

**DESIGN AND HISTORIC REVIEW COMMISSION – December 12, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC19-21: Padilla	
SYNOPSIS:			
A request for river corridor approval of an exterior remodel and four new non-illuminated signs totaling approximately 41.5 square feet for a property located at 220 North Chadbourne Street.			
LOCATION:		LEGAL DESCRIPTION:	
220 North Chadbourne Street		Being Lot 6 & 7, Block 27, Bailey & Paul Addition, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.140 acre
THOROUGHFARE PLAN:			
<u>South Chadbourne Street</u> –Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (69’ Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC19-21, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: CP Power Properties Applicant: Jeffery Padilla			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: The property at 220 North Chadbourne is being renovated to become a beauty salon. The top half of the store front will be navy blue, and the bottom half consist of natural looking rock, which will be painted. Two new windows (4 foot tall x 7 foot wide) will be added to each side of the existing entrance door. Below each added window, they are proposing to add 2'x7' painted panels. The proposed signage is 30 inch brushed aluminum dimensional letters with the word "Roots" and 12 inch brushed aluminum letter with the words "Salon & Spa." The doors are proposed to have a frosted vinyl logo on one door with the word "Roots" and on the other door it is being proposed in white vinyl letters illustrating the hours, phone number and website for the business.

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 20-square foot sign illustrating "Roots" and the 8-square foot sign illustrating "Salon & Spa" are being proposed to be brushed aluminum and white in color. The 12-square foot window sign is proposed to be frosted vinyl illustrating "Roots." The 1.5-square foot window sign illustrating the business hours, phone number and website are proposed to be black 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 Roots Salon & Spa. The total square footage for all three signs is approximately 41.5 square feet. The signs meet **all** of the standards outlined in Section 12.604 of the Sign Ordinance.

Exterior remodel

Section 12(D) of the Zoning 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 proposed new windows will promote increased activity for the

business and increase the aesthetic appeal of the entry.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC19-21, for an exterior remodel and four new non-illuminated signs totaling approximately 41.5 square feet for a property located at 220 North Chadbourne Street, **subject to three Conditions of Approval:**

1. The proposed new windows shall be transparent.
2. 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.
3. The applicant shall obtain required permits(s) from the Inspections & Permits Division for all proposed signage as required and any portion of the remodel that requires a permit.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photograph
Renderings of Exterior Remodel & Proposed Signs
Application



Location Map RCC19-21

Padilla-220 North Chadbourne Street

Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

Lot 6 & 7, Block 27, Bailey & Paul Addition

Legend

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





Location Map RCC19-21

Padilla-220 North Chadbourne Street

Council District 3 - Harry Thomas

Neighborhood: Downtown

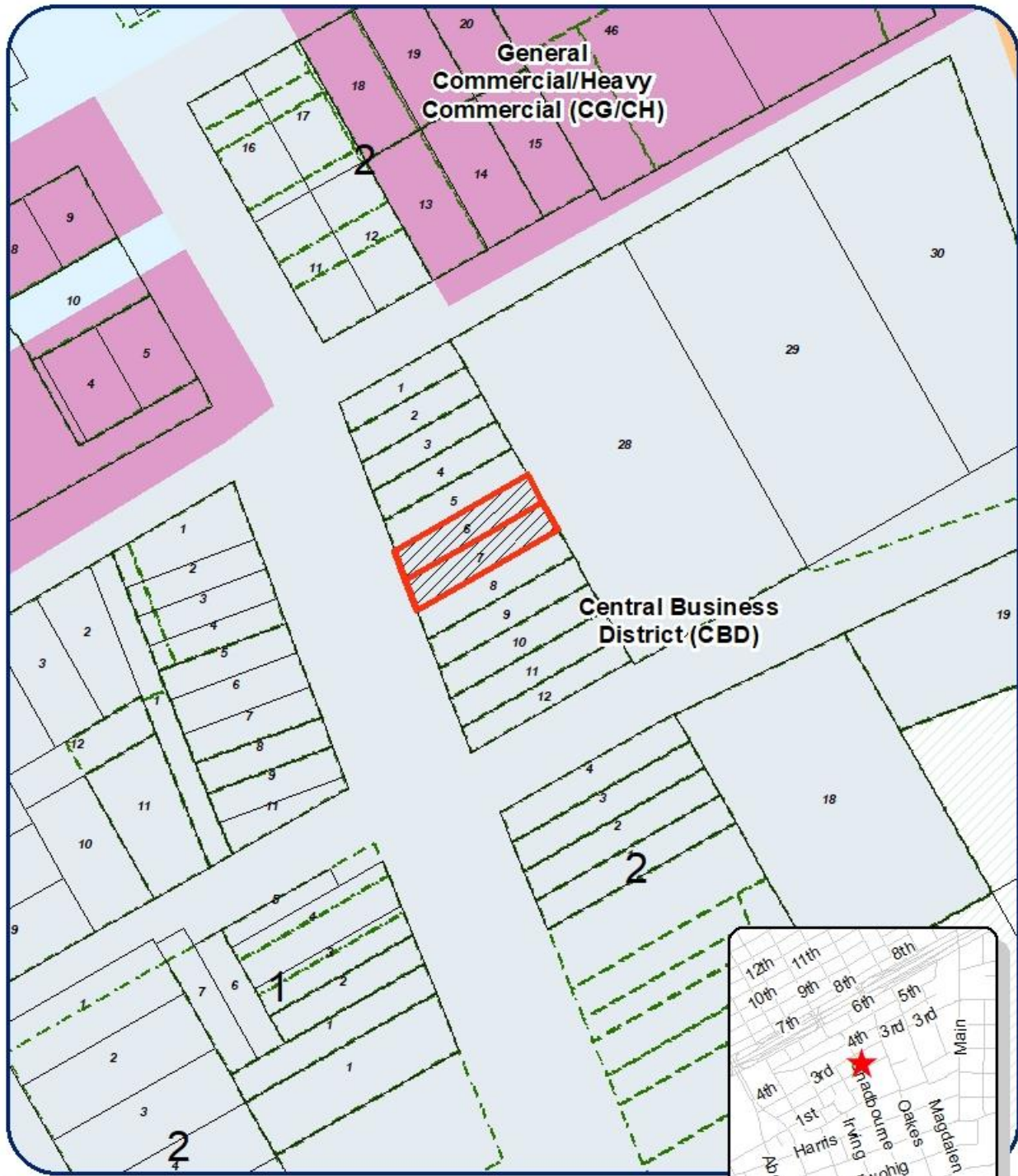
Scale: 1" approx. = 100 ft

Lot 6 & 7, Block 27, Bailey & Paul Addition

Legend

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





Location Map RCC19-21

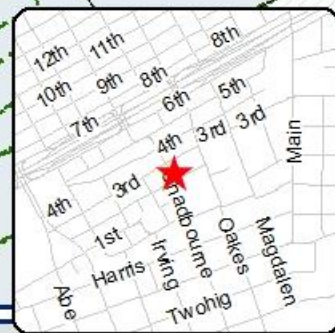
Padilla-220 North Chadbourne Street

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

Lot 6 & 7, Block 27, Bailey & Paul Addition

Legend

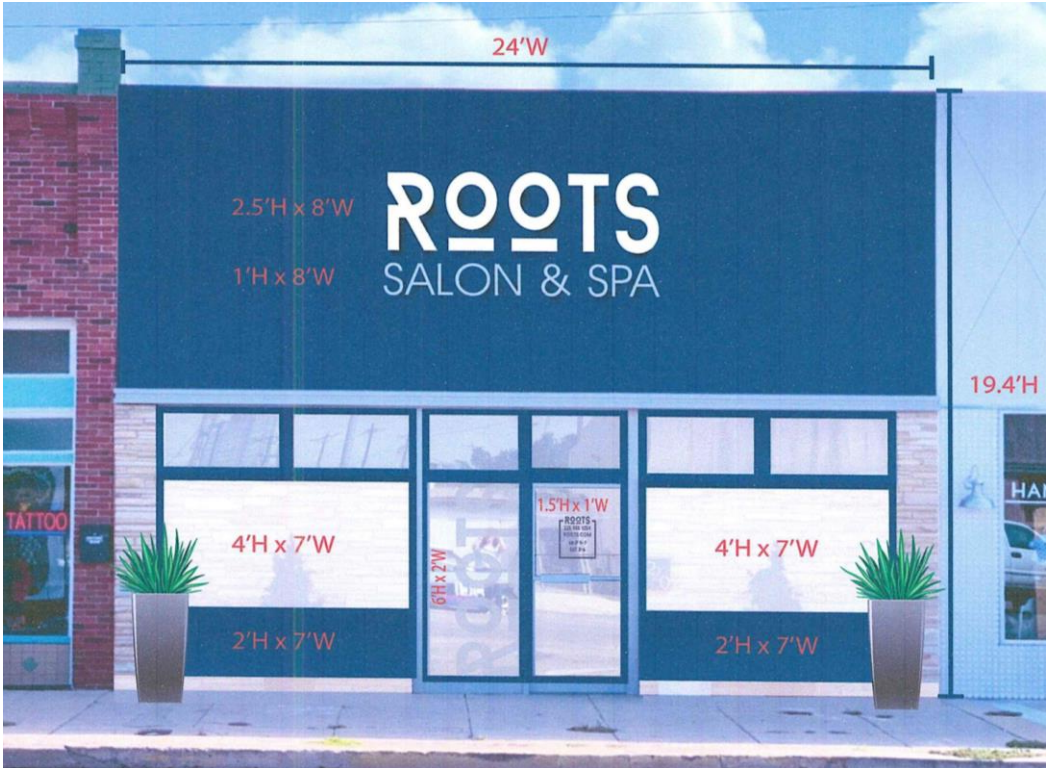
- Subject Properties: █
- Current Zoning: █ CBD
- Requested Zoning Change: █ N/A
- Vision: █ Downtown



Front of Subject Property



Proposed construction and signs



Effective January 3, 2017



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



Application for River Corridor Review - Administrative

Section 1: Basic Information

Name of Applicant(s): CP Power Properties

Owner Representative (Notarized Affidavit Required)

2206 W. Ave N San Angelo Texas 76904
 Mailing Address City State Zip Code

325-234-6607 cpperproperties@gmail.com
 Contact Phone Number Contact E-mail Address

220 N Chadbourne St San Angelo TX 76903
 Subject Property Address City State Zip Code

0.140, Lot: 6 & 7, Blk: 27, Subd: BAILEY & PAUL ADDITION
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: CBD

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor under 1200 square feet.
- Fencing in the Corridor.
- Placement of any temporary structure or sign, to be place for less than 10 days within the Corridor.
- Unit signs under 50 square feet within the Corridor.
- Construction required by law for safety or access within the Corridor.
- Reroofing or remodeling that does not substantially change the exterior, for lots within the Corridor.

Specific details of request: (use separate attachment if necessary) The property at 220 N Chadbourne is being renovated to become a beauty salon. Exterior Paint: Top half of store front will be navy blue, and the bottom half consist of natural looking rock which we will paint rock portion We'd like to add two 4'H x 7'W windows on each side of the existing entrance doors. Below each added window, we'd like to add 2'H x 7'W painted panels. For signage: 30" brushed aluminum dimensional letters for the word: Roots and 12" brushed aluminum letters for the words: Salon & Spa. The doors will have a frosted vinyl logo on one door and white vinyl hours of operation, phone number, and website on the other door.

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 proposed Salon will contribute to the aesthetic of Downtown San Angelo. The store front is clean and minimal which is consistent with the character of the River Corridor. The new look is necessary for the new business to stand apart from the previous business that once occupied this location.

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

- 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 Planning Director (or his/her designee) makes final decisions on administrative River Corridor reviews.
- Administrative River Corridor requests may be appealed to the Design and Historic Review Committee (DHRC).
- 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.

Jeffery Padilla
 Signature of licensee or authorized representative

September 18, 2019
 Date

Jeffery Padilla
 Printed name of licensee or authorized representative

CP Power Properties
 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials/colors to be used

Verified Complete Verified Incomplete

Case No.: RCC 19-21 Related Case No.: --- Date Related case will be heard: 12/19/19

Nonrefundable fee: \$ 195.00 Receipt #: 385.00 Total 190.00 Date paid: 10/28/19

Reviewed/Accepted by: Shelly Paschal Date: / /