attachment B

I believe that the improvements will enhance the appearance of the building and the appearance of our downtown. The current finishes are old and look tired. The proposed changes will be both aesthetically appealing and protect the building from weather. The type of doors and windows and paint are similar to many of the buildings that have been worked on over the past few years.