

STAFF REPORT
DESIGN AND HISTORIC REVIEW COMMISSION – September 16, 2021



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

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

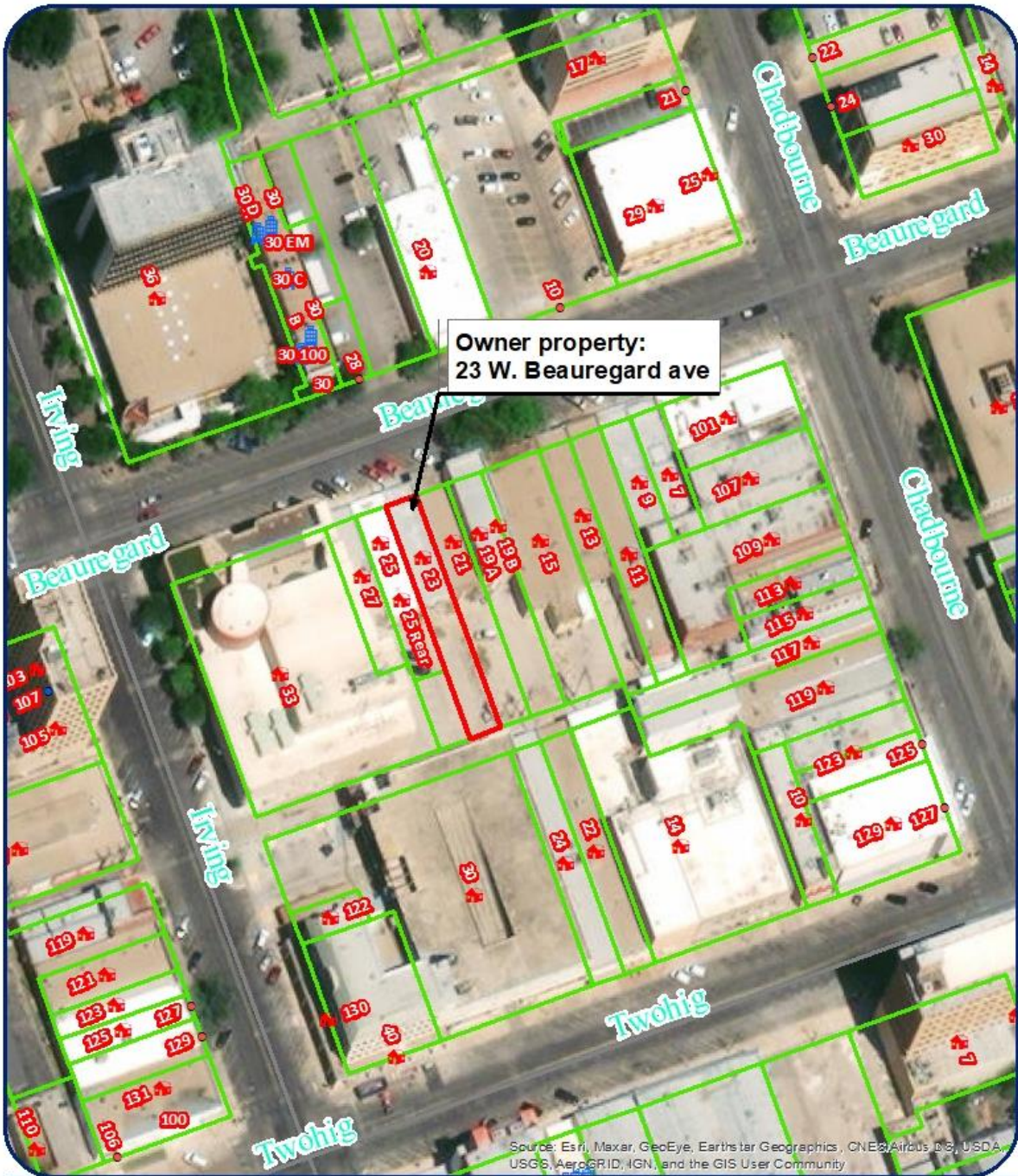
Proposed canopy will be consistent with the River Corridor Master Development Plan. Materials and color should relate to historic precedents apparent in the immediate environment. Using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo. Colors 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
Rendering
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**



