

**DESIGN AND HISTORIC REVIEW COMMISSION – October 17, 2019  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC19-18: Tyler Martin	
<b>SYNOPSIS:</b>			
A request for approval of the construction of four new signs totaling 153 square feet of signage: 1) a new 90 square foot wall sign, 2) a new 55 square foot wall sign, and 3) two new 4 square foot projecting signs.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
119 South Chadbourne Street		Being S55 of N75 of Lot 10 & S30 of N50 of Lot 9 & N25 of E25 of S50 of Lot 9, Block 8, San Angelo, Tom Green County, Texas.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.210 acre
<b>THOROUGHFARE PLAN:</b>			
<u>South Chadbourne Street</u> –Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (70’ Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC19-18, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Tyler Martin			
<b>STAFF CONTACT:</b>			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 <a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>			



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

Section 212(D) of the Zoning Ordinance requires the DHRC to review any new construction including signs on any property 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 properties within the River Corridor of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies.

**New signage**

The HPD requires that “materials shall appear to be similar to those used traditionally” and “colors should complement neighboring buildings and reflect a traditional color palette” and be “similar to or comparable to the palette adopted by the National Trust for Historic Preservation.” The Planning Division believes that the proposed signage meets all of the above policies and guidelines. The proposed 90 square foot and 55 square foot signs are both being painted onto the building. The two 4 square foot signs are projecting signs. The 90 square foot sign is proposed to be black, white and orange in color. The 55 square foot sign is proposed to be black in color. The two 4 square foot signs are proposed to be black, white and orange in color.

Placement of the sign is necessary in order to identify the establishment. The colors and overall orientation of the signs reflects the logo of Madstyle Vintage. The proposed sign 90 square foot will be “Madstyle Vintage”. The two proposed 4 square foot signs will also be “Madstyle Vintage.” The 55 square foot sign will be Mid-Century Modern Antiques & Records.” The total square footage for all four signs is 153 square feet. The signs meet **all** of the standards outlined in Section 12.604 of the Sign Ordinance.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC19-18, the construction of four new signs totaling 153 square feet of signage: 1) a new 90 square foot wall sign, 2) a new 55 square foot wall sign, and 3) two new 4 square foot projecting signs, **subject to two 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 Sign Permit(s) from the Inspections & Permits Division for all proposed signage as required.

**Attachments:**

Aerial Map

Future Land Use Map

Zoning Map

Photographs

Renderings of Proposed Sign

Application




**Location Map Tyler Martin - Madstyle**

**119 South Chadbourne Street**

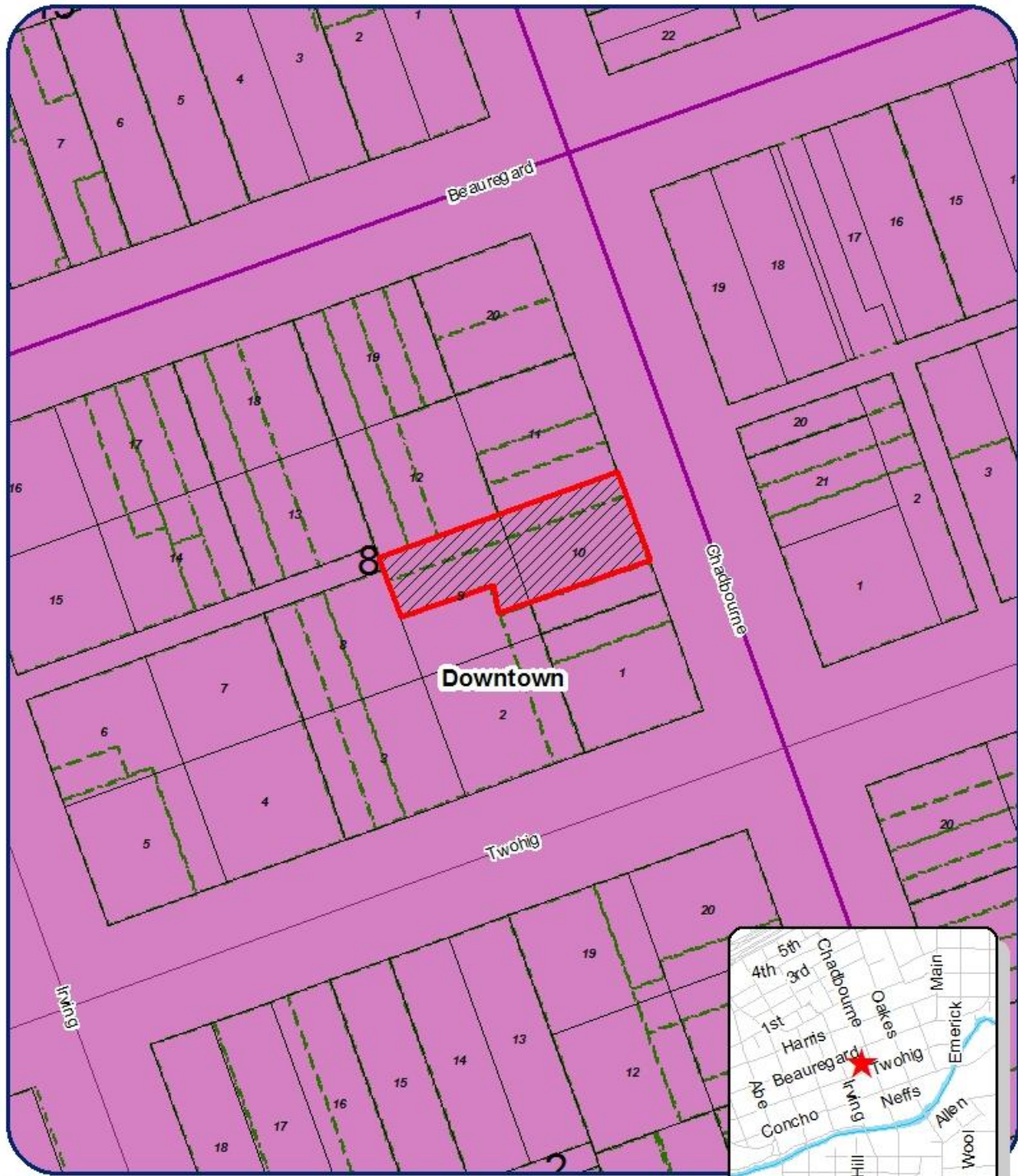
Council District 3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

**Legend**

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





S 55 of N 75 feet of Lot 10 & S 30 feet of N 50 feet of lot 9 & N 25 of E 25 of S 50 of Lot 9, Block 8, San Angelo Addition



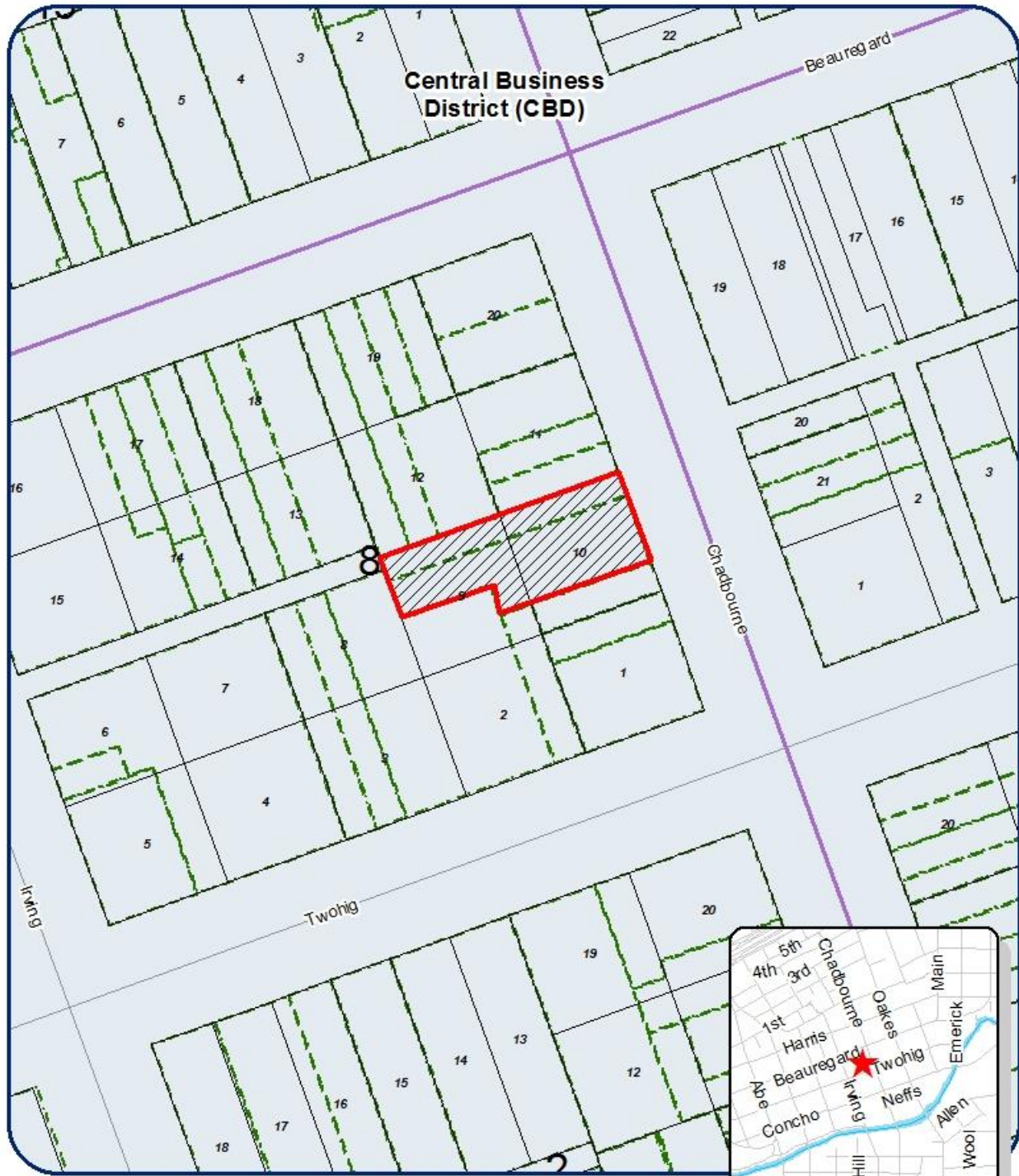
**Location Map Tyler Martin - Madstyle**  
**119 South Chadbourne Street**  
 Council District 3 - Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

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

N  




S 55 of N 75 feet of Lot 10 & S 30 feet of N 50 feet of lot 9 & N 25 of E 25 of S 50 of Lot 9, Block 8, San Angelo Addition



**Location Map Tyler Martin - Madstyle**  
**119 South Chadbourne Street**  
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**



S 55 of N 75 feet of Lot 10 & S 30 feet of N 50 feet of lot 9 & N 25 of E 25 of S 50 of Lot 9, Block 8, San Angelo Addition

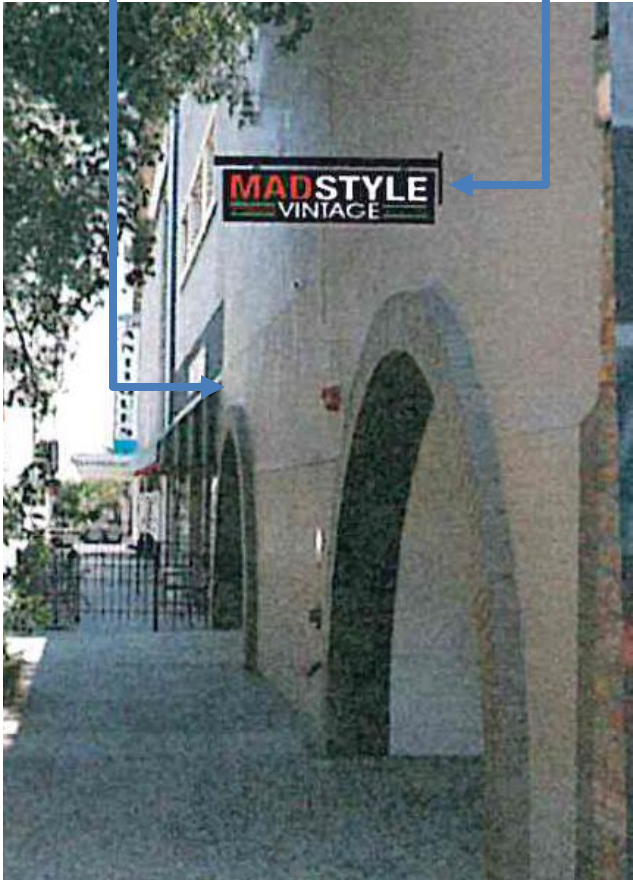
**Front of Subject Property**



Proposed wall signs



Proposed projecting signs





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): Tyler Martin

Owner  Representative (Notarized Affidavit Required)

<u>119 S. Chadbourne St.</u>	<u>San Angelo TX</u>	<u>76903</u>
Mailing Address	City State	Zip Code
<u>325-500-8720</u>	<u>tylerhm90@gmail.com</u>	
Contact Phone Number	Contact E-mail Address	
<u>119 S. Chadbourne St.</u>	<u>San Angelo, TX</u>	<u>76903</u>
Subject Property Address	City State	Zip Code

Acres:0.210, Blk:8, Subd: San Angelo Addition, S55 of N75 of 10 & S30 of N50 of Lot 9 & N25 of E25 of S50 of 9  
Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

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\* Madstyle Vintage-90 sq. ft. painted over left door. (Black, White, Orange)  
Mid-Century Modern, Antiques & Records-55 sq. ft. painted above right door. (Black)  
2 4 sq. ft. double sided painted signs with Madstyle Vintage logo. Cantilevered over each door to get attention of walking traffic.(Black, White, Orange)

153 total sq. ft. of signage.-Approximately 13.9% of building face

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: \_\_\_\_\_  
Color and style of design reflects signage appropriate for time period in which the facade of the building was updated (1968)  
Design is appropriate for business which primarily sells mid-century items.

**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.

Tyler Martin  
Signature of licensee or authorized representative  
Tyler Martin  
Printed name of licensee or authorized representative  
Madstyle Vintage  
Name of business/Entity of representative

9/13/19  
Date

**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 -- 18    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: 10-17-19

Nonrefundable fee: \$ 385.00    Receipt #: 3de494    Date paid: 9 / 13 / 19

Reviewed/Accepted by: Shelly Paschel    Date: 9 / 13 / 19