


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



|   |                |   |              |
|---|----------------|---|--------------|
| <b>APPLICATION TYPE:</b>  |                | <b>CASE:</b>  |              |
| River Corridor Review   |                | RC20-09: 23 South Park Street (Peasant Village)   |              |
| <b>SYNOPSIS:</b>  |                |   |              |
| The applicant has requested approval from the Design and Historic Review Commission (DHRC) of an exterior remodel within the River Corridor, located at 23 South Park Street. The proposed changes for this building is repairing/replacing walls, repair/replacing windows/doors, painting and repairing the ramp.             |                |   |              |
| <b>LOCATION:</b>  |                | <b>LEGAL DESCRIPTION:</b>   |              |
| 23 South Park Street; generally located at the northwest corner of West Beauregard Avenue and South Park Street   |                | Being N40' of Lot 6 & S20' of Lot 5 & 10x70' of adjacent alley, Block 52, Angelo Heights Addition |              |
| <b>SM DISTRICT / NEIGHBORHOOD:</b>  | <b>ZONING:</b> | <b>FUTURE LAND USE:</b>   | <b>SIZE:</b> |
| SMD District #5 – Lane Carter Central Neighborhood  | CG/CH          | Neighborhood Center   | 0.225 acres  |
| <b>THOROUGHFARE PLAN:</b>   |                |   |              |
| <p><b>West Beauregard Avenue</b> – Urban Arterial Street, 80’ ROW required (80’ existing), 64’ pavement required (60’ with 4’ sidewalk provided)</p> <p><b>South Park Street</b> – Urban Local Street, 50’ ROW required (60’ existing), 40’ pavement or 36’ with a 4-foot sidewalk required (36’ with 4’ sidewalk provided)</p> |                |   |              |
| <b>NOTIFICATIONS:</b>   |                |   |              |
| N/A   |                |   |              |
| <b>STAFF RECOMMENDATION:</b>  |                |   |              |
| Staff recommends <b>APPROVAL</b> for all proposed improvements, <b>subject to Two Conditions of Approval.</b>   |                |   |              |
| <b>PROPERTY OWNER/PETITIONER:</b>   |                |              |              |
| Jason Helfer  |                |   |              |
| <b>STAFF CONTACT:</b>   |                |   |              |
| Shelly Paschal<br>Planner<br>(325) 657-4210, Extension 1533<br><a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>   |                |   |              |

**Additional Information:** In November 2019 this building was involved in a vehicular incident. During this incident, a large portion of this building was damaged. The proposed changes for this building are repairing/replacing walls, repair/replacing windows/doors, painting and repairing the ramp.

**River Corridor Master Development Plan (RCMDP):** Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center and The River Front* given its proximity to the Concho River.

The RCMDP indicates that “quality finished materials should be used” and the HPDG states that “materials shall appear to be similar to those used traditionally.” The proposed changes for this building is repairing/replacing walls, repair/replacing windows/doors, painting and repairing the ramp.

The walls will be stucco on the top portion of the wall and then there will be an accent Austin Stone installed along the bottom portion of the walls. The stucco portion of the wall will be white Sherman Williams (SW7647-Crushed Ice) in color and the accent Austin Stone will be off-white in color.

The pillar and the bottom of the ramp on the side of the building will also be constructed with this same accent Austin Stone.

The window frames will not be replaced but the glass panes in the windows will be replaced with the same single pane glass. The trim around the windows will be painted white.

The front roof peaks will be painted with Sherman Williams (SW7674-Peppercorn), which is a blue-gray in color and the front door will be painted this same blue-gray in color. The glass panes in the door will also be replaced and the trim for the door will be white in color.

The side door will be replaced with an identical door to the front door. This side door will also be the blue-gray color with white trim.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC20-09 for all proposed improvements, **subject to the following Two Conditions of Approval:**

1. The colors, dimensions, and materials of the proposed renovations 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 from the Permits and Inspections Division for the proposed renovations.

**Attachments:**

Aerial Map

Future Land Use Map

Zoning Map

Photographs of Site

Building Elevations

Sherman Williams/Austin Stone Color Samples

Application



**Location Map RC20-09**

**Peasant Village Restaurant**

Council District 5 - Lane Carter  
 Neighborhood: Central  
 Scale: 1" approx. = 100 ft

**Legend**

Subject Properties:   
 Current Zoning: **CG/CH**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood Center**



23 South Park Street, being N40' of Lot 6 & S20' of Lot 5 & 10x70' of adj alley, Block 52, Angelo Heights Addition





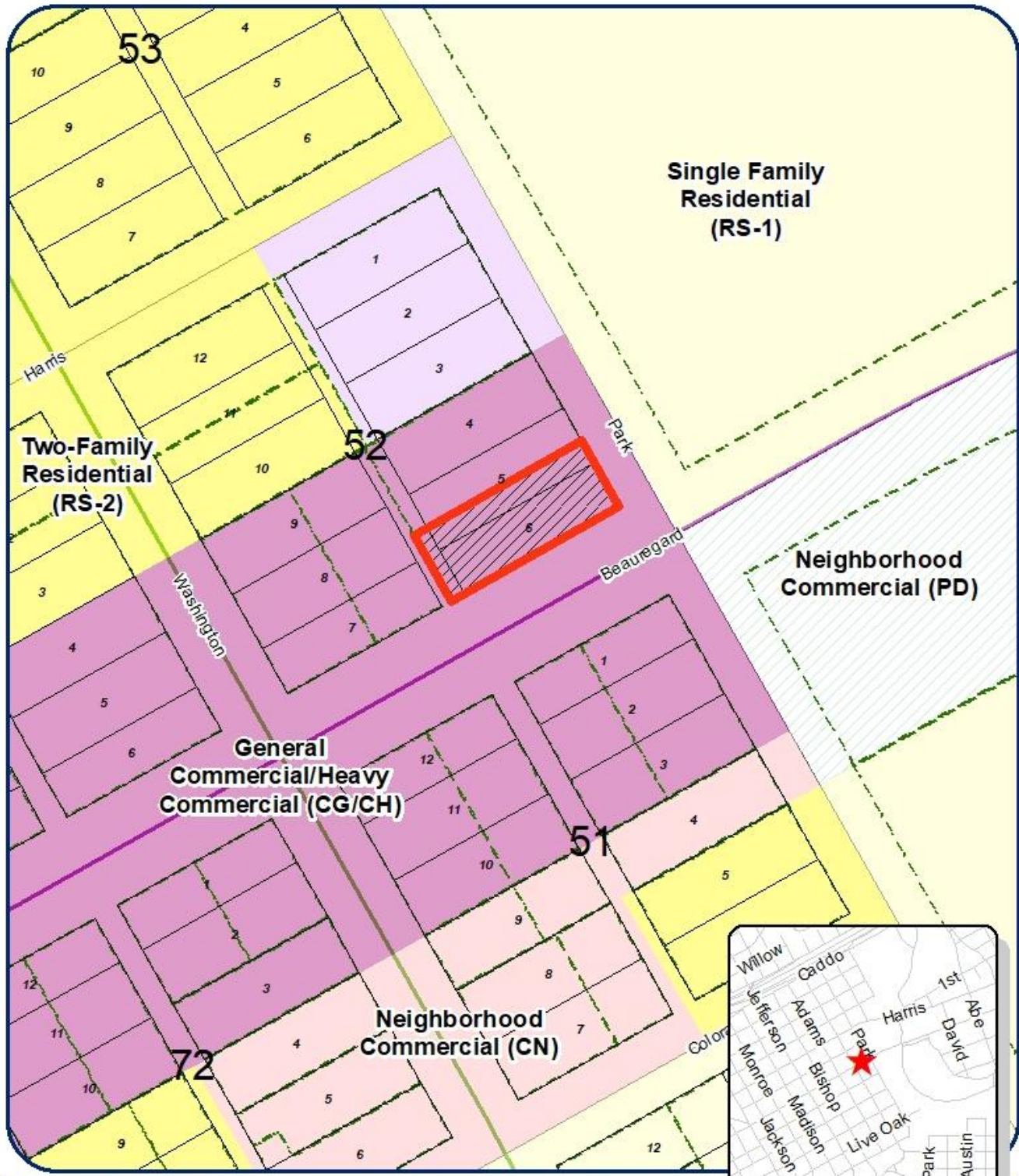
**Location Map RC20-09**  
**Peasant Village Restaurant**  
 Council District 5 - Lane Carter  
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N



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N

Photos of Site



**Building Elevations**

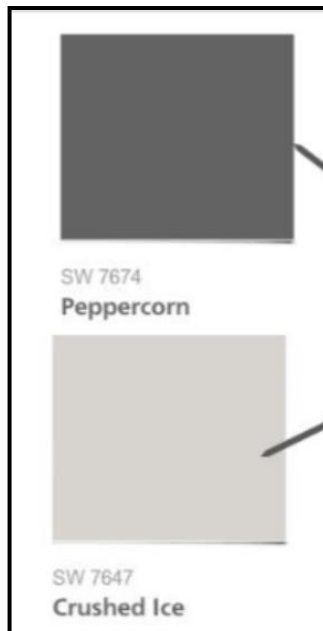




**Building Elevations**



## Color Samples



## Color Samples – Austin Stone



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): Jason Hester

Owner  Representative (Notarized Affidavit Required)

Mailing Address: 23 S. Park St City: San Angelo State: TX Zip Code: 76901

Contact Phone Number: 325-212-9591 Contact E-mail Address: Puchet.Saman@gmail.com

Subject Property Address: 23 S. Park St City: San Angelo State: TX Zip Code: 76901

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

Zoning: \_\_\_\_\_

**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\* White Stucco & Austin Stone, Blue Gray  
Painting of wood and White Trim on Window Replace Glass on Windows  
and Replace Iron work on Handicap Entrance

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: *Car Crushed Into*

*Building Nov 15, 2019 @ 1:35 Am*

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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]*  
 \_\_\_\_\_  
 Signature of licensee or authorized representative

*7-16-2020*  
 \_\_\_\_\_  
 Date

*Jason Heller*  
 \_\_\_\_\_  
 Printed name of licensee or authorized representative

*Pleasant Village Rest*  
 \_\_\_\_\_  
 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 *20* -- *09*    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: \_\_\_\_\_

Nonrefundable fee: \$ *385.00*    Receipt #: \_\_\_\_\_    Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

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