


**DESIGN AND HISTORIC REVIEW COMMISSION – February 20, 2020  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Overlay		DD20-04: Diamond L. Construction	
<b>SYNOPSIS:</b>			
A request for approval of an exterior remodel for a property located at 30 West Twohig Avenue. The applicant plans to repair the parking garage to create more parking in the Downtown area.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
30 West Twohig Avenue		Being Lot 4 & E25' of Lot 5 & S90' of Lot 5, Block 8, San Angelo Addition, 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	0.65 acre
<b>THOROUGHFARE PLAN:</b>			
<u>West Twohig Avenue</u> – Urban Local Street – ROW 50' Required (100' Existing) – Pavement Width 40' or 36' with 4' Sidewalk Required (70' Existing)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case DDO20-04, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Applicant: Diamond L. Enterprises			
<b>STAFF CONTACT:</b>			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 <a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>			

**Additional Information:** According to the applicant, plans are to repair the parking garage to create more parking in the Downtown area. This parking garage is in desperate need of structural repair. The applicant is also proposing to patch/repair cracks in front façade of the building. After the repairs, the applicant is proposing to paint the building consistent with the existing tan color. The proposed color will be Amazing Gray (SW7044).

**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 exterior improvements including alteration and/or restoration or reroofing of any structure within the Downtown District Overlay District. 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.

**Purpose of Downtown District Overlay Zone**

The purpose of the Downtown District Overlay Zone is to facilitate regeneration of Downtown San Angelo as a principal commercial service and cultural center of the City. This overlay zone is intended to: 1) protect and enhance the City’s architectural, historical, and cultural heritage through appropriate design standards; 2) promote economic prosperity within the Downtown Overlay District by encouraging expanded occupancy and use of property and associated improvements; 3) encourage redevelopment of a mixture of uses, neighborhood services, and amenities Downtown that enhance its long term viability and success; 4) protect and enhance the area’s attractiveness to visitors by ensuring that new development and redevelopment is consistent with the Downtown District Overlay Zone standards. The proposed renovation is consistent with the above purposes.

**Exterior Remodel**

The RCMDP states that “there need to be a balance for pedestrian areas and parking.” The intent of this section of the RCMDP is “the creation of a comfortable street zone has a balance maintained between parked cars and pedestrians. Off-street parking is needed to support vital business activity in this area. However, surface parking lots affect the pedestrian character and often appear as vacant underutilized space. Parking can be accommodated as a positive addition to an historic area. Parking lots should be safe, convenient and attractive.” With repair of this parking garage, it will provide more parking and the proposed renovations is consistent with the above intent of the RCMDP. The proposed patching/repair of the cracks in front façade of the building and painting the front façade of the building consistent with the existing tan color is consistent with the above intent of RCMDP.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-04, for an exterior remodel for a property located at 30 West Twohig Avenue, **subject to two Conditions of Approval:**

1. The colors, dimensions, and materials of all construction shall be consistent with the renderings

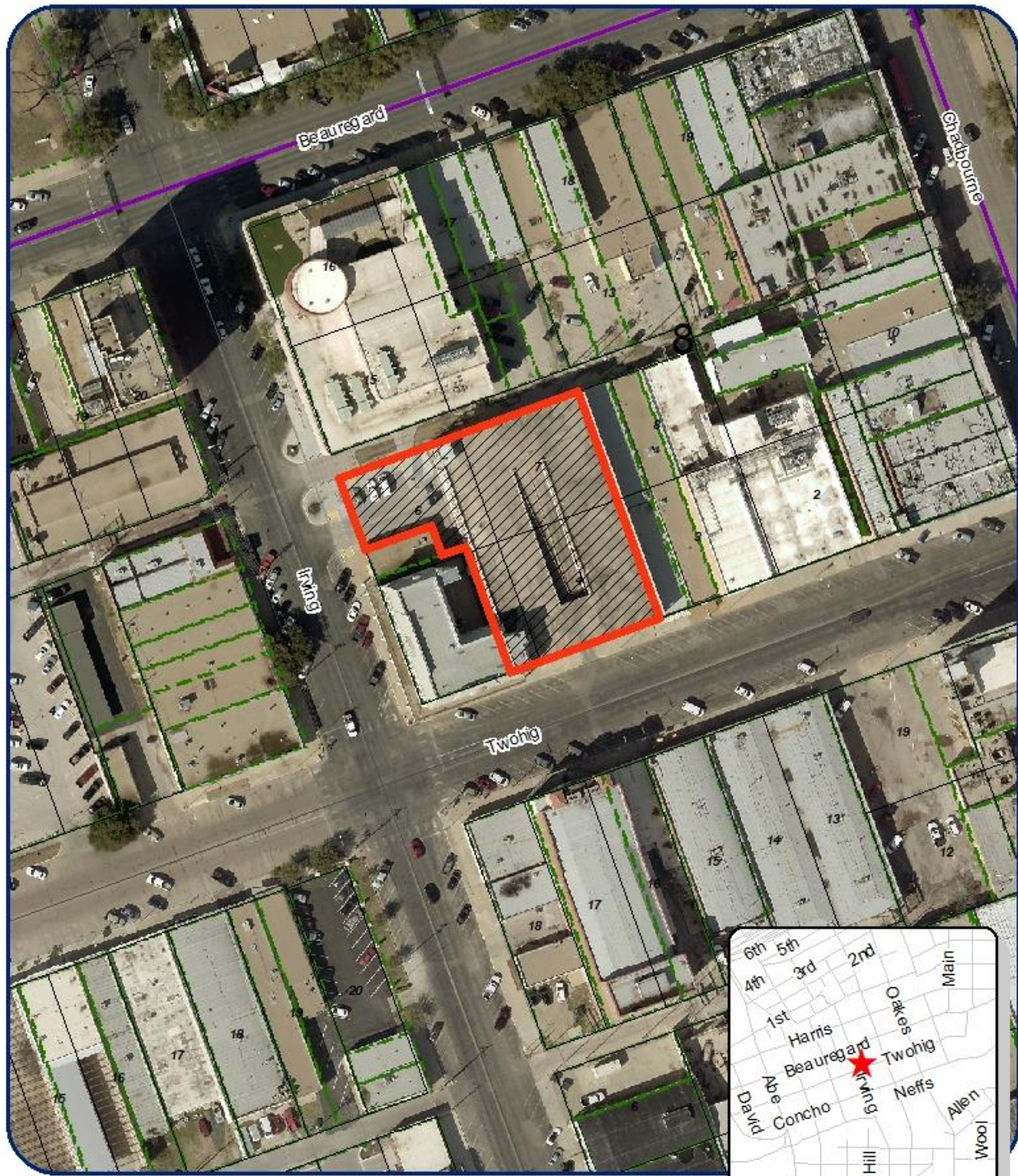
approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.

2. The applicant shall obtain required permits(s) from the Inspections & Permits Division for all proposed construction as required and any portion of the remodel that requires a permit.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photograph  
Application





**Location Map DD20-04**

**Diamond L. Enterprises**

Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

**Legend**

Subject Properties:

Current Zoning: **CBD**

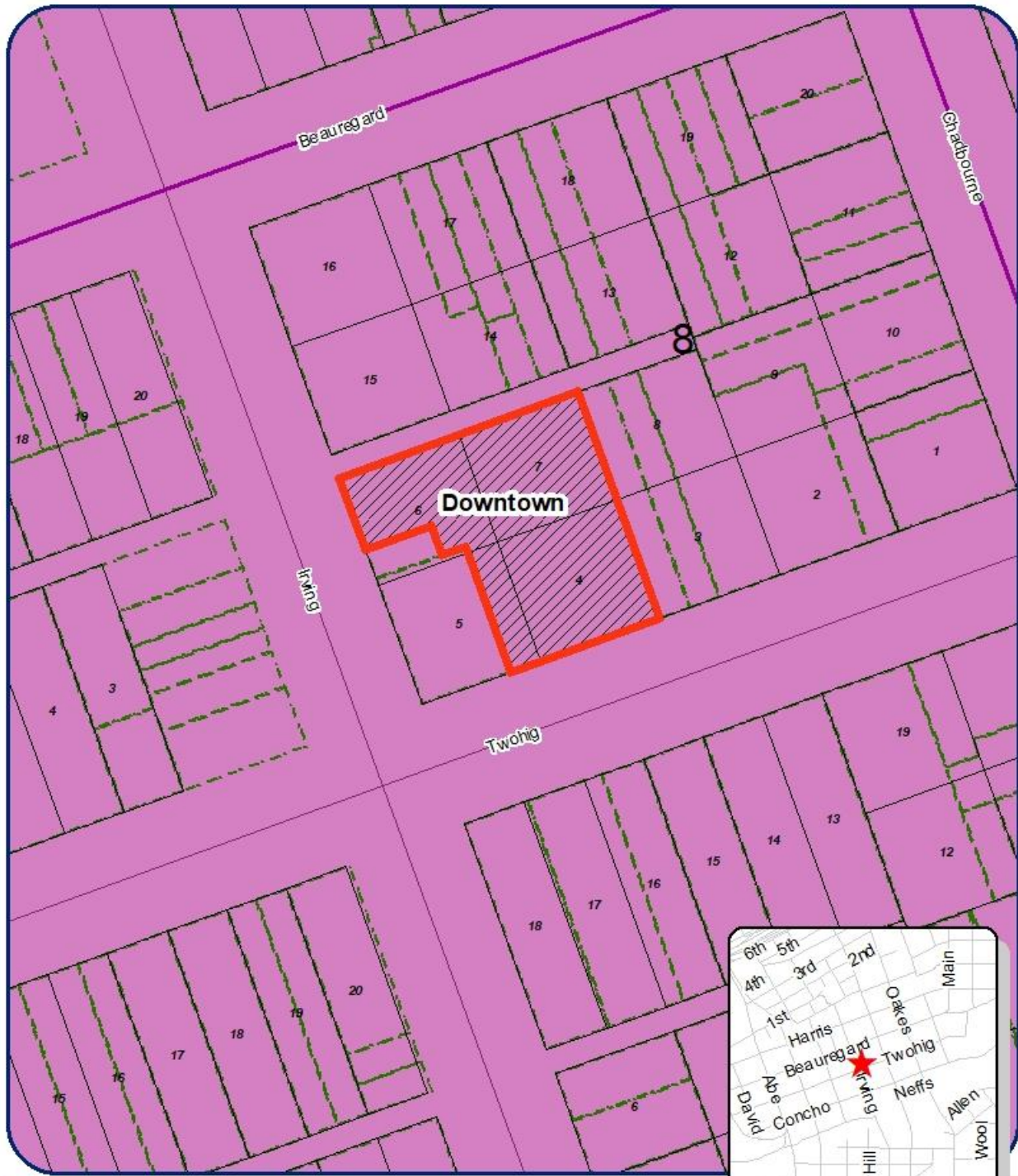
Requested Zoning Change: **N/A**

Vision: **Downtown**



30 West Twohig Avenue; Being Lot 4 & E25' of Lot 5 & S90' of Lot 7 & Part, Block 8, San Angelo Addition





**Location Map DD20-04**


**Diamond L. Enterprises**

Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

**Legend**

Subject Properties: 

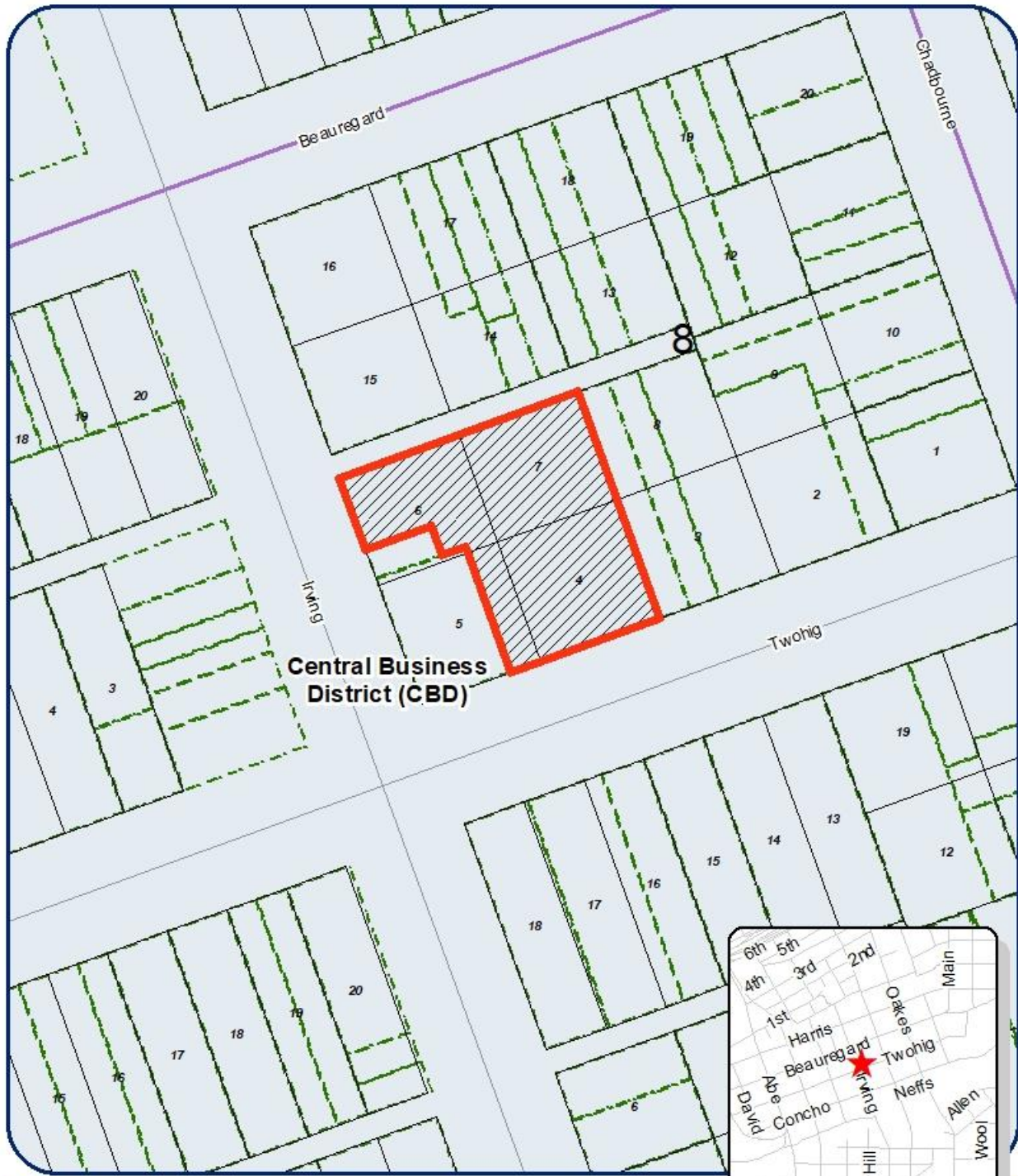
Current Zoning: CBD

Requested Zoning Change: N/A

Vision: Downtown



30 West Twohig Avenue; Being Lot 4 & E25' of Lot 5 & S90' of Lot 7 & Part, Block 8, San Angelo Addition



**Location Map DD20-04**

**Diamond L. Enterprises**  
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**



30 West Twohig Avenue; Being Lot 4 & E25' of Lot 5 & S90' of Lot 7 & Part, Block 8, San Angelo Addition



**Front of Subject Property**



**Proposed Color**

Amazing Gray SW7044



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): Diamond L Enterprises

Owner  Representative (Notarized Affidavit Required)

1070 Templin Rd San Angelo TX 76904  
 Mailing Address City State Zip Code

325-651-9212 TLDiamondL@aol.com  
 Contact Phone Number Contact E-mail Address

30 W Twohig San Angelo TX 76901  
 Subject Property Address City State Zip Code

0.659, Lot: 4 & E25' OF LOT 5 & S90' OF LOT 7 & PART, Blk: 8, Subd: SAN ANGELO ADDITION, PARKING GARAGE  
 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\* Necessary repairs to restore the parking garage to enable full useage.

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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 work is necessary to restore the garage to usable space.

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**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

10-3-19  
\_\_\_\_\_  
Date

Tray Lennon  
\_\_\_\_\_  
Printed name of licensee or authorized representative

Diamond L Enterprises  
\_\_\_\_\_  
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 \_\_\_\_\_ -- \_\_\_\_\_    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: \_\_\_\_\_

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

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

**DESIGN AND HISTORIC REVIEW COMMISSION – February 20, 2020**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Overlay Review		DD20-05: Mazur	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a Downtown District Overlay approval for the exterior remodel of an existing building, and new exterior fencing on the properties. Historical aerials indicate the building has existed since at least 1954 and from data of surrounding properties the building was likely constructed in the early 1900s. Although not historically designated, the applicant to bring a historical appearance to the building, consistent with other design and historic approvals along North Chadbourne Street. (see Additional Information).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
205 & 211 N. Chadbourne Street; generally located at the northwest corner of North Chadbourne Street and West 2 <sup>nd</sup> Street		Being Lots 8, 9, and 10 in the W. A. Paul Subdivision	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	D – Downtown	0.2 ac.
<b>THOROUGHFARE PLAN:</b>			
<p><b>North Chadbourne Street</b> – Urban Arterial Street                  Required: 80’ right-of-way, 64’ pavement                  Provided: 100’ right-of-way, 70’ pavement with 15-foot sidewalks on both sides</p> <p><b>West 2<sup>nd</sup> Street</b> – Urban Local Street                  Required: 50’ right-of-way, 40’ pavement or 36’ with a 4-foot sidewalk                  Provided: 50’ right-of-way, 30’ pavement and no sidewalk</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for all proposed improvements, <b>subject to three Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner: Guy and Eva Choate</i>			
<i>Applicant: David Mazur</i>			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Additional Information:** Exterior building improvements include new doors and windows with wainscot siding; removal of existing windows; two new sconce lights; new paint colors; and a new 7-foot tall cedar fence around the property replacing the existing chain link fence. At present, the applicant plans to use the building for individual self-storage which is allowed in the Central Business District (CBD). The applicants have submitted building elevations, fencing details, proposed colors and materials, and a site concept plan delineating the proposed improvements.

**River Corridor Master Development Plan (RCMDP):** Section 212.D of the Zoning Ordinance requires the DHRC to review any new construction of any part of a structure, canopy, or awning visible from a public right-of-way. The new siding, door and window installations fall under new construction requiring DHRC approval. The new cedar fencing and exterior painting, which can be approved administratively at the discretion of the Planning Director, have been included in this request since they are part of the overall design proposal. The proposed development shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center*.

### **Architectural Details**

The RCMDP policies require that “Where possible, the building façade should be located close to a street and sidewalk area” and “Each building should have a well-designed base middle and top” with “Architectural detailing or a change of materials or colors at the ground level may be used to create the base”. The proposed improvements are consistent with these policies. The existing building is located against the existing sidewalk on North Chadbourne Street, taking advantage of the 0 foot setback allowed in the CBD Zoning District. New siding between the windows and paneling below will provide differentiation between the historic brick construction, enhancing the building’s visual appeal.

### **Materials**

The RCMDP policies for commercial use outside the Historic City Center state that “Materials such as stone, brick, or precast concrete, cast stone and architectural metals can be combined to enrich the appearance of a building and highlight specific architectural features” but is also “generally opposed to prefabricated metal buildings.” Staff is satisfied with the additional siding and wall paneling on the front elevations, and believes it will enhance the building and streetscape. In addition, the aged zinc colored sconce lights, energy-efficient low-e glass windows, new wood front door and transom panel side doors are all quality materials. Finally, the new cedar fence will improve the aesthetics of the site, replacing the chain link fencing with a quality fence. The DHRC has approved similar cedar fencing with the approvals for 12 North Chadbourne Street (Raymond) and 14 North Chadbourne Street (Blue Burro) respectively.

### **Colors**



Outside the Historic City Center, “Light to medium colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.” All of the proposed colors will be earth tone or neutral, consistent with the above policies. The building will be repainted from the existing beige color which has become deteriorated over time, with a new Gossamer Veil cream color. This color fits within an earth tone range and is consistent with the tan and beige color of many buildings in Downtown San Angelo. It will also enhance the exterior of this block of North Chadbourne Street as the building to the north appears dilapidated. Staff is also satisfied with the Roycroft Bottle Green, an earth tone, for the front door color, and the Messenger Bag color, for the side doors and window trim which is a bronze-green color.

### **Lighting**

The RCM DP requires that lighting “should be compatible with the building design and should enhance the design and safety of the site” and “should eliminate light trespass”. The two proposed metal sconce lights on either side of the front entrance will enhance both the design and safety of the building consistent with the above policies. The aged zinc color frame with light fixtures inside provide a historic look consistent with other DHRC approvals including Raw 1899 at 38 North Chadbourne Street. As a condition of approval, the applicant shall ensure all lighting does not spillover onto adjacent properties, and that dimmers may be installed if necessary.

### **New Cedar Fence**

The RCM DP policies require that “The design of fences, walls, and other structural landscape features should be compatible and complimentary to the architecture of adjacent building and the surrounding setting” and while “Wall or fences adjacent to identified corridors are not encouraged” they “Should be designed with unique patterns, textural differences or offsets. The applicant is proposing to replace the existing metal chain link fence, with a new 7-foot tall cedar fence with 1’ x 6’ horizontal panels and galvanized posts. As indicated, the DHRC has already approved similar fencing downtown at 12 North Chadbourne Street (Raymond) and 14 North Chadbourne Street (Blue Burro). The cedar fence will be located outside the 30’ x 30’ sight triangle at the corner of the property facing N. Chadbourne Street and West 2<sup>nd</sup> Street as required. The new cedar fence will complement the new building enhancements, and the panels and post spacing will provide offsets consistent with the above policy. Replacement of the existing unsightly chain link fence with a quality cedar fence is an aesthetic upgrade and will compliment this section of Downtown San Angelo.

### **Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-05 for all proposed improvements, **subject to the following three Conditions of Approval:**

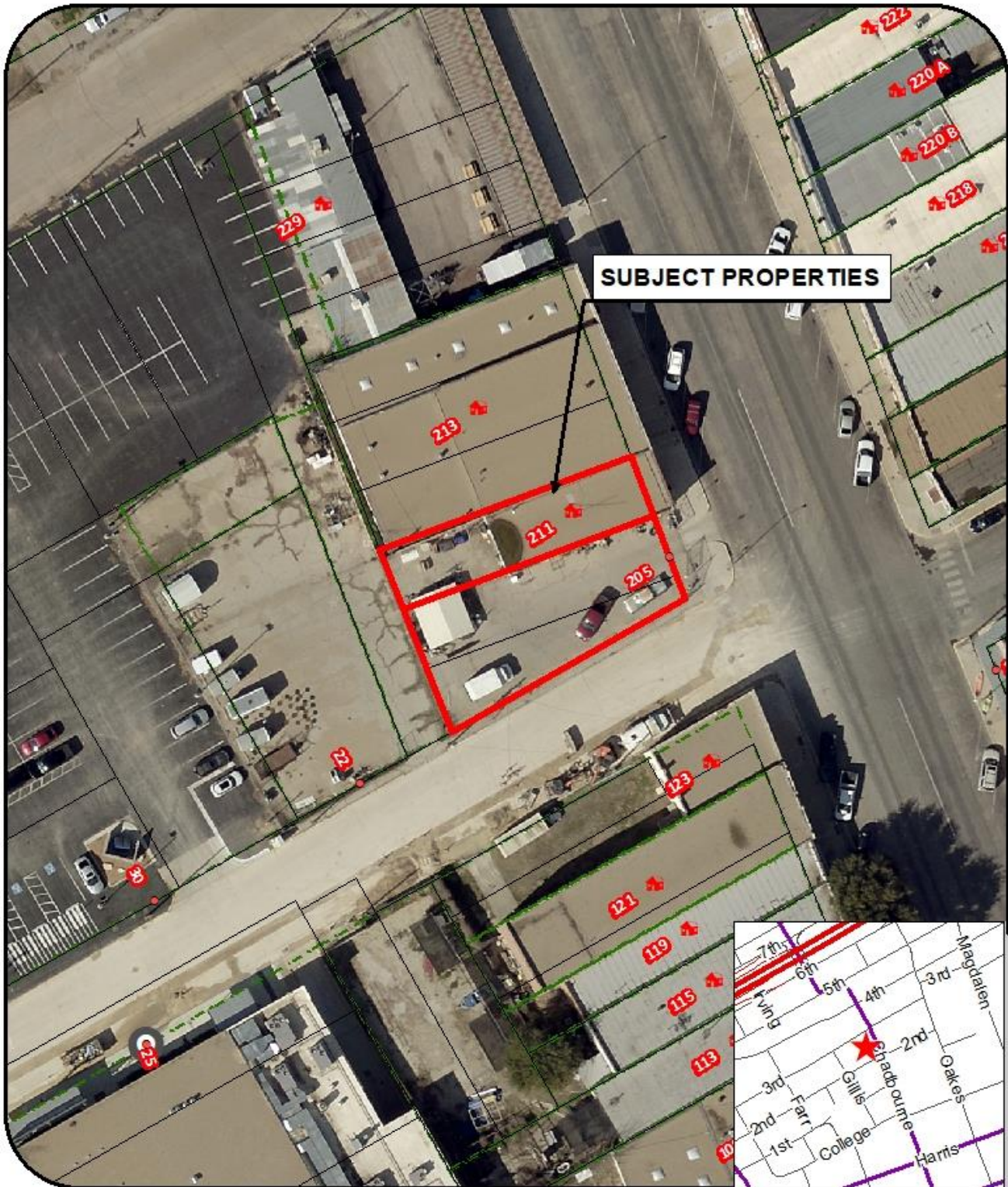
1. The colors, dimensions, and materials of the building improvements and fencing, shall be

consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.

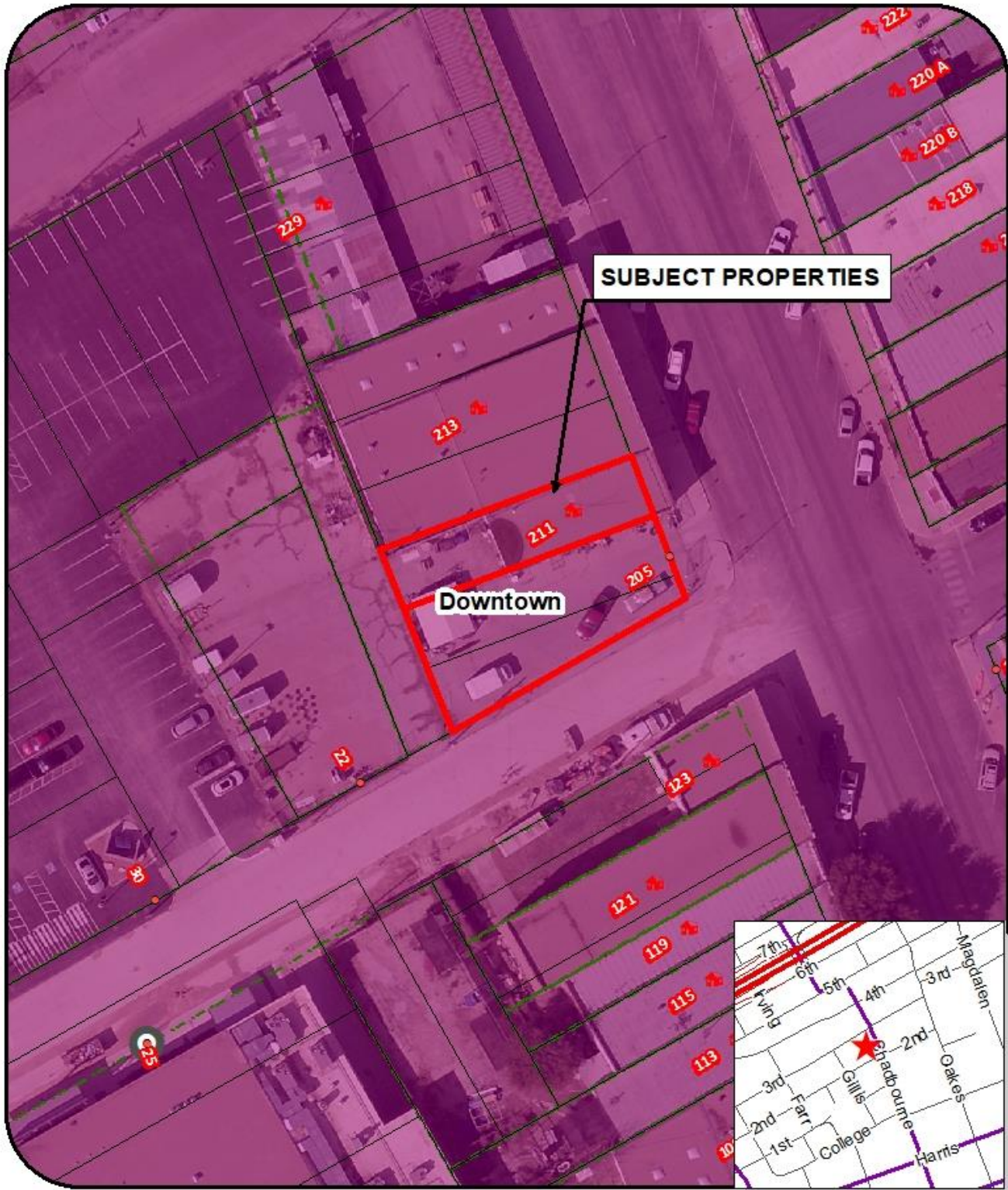
2. The applicant shall ensure that all lighting does not spillover onto adjacent properties, and that dimmers may be installed if necessary.
3. The applicant shall obtain building permits, as required, from the Permits and Inspections Division.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs of Site and Surrounding Area  
Proposed Building Elevations  
Sample Cedar Fence  
Application







**Downtown District Overlay Zone Case**

**DD20-05: Mazur**

Council District: Harry Thomas (SMD#3)

Neighborhood: Downtown

Scale: 1" approx. = 50 ft

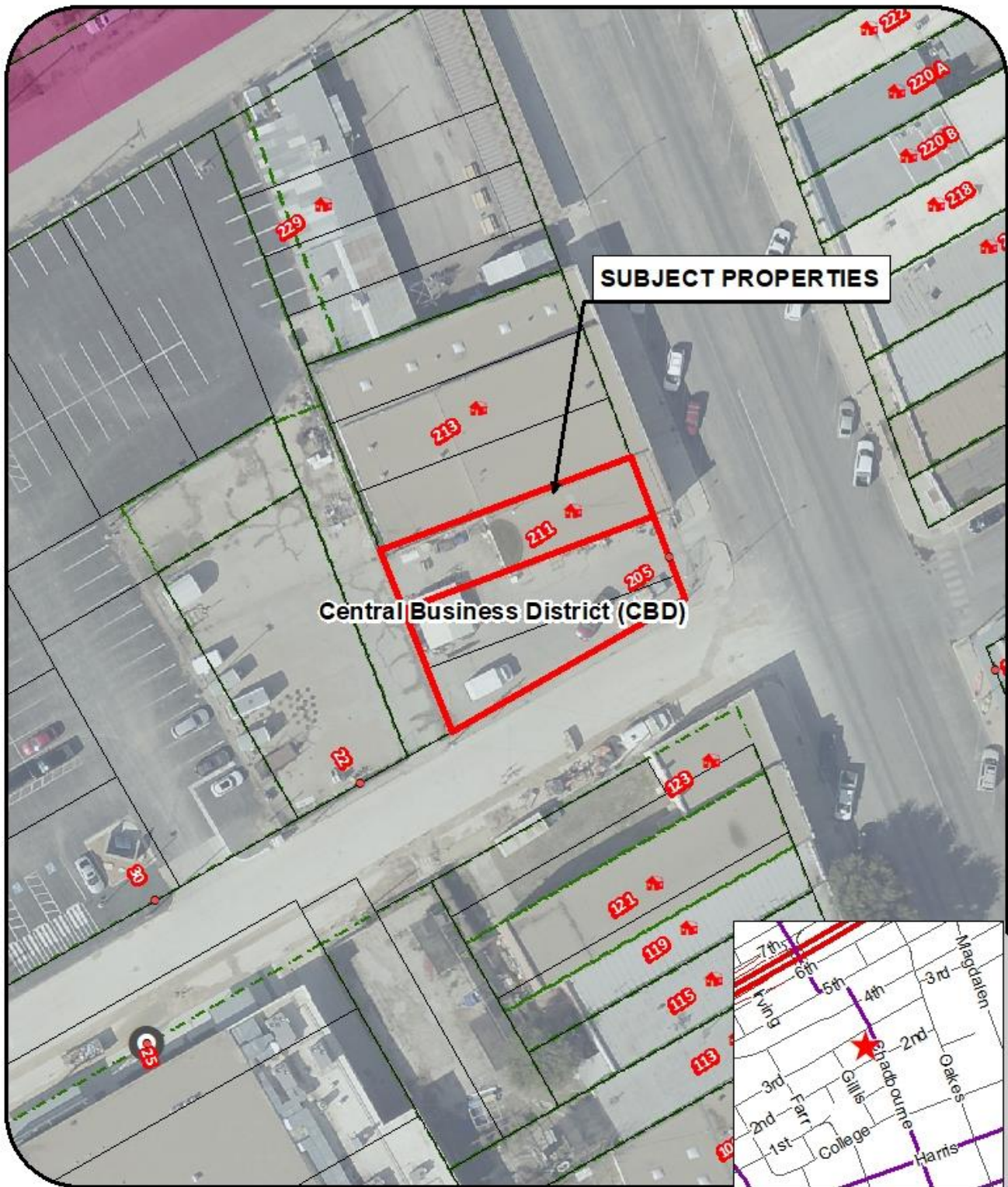
Subject Properties: 205 and 211 N. Chadbourne St.

Legend:

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







**Downtown District Overlay Zone Case**

**DD20-05: Mazur**

Council District: Harry Thomas (SMD#3)

Neighborhood: Downtown

Scale: 1" approx. = 50 ft

Subject Properties: 205 and 211 N. Chadbourne St.

Legend:

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





**Photos of Site and Surrounding Area**

NORTH



SOUTH



WEST AT PROPERTY



LOOKING WEST AT PROPERTY



LOOKING EAST AT PROPERTY



LOOKING NORTHEAST AT PROPERTY





**Site and Surrounding Area**

EXISTING PARKING AREA BEHIND BUILDING



FENCE SAMPLE (105 N. CHADBOURNE ST.)



FENCE SAMPLE (14 N. CHADBOURNE ST.)

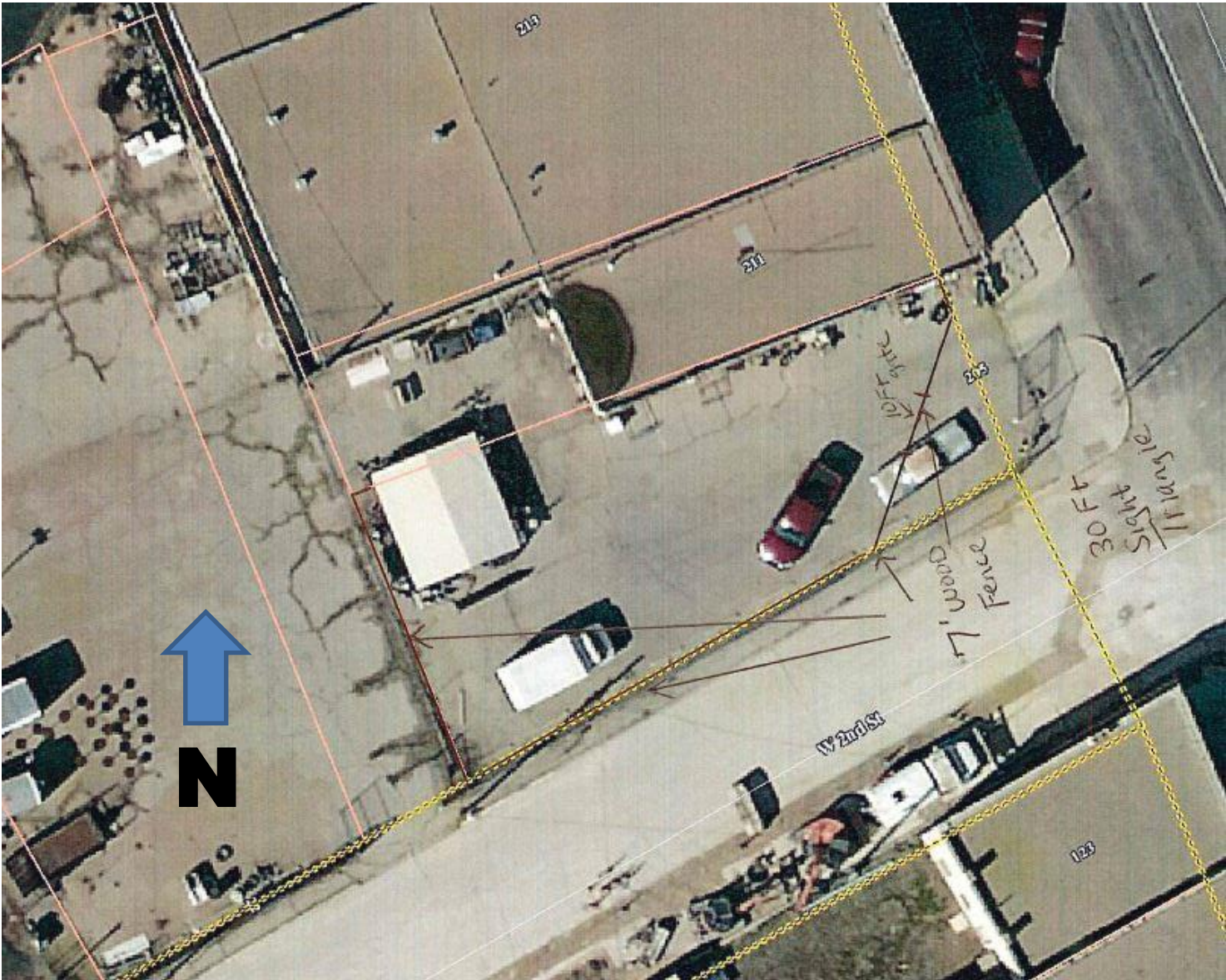


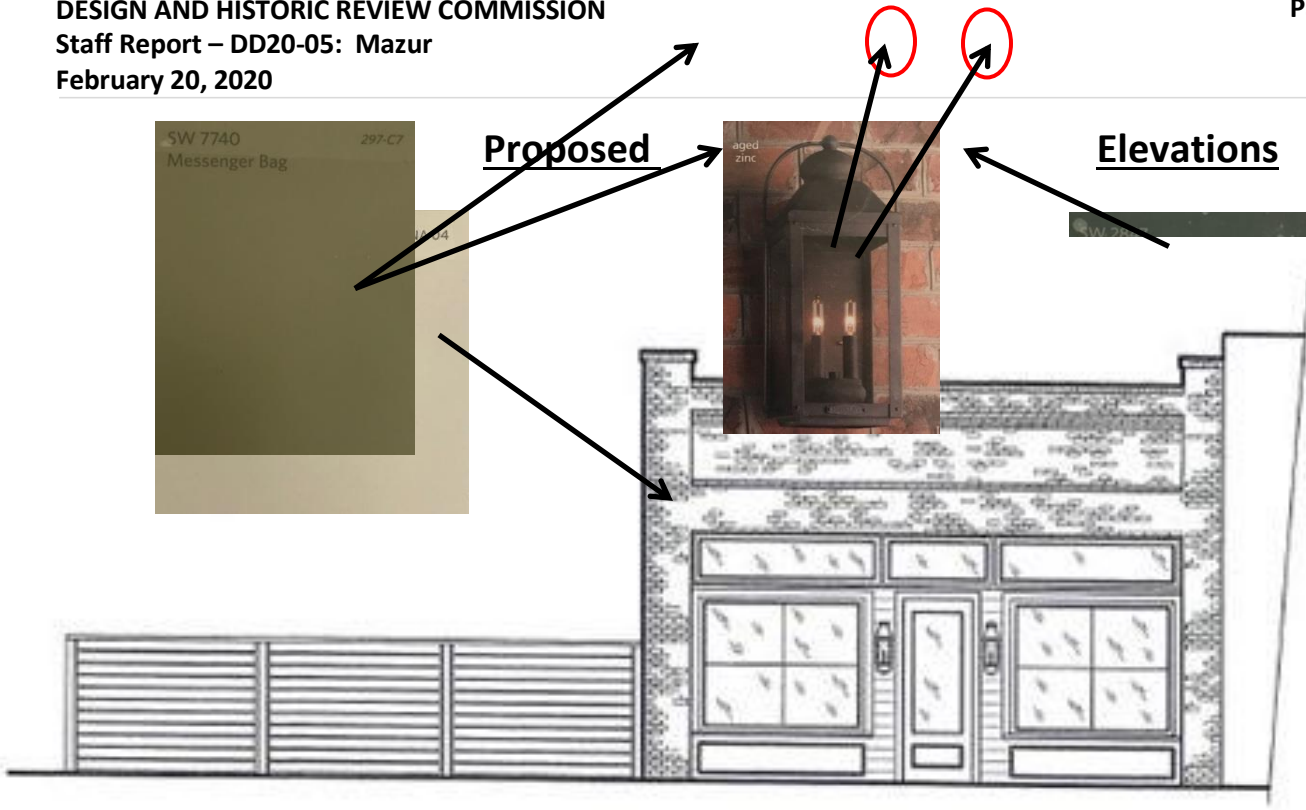
FENCE SAMPLE (12 N. CHADBOURNE ST.)



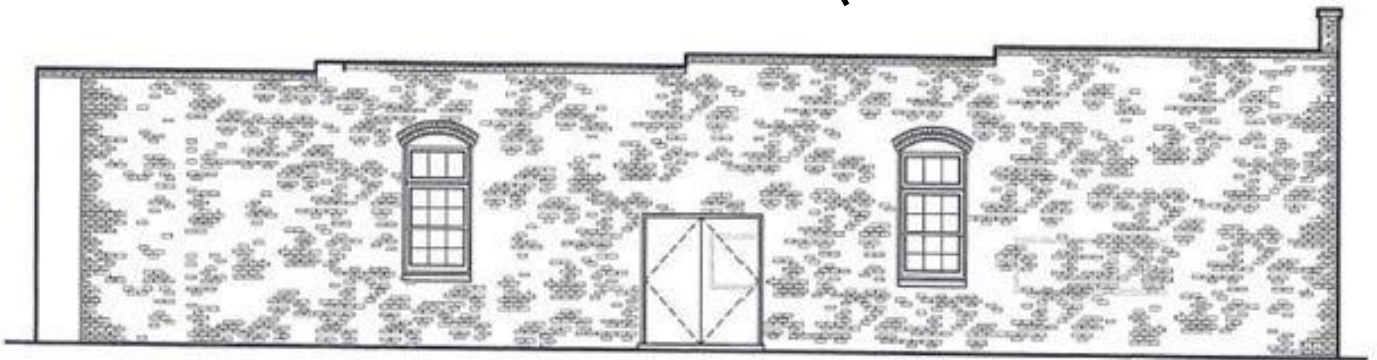


Concept Plan

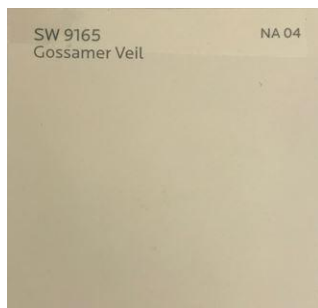




**A** FRONT (EAST) BUILDING ELEVATION  
SCALE 1/4" = 1'-0"

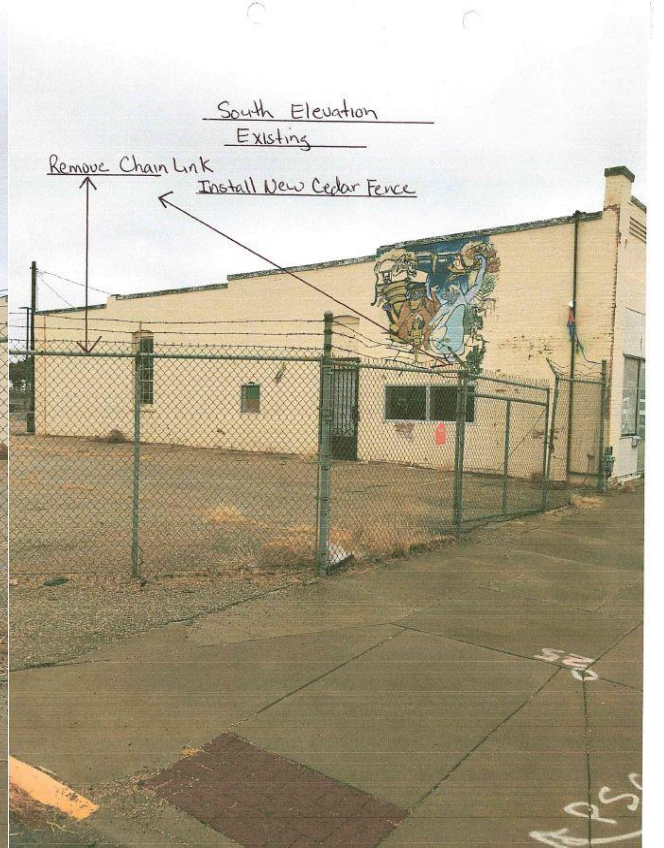
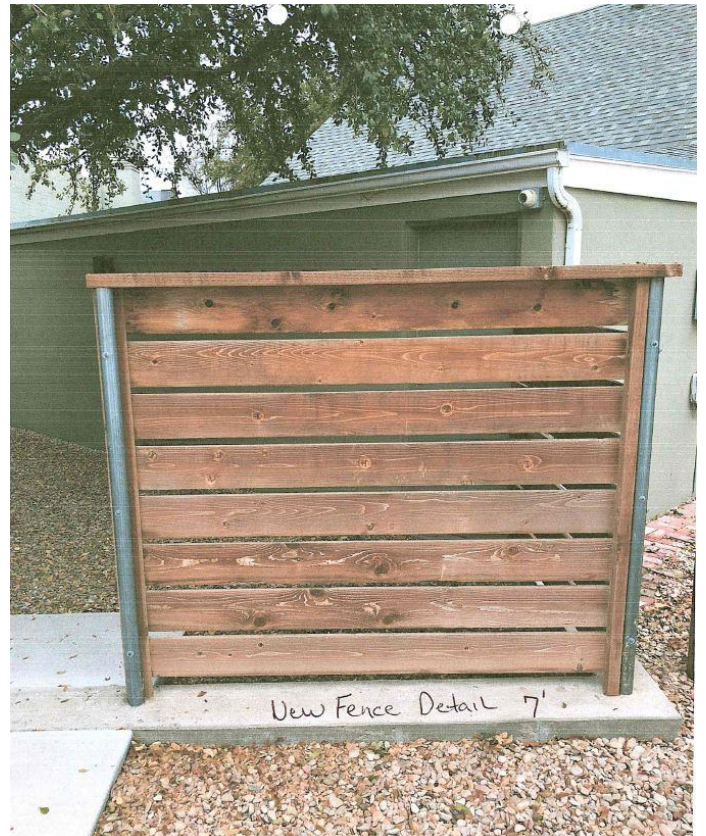


**B** LEFT (SOUTH) BUILDING ELEVATION  
SCALE 1/4" = 1'-0"





### Sample Cedar Fence





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): Guy Choate \*David Mazur Construction

Owner  Representative (Notarized Affidavit Required)

1502 Paseo de Vaca San Angelo TX 76901

Mailing Address City State Zip Code

\*325-656-7353 mazur057@gmail.com

Contact Phone Number Contact E-mail Address

211 N. Chadbourne San Angelo TX 76903

Subject Property Address City State Zip Code

Acres 0.065 Lot 7 Subd Pauls WA Addition

Legal Description (can be found on property tax statement or at [www.tomarencad.com](http://www.tomarencad.com))

Zoning: Commercial

**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\* We plan to keep the Exterior Brick Facade of the Building as is.

We will be installing New Low-E Glass Windows with Bronze Frames and Transom 1-panel Lite Door Unit.

There will be a 2 foot wainscot built under the windows with Smart Siding, Smooth Panels and Panel-K trim to create a architectural square panel look.

We will install Electrical for 2 Decorative Sconce lights on both sides of the Front Door. We plan on bricking-in the small window on the South Side & replacing the door with a Window to Match the other one that is original to the building on the same wall. Also plans are to install a 6'0x7'0 Double Metal Door Unit. We will install new H.V.A.C. unit and lighting. The Body of the brick building will be painted (SW9165) Gossamer Veil; the trim will be painted (SW7740) Messenger Bag; and the Door will be painted (SW2847) Roycraft Bottle Green. The existing chain link fence will be removed and a new 7ft 1x6 Cedar Horizontal Fence with Galvanized Posts, Stained a Medium Brown Color will be installed on the East & South portion of the property

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 Building was  
previously used as a resale store and had some modifications made over the years that took away from the initial design.

We want to bring back the front facade to match what it looked like originally using modern, energy efficient  
materials that will weather well and withstand time.

The design and color we have chosen are consistent with the other remodeled buildings on  
Chadbourne Street and we feel all meet the requirements of the DHRC Plan. Bringing the  
building back to life will increase property values, increase street appeal and make the downtown  
area a more favorable place to visit, live and work. The owners will use the new renovated space  
as a private studio.

**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

1-16-20  
Date

David Mazur  
Printed name of licensee or authorized representative

Printed name of licensee or authorized representative

David Mazur Construction  
Name of business/Entity of 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.: DD 20 -- 05 Related Case No.: \_\_\_\_\_ Date Related case will be heard: 2/20/2020

Nonrefundable fee: \$ 385.00 Receipt #: 113490 Date paid: 1/16/2020

Reviewed/Accepted by: H. Bueker Date: 1/16/2020