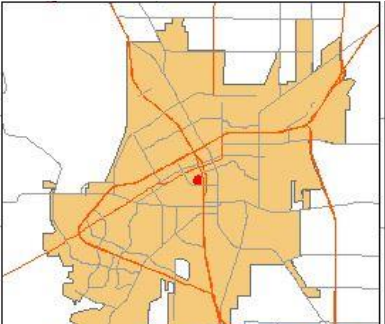


**DESIGN AND HISTORIC REVIEW COMMISSION – August 19, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor District Review		RC21-04: 610 W. Avenue C	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a River Corridor approval to allow the construction of various improvements onto the existing single-family dwelling and property. The rear of the property faces the Concho River which requires attention to design elements and colors that are not too bright or intense, and that blend with the surrounding area along the River. The improvements include 1) front/south &amp; east: a new garage addition with breezeway and portico over door 2) rear/north: removal of rear glassed-in patio to create an outdoor patio space and new windows; 3) west: new doors with porch extension; 4) new paint colors and replacement of siding with board and batten style siding; and 5) outdoor kitchen with rock wall.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
610 W. Avenue C		Park Heights Addition, Part of Block 1	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #5 – Lane Carter Santa Rita Neighborhood	Single-Family Residential (RS-1)	Neighborhood	8.59 acres
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of RC21-04, <b>subject to three Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner/Petitioner: Carey and Rusty Rumbaugh			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**River Corridor Master Development Plan (RCMDP):** Section 212.D.1.a 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 from the Design and Historic Review Commission (DHRC). All improvements shall also be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) for Infill Housing in Traditional Neighborhoods. These policies state that:

- “New infill development should have a comprehensive architectural theme that includes the building form, siding materials, material colors, window proportions, roof forms, and other building elements that combine to create a pleasing whole.”
- “Some elements, such as traditional patterns for windows and doors, should reflect the scale and patterns found in the neighborhood;” and,
- “A mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood, yet add new character.”

**1) Front/south & east: a new garage addition with breezeway and portico over door**

Staff believes that these improvements are consistent with the RCMDP policies above. The new garage will be bricked to match the main brick façade on the house with the same shingled roof. It will be painted nano white with midtown “beige-gray” trim that will match the house once improvements are complete. The new portico above the front door and lantern lights on the garage provide new elements that still maintain the traditional look of the home, consistent with other homes in the area.

**2) Rear/north: removal of rear glassed-in patio to create an outdoor patio space and new windows**

Staff believes that the applicant’s changes on this elevation will greatly enhance the River view of this home. The existing glass patio/vestibule appears outdated and removing the glassed area for an outdoor patio with new French windows along the house wall provides an aesthetically pleasing enhancement.

**3) West: new doors with porch extension**

The applicant is adding two sets of double doors over where some of the kitchen windows used to be, and adding a porch over these doors. Staff is satisfied these changes will enhance the west side of the home which has less articulation than the rest of the house.

**4) West: new paint colors and replacement of siding with board and batten style siding**

Staff is satisfied with the siding modifications to board and batten. From visual inspection, the current siding is deteriorating and new siding would enhance the visual appeal of the home from the street and river. This part of Santa Rita includes a wide range of architectural styles including siding on other homes in close proximity. Therefore, Staff supports this material change.

**5) Outdoor kitchen with rock wall.**

The outdoor kitchen will be located at the end of the driveway at the northeast corner of the property facing the river. The kitchen will include a curved rock wall (see attached photo sample) with fireplace, and BBQ. The rock wall is a high quality stone consistent with other outdoor structures in the area including on the adjacent Sugg historic property.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** RC21-04, **subject to three 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 permits from the Permits and Inspections Division.
3. All buildings and structures including additions must comply with zoning setbacks and development standards, unless varied by the Zoning Board of Adjustment.

**Attachments:**

Location Map  
Photographs  
Concept Plan and Floor Plan  
South and East Elevations with colors  
North and West Elevations with colors  
Outdoor Kitchen  
Application



**River Corridor District Approval**

**RC21-04: 610 W. Avenue C**

Council District: Lane Carter - District 5

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

**610 W. Avenue C**

**Legend**

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



Photos

East (front)



West



Photos

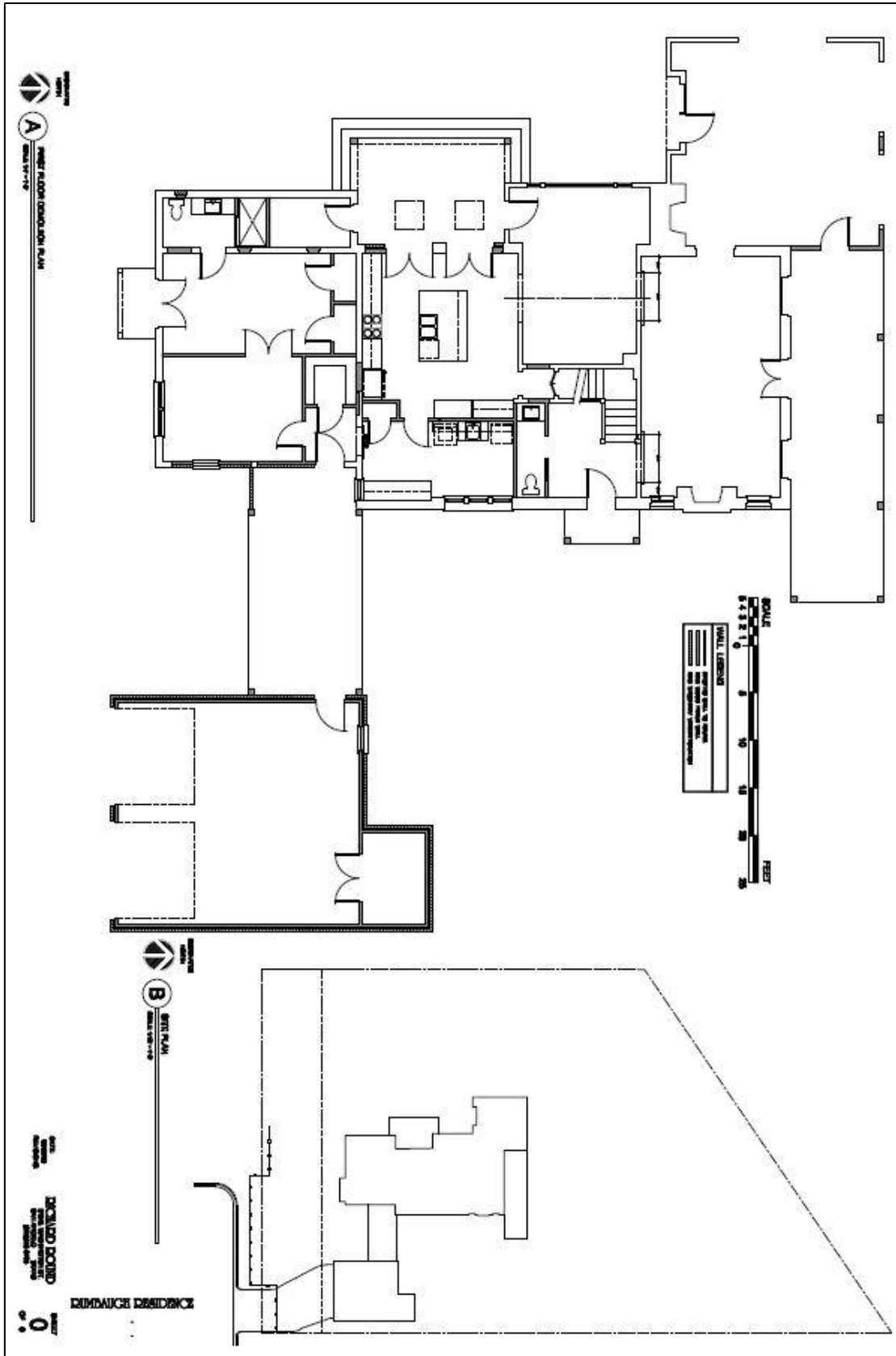
South



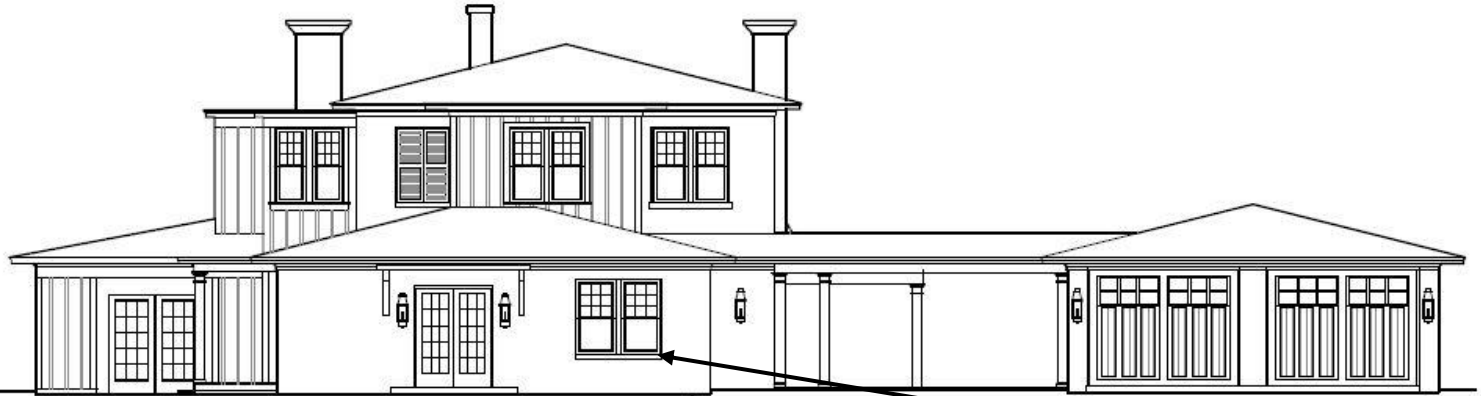
North (rear)



**Concept Plan and Floor Plan**



### South and East Elevations



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



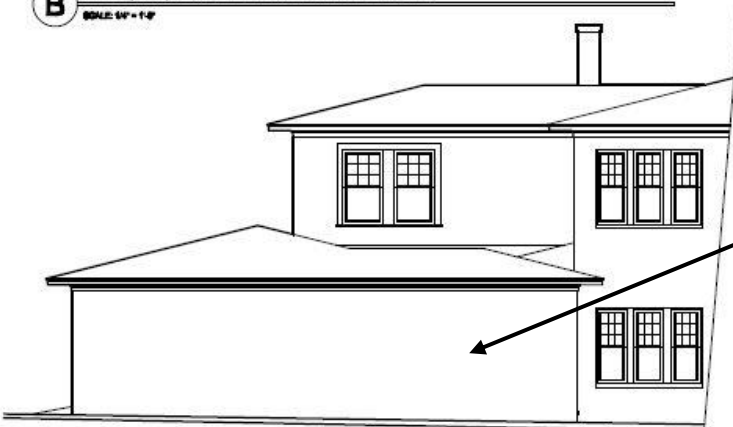
**B** RIGHT (EAST) BUILDING ELEVATION INSIDE COURTYARD  
SCALE: 1/4" = 1'-0"



EXTERIOR OF BUILDINGS



DOORS and SHUTTERS



**C** RIGHT (EAST) BUILDING ELEVATION OUTSIDE COURTYARD  
SCALE: 1/4" = 1'-0"



North and West Elevations



**A** REAR (NORTH) BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"



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



DOORS and  
SHUTTERS




EXTERIOR OF  
BUILDINGS

Outdoor Kitchen




Effective January 3, 2017

		City of San Angelo, Texas – Planning Division 52 West College Avenue			
<b>Application for River Corridor Review</b>					
<b>Section 1: Basic Information</b>					
Name of Applicant(s): <u>Carey &amp; Rusty Rumbaugh</u>					
<input type="checkbox"/> Owner <input type="checkbox"/> Representative (Notarized Affidavit Required)					
<u>17 Maravilla Circle</u>		<u>Odessa</u>	<u>TX</u>	<u>79765</u>	
Mailing Address		City	State	Zip Code	
<u>8068916844</u>		<u>dubhsheepholdings@gmail.com</u>			
Contact Phone Number		Contact E-mail Address			
<u>610 W. Ave C</u>		<u>San Angelo</u>	<u>TX</u>	<u>76903</u>	
Subject Property Address		City	State	Zip Code	
Acres: <u>0.736</u> , Blk: <u>1</u> , Subd: <u>PARK HEIGHTS ADDITION, PART OF BLK 1 BEING 153'X 455'</u>					
Legal Description (can be found on property tax statement or at <a href="http://www.tomgreenead.com">www.tomgreenead.com</a> )					
Zoning: <u>Residential</u>					
<b>Section 2: Site Specific Details</b>					
<b>Proposed Work:</b>					
<input type="checkbox"/> New construction in the Corridor over 1200 square feet.					
<input checked="" type="checkbox"/> Remodeling the exterior of an existing building in the Corridor.					
<input type="checkbox"/> Moving of an existing building to a lot within the Corridor.					
<input type="checkbox"/> Signs over 50 square feet in the Corridor.					
<input type="checkbox"/> Request for subdivision approval of any kind within the Corridor.					
<input type="checkbox"/> Illuminated sign in the Corridor (any size)					
Specific details of request: *use separate attachment if necessary* <u>See separate attachment with proposed work and detail.</u>					
_____					
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**DESIGN AND HISTORIC REVIEW COMMISSION – August 19, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor District Review		RC21-05: 203 N. Abe St.	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a River Corridor approval to allow the construction of automotive shade structures, located at 203 N. Abe Street. The applicant is an existing automotive dealership and desires the shade structures to protect vehicles from inclement weather such as hail. Covering the remainder of the lot, as proposed, would result in 119,630 square feet of structures. On August 2, 2021, the applicant applied for variances to the Zoning Board of Adjustment (ZBA) to allow 0-foot front yard setbacks (no setback) from the property lines facing N. Abe St. and W. 1<sup>st</sup> Street in lieu of the required 25 feet. The item was tabled by the ZBA to resolve issues City staff had raised, mainly from Engineering Services that the 20' utility easements adjacent to N. Abe St. and W. 1<sup>st</sup> St. are required to be unencumbered of any obstructions, as well a 15' distance on either side of a city water main which runs through the property.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
203 N. Abe Street		Block 2 in Michael T. Halbouty Addition, Section Two, and an unplatted tract referenced in Special Warranty Deed 291404755.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	General Commercial/Heavy Commercial (CG/CH)	Downtown	8.59 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>N. Abe Street</b> – Urban Local Street, Required: N/A (TXDOT), Provided: 80' right-of-way, 60' pavement  <b>W. 1<sup>st</sup> Street</b> – Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with a 4' wide sidewalk, Provided: 80' right-of-way, 36' pavement (complied at time of platting)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of RC21-05, <b>subject to three Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p>Owner: Lithia Real Estate Inc. (All American Chevrolet)                  Petitioner: Cassandra Huggins (Dynamic Engineering Consultants, PC)</p>			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**River Corridor Master Development Plan (RCMDP):** Section 212.D.1.a 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 from the Design and Historic Review Commission (DHRC). All improvements shall also be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center.

**Materials**

The RCMDP polices for this area state that “high quality durable materials are encouraged” and are “generally opposed to prefabricated and/or metal buildings, as well as reflective glass, shiny metal siding, pre-finished hardboard and Masonite used as exterior building materials.” The proposed canopies will be constructed of steel frame and posts, and the canopy covers will be constructed of a high-density polyethylene (HDPE) fabric, consistent with other automotive canopy covers and those found at retail and grocery stores in San Angelo. Staff is in support of the request, provided a condition is added that the applicant ensures the canopies are adequately maintained, cleaned, and replaced over time if needed due to damage or deterioration.

**Colors**

The RCMDP polices for this area state that “light to medium intensity colors with low reflectivity are preferred” but that “signage and awnings, which are color coordinated, can be used to introduce brighter, more intense colors.” The proposed color of the canopies will be a neutral gray, matching the color on the main buildings, consistent with the above policies. Staff believes that this color choice is appropriate, is compatible with the surrounding area, and will not distract motorists travelling southbound on N. Abe Street.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** DD21-10, **subject to the following three 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 permits from the Permits and Inspections Division, including any required certificates for flammability.
3. All canopies must comply with zoning setbacks and development standards, unless varied by the Zoning Board of Adjustment.

Notes:

1. The unplatted tract referenced in Special Warranty Deed 291404755 must be replatted with the subject property prior to any issuance of any permits on this tract.
2. No canopy or other structure may be erected within the 30' by 30' sight triangle at the corner of the property lines facing N. Abe St. and W. 1<sup>st</sup> St. per the Zoning Ordinance.
3. No portion of any canopy aerially or physically shall be located within 15' on either side of the water main on the property, unless approved by Water Utilities.
4. All off-street parking of vehicles shall comply with the minimum maneuvering standards in the Zoning Ordinance.
5. The Building Code requires a minimum 10-foot setback for all structures from the west and north property lines.

**Attachments:**

Location Map  
Photographs  
Concept Plan  
Canopy Details  
Canopy Colors  
Application



**River Corridor District Overlay Zone**

**RC21-05: 203 N. Abe St.**

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 200 ft

**N. Abe StW. 1st St.**

**Legend**

Subject Properties: 

Current Zoning: **CG/CH**

Requested Zoning Change: **N/A**

Vision: **Downtown and Open Space**



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus D3, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Photos of Site and Surrounding Area**

N. ABE ST FRONTAGE



N. ABE ST FRONTAGE



W. 1<sup>ST</sup> ST. FRONTAGE



W. 1<sup>ST</sup> ST. FRONTAGE



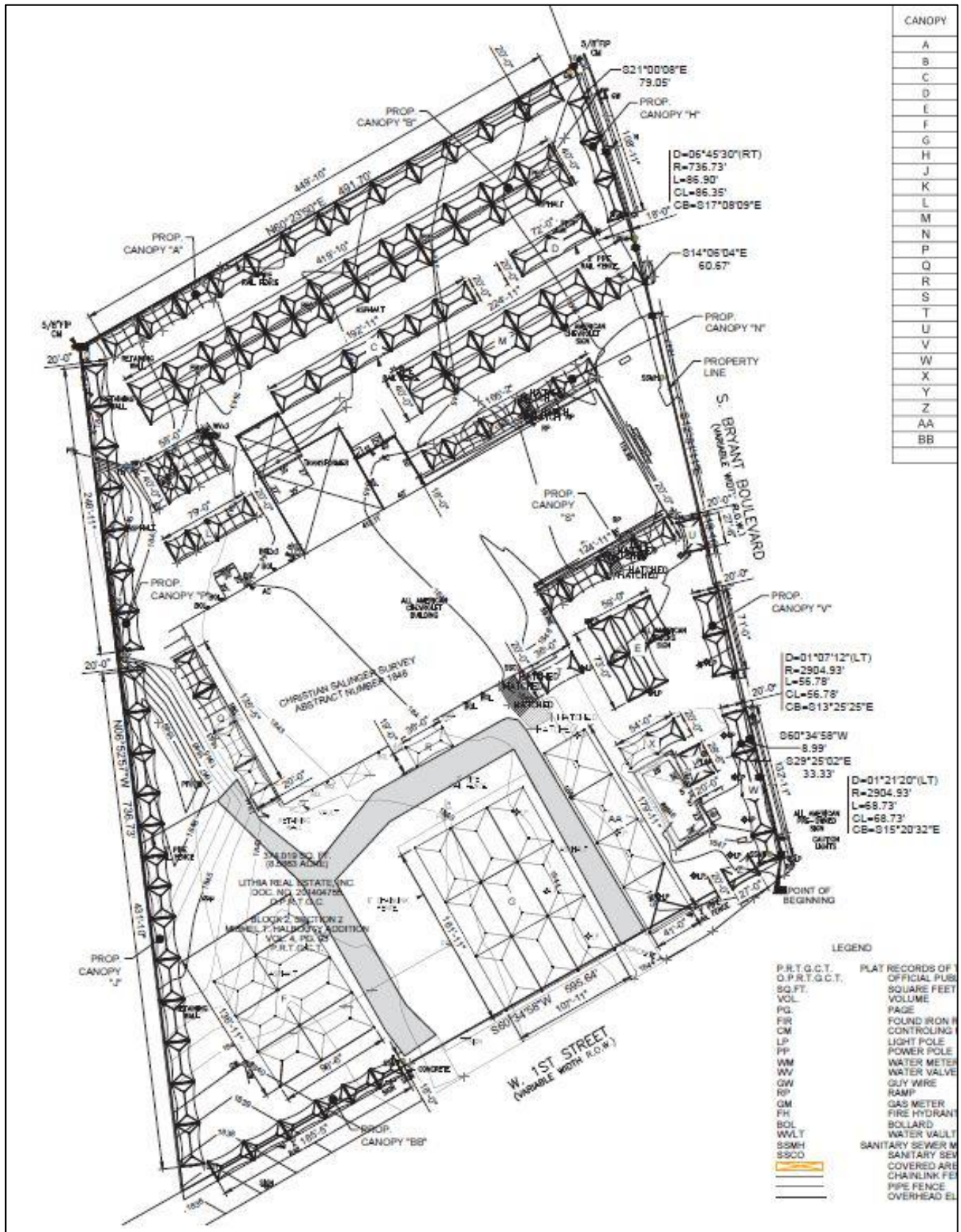
CORNER OF INTERSECTION



EXISTING AUTO DEALERSHIP



**Concept Plan**

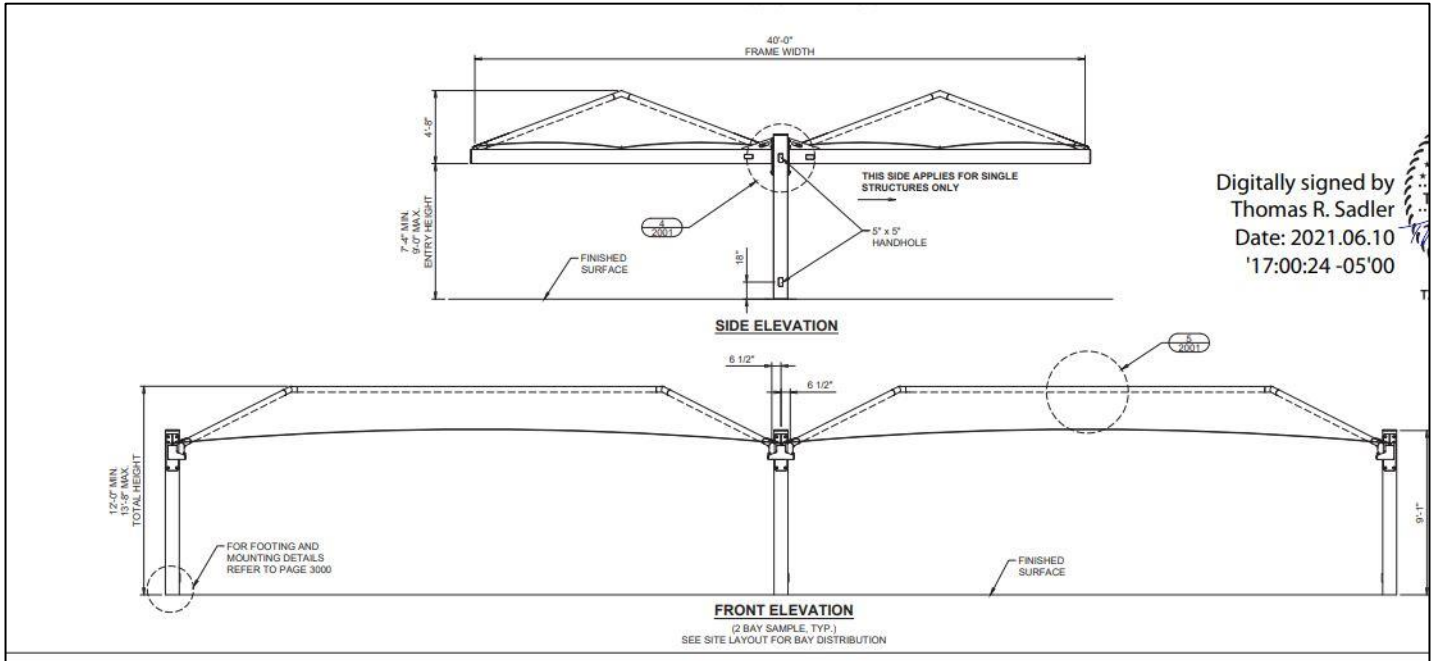


CANOPY	
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BB	

LEGEND

P.R.T.G.C.T.	PLAT RECORDS OF T
O.P.R.T.G.C.T.	OFFICIAL PUB
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
PIR	FOUND IRON P
CM	CONTROLLING
LP	LIGHT POLE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
GW	GUY WIRE
RP	RAMP
GM	GAS METER
FIH	FIRE HYDRANT
BOL	BOLLARD
WVLT	WATER VAULT
SSMH	SANITARY SEWER M
SSCO	SANITARY SEW
	COVERED ARE
	CHAINLINK FE
	PIPE FENCE
	OVERHEAD EL

### Canopy Details



Digitally signed by  
Thomas R. Sadler  
Date: 2021.06.10  
'17:00:24 -05'00


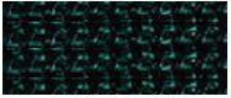
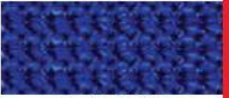
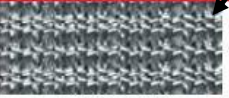
Canopy Details



### Canopy Colors

**EXTREME 32**  
PASSES: NFPA 701

**Structural supports**

 DESERT SAND 80% shade factor 92% UV factor	 RAINFOREST 89% shade factor 96% UV factor	 ROYAL BLUE 86% shade factor 94% UV factor	 SILVER GREY 88% shade factor 93% UV factor
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### STANDARD POWDER COATS

**steel**

 BLACK 115618BLK	 COBALT 115618CBB	 BLUE 115618BLU	 FOREST GREEN 115618FRG	 RED 115618RED
 YELLOW 115618YLW	 DARK BROWN 115618DBW	 LIGHT IVORY 115893	 WHITE 115618WHT	 TELE-GRAY 115892

**Canopy cover**



Effective January 3, 2017

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: Currently, the cars have the potential to experience weather related damages including hail damage. This proposed project would provide necessary protection to the vehicles within the automotive lot.

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

**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.

Cassandra Huggins  
Signature of licensee or authorized representative

06/25/2021  
Date

Cassandra Huggins  
Printed name of licensee or authorized representative  
Dynamic Engineering Consultants, PC  
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 – August 19, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor District Review		DD21-11: 19 W. Beaugard Avenue	
<b>SYNOPSIS:</b>			
<p>The proposed front cornice is the latest improvement request in a series of design approvals for this building. The applicant received approval by the Design and Historic Review Commission (DHRC) for an exterior remodel of the building in January 2020 which included a front canopy. The applicant then received an administrative approval by the Planning Director for paint color changes to the first floor façade. The new cornice will be constructed of copper provide an attractive front design feature, consistent with other buildings downtown. In addition, the applicant is proposing to install entry tile painted black in front of the front door.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
19 W. Beaugard Avenue		San Angelo Addition, E. 28' of the N. 90' of the W. 53' of Lot 13 of the E. 53' of Lot 18	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Downtown	0.129 acres
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of DD21-11, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner and Petitioner: Molly Waller and David Alexander (Box Hangar Two Ten, LLC)			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			



**DD21-11 Analysis:**

**River Corridor Master Development Plan (RCMDP):** Section 212.D.1.a 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 from the Design and Historic Review Commission (DHRC). All improvements shall also be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center.

**Materials**

The RCMDP polices for this area state that “high quality durable materials are encouraged” and are “generally opposed to prefabricated and/or metal buildings, as well as reflective glass, shiny metal siding, pre-finished hardboard and Masonite used as exterior building materials.” The proposed cornice will be constructed of high quality copper often found on historic buildings and buildings located in the downtown area. The entry penny tile painted black will match the canopy and window trim and provides a sleek visual look as employees and customers walk into the building. Staff has no objections with the material chosen for both improvements.

**Colors**

The RCMDP polices for this area state that “light to medium intensity colors with low reflectivity are preferred” but that “signage and awnings, which are color coordinated, can be used to introduce brighter, more intense colors.” The applicant indicates that the copper will patina (oxidize over time) into a brownish copper color, which will blend into the main building color. As indicated, the tile will be painted black consistent with the canopy and trim around the windows. Staff is comfortable with this proposed colors for all improvements.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** DD21-11, **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 permits from the Permits and Inspections Division.

**Attachments:**

Location Map  
Photographs  
Cornice and Tile Details  
Application

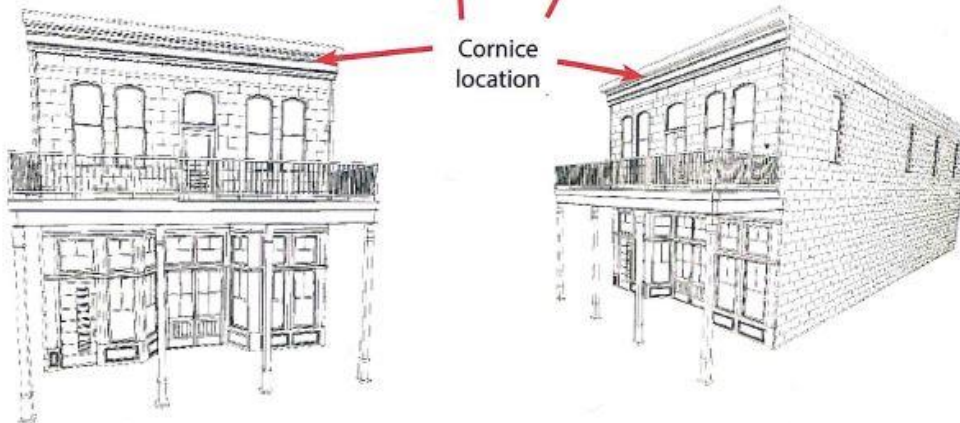
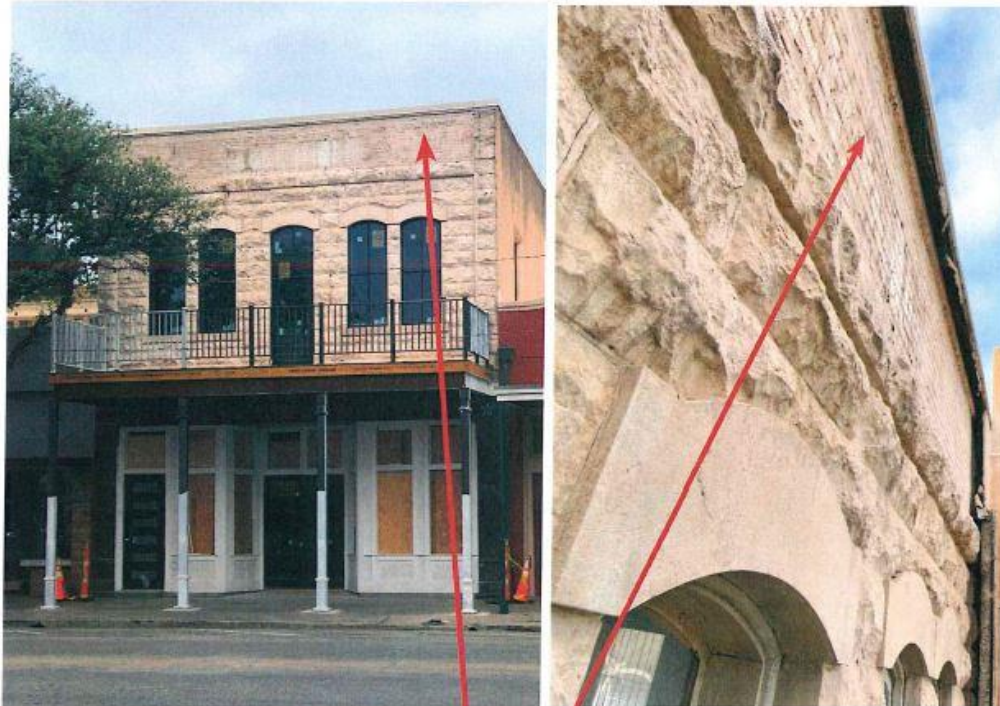


Photos

**19 W. BEAUREGARD - PLANNED IMPROVEMENTS**

*Box Hangar TwoTen TIRZ South Application*

The image on the left was taken on March 2, 2021. As you can see, the top of the building once had a cornice of some sort to provide a finished appearance. The photo on the right is a close up of the area where the cornice will be placed. The sketches below depict the size and scope of the cornice planned for installation.

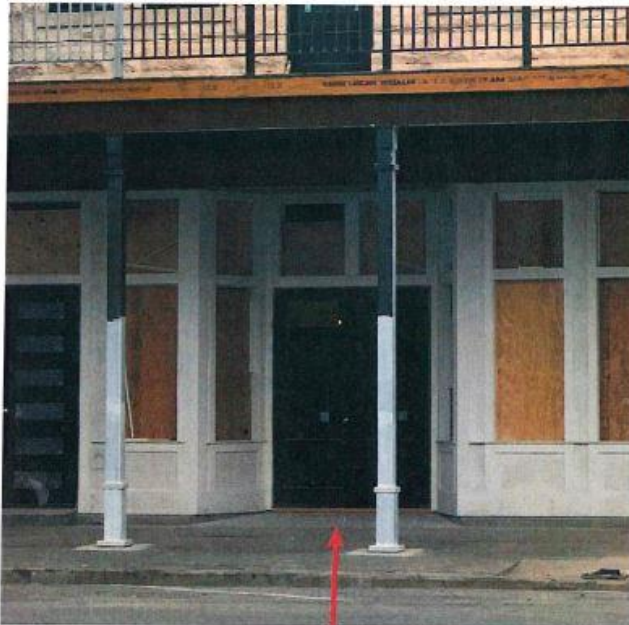


## Cornice and Tile Details

### **19 W. BEAUREGARD - PLANNED IMPROVEMENTS (cont'd)**

*Box Hangar TwoTen TIRZ South Application*

The cornice design is currently underway and final selections will depend on the amount of funding assistance. The image below was provided by the fabricator and is the basis for what we are planning. The cornice will be constructed of copper and allowed to patina naturally in the San Angelo environment resulting in a brown/copper patina versus the green patina in the photo.



tile installation location

The entry tile will be placed in the area noted with a red arrow. The type of tile is a one inch black penny tile as shown below.





Effective January 3, 2017

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 work will strengthen the focus on the area's identity. This will continue the progress made to renovate and revitalize the Historic Downtown San Angelo. A cornice will be installed on the roofline continuing the efforts of adjacent and nearby businesses including Zero One.

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

**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

6/23/2021  
\_\_\_\_\_  
Date

David A. Alexander  
\_\_\_\_\_  
Printed name of licensee or authorized representative

Box Hangar TwoTen, LLC  
\_\_\_\_\_  
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: 8-19

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

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

**STAFF REPORT**  
**DESIGN AND HISTORIC REVIEW COMMISSION – AUGUST 17TH, 2021**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Review		DD21-12: 23 W. Beauregard Avenue	
<b>SYNOPSIS:</b>			
The applicant has applied for approval from the Design and Historic Review Commission (DHRC) for construction of a new canopy for his property.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
23 W. Beauregard Avenue between Irving and Chadbourne streets.		Block 8 of the San Angelo Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Downtown	.1 acres
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of DD21-12, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Mr. Mike Terrazas			
<b>STAFF CONTACT:</b>			
Kyle Warren Planner I (325) 657-4210, Ext. 1546 <a href="mailto:kyle.warren@cosatx.us">kyle.warren@cosatx.us</a>			

**DD21-10 Analysis:**

**River Corridor Master Development Plan, Historic Preservation Design Guidelines, and Planned Development (PD15-04 Zoning District, as amended:** Section 212.D.1.a 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 from the Design and Historic Review Commission (DHRC). All improvements shall also be consistent with the respective design guidelines of the River Corridor Master Development Plan (River Corridor Plan) for Commercial and Mixed Use in the Historic City Center.

**New Canopy**

Proposed canopy will be consistent with the River Corridor Master Development Plan. Materials and color should relate to historic precedents apparent in the immediate environment. Using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo. Colors should be harmonious with those colors found on adjacent buildings. 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 finish materials should be used. Compatible materials should be used on all sides of a building. The use of awnings is encouraged, and awnings should fit in proportion to the module of the individual storefront rather than extending beyond a single bay. Awnings can also be placed over entries to bring attention to them. Canopies can be either metal or glass and can be located at the major entries to a building or over windows.

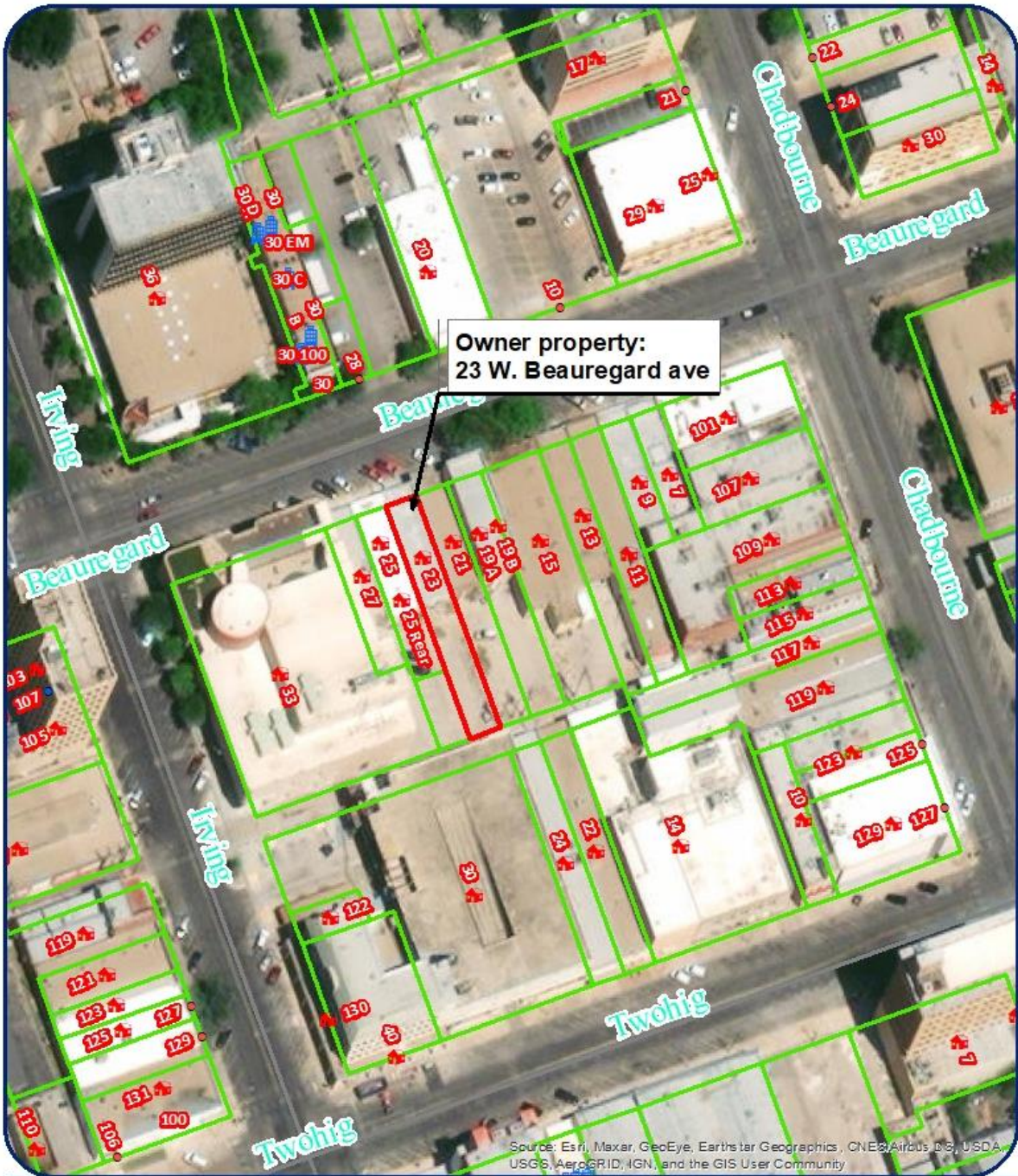
Staff recommends **APPROVAL** of DD21-12, **subject to two Conditions of Approval:**

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 permits from the Building Permits and Inspections Division.
3. The applicant shall obtain a right of way encroachment approval from city council.

**Attachments:**

Aerial Map  
Elevation





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**23 W. Beauregard street- .1 acres**  
**DD21-12**

Council District: Harry Thomas - District 3  
 Neighborhood: Downtown

Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

**Legend**

- Subject Property:
- Current Zoning: **CBD**
- Vision: **Downtown**



