

**DESIGN AND HISTORIC REVIEW COMMISSION – October 8, 2020  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Review		DD20-16: 136 E. Twohig Avenue	
<b>SYNOPSIS:</b>			
<p>The applicant has submitted an application for a Downtown District Overlay Approval for new building façade improvements on the subject property. The proposed improvements include installation of a new wood door and fascia; repainting of an existing door and roof trim; new wood window trim and shutters; new wood ceiling underneath the porch; and two new wall metal sconce lights on the building. The new door with fascia and lights will be located on the south elevation facing East Twohig Avenue; repainting of the existing door will be on the north elevation; and the window and roof trim, new shutters, and ceiling improvements will be on all four elevations (see Additional Information).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
136 East Twohig Avenue		Being Lot 5 and the east 100 feet of Lot 6, Block 6, San Angelo Addition	
<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	0.344 ac.
<b>THOROUGHFARE PLAN:</b>			
<p><b>South Magdalen Street</b> – Urban Local Street, Required: 50’ right-of-way, 40’ or 36’ with a 4’ wide sidewalk pavement; Provided: 100’ right-of-way, 70’ pavement with an 8’ sidewalk</p> <p><b>East Twohig Avenue</b> – Urban Local Street, Required: 50’ right-of-way, 40’ or 36’ with a 4’ wide sidewalk pavement; Provided: 100’ right-of-way, 70’ pavement with variable sidewalk width</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case DD20-16 for all proposed improvements, subject to <b>two Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Lacy Bailey Petitioner: David Mazur			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Additional Information:** The applicant indicates that the intent of the exterior improvements is to enhance curbside appeal of the building’s facades. The existing brick building was constructed in 1987 according to the Tom Green County Appraisal District. Although not historically designated, the property is part of the Downtown District in close proximity to historic buildings downtown, and therefore, careful attention to design and aesthetics should be considered.

**DD20-16 Analysis:**

**River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPDG):** Section 212.D of the Zoning Ordinance requires the construction of any part of a structure, canopy, or awning visible from a public right-of-way to obtain approval from the Design and Historic Review Commission (DHRC). The proposed improvements shall be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) and the Historic Preservation Design Guidelines (HPDG) for the Central Business District.

**New Door and Fascia on South Elevation; Repainting of North Door**

The RCMDP in the Historic City Center states that “patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features.” The HPDG Guidelines further indicate that such ornamentation “are original components that dress up a building and give it a sense of style and character” and that “features important to the character of a door include the door itself, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights. The proposed new wood door on the south elevation, repainting of the existing north door, as well as new fascia around the south door that includes windows, attached columns, and a horizontal cornice is consistent with these policies. The new door will include rectangular paneling and flanking wall sconce lights on the existing brick columns in front (see below). In addition, the new fascia around the door will enhance the prominence of this main building entrance for the future law office and its customers. The fascia will also break up the large barren wall expanse behind the front columns. Finally, a quality wood finish would be used for all the design elements, and the Iron Ore (dark gray) color door and Natural Choice (off-white) fascia will be consistent with the surrounding neighborhood buildings and historic color palette.

**New Window Trim and Shutters, Repainting of Roof Trim on all four Elevations**

The RCMDP policies indicate that “the size and proportion of window and door openings should be similar to those found on adjacent buildings in the area”, and the HPDG Guidelines indicate that “windows in a building should appear similar in height to those seen traditionally” and that “Traditionally, most storefront windows had a vertical emphasis. In addition, “materials and colors should relate to historic precedents apparent in the immediate environment.” The existing windows will be consistent with the buildings in the surrounding area with a vertical orientation. The new shutters will enhance visual appeal, break up the wall expanse, and their Iron Ore (dark gray) color will provide an attractive contrast to the Natural Choice (off-white) window and roof trim. Both color choices are solid, neutral colors consistent with the historic color palette, and the off-white window and roof trim will match the new fascia, while the shutters will match the color of the doors.

**New ceiling underneath roof porch**

The RCMDP indicates that “quality materials promote a sense of permanence and are encouraged. Building materials and texture on the ground floor add to the pedestrian experience, and quality finished materials should be used.” The applicant plans to use finished wood underneath the existing canopy with WATCO Danish oil to provide a protective finish. Planning Staff is in support of natural wood and believes the oil will enhance the longevity of this wood surface.

**New wall sconce lights on South Elevation**

As indicated above, the RCMDP encourages flanking sidelights as “features important to the character of a door”. In addition, “lighting can be used to accentuate columns, indentations in the wall, pilasters, or other features on the façade.” Planning Staff believe the new black metal sconce lights, to the side of the door mounted to the existing brick columns will meet the above policy objectives. There are similar light fixtures directly across the street at the front entrance of Concho Lodge at 135 East Twohig Avenue, and other wall sconce lights have been approved on other nearby buildings including Old Central Firehouse at 200 South Magdalen Street (RCC18-19).

**Recommendation:**

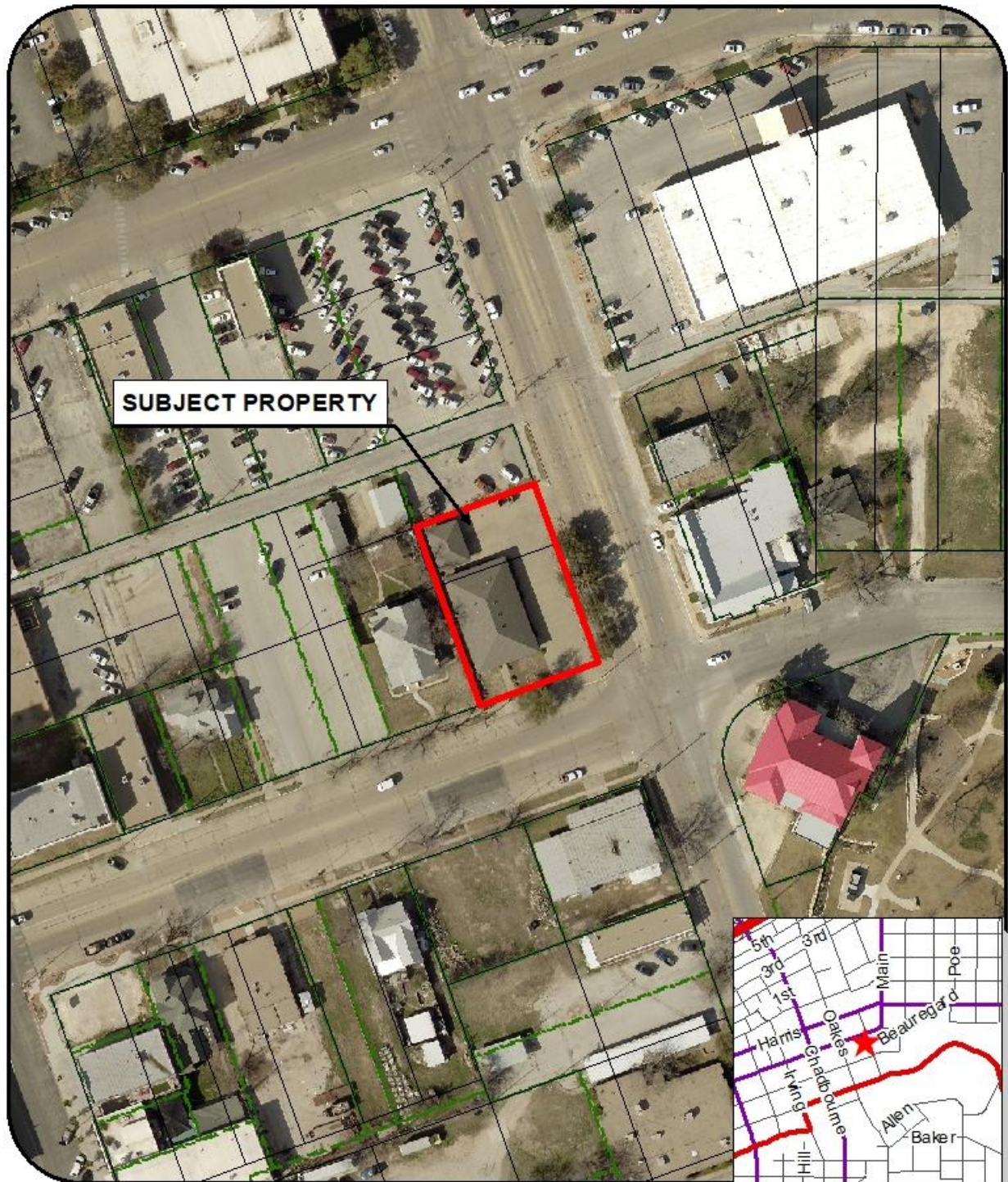
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-16 for all proposed improvements, subject to the following **two Conditions of Approval**:

1. The colors, dimensions, and materials of all improvements 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 all required building and electrical permits from the Building Permits and Inspections Division.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs of Site and Surrounding Area  
Proposed Improvements  
Applications



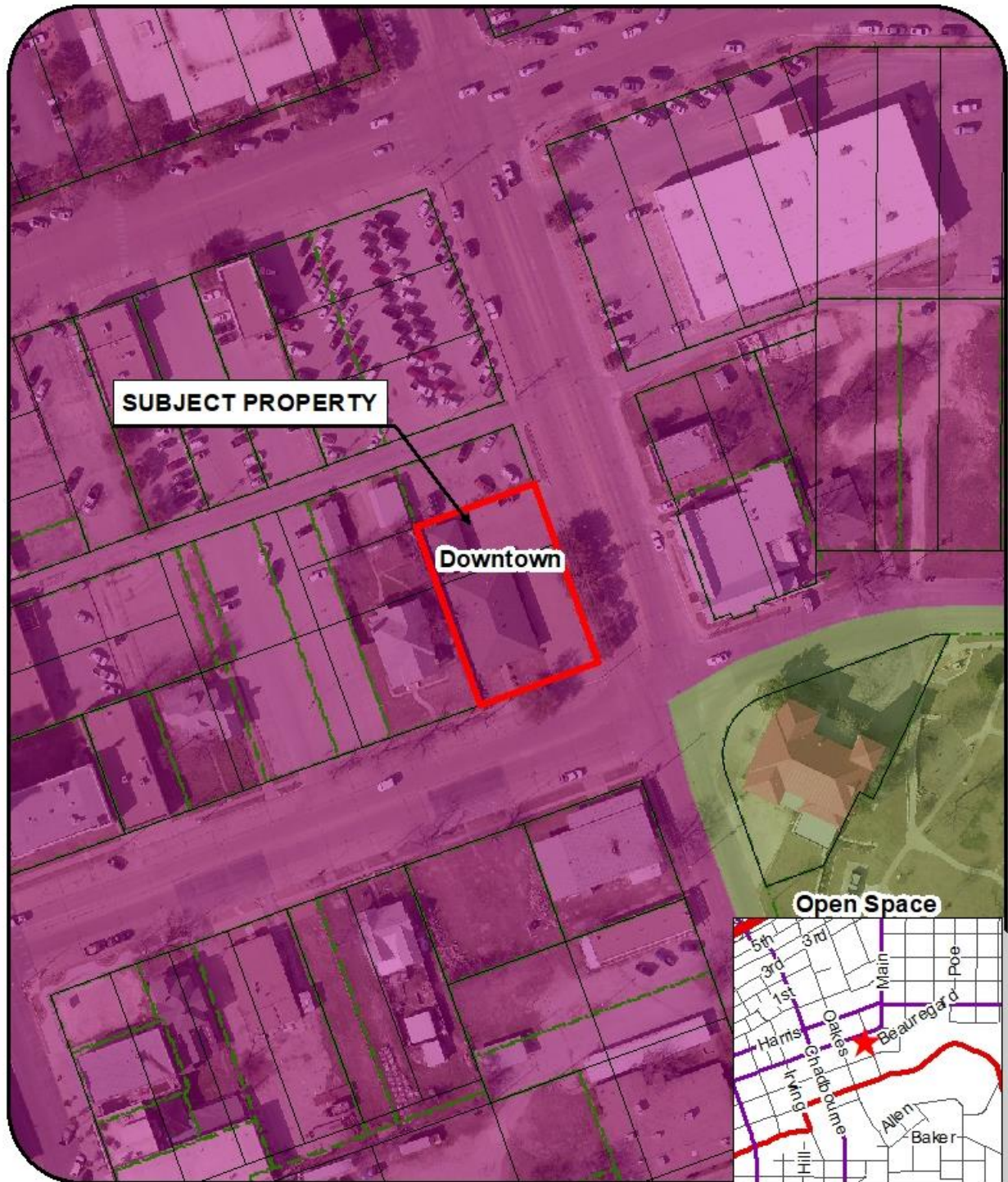


**Downtown District Overlay Case**  
**DD20-16: 136 E. Twohig Ave.**  
Council District: Harry Thomas (SMD#3)  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft  
Subject Property: 136 E. Twohig Avenue

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





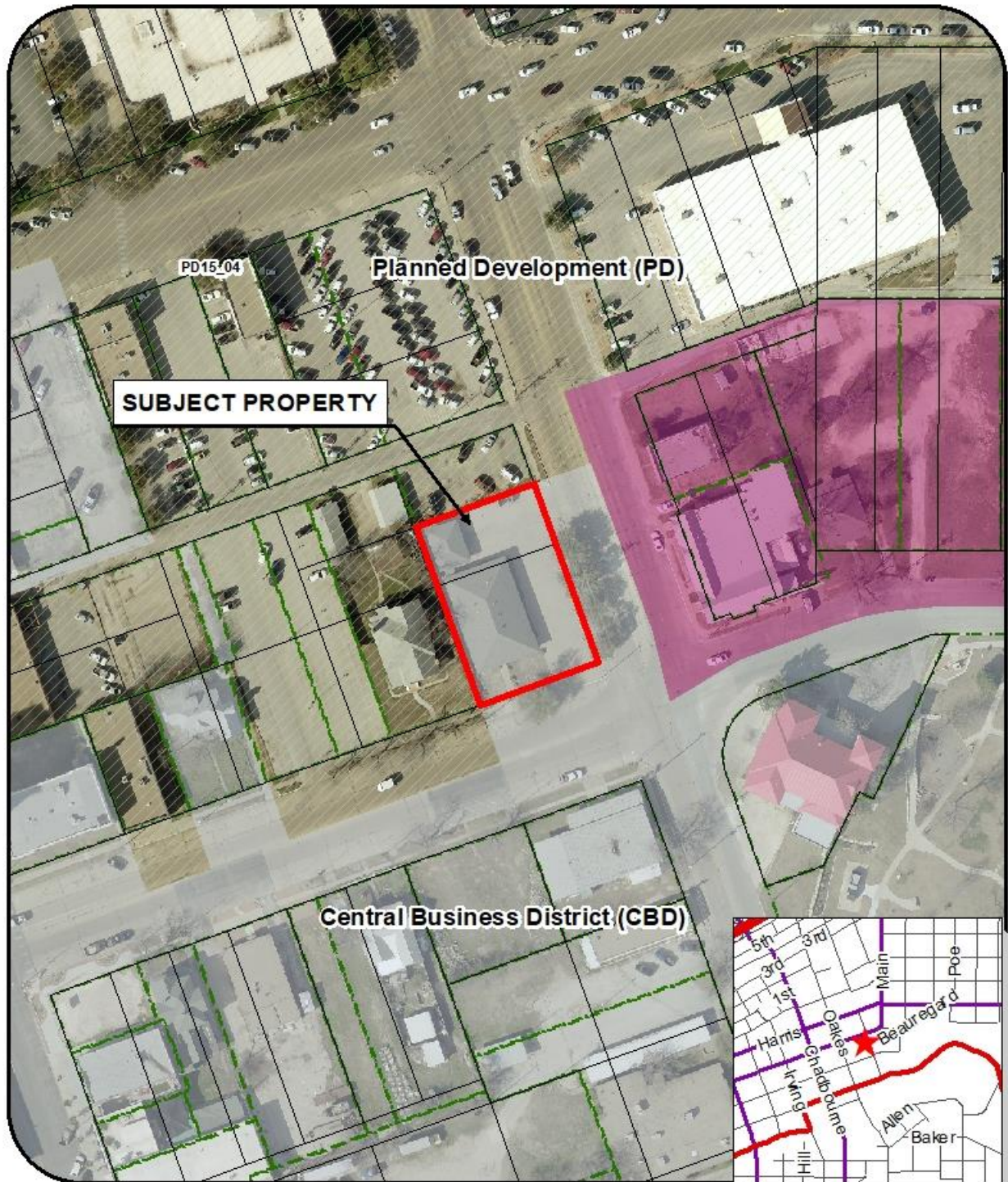


**Downtown District Overlay Case**  
**DD20-16: 136 E. Twohig Ave.**  
Council District: Harry Thomas (SMD#3)  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft  
Subject Property: 136 E. Twohig Avenue


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







**Downtown District Overlay Case**  
**DD20-16: 136 E. Twohig Ave.**  
Council District: Harry Thomas (SMD#3)  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft  
Subject Property: 136 E. Twohig Avenue

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





**Photos of Site and Surrounding Area**

SOUTH BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH SIDE OF PROPERTY



NORTH SIDE OF PROPERTY



## Photos of Site and Surrounding Area

EAST OF PROPERTY (128 E. TWOHIG AVE)



EAST OF PROPERTY (118 S. MAGDALEN ST)



SOUTH AT PROPERTY (135 E. TWOHIG AVE)



SOUTH AT PROPERTY (200 S. MAGDALEN ST)



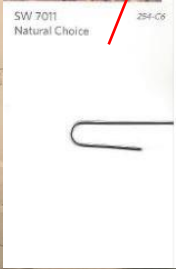
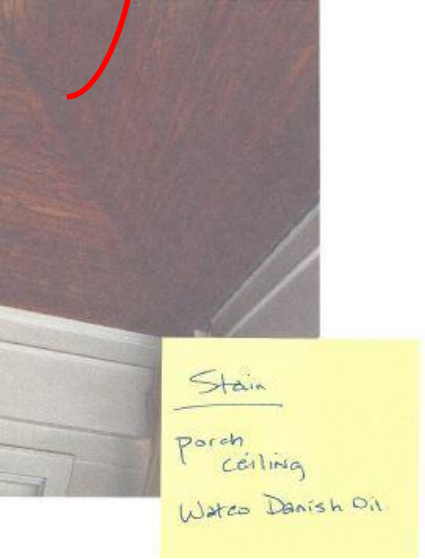


### Proposed Improvements – South Elevation (Twohig Avenue)



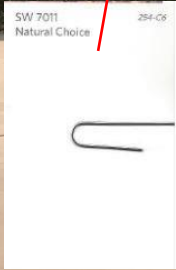


**Proposed Improvements – East Elevation (Magdalen Street)**



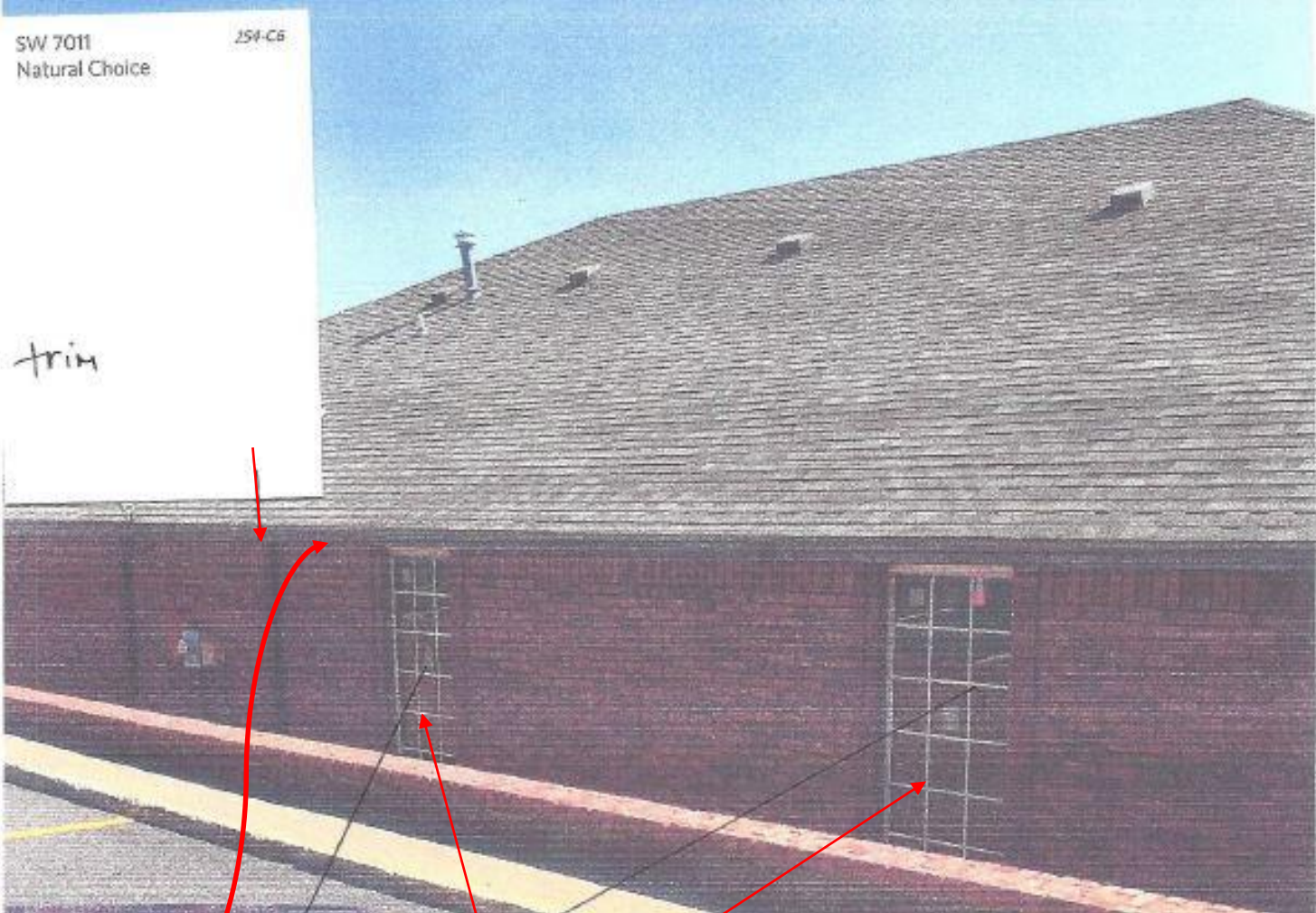


Proposed Improvements – North Elevation



Stain  
Porch  
Ceiling  
Watco Danish Oil

Proposed Improvements – West Elevation




Stain  
Porch  
ceiling  
Watco Danish Oil






Effective January 3, 2017



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



**Application for River Corridor Review**

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**Section 1: Basic Information**

Name of Applicant(s): Lacy Bailey      David Mazur Construction

Owner                       Representative (Notarized Affidavit Required)

1609 Stonetrail Drive                      San Angelo TX                      76904

Mailing Address                      City                      State                      Zip Code

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Contact Phone Number                      Contact E-mail Address

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Subject Property Address                      City                      State                      Zip Code

136 E. Twohig                      San Angelo                      TX                      76903

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

Legal: Acres: 0.344, Lot: 5 & EAST 100 FT OF LOT 6, Blk: 6, Subd: SAN ANGELO ADDITION

Zoning: Commercial

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**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) Exterior Updates for Office Complex at 136 E. Twohig  
are primarily to refresh and add curb appeal to outside facade by painting trim and facia; new exterior  
sconce lighting; add updated details such as 2-panel shutters and painted front door

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Effective January 3, 2017

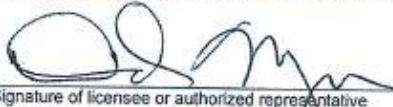
**Section 2 continued: Site Specific Details**

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: The owners  
are wanting to enhance the appearance of their building by adding some character and street appeal.  
The addition of the shutters and new trim color are minimal modifications (within the guidelines of the DHRC)  
that will add a fresh, clean and more attractive view of the property

**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.

  
 Signature of licensee or authorized representative

8-1-2020  
 Date

David Mazur  
 Printed name of licensee or authorized representative

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.: REC DD 20-16    Related Case No.: \_\_\_\_\_    Date Related case will be heard: 9/17/20


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

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



**DESIGN AND HISTORIC REVIEW COMMISSION – October 8, 2020  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Overlay		DD20-19: 139 West Concho Avenue	
<b>SYNOPSIS:</b>			
Downtown San Angelo, Inc. is requesting for a Downtown District approval of a new gateway structure. This new gateway structure is located in the public right-of-way at 139 West Concho Avenue. The purpose of the gateway is to welcome residents and visitors to Historic Downtown San Angelo.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
139 West Concho Avenue		Located in the public right-of-way, over West Concho Avenue at the intersection of West Concho Avenue and South Randolph Street	
<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	N/A
<b>THOROUGHFARE PLAN:</b>			
<i><b>West Concho Avenue</b></i> – Major Arterial Street , 80’ ROW required (100’ Existing), 64’ pavement required (70’ provided)			
<i><b>South Randolph Street</b></i> – Urban Local Street, Required: 50’ right-of-way (105’ Existing), 40’ or 36’ with a 4’ wide sidewalk pavement required (70’ with a sidewalk provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case DDO20-19, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Downtown San Angelo, Inc. Del Velasquez Monica Ramos			
<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:** The purpose of the gateway is to welcome residents and visitors to Historic Downtown San Angelo. According to the applicant, the gateway will contain two pillars to support the signage and custom arched steel truss. The bottom sections of the pillars will match the stone on the First Financial Bank’s signage. The steel truss and signage will be powder coated in “urban bronze”. The signage will be fabricated with black raised lettering and will contain gooseneck lights to illuminate the lettering. There will also be one gooseneck light on each pillar facing the sidewalk.

**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 structures 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 Downtown District 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.

**Gateway**

The RCMDP states that “a sense of entry should be incorporated within the development, by using signage and landscaping.” The gateway into our historic city center absolutely provides a sense of entry for our downtown. This sign will be large and will expand over West Concho Avenue giving a full indication that you are now entering into San Angelo’s Downtown area by going under this archway.

The RCMDP also states that “development that is visible from or adjacent to the river should have well-designed façades on all sides.” This proposed structure expanding over the street right-of-way can be seen from the river. This sign is not double-sided, but the side that can be viewed from the river has a well-designed façade and will promote a sense of entering into the historic downtown.

According to the RCMDP, “decorative and functional lighting should be compatible with the design and should enhance the design and safety of the site.” The proposed gateway sign does have proposed gooseneck lights attached to have a decorative enhancement and will also be functional by providing lights to both the sign and the adjacent sidewalk.



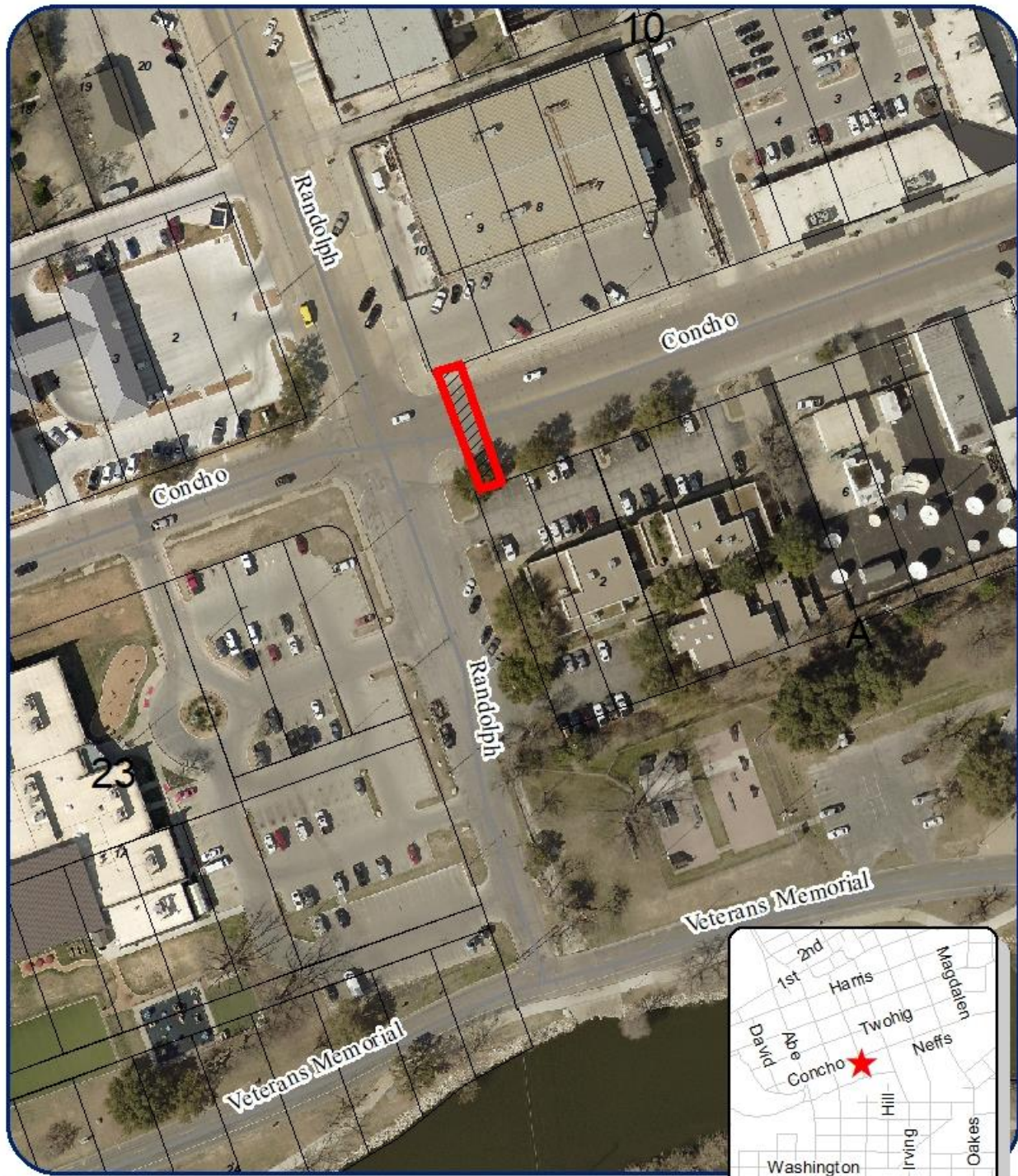
**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-19, a request for an approval of a new gateway structure, located at 139 West Concho 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.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Proposed gateway  
Example of similar stone  
Color sample and sample lights (waiting on from applicant)  
Proposed placement  
Photograph of location  
Application



**Location Map DD20-19**  
**Concho Avenue Gateway**  
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**



Being 139 West Concho Avenue, located within the public right-of-way





**Location Map DD20-19**  
**Concho Avenue Gateway**  
 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



Being 139 West Concho Avenue, located within the public right-of-way



**Location Map DD20-19**  
**Concho Avenue Gateway**  
 Council District 3 - Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

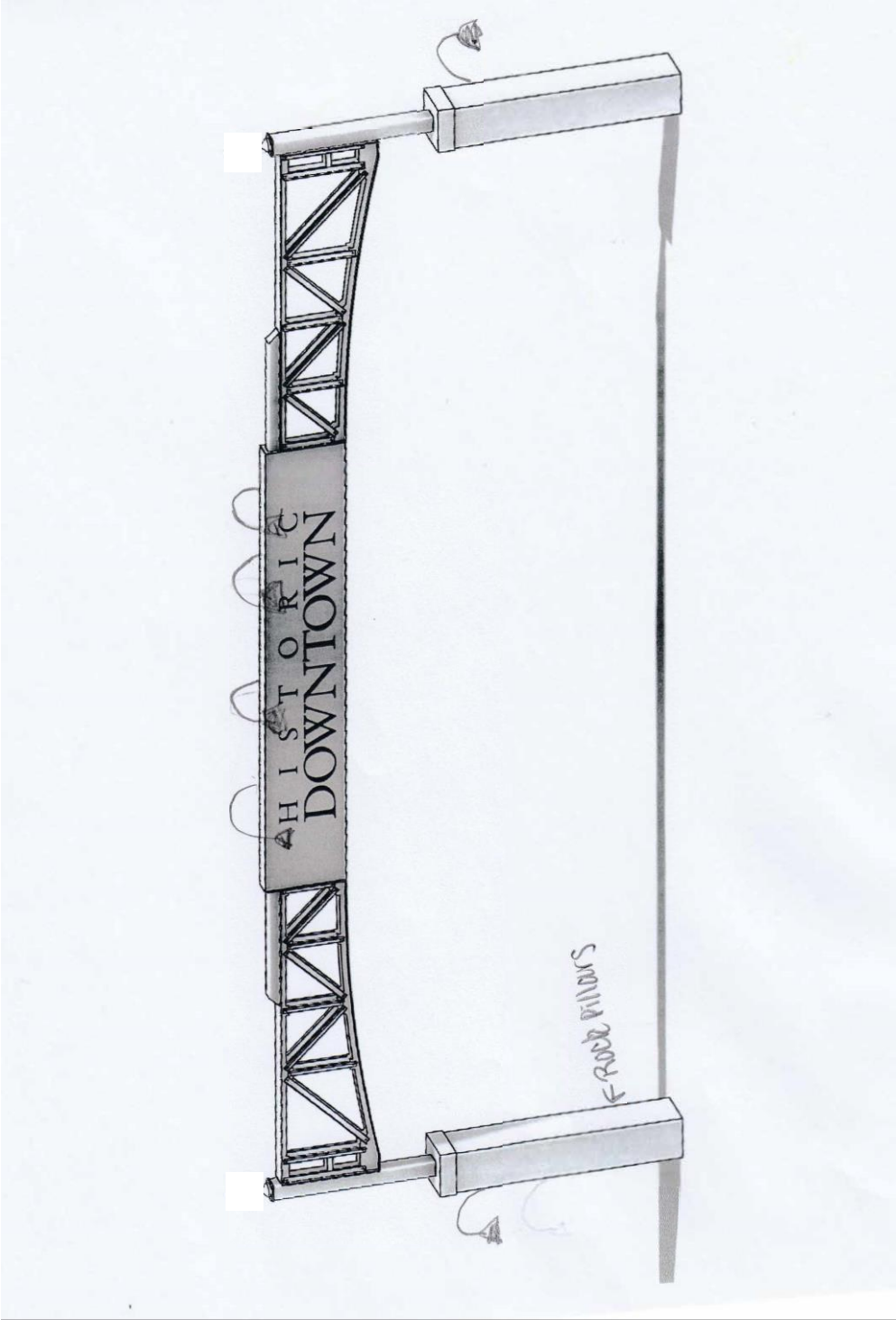
**Legend**  
 Subject Properties:    
 Current Zoning: **CBD**  
 Requested Zoning Change: **N/A**  
 Vision: **Downtown**



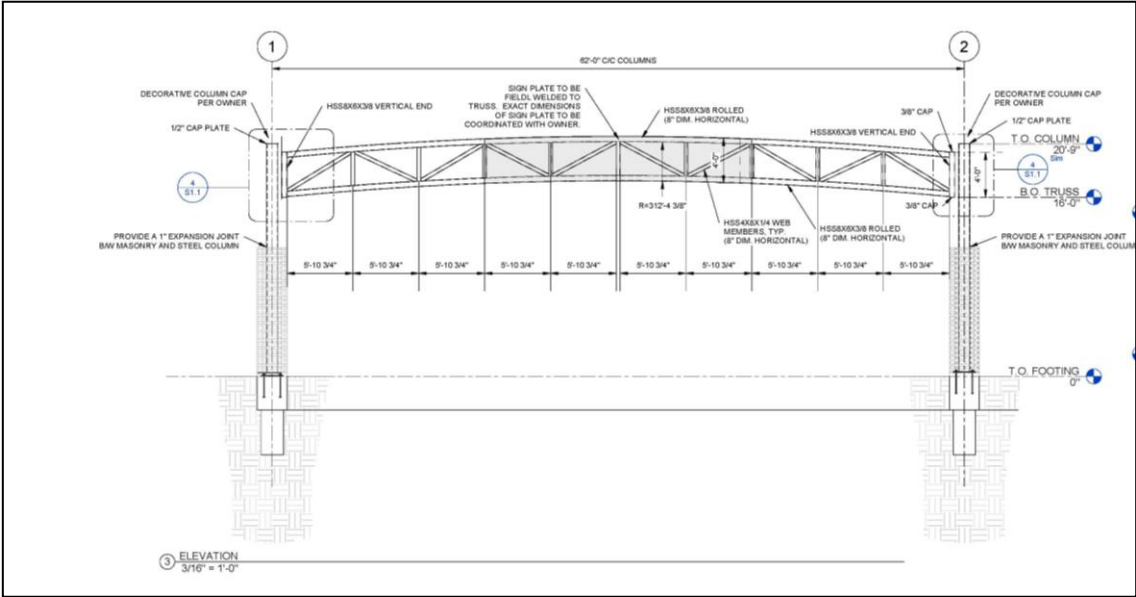
Being 139 West Concho Avenue, located within the public right-of-way



Proposed gateway



**Proposed gateway**



**Example of similar stone proposed**



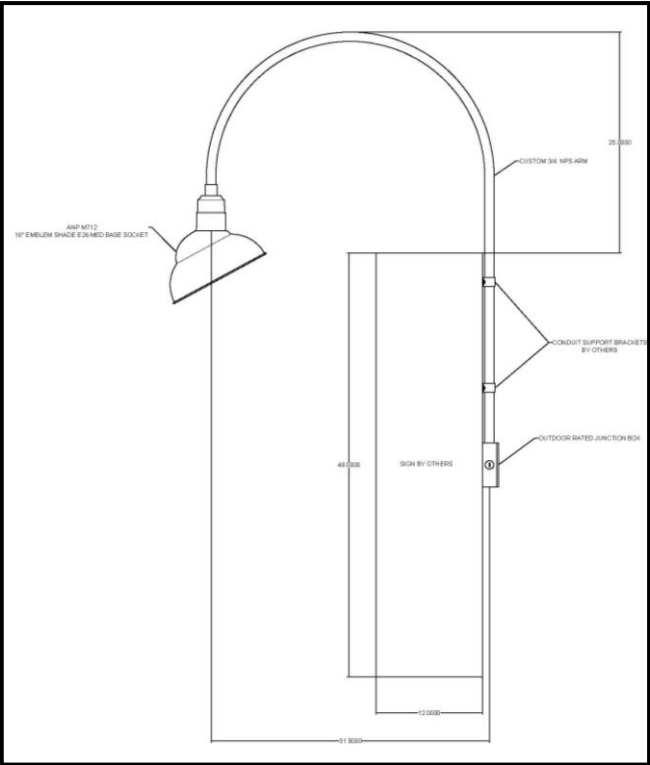


**Proposed color sample**



Brushed brass, an antique, historic bronzed color

**Example of gooseneck lights**



**Proposed placement of gateway**





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): Downtown San Angelo, Inc.  
 Owner  Representative (Notarized Affidavit Required)

24 W Concho Ave San Angelo TX 76903  
 Mailing Address City State Zip Code

325-655-2345 director@dtsa.org; manager@dtsa.org  
 Contact Phone Number Contact E-mail Address

within the right of way of S Randolph St and W Concho Ave San Angelo Tx 76903  
 Subject Property Address City State Zip Code

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

Zoning: Downtown District

**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\* The Concho Avenue Gateway will be placed within the right of way of S. Randolph St. and W. Concho Ave. The gateway will contain two pillars to support the signage and custom arched steel truss. The bottom sections of the pillars will have match the stone on First Financial Bank's signage. The steel truss and signage will be powder coated in urban bronze. The signage will be fabricated with black raised lettering and will contain gooseneck lights to illuminate the lettering. There will be 1 gooseneck light on each pillar facing the sidewalk path.

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 purpose of the gateway is to welcome our community and tourists to Historic Downtown San Angelo.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.**

Monica Ramos for Del Velasquez      9/10/2020  
Signature of licensee or authorized representative      Date

Monica Ramos for Del Velasquez  
Printed name of licensee or authorized representative

Downtown San Angelo, Inc./Executive Director  
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 – October 8, 2020**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RC20-10: 23 South Poe Street	
<b>SYNOPSIS:</b>			
The applicant has requested River Corridor approval from the Design and Historic Review Commission (DHRC) for the construction of a new single-family home, located at 23 South Poe Street.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
23 South Poe Street; generally located west of the intersection of Tarver and South Poe Street		Being S215' of Lots 5 & 6, Block 20, Frary Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Fort Concho East Neighborhood	RS-1	Neighborhood	0.680 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>South Poe Street</b> – Urban Local Street, 50' ROW required (36' existing), 40' pavement or 36' with a 4-foot sidewalk required (23' existing)</p> <p><b>Tarver Street</b> – Urban Local Street, 50' ROW required (50' existing), 40' pavement or 36' with a 4-foot sidewalk required (25' existing)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for RC20-10, subject to <b>Three Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Jose & Dianna Nava			
<b>STAFF CONTACT:</b>			
Shelly Paschal Planner (325) 657-4210, Extension 1533 <a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>			

**Additional Information:** The applicant is wanting to build their retirement home on the subject property. They plan on upgrading the landscaping on the property which will include oak trees, some blooming flowers, shrubs around the house and grass. They also plan on adding a 3-car garage in the future. The applicant has also been informed that they must replat this property before any construction can begin for this home.

The home will be a single-story home with 3 bedrooms and 2.5 bath home. This home is proposed to be a 1,785 square feet home. The walls will be stucco and will be painted Guantlet Gray - Sherman Williams (SW7019) in color. The trim around the windows and the doors will be Flat White (K47W01951). The roof is proposed to be a metal roof and will be a dark gray in color. All proposed construction will be compliant and up to City Codes the construction of a new single-family home.

**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)* and *The River Front* given its proximity to the Concho River.

The RCMDP indicates that “New infill development should be designed to retain and enhance the appearance of the street frontage. Landscaped front yards, street trees, fences and low walls are important elements of the neighborhood setting.” The applicant is following the guideline by proposing upgrading the landscaping to provide a more appealing view of the property by adding landscaping. This property is currently vacant and a new residential home will enhance this property by providing a sense of desire and be more appealing with a pleasant view from the river.

The RCMDP also indicates that “The primary entrance should be located facing the street and should be visible from the street.” The applicant is proposing to face the primary entrance for this new home towards the street. Therefore, the applicant is complying with this standard.

According to the RCMDP, “A sense of open space should be preserved in front, side and rear yards. Secondary structures should be located at the rear of residential lots. Building forms should be located on a lot to preserve and define usable open space remaining on the lot.” The subject property is a relatively large lot and the construction of a new home will still provide a sense of open space and still be able to provide a large area for open space for this property.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC20-10 for the construction of new single-family home, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials of the proposed renovations shall be consistent with

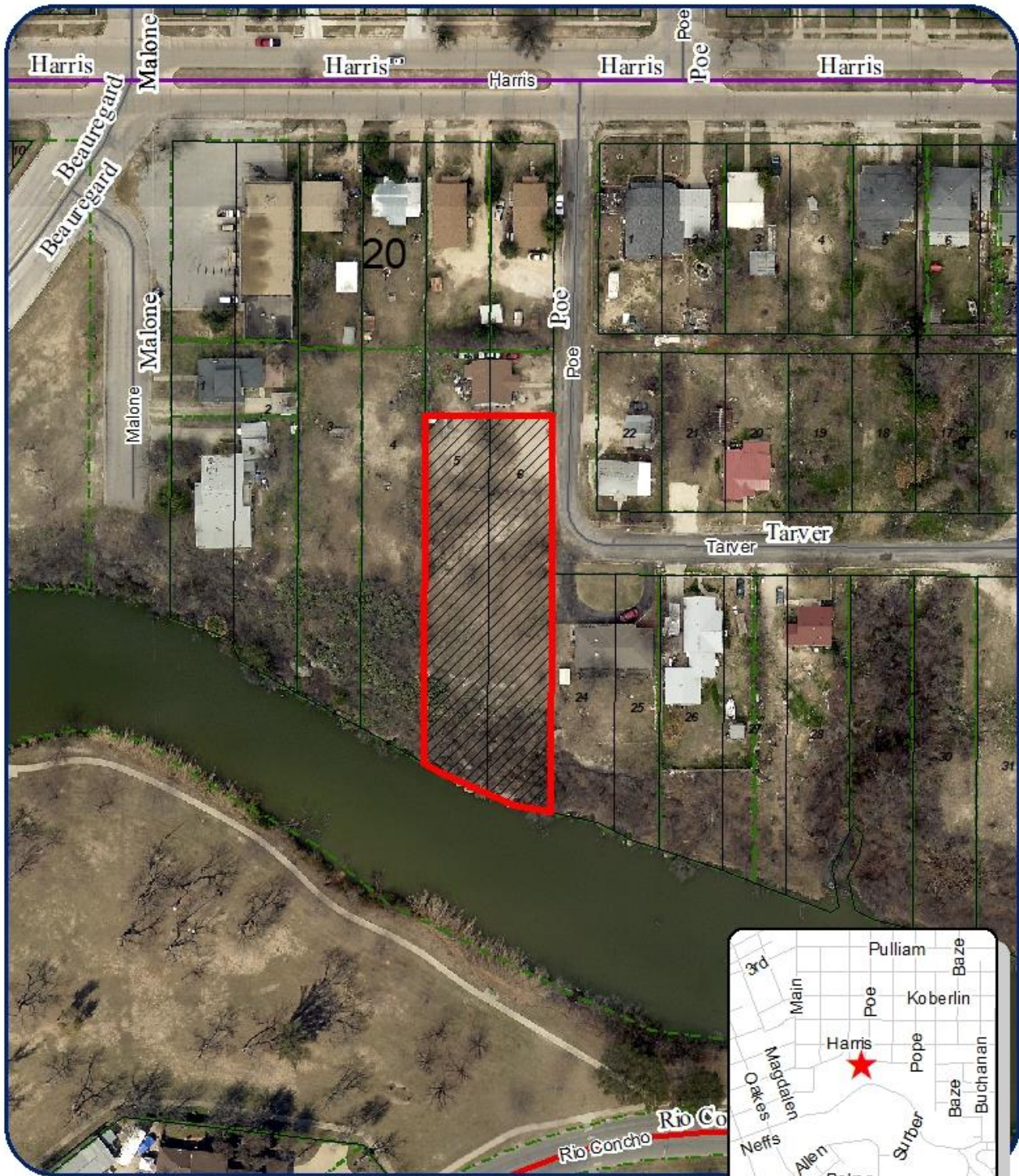


the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.

2. The applicant shall obtain required permits from the Permits and Inspections Division for the proposed renovations.
3. The roofing material shall not be reflective or shiny in color.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photograph of Site  
Building Elevations  
Site Plan  
Color Samples  
Application




**Location Map RC20-10**

**23 South Poe Street**

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

**Legend**

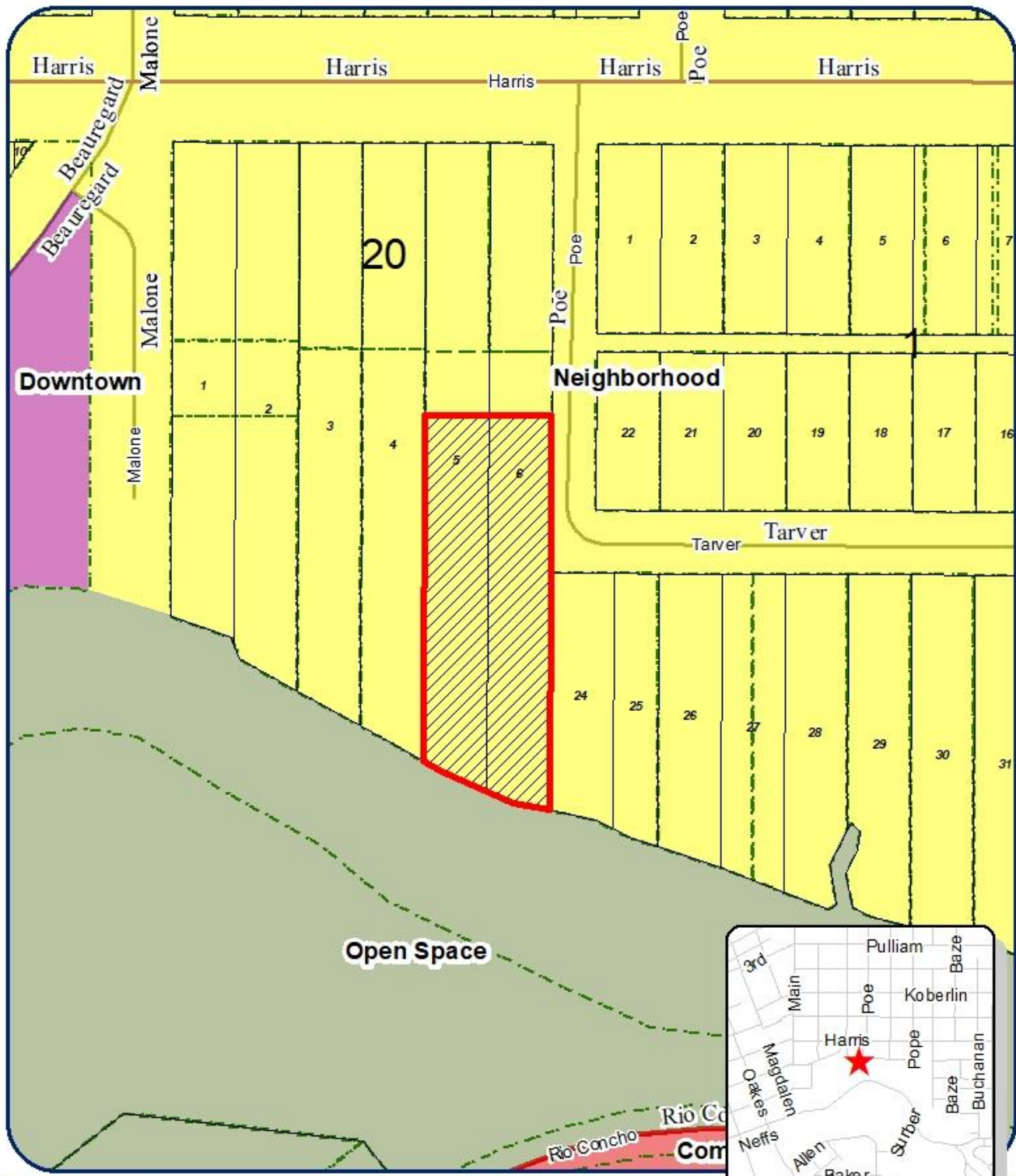
- Subject Properties: 
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**

N



Being S215' of Lots 5 & 6, Block 20, Fray Addition





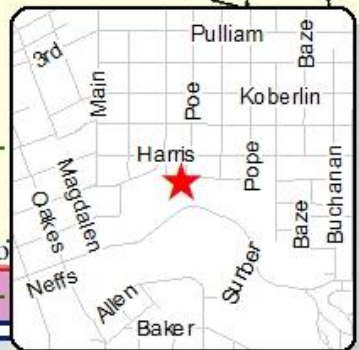
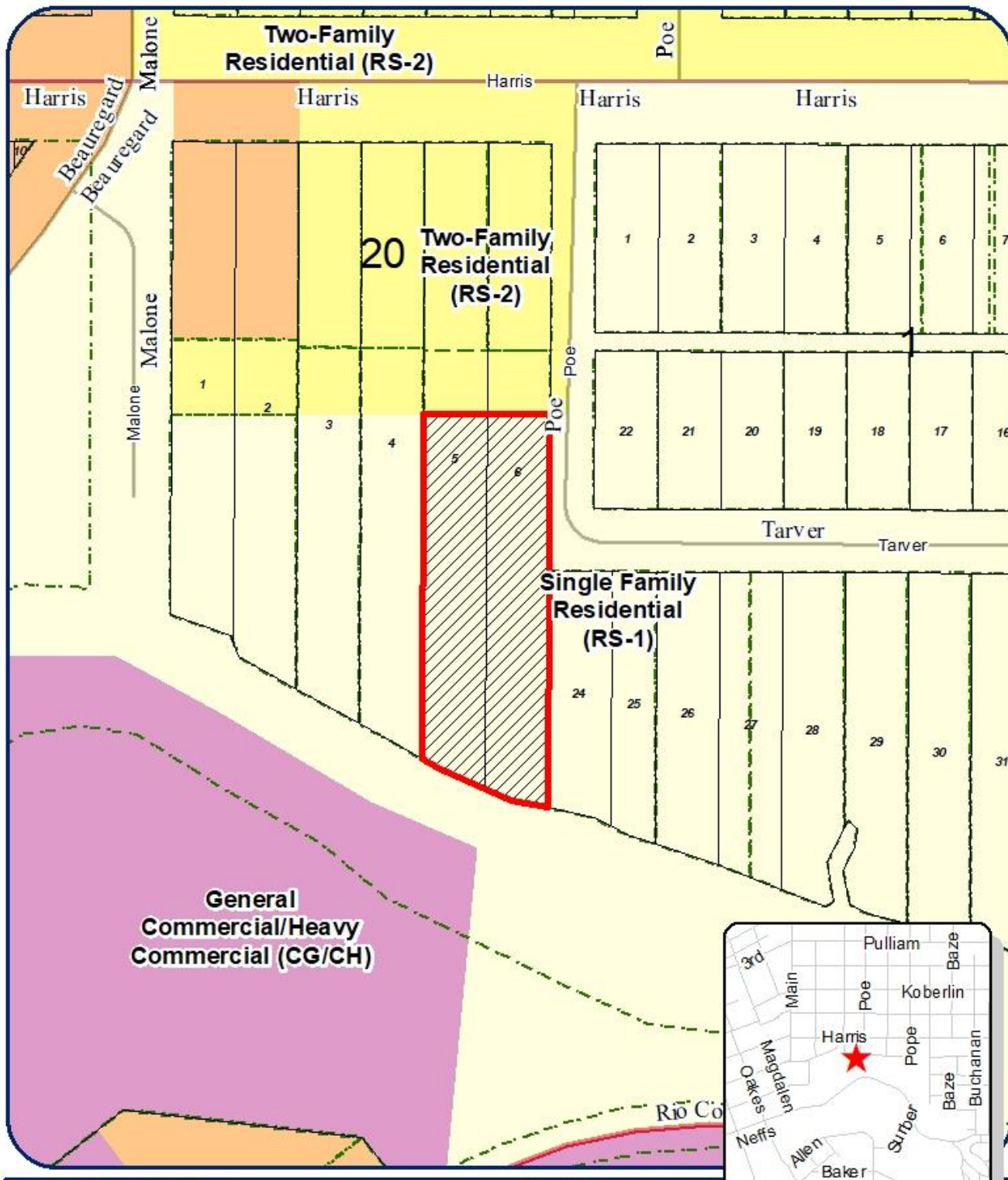


**Location Map RC20-10**  
**23 South Poe Street**  
 Council District 3 - Harry Thomas  
 Neighborhood: Fort Concho East  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: **RS-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**

Being S215' of Lots 5 & 6, Block 20, Frary Addition

N  
  




**Location Map RC20-10**  
**23 South Poe Street**  
 Council District 3 - Harry Thomas  
 Neighborhood: Fort Concho East  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: **RS-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**

Being S215' of Lots 5 & 6, Block 20, Frary Addition



N  
  




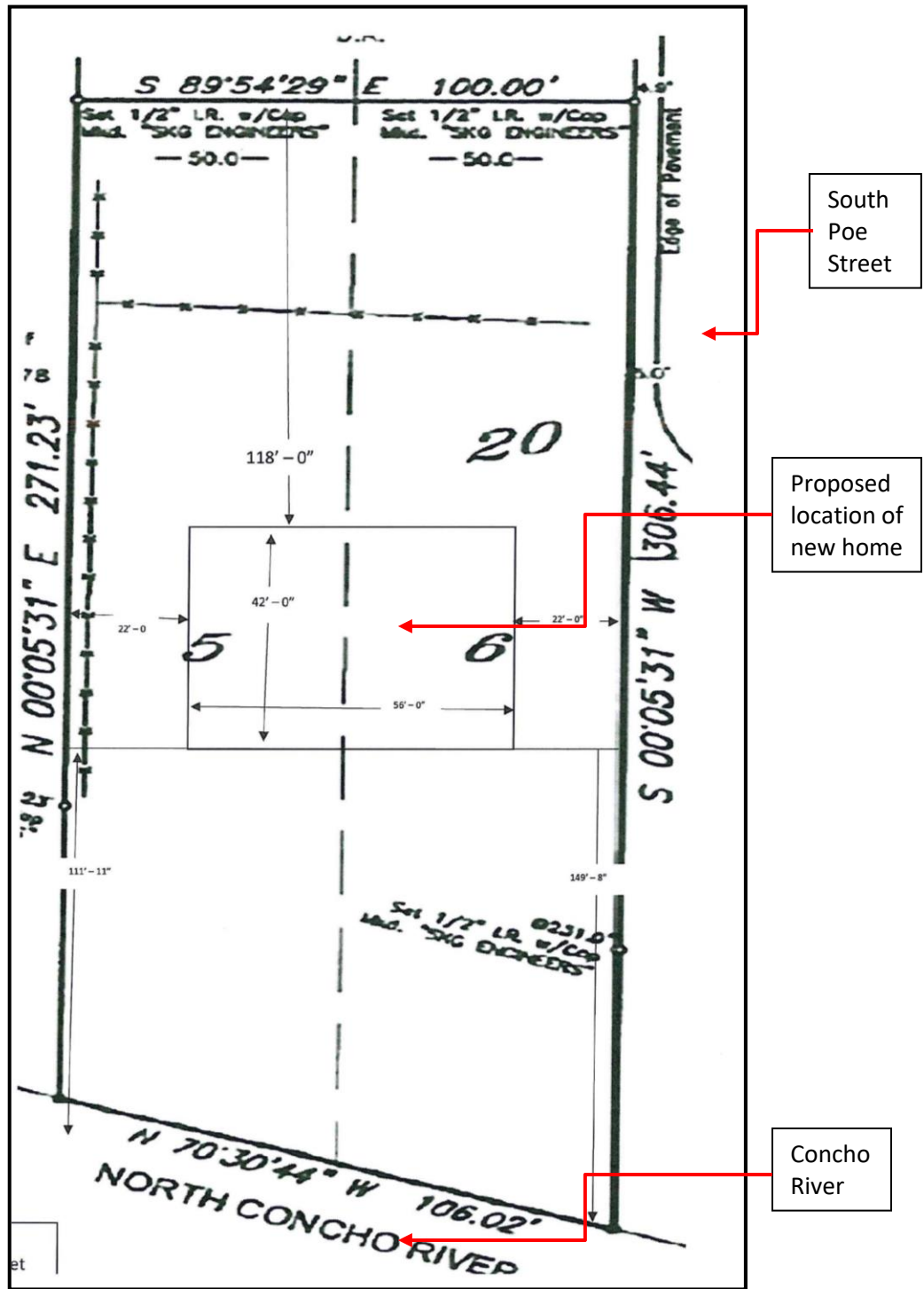
Photo of Site







Site plan



## Color Samples

### Exterior Colors:



This is an example of the color palettes we plan to use for the exterior of the house.

Material	Description	Color
Stucco	Exterior walls to be stucco	Gauntlet Gray SW 7019
EIFS / Trim	EIFS / Trim around windows and doors	Flat White # K47W01951

SW 7019  
**Gauntlet Gray**  
Interior / Exterior  
Location Number: 244-C6



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): Jose & Dianna Nava

Owner  Representative (Notarized Affidavit Required)

1054 Woodhaven Circle Rockwall, TX 75087

Mailing Address City State Zip Code

972-822-6364 dianna.nava@phhs.org or sisterdi69@yahoo.com

Contact Phone Number Contact E-mail Address

26 S. Poe Street San Angelo, TX 76901

Subject Property Address City State Zip Code

Lots 5 & 6 (Save and Except the N. 215'), Block 20 Frary Addition

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\* \_\_\_\_\_

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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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Joe L. Nava  
Signature of licensee or authorized representative

8/17/2020  
Date

Joe L. Nava  
Printed name of licensee or authorized representative

JLN Construction (selfEmployed)  
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: \_\_\_\_/\_\_\_\_/\_\_\_\_