



**REGULAR MEETING AGENDA**  
CITY OF SAN ANGELO, TEXAS  
**DESIGN AND HISTORIC REVIEW COMMISSION**  
Thursday, October 17, 2024 AT 10:00 A.M.  
City Council Chambers  
McNease Convention Center  
501 Rio Concho Drive

PLEASE PLACE ALL CELLULAR PHONES ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

**I. Call to order and establish that a quorum is present.**

**II. Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

**III. Consent Agenda**

- a. Consideration of July 25, 2024, Design & Historic Review Commission meeting minutes.
- b. Consideration of August 15, 2024, Design & Historic Review Commission meeting minutes.
- c. Consideration of September 19, 2024, Design & Historic Review Commission meeting minutes.

**IV. Regular Agenda**

- a. **CA24-25: 1621 N Chadbourne Street** – A request for a Certificate of Appropriateness for the demolition of the Landmark National Register listed Coach House at 1621 N Chadbourne St., irreparably damaged by a falling tree.
- b. **RC24-19: 501 N Bryant Blvd.**- A request for approval of replacement signage, and one new sign, a 7.8 sq. ft. directional sign at the Hyundai Auto Center, 501 N. Bryant Blvd.
- c. **DD24-14: 435 W. Beauregard** - A request for the placement of a wood Gazabo on an existing concrete slab in front of the side entrance to the Johnson's Funeral Home at 435 W Beauregard for a family gathering area.

**V. Announcements**

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, November 21, 2024, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

**VI. Adjournment**

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Director of Planning & Development Services

This notice of meeting was placed on the bulletin board in the lobby of City Hall for the City of San Angelo before 9:50 AM on Monday, October 14, 2024, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



**REGULAR MEETING AGENDA-Amended**  
CITY OF SAN ANGELO, TEXAS  
**DESIGN AND HISTORIC REVIEW COMMISSION**  
Thursday, July 25, 2024 AT 10:00 A.M.  
East Mezzanine of City Hall  
72 West College Avenue

## Meeting Minutes

**Members Present:**

**David Mazur** Chairperson  
**Stacie Elkins** Vice Chairperson  
**Donna Crisp**  
**Luke Brame**  
**Brooks Wehner**

**Staff Present:**

**Aaron Vannoy** Director Planning & Development Services  
**Therese James** City Attorney  
**Austin Reed** Planner  
**Sherry Bailey** Principal Planner

**I. Call to order and establish that a quorum is present.**

Chairman Mazur called the meeting together at 10:02 AM. It was established that a quorum was present.

**II. Consent Agenda**

**a. Consideration of June 20, 2024, Design & Historic Review Commission meeting minutes.**

First order of business was the consent calendar. Member Crisp moved to approve as presented. Member Brame seconded. All present voted aye. Motion carried.

**III. Regular Agenda**

The next order of business was the regular agenda.

**IV. RC24-15: 1173 Benedict Drive** – A request for design approval of a monument sign replacement, new entry gates, a new playground shade sail, and like-for-like replacements of basketball hoops, light-pole fixtures, and windows for an apartment complex located at 1173 Benedict Drive.

Planner Reed presented the case for exterior improvements at the apartment complex located at 1173 Benedict Drive. 14 acre lot, RS-1 zoning located in the River Corridor overlay district. The request includes like for like replacement. Question was asked if there is a fence that circles the complex. There is not.

The complex manager came forward to address the request and answer any questions. The chair called for questions, there were none. Member Brame moved to approve as presented. All present voted aye. Motion passed, the request was approved.

**V. Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

No public comment.

## **VI. Training by the City Attorney**

The City Attorney presented a training on the city ordinance creating the DHRC Board and their responsibilities based on the ordinance.

## **VII. Announcements**

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, August 15, 2024, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

## **VIII. Adjournment**

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David Mazur, Chairperson DHRC

This notice of meeting was placed on the bulletin board in the lobby of City Hall for the City of San Angelo before 9:50 AM on Monday, July 15, 2024, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



**REGULAR MEETING AGENDA-Amended**  
**CITY OF SAN ANGELO, TEXAS**  
**DESIGN AND HISTORIC REVIEW COMMISSION**  
**Thursday, August 15, 2024 AT 10:00 A.M.**

**City Council Chambers**  
**McNease Convention Center**  
**501 Rio Concho Drive**

**MEETING MINUTES**

**MEMBER PRESENT**

**David Mazur**     **Chairperson**  
**Stacie Elkins**   **Vice Chairperson**  
**Donna Crisp**     **Board member**  
**Brooks Wehner** **Board member**  
**Luke Brame**      **Board member**

**STAFF PRESENT**

**Aaron Vannoy** **Director, Planning & Development Services**  
**Rae Lineberry** **Senior Planner**  
**Sherry Bailey** **Principal Planner**

**I. Call to order and establish that a quorum is present.**

The Chairperson called the meeting to order and established a quorum was present.

**II. Consent Agenda**

- a. Consideration of July 25, 2024, Design & Historic Review Commission meeting minutes.  
(withdrawn)

**III. Regular Agenda**

The board moved to the Regular Agenda.

**IV. DD24-09: 210 W Beauregard Ave.** – A request for design approval of a covered parking structure on the back of their lot at 210 W. Beauregard in the Downtown Overlay District.

Senior Planner Lineberry presented case DD24-09: 210 W Beauregard Ave. A request for design approval of a covered parking structure at the site. The owners are wanting to construct a carport to cover the parking spaces along the side of the building. It is an open carport. The contractor, Mr. Dobbins with Northstar Construction, addressed the board. Concern was expressed by the Board about building so close to the property line. If the Building Code requires some fire rating how does that affect the building design. The existing fence is an eight-foot cedar fence that is on the property line. Building a covered parking area will have to meet building code requirements also. The Board is concerned about approving a design that will be affected by building permits requirements.

The Chairman called for discussion or a motion. Member Wehner moved to approve the design as submitted, Luke Brame seconded. Motion passed 5 – 0.

**V. DD24-10: 220 S Abe** – A request for approval of flat metal square black awning over front double doorway, landscape lighting and a wood and black cement block fence enclosing the yard at 220 S Abe in the Downtown Overlay District.

Principal Planner Bailey presented the request. This structure has always functioned as an apartment building. Originally, it had a light-colored peaked roof over the entrance and side opening which the owner intends to replace with a flat black roof anchored to the building with a metal support. The yard will be enclosed with a composite cedar wood fence with an open black concrete block topping to present a more contemporary design to the structure. Since this building is in the Central Business District parking is not required, but the owner is providing some parking spaces to the back of the building. The building is in the Downtown District overlay which is not part of the historic district but does have design criteria guidelines. Staff is recommending that the flat black awning not be approved, but the rest of the design be approved. Director Vannoy brought up the right of way being TxDOT so the owner will have to work through the setback issues with TxDOT and where their right of way falls.

The Chair closed the presentation and asked for discussion or a motion. Brook Wehner moved to approve as the applicant presented with the color for the doors matching what appears to be blue or light blue. The motion was seconded by Member Elkins. The vote was 5-0 to approve.

#### **VI. Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

#### **VII. Announcements**

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, September 19, 2024, at 10:00 am** in the South Room of the McNease Convention Center.

Motion to adjourn by Donna Crisp, all voted aye. Carried.

#### **VIII. Adjournment**

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David Mazur, Chairperson, DHRC

This notice of meeting was placed on the bulletin board in the lobby of City Hall for the City of San Angelo before 9:50 AM on Monday, August 12, 2024, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



**REGULAR MEETING AGENDA-Amended**  
CITY OF SAN ANGELO, TEXAS  
**DESIGN AND HISTORIC REVIEW COMMISSION**  
Thursday, September 19, 2024 AT 10:00 A.M.  
East Mezzanine of City Hall  
72 West College Avenue

**MEETING MINUTES**

**MEMBERS PRESENT:**

David Mazur	Chairperson
Stacie Elkins	Vice Chairperson
Kenna Archer	Member
Luke Brame	Member
Donna Crisp	Member
Chrys Forbes	Member
Brooks Wehner	Member

**STAFF PRESENT:**

Aaron Vannoy	Director, Planning & Development Services
Theresa James	City Attorney
Charlie Kemp	Asst. Director
Sherry Bailey	Principal Planner
Rae Lineberry	Senior Planner
Austin Reed	Planner

**I. Call to order and establish that a quorum is present.**

The Chairperson called the meeting to order at 10:02 am and established a quorum.

**II. Consent Agenda.**

**III. Regular Agenda**

The Chair read the first item and asked for the presentation.

- a. Amendment to CA22-08: 213 N. Chadbourne Street** - A request for an Amendment to the existing Certificate of Appropriateness for 231 N. Chadbourne change the approved design on a restoration building front façade, including the windows, the brick and stone columns and the lintels.

Principal Planner, Sherry Bailey, presented the request. Mr. Corfield, the contractor who did the work on this structure, had applied for TRIZ funding to complete the improvements for this project. He originally had a design for a building front with double the windows. That was a discussion point with the 2022 DHRC Board but the design was eventually approved. During the construction the applicant and Mr. Corfield revised the design to address the concerns expressed at the original meeting. Mr. Corfield neglected to bring the revision back to DHRC. He indicated that since it was their concern and suggestion, he did not know it had to be reapproved by DHRC. Staff in reviewing the 2022 minutes and the new design agree that this new project addresses the boards points and is recommending that the changes be approved, the amended design be approved, and the applicant can then receive their reimbursement. There is now less glass in the front of the building, a more formal display area and trim that more formally defines the structure and highlights the use. Staff is requesting the Board approve the revised design, which will allow

Mr. Corfield to receive his reimbursement funding.

The Board discussed the changes to the original design and agreed that the result was a more appropriate one for the structure. Member Crisp moved to approve the request for the amended design approval, Member Brame seconded. **The Board voted 7-0 to approve the revised design.**

- b. CA24-21: 16 East Ave A** – A request for a Certificate of Appropriateness for the San Angelo River Stage minor design changes, enlargement and repair within the Old Town Historic District and River Corridor Overlay Zone.

Principal Planner Bailey presented the request. The City Council has adopted a proposal for improvements to the River Stage and grounds to increase the use of this entertainment area and broaden the experience that the public can enjoy. Alfonse Torres, the City's Construction Manager was present at the meeting and jointly presented the today, tomorrow and when funded plan for the improvements. They will be expanding the seating, the stage area, the ADA compliance, the tickets and food prep areas also. The City will be modernizing the facilities and increasing the use of the facility. The River Stage is part of the City's Historic District. It is also part of the River Corridor area and the Cultural District. The value of this facility to the City is eminence, so the quality of the work must be perfect. The DHRC Board questioned each facet of the program during the presentation. Member Archer moved and Member Elkins seconded to support concepts B & C as presented. **The Board voted 7-0 to approve the motion.**

- c. RC24-17: 333 Rio Concho Drive** - A request for approval of a design change and a structure remodel in the River Corridor Overlay Zone.

Planner Reed presented the application to the Board. The Pearl on the Concho is wanting to remodel the room above the entrance area and open it up to make a covered outdoor patio. This would place the open area with the tables in the front of the building on the river side. The room will be exactly like the existing building design in color and materials. It will just become an outdoor room. The open air room is intended to provide quiet space overlooking the river. A more modern feel while not changing the overall design of the facility.

Member Wehner moved and Member Crisp seconded to approve as presented. **The Board voted unanimously 7-0 to approve the request as presented.**

- d. RC24-18: 1401 Edmund Blvd.** A request for approval of the construction design and colors for a City Splash Pad in the River Corridor Overlay Zone.

Principal Planner Bailey presented the request for approval of the design and colors for the City Splash Pad that is intended to be constructed in Kirby Park which is in the River Corridor Overlay District. This installation is a 1925 sq. ft. splash pad to be placed east of the pavilion. Included with the splash pad will be a 20' X 40' blue shade structure, just east of the splash pad. There will be two sidewalks with entry points from the pavilion and the parking lot. The splash pad will have an activator spout, circular stainless-steel drains, 10 upright features and 17 ground sprays with varying colors. These colors will mimic those of the adjacent playground. There will also be a welcome sign 180" X 94" (117 sq. ft.) The concept of the sign is what is being considered today, not the sign itself since the size and color and wording has not been settled at this point.

Member Elkins moved and Member Archer seconded to approve the placement and design as presented for the Splash Pad at Kirby Park. **All members vote aye. The motion passed 7-0.**

- e. **DD24-11: 2 N. Koenigheim Street** – A request for design approval of a two replacement signs and one new sign at the new Chevron Station (old Jacks site) in the Downtown District Overlay.

Senior Planner Rae Lineberry presented the request to the DHRC Board. The applicant is proposing to replace the face of the freestanding Jack’s sign at the northern end of the lot with the Chevron sign. They are also proposing to replace the canopy over the gas pumps that include company branding and price sign and adding another freestanding sign at the corner of N Koenigheim and Harris St. Staff is working with them to meet the Downtown District requirements but to also meet the city’s sign ordinance and building permits requirements. In each case we have the less intensive Jack’s sign to be replace by the Chevron red, white and blue along with there pricing signs. However, this is the Downtown District, not the Historic District and the are utilizing the existing signs and just replacing the face with the Chevron Logo. Staff is recommending approval of the request.

Member Archer moved and Member Crisp seconded to approve the replacement request by removing Jack’s signage and replacing it with Chevron’s on all existing signs. All members voted to approve the replacement signs and the corner sign on Harris and Koenigheim Street with sure the signs meet the city’s planning and building codes for signs. **The vote was 7-0 to approve.**

- f. **DD24-12: 202 N. Koenigheim Street** – A request for signage and building paint color for a structure located in the Downtown District Overlay Zone.

- g. **DD24-13: 439 W. Harris Avenue** – A request for approval of a demolition and removal of a depilated building at 439 W Harris.

#### IV. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

#### V. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, October 17, 2024, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

#### VI. Adjournment

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David Mazur, Chairman DHRC

This notice of meeting was placed on the bulletin board in the lobby of City Hall for the City of San Angelo before 9:50 AM on Monday, September 16, 2024, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



# STAFF REPORT

Design & Historic Review Commission October 17, 2024



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness		CA24-25: A request at 1621 N. Chadbourne St. for a demolition permit to remove the remains of a Historic Structure, a Carriage House at this address that was severely damaged.	
<b>SYNOPSIS:</b>			
The applicant has requested a demolition permit which required this property as a Historically Overlaid property to come before the DHRC Board for review. This request will not remove nor change the Historic Overlay and Historic Landmark designation of the property, including the Carriage House property which was demolished.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1621 N Chadbourne		Lot: 8 9 & 10, Blk: 15, Subd: LASKER ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SM District: #4 Lucy Gonzales Neighborhood: Regan	RM-1	Neighborhood	.482 Acres
<b>THOROUGHFARE PLAN:</b>			
Chadbourne – classified as a Minor Arterial with 80’ of right of way and 54’ of paving. W. 17 <sup>th</sup> Street – classified as a local road with 97’ of right of way and 62+ ft. of paving.			
<b>NOTIFICATIONS:</b>			
NA			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <u>APPROVAL</u> of the Demolition permit with three conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Huhammad Hilal Shadid			
<b>STAFF CONTACT:</b>			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546			

**Additional Information:** The main house at 1621 N Chadbourne as well as the Carriage House was listed on the local and state historic register in 1988. It had also been listed on the National Register in 1976. It is unclear if the home had already been converted to apartments at that time or still a single-family home. Today there are 4 apartments. The Carriage House was listed on the state and local list as historic landmark. It is just the Carriage House that the owner is asking to finish the demolition and remove the debris from the site. He has attached pictures of the property for justification.

**CA24-25 Analysis:**

The subject property is part of the listing locally and at the state level as a Historic Landmark. As such, in order for the owner to finish the demolition and remove the debris it had to come before the DHRC Board for approval of a Certificate of Appropriateness. In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:

1. **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.** The applicant has stated that a tree fell on the Coach House and impaired it beyond repair. He started to remove the building when he was notified that demolition of a Historic Landmark requires concurrence from the DHRC Board.
2. **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.** In this case, all we have left at this point is debris. The Board could approve the removal of the remaining debris and if a permit is requested in the future the building would need to be reconstructed or replicated as the Coach House. Or the Board could require that the owner to restore the Carriage House.
3. **All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.** In reviewing this standard, it appears to not encourage requiring a replacement of the Coach House building without a reasonable expectation that the end result would be an enhancement to the property.
4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.** This standard does not apply since the building is gone.

5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.** As indicated, the building is gone. If something is built in the future on the site staff is recommending that it take on the design and character of the original building.
6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.** Staff believes that working with the owner to eventually replace the Coach House with a structure that blends with the existing building is a better solution.
7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.** Not pertinent.
8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.** To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.
9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.** When any additions are desired, the DHRC Board will have to carefully review the design to ensure this standard is met.
10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.** Any new buildings introduced to the site must blend with the historic nature of the existing building.

**Recommendation:**

Staff recommends **APPROVAL** of the request for a demolition permit with three conditions:

1. If the owner continues the project is continued; the colors, dimensions, and materials of any new improvements shall be consistent with the original design and approved by the Design and Historic Review Commission unless a revised design is approved. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required demolition permit from the Building Permits and

Inspections Division, as required for new buildings.

3. Any future renovation will require working with the DHRC.

**Attachments:**

Evidence of destruction

Pictures

**Specific details of request:** Demolition of the Coach House, a historic structure, damaged during a storm beyond repair when a tree fell on it around the first week of December 2023 collapsing over half of the structure. Mr. Shahid began to demolish the remaining coach house and remove the tree unaware of a demolition permit being necessary to proceed. On December 19, 2023 while visiting with City staff about a zone change, Mr. Shahid was made aware the main house and coach house were historical structures and that a demolition permit would be necessary to remove the coach house from the property. Mr. Shahid ceased demolition operations and continued with the zone change and replatting the existing lots to allow for the construction of another house south of the main house. The remains of the coach house were left onsite.

**Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:** Mr. Shahid has plans to renovate the main house that had at some time in the past been converted to a 4 bedroom apartment and construct a single family residence south of the main house. Now understanding the historical nature of the main house, Mr. Shahid plans to use like materials necessary to conform with the historical standards and he is aware that the single family residence will have to have exterior features that are consistent with the main house.

Coach House before tree incident















Current photos of coach house









**DESIGN AND HISTORIC REVIEW COMMISSION – October 17, 2024**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Overlay Zone		RC24-19: 501 N Bryant Blvd.	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a River Corridor Overlay Zone approval for the replacement signage adding one new sign, a 7.8 sq. ft. directional sign at the Hyundai Auto Center, 501 N. Bryant Blvd. This is to complement the intensive redesign that was approved and accomplished early this year. The new signs represent the look that was part of the redesign on the San Angelo store in March and approved by DHRC.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
501 N Bryant Blvd. generally located at the northwest corner of North Bryant Blvd. and West 6 <sup>th</sup> St.		Being Blk: 1, Subd: MILES ADDITION, ALL LANDS BETWEEN CENTER LINE OF 4TH/6TH ST SANTA FE PARK/HWY 87 (INCLUDES BLK K & 7 MILES ADDN. PLUS STREETS) *****CARTOWN HYUNDAI	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CG/CH – General Commercial/Heavy Commercial	Commercial	5.560 Acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>North Bryant Blvd</b> – Major Arterial                  Provided: 100’ right-of-way, 115’ pavement TxDOT Road mixed sidewalks</p> <p><b>West 6th Street</b> – Urban Local Street                  Provided: 50’ right-of-way, 40’ pavement and no sidewalk, 40’ existing TxDOT Road</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for all proposed signs			
<b>PROPERTY OWNER/PETITIONER:</b>			
Property Owner: <i>Bradly/Wilson Properties, LLLP</i> Applicant: <i>ADC, Inc. (to update new Hyundai ownership)</i>			
<b>STAFF CONTACT:</b>			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 <a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a>			

**Additional Information:** The exterior makeover that was presented for review early in 2024 has been accomplished. The final facet of that redesign is the matching or complementary redesign of their signage. The placement will echo the original signage placement. The only new sign is a directional sign intended to redirect drivers to the site for repair or service work.

**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, signage, or awning visible from a public right-of-way. The new signage should complement the new design of the building and can be used to introduce brighter more intense color. 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*. The signage intended for this site has a deeper more colorful appearance while at the same time not an over shadowing of the new color scheme and sign display.

### **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 new service area section will provide differentiation, enhancing the building’s visual appeal. The directional sign will ensure a positive approach to service area for new customers.

### **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.” The remodeled structure and the new signage is designed to gain the customer’s attention while directing them to the area that serves their purpose. The color scheme is complementary to the new look.

### **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 new Antler velvet gray/cream color fits within an earth tone range and is consistent with the tan and beige color of many buildings in Downtown San Angelo. Staff is also satisfied with the Pewter color, an earth tone, for the column color, and the side doors and window trim which is a darker bronze color. The signage blends well with the

overall scheme yet draws the attention of the customer while directing them to the proper area.

**Lighting**

The RCMDP 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 proposed signage will be well lit while not overpowering.

**Recommendation:**

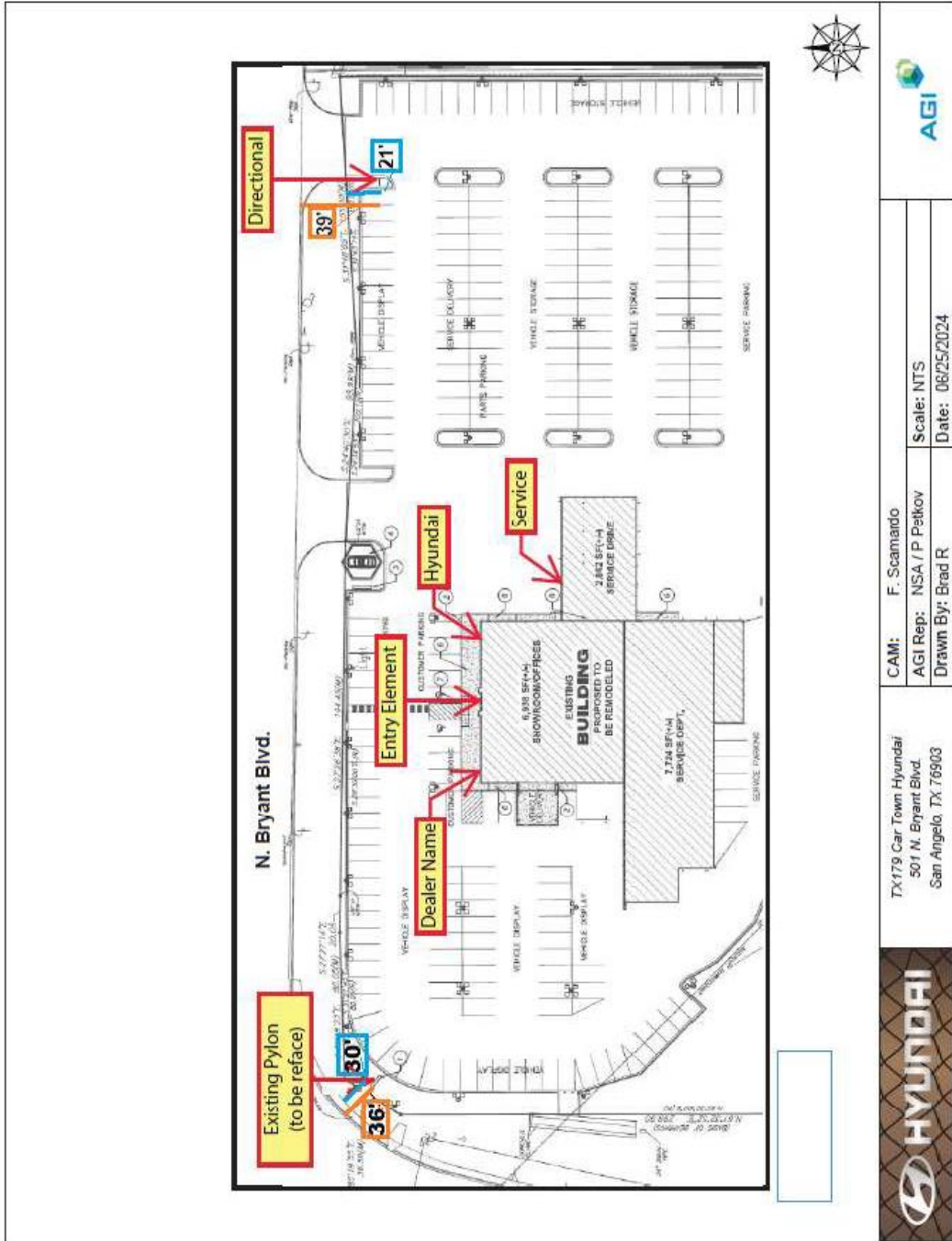
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC24-19 for all proposed signage, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials of the signage 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, per City ordinance.
3. The applicant shall obtain building permits, as required, from the Permits and Inspections Division.

**Attachments:**

Proposed Building Elevations  
And design plan

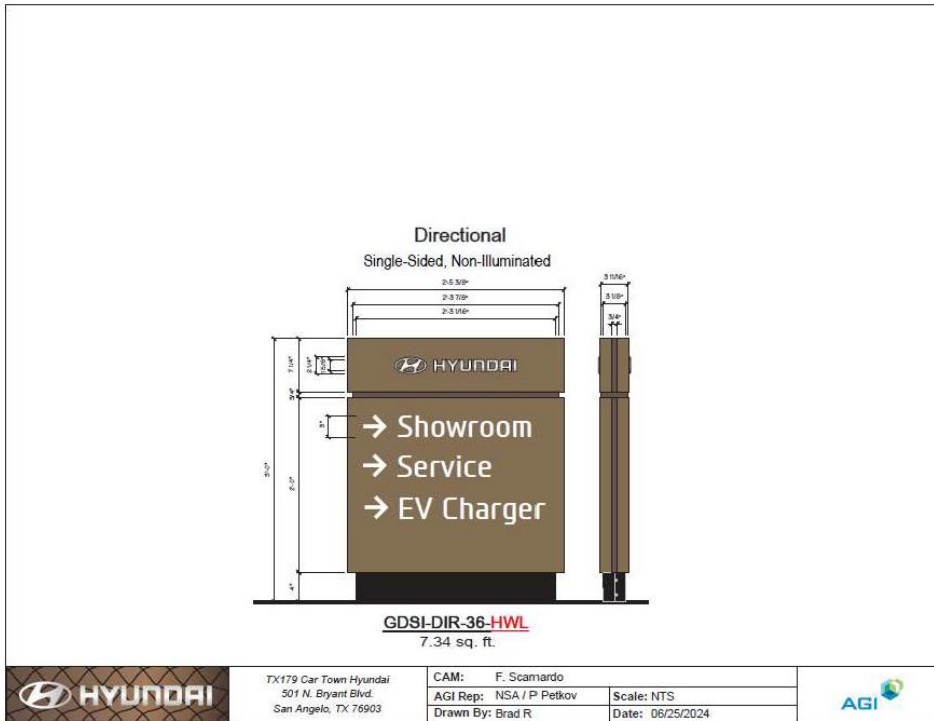






501 N Bryant Blvd CAR TOWN HYUNDAI

Existing Pylon to be Refaced  
 Overall Height = 30' Setback from curb = 36'  
 Setback from Property Line = 30' Max Height Allowed = 50'  
 Setback from Lot Line = 17'

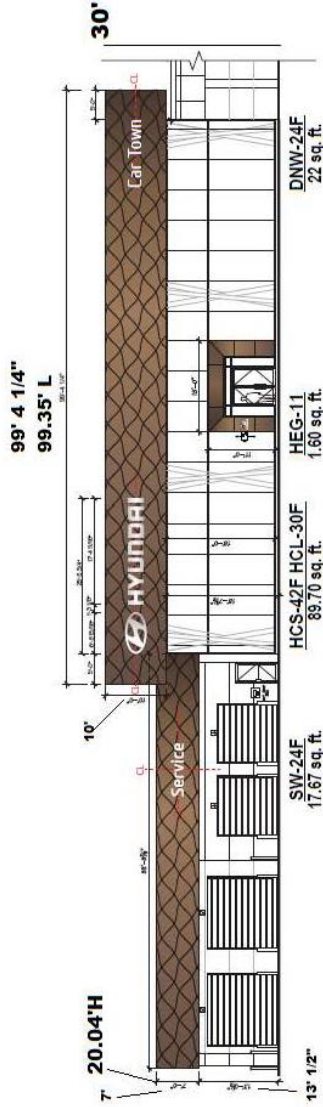


**DIRECTIONAL SIGN (1) NON-ILLUMINATED SINGLE SIDED**  
**3' h X 2.445'w = 7.34 SF**



**501 N Bryant Blvd CAR TOWN HYUNDAI**

**Non-Illuminated Directional**  
**Setback from Curb = 39'**  
**Setback from Property Line = 21'**  
**Setback from Lot Line = 20'**  
**Sign Dimensions = 2.5' W x 3'H**



NORTH (FRONT) ELEVATION



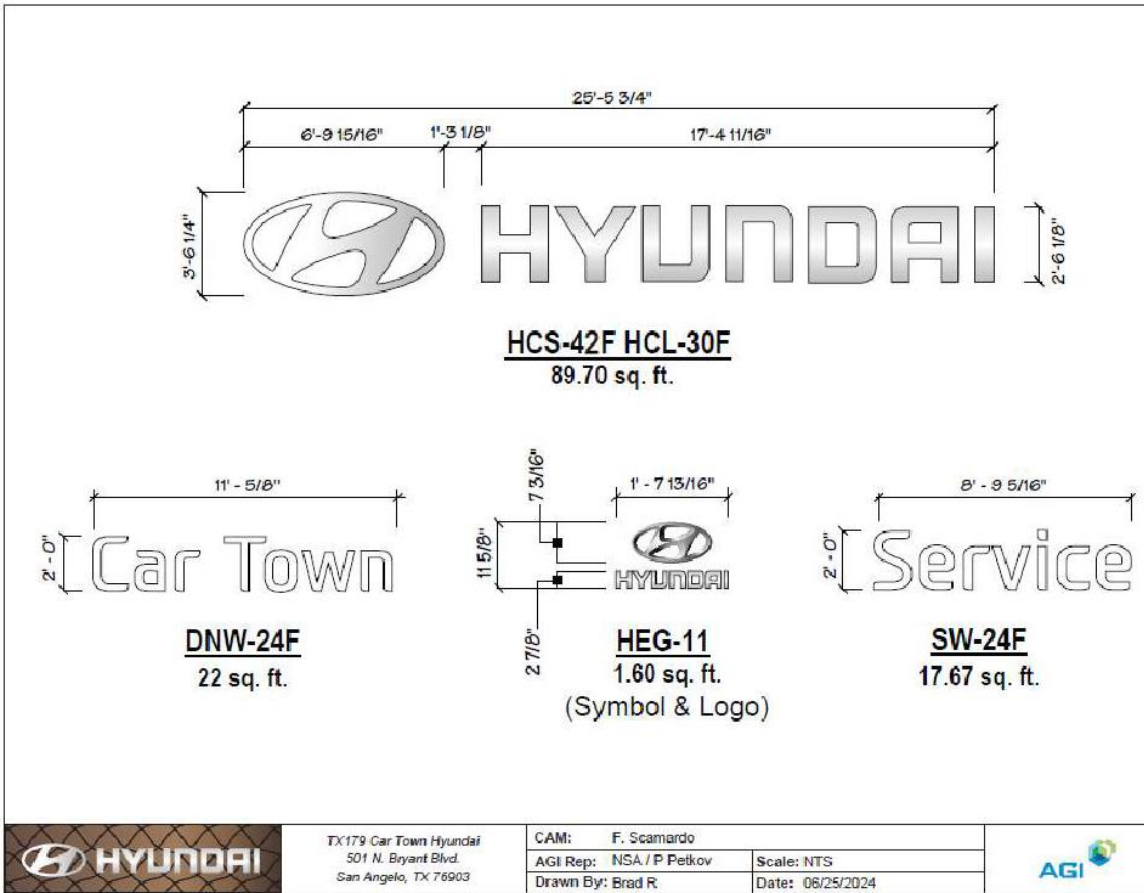
TX179 Car Town Hyundai  
 501 N. Bryant Blvd.  
 San Angelo, TX 76903

CAM: F. Scamardo  
 AGI Rep: NSA / P Petkov  
 Drawn By: Reed R

Scale: N/A  
 Date: 06/25/2024



**WALL AREA = 99.35'L X 30'H = 2980.5 sf**  
**+68.53'L X 20'H = 1370.6 sf**  
**TOTAL WALL AREA = 4351.1 sf**  
**Allowable Signage = 1088 sf**  
**Proposed Signage = 17.67 + 89.7 + 1.6 + 22 = 130.97 sf**  
**Connect to existing electricity**



**DESIGN AND HISTORIC REVIEW COMMISSION – October 17, 2024  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Overlay Zone		DD24-14: 435 W Beauregard	
<b>SYNOPSIS:</b>			
A request for the placement of a wood gazabo on an existing concrete slab in front of the side entrance to the Johnson’s Funeral Home at 435 W Beauregard for a family gathering area.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
435 W Beauregard		Acres: 0.588, Blk: F, Subd: MILES ADDITION, W40'OF LT 3, LTS 4 - 7 & LT 8 LESS SW PART ***SUBWAY**	
<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 Dist.	0.872 Acres
<b>THOROUGHFARE PLAN:</b>			
<b>West Beauregard</b> – Major Arterial Provided: 100’ right-of-way, 65’ pavement			
<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>Applicant: Johnson’s Funeral Home McKenzie Egan</i>			
<b>STAFF CONTACT:</b>			
Rae Lineberry Senior Planner (325) 657-4210, Extension 1533 <a href="mailto:rae.lineberry@cosatx.us">rae.lineberry@cosatx.us</a>			



**Additional Information:** The funeral home is looking for a quiet place outside for guests to take a few minutes if they need it. They purchased a cedar wood gazebo with a brown steel roof and started building it on an existing concrete slab. The gazebo has been half built and seeing it next to the colonial style building, Staff would like to see it match the style more that is described below.

**Downtown Development District Overlay Zone:** This area is located downtown at the corner of W Beauregard and S David St. The building is not historical, but Staff believes the cedar wood gazebo would stand out beside the building. Matching the architecture and/or color will help it blend in with the building.

**Architectural Details**

The building is colonial with white columns all over the building and is not historic. Staff would like the gazebo to match the colonial style of the main building. There is a carport at the back that has the white columns and the property behind them also has white column gazebos.

**Materials and Colors**

100% cedar wood beams with heavy-duty 29-gauge brown steel roof and black accents. The brackets and anchor plates are powder coated steel.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD24-14 for the proposed project, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials of the improvements shall be consistent with the renderings approved by the Design and Historic Review Commission as part of the site design.
2. The applicant shall obtain building permits from the Permits and Inspections Division, if required.
3. The gazebo must match the building style and color.

**Attachments:**

Site photos

Material sheet

Sample picture from applicant







The Cordova Gazebo from Backyard Discovery is a testament to quality craftsmanship and thoughtful material selection. The 100% cedar wood provides natural beauty and rot resistance, while powder-coated steel brackets and hardware—as well as durable anchoring plates and steel feet—guarantee stability and longevity. Its timeless design is complemented by a popular hip roof with black accents and a brilliant light brown stain, adding charm and sophistication to any outdoor space. Engineered to withstand the harshest elements, the Cordova Gazebo boasts PRO-TECT™ Tested & Proven resilience, capable of bearing snow loads up to 8,218 lbs. and withstanding winds of up to 100 mph. Its heavy-duty 29-gauge brown steel roof offers dent and corrosion resistance, ensuring long-lasting performance in any weather condition, and the insulated steel roof reduces heat transfer by up to 20 degrees, enhancing comfort in any region.

The exclusive removable PowerPort™ provides powered convenience, featuring 3 electrical outlets and 3 USB ports that can be strategically placed for charging devices, powering lights, and more. Assembly is simplified with pre-cut, pre-drilled, and pre-stained components, supported by the step-by-step interactive BILT® app. Enjoy 140 sq. ft. of shade and 96 sq. ft. of usable space, backed by a 5 Year Limited Warranty for peace of mind. Experience outdoor luxury with the Cordova Gazebo.

- NATURALLY RESISTANT TO DECAY: Made from 100% Cedar Wood
- PRO-TECT™ Tested & Proven: Withstands up to 8,218 pounds or up to 30 inches of snow load
- WIND RESISTANT: Tested & Proven to withstand up to 100 mph winds\*
- HEAVY DUTY: 29 gauge brown steel roof provides dent and corrosion resistance
- POWERED UP: Exclusive removable PowerPort™ features 3 electrical outlets and 3 USB ports that is transferable to any post on the structure. PowerPort™ can be used for charging devices, lights and more. PowerPort™ requires power source to be functional (not included)
- COMFORT IN ANY REGION: Insulated steel roof reduces heat transfer by up to 20 degrees
- POWDER COATED STEEL: Brackets and hardware are powder coated steel lending to element endurance
- DURABLE STEEL ANCHORING PLATES AND FEET: Externally mounted anchoring plates and steel feet prevent movement and decay from ground moisture
- TIMELESS DESIGN: Popular hip roof with black accents
- EASY ASSEMBLY: Pre-cut, pre-drilled, pre-stained and supported by the step-by-step interactive BILT® app
- Brilliant light brown stain: Stain saturation may vary
- Upper shade dimension offers 140 sq. ft. of shade 14ft x 10ft x 10ft (LxWxH)
- Usable space dimension between posts offers 96 sq. ft. of usable space 12ft x 8ft x 7.5ft (LxWxH)
- **WARNING:** Cancer and Reproductive Harm – [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)
- 5 Year Limited Warranty
- Product must be anchored as specified in the Backyard Discovery instruction manual



