

# Memo

**Meeting Date:** June 19, 2014

**To:** Design and Historic Review Commission

**From:** Jeff Fisher, Planner

**Subject:** RCC 14-13: Timothy W. Condon, a request for approval of exterior alterations of an existing building located within the River Corridor, on the following property:

**Location:** 1 W. Concho Avenue, located at the southwest corner of the intersection of West Concho Avenue and South Chadbourne Street; more specifically San Angelo Addition, Block B, Lot 21 & N 49' 5 1/2" of the E 100' of Lot, in central San Angelo.

**Purpose:** Approval of this request will allow for exterior alterations of an existing building located within the River Corridor.

**Contacts:** Timothy W. Condon, Tenant 325-939-9011  
Jeff Fisher, Planner 325-657-4210

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**Summary:** The Design and Historic Review Commission may:

- (1) **Approve** the request; or
- (2) **Approve** the request with **conditions**; or
- (3) **Deny** the request.

**Recommendation:** City staff recommends approval, subject to conditions to the proposed building alternations contained at the end of this report.

**History and Background:**

The subject property is located at the southwest corner of West Concho Avenue and South Chadbourne Street in downtown San Angelo, and is within the River Corridor Area. The applicant proposes to make alterations to the exterior of the existing building for a new “Angry Cactus – West Texas Bar & Grill” and requires approval of the Design and Historic Review Commission.

The property is zoned “Central Business District (CBD)”. Bars and grills are permitted uses within the CBD zoning district and are exempt from the parking requirements in the Zoning Ordinance.

The applicant recently submitted plans showing the proposed elevations along West Concho Avenue and along South Chadbourne Street, as well as an internal layout of the building and a preliminary sketch of the proposed colors and materials to be used for the alterations (see attached). After renovations, the building bar/restaurant space will comprise 7,669 square feet of heated floor area. The applicant has mentioned hosting events and live musical entertainment in the future, and the plans show a large area with a stage along West Concho Avenue. The preliminary plans show a red brick finish along the base of the building, and neutral light yellow and red stucco covering the remainder of the building. Glass windows will cover a large portion of the perimeter allowing pedestrians to see inside the bar/restaurant. Two attached wall signs “Angry Cactus West Texas Bar & Grill” are proposed, one on the wall facing West Concho Avenue and one on the wall facing South Chadbourne Street. Also proposed is a 15'-18' tall cactus sculpture on top of the building facing the front corner of the building.

**General Information**

Existing Zoning: Central Business District (CBD)

Existing Land Use: Vacant Building

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	Heritage Haus Clocks, San Angelo Finance, JL Mercer Boots, Lucky You Boutique, Art Glass Studio, Stango’s Coffee Shop
West:	Central Business District (CBD)	Parking lot, historic buildings, financial loans, Michelin Tires
South:	Central Business District (CBD)	Vacant stores, Freedom Fellowship Church
East:	Central Business District (CBD)	Trashy’s Treasures, Concho Quiltery, clothing stores, Miskey’s

**Thoroughfares/Streets:** South Chadbourne Street is defined as a "major arterial street," and is designed to connect collector streets to freeways and carry large volumes of traffic at high speeds. Access is secondary and mobility is the prime function of these streets. West Concho Avenue is defined as a "parkway" which is designed to serve public areas characterized by open space and waterfront features, often connecting the community's park and recreation resources.

**Zoning History:** The property was annexed within the city around 1949.

**Related Document Excepts:** The River Corridor Master Development Plan:

Commercial and Mixed Use in the Historic City Center

Section 1.B.1 – Building Design, Mass and Scale (pg 16): "new development must be compatible in scale with the surrounding buildings and respect the pedestrian-oriented nature of the city", and for corner lots "corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections".

Section 1.B.2 - Building Design, Architectural Detail (pg. 17): "the proportions, forms and spacing of windows, doors, and other architectural elements should reflect the characteristic proportions and spacing of existing facades found in the historic city center.", and:

"new buildings should reflect the characteristic rhythm of existing facades along the street (20-40 feet width)"

Section 1.B.3 - Building Design, Building Materials and Color (pg. 18): supports using “subtle yet rich colors rather than intense, bright colors” and “colors should be harmonious with those colors found on adjacent buildings”.

Section 1.B.4 – Building Design, Awnings and Canopies “serve as a transition between the building, sidewalk and street, helping visually unite them, and providing pedestrian scale to the street”. The corner entryway is encouraged with an alcove, canopy or other means of shelter.”

Section 1.B.7 – Lighting (pg. 20): “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill”.

Other Environmental Concerns and the River Front

Section XI (pg. 48) to “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments. Reduce overall electrical usage from site lighting, through appropriate selection of type, sizing and operation of light fixtures”.

*Historic Preservation Design Guidelines:*

Historic Overlay & CBD – Commercial Developments

Mass, Size and Form (pg. 10): “building wall offsets, including projections, recesses, changes in floor level, or changes of materials should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall” and “the repetition of recessed entries

provides a rhythm of shadows along the street, which establishes a sense of scale”.

**Section 12.602, Sign Ordinance**

“any object, device, display, plaque, poster, painting, drawing, or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to a person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.”  
(Section 12.602)

**Section 12.604, Sign Ordinance**

(b) Commercial Districts

(C) Setback for freestanding signs – a maximum height of 20 feet shall be authorized from the property line. One foot of additional setback is required for each two (2) feet of height

**Section 12.610, Sign Ordinance**

(1) No freestanding sign shall exceed thirty (30) feet in height or seventy-five (75) square feet in area, or the regulations set forth for freestanding signs, Section 12.604(b)(1), whichever is less.

(2) No off-site sign shall be allowed.

(3) All signs in the River Corridor area shall be reviewed by the River Corridor Commission, which may recommend placing specific conditions on the sign size, location, height, illumination, etc. in excess of this article based on the individual site and location characteristics. The applicant may appeal any action of the River Corridor Commission to the city council, which shall have final authority.

**Analysis:**

The staff recommendation is based upon the statements listed below.

Staff conducted a site visit and examined the subject property and adjacent properties in the immediate area of the River Corridor. Surrounding properties contain a wide range of retail commercial uses including coffee shops, clothing, home accessories, and art boutiques. Existing buildings have a smooth finishing of brick or concrete, with building cornices, pediments, recessed entries, and some awnings and canopies. The buildings vary in color, the majority are neutral light yellow, red or brown brick or concrete. Signage ranges from traditional style to modern style with lighted signs emitting minimal light to keep with the traditional character of the River Corridor.

In order to recommend approval of this application, the proposal needs to be consistent with the design guidelines of the *River Corridor Master Development Plan* and have regard for the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

The applicant has indicated that the plans and sketch are preliminary, and has not finalized the specific building materials and colors yet. Based on the preliminary drawings, staff supports the neutral yellow and red stucco and red brick façade. Section 1.B.3. of the Master Plan supports using “subtle yet rich colors rather than intense, bright colors” and “colors should be harmonious with those colors found on adjacent buildings”. Examples of similar color and building materials in the area include Stango’s Coffee (red) and Heritage Haus (neutral yellow) which are immediately north of the property on Chabourne Street, and provide a smooth building finish.

The proposed alternations are also in keeping with the Master Plan respecting building design as outlined in 1.B.1 which states that “new development must be compatible in scale with the surrounding buildings and respect the pedestrian-oriented nature of the city”, and for corner lots “corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections”. The proposed building would be 24 feet high and be similar to the one-two story buildings in the area. The building will have a corner entrance fronting onto an angle facing West Concho Avenue and South Chabourne Street. Section 1.B.2. states “the proportions, forms and spacing of windows, doors, and other architectural elements should reflect the characteristic proportions and spacings of existing facades found in the historic city center.” The building’s windows and doors appear of similar size and style to other establishments in the area including Stango’s Coffee and the retail strip along the north side of East Concho Avenue, including Heritage Haus and Miskeys Gifts.

Staff would recommend that the applicant, however, provide more variations in building facades in accordance with 1.B.2. of the Master Plan “new buildings should reflect the characteristic rhythm of existing facades along the street (20-40 feet width)” and the *Historic Preservation Design Guidelines* which encourage “building wall offsets, including projections, recesses, changes in floor level, or changes of materials should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall” and “the repetition of recessed entries provides a rhythm of shadows along the street, which establishes a sense of scale”. The Master Plan in Section 1.B.4 also encourages awnings and canopies as they “serve as a transition between the building,

sidewalk and street, helping visually unite them, and providing pedestrian scale to the street". Under Section 1.B.1. "corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections".

While the applicant has done a good job providing varying materials and colors, including the brick at the bottom of the wall which will project out slightly, both walls are void of any columns or recessed entries. This gives the appearance of long, blank walls, especially along the longer wall facing Chadbourne Street, which is not consistent with other nearby properties. A review of the surrounding area shows other storefronts either have a canopy or recessed entry or both, providing variation in the building wall. Staff recommends that the applicant submit final plans prior to construction showing variation of the building's exterior facade which may include columns, recesses or canopies, to better blend within the area. Any canopies projected into a public right-of-way will require approval from City Council.

Staff also reviewed the proposed wall sign requests, the proposed cactus sculpture on the roof, and two large thorns attached to the bottom of the wall and which will overhang into the public right-of-way at the corner entrance.

The two attached walls signs will read "Angry Cactus West Texas Bar and Grill" and there will be one on the wall facing West Concho Avenue and one on the wall facing South Chadbourne Street. Each sign appears to be less than 25% of the wall area as required in 12.604 of the Sign Ordinance.

Permits Division has classified the proposed 15'-18' cactus at the top of the roof a "freestanding sign" and not an artistic sculpture because the cactus relates to the business and thus is not deemed art. The definition of a "sign" in the Sign Ordinance means:

"any object, device, display, plaque, poster, painting, drawing, or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to a person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images." (Section 12.602)

The maximum height for a freestanding sign is 20 feet from the property line measured from the ground, and for every additional 2 feet in height, an additional setback of 1 foot is required to a maximum of 40 feet. The cactus will not encroach beyond the roof line. Because a freestanding sign is measured from the ground, it would include the 24 feet height of the building, plus the 15-18' height of the cactus for a total of approximately 39-42' in height, double the maximum permitted. Approval of this cactus sign would require a Sign Variance from the Planning Commission. Staff recommends that the proposed cactus be reduced in size to 10 feet to blend into the surrounding area and to avoid setting a precedent for large freestanding signs and structures in the River Corridor.

The applicant mentioned that the two large thorns at the front corner of the building will be attached to the wall at their bases, and gradually project out 1-2 feet at the top, about 20 feet from the ground. City Council approval will be required for any portion of the thorns that projects into the public right-of-way.

The applicant has mentioned that signs and lights will have LED display. No further details have been provided at this time. Section 1.B.7 of the Master Plan sets guidelines for lighting, “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill”. Further, near the River Front, it is encouraged under Section XI to “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments. Reduce overall electrical usage from site lighting, through appropriate selection of type, sizing and operation of light fixtures”.

Staff recommends that proposed signs have lighting that is directed only behind the lettering and not to other areas within the sign face, consistent with other approvals by the DHRC such as the signage for the bar/restaurant at 135 West Twohig Avenue (RCC 12-54). Staff also recommends lighting that minimizes light pollution and is consistent with lighting in the area. Applications to DHRC for exterior alterations at 135 West Twohig Avenue, and 333 South Chadbourne Street (RCC13-51) approved gooseneck warehouse and mounted cage lights which are consistent with the area.

### **Proposed Conditions**

1. That the applicant submit final plans to be administratively approved by the Planning Director, prior to construction, showing the final color scheme and building materials, signage, lighting, and variation to the building walls with columns, recesses and/or canopies to be consistent with the existing character of the area. Any canopies projected into a public right-of-way will require approval from City Council;
2. Must comply with all the standards outlined in the Sign Ordinance;
- ~~3. If the proposed cactus is attached to the top of the building, it must be reduced to a maximum of 10 feet in height in keeping with the surrounding area, and will be subject to a sign variance from the Planning Commission;~~
4. If the proposed thorns encroach within the rights-of-way of the two adjacent streets in front of the building, it requires City Council approval.
5. Staff recommends attached wall signs where only the lettering is backlit rather than signs where the entire sign area, including areas outside the lettering is internally illuminated for overall consistency, and that the proposed signs shall not produce lighting that is excessively bright.



**Attachments:**

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property;

Site photos;

Elevation drawings;

Internal building layout;

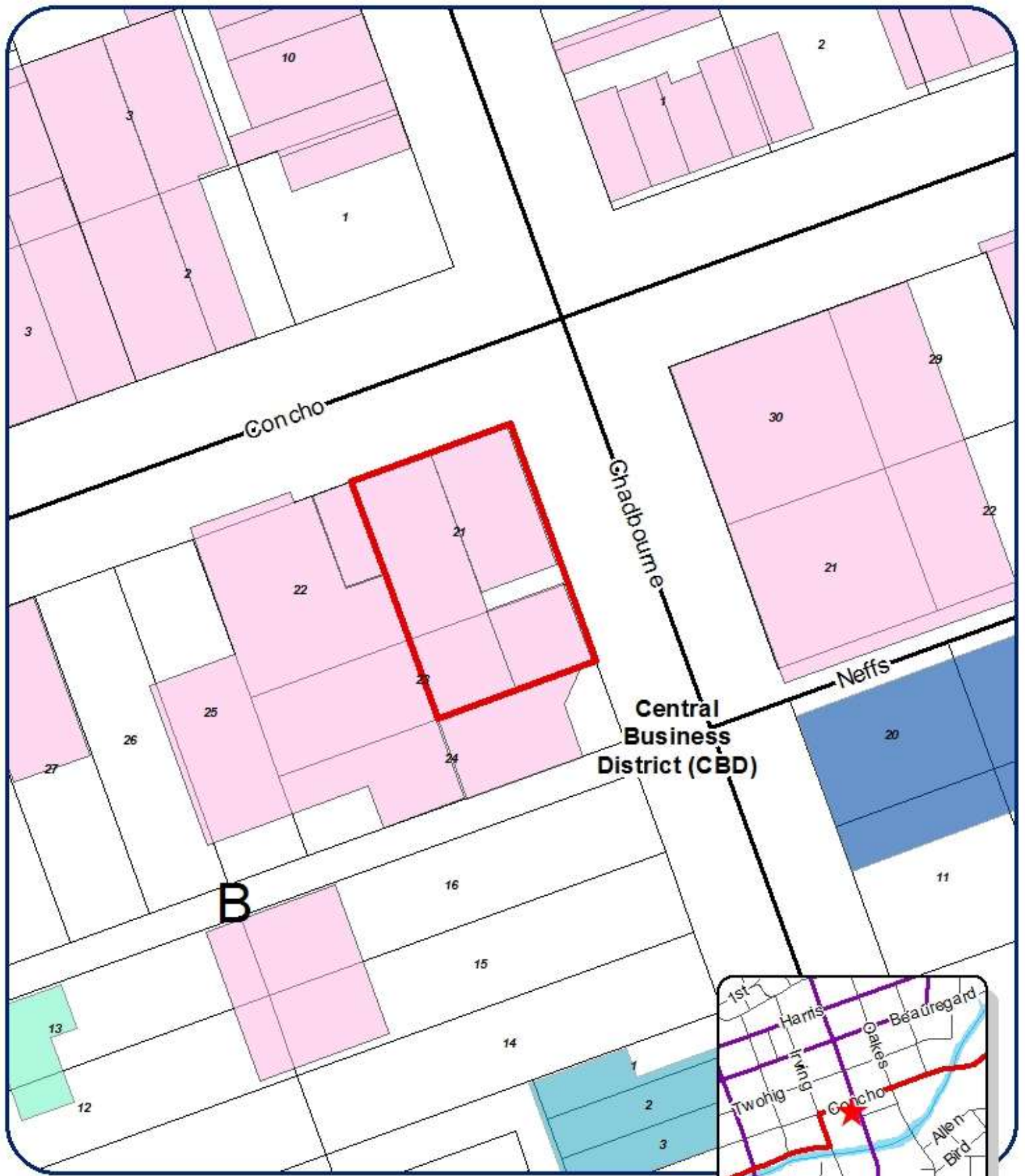
Application materials including detailed sign proposals.

**Presentation:**

Jeff Fisher, Planner

**Reviewed By:**

Patrick Howard, AICP, Director of Development Services



**Zoning Case File**

**Case Z14-13**

Council District: Johnny Silvas

Neighborhood: Downtown

Scale: 1" approx. = 75 ft

Subject Property: 1 W Concho Avenue

**Legend**

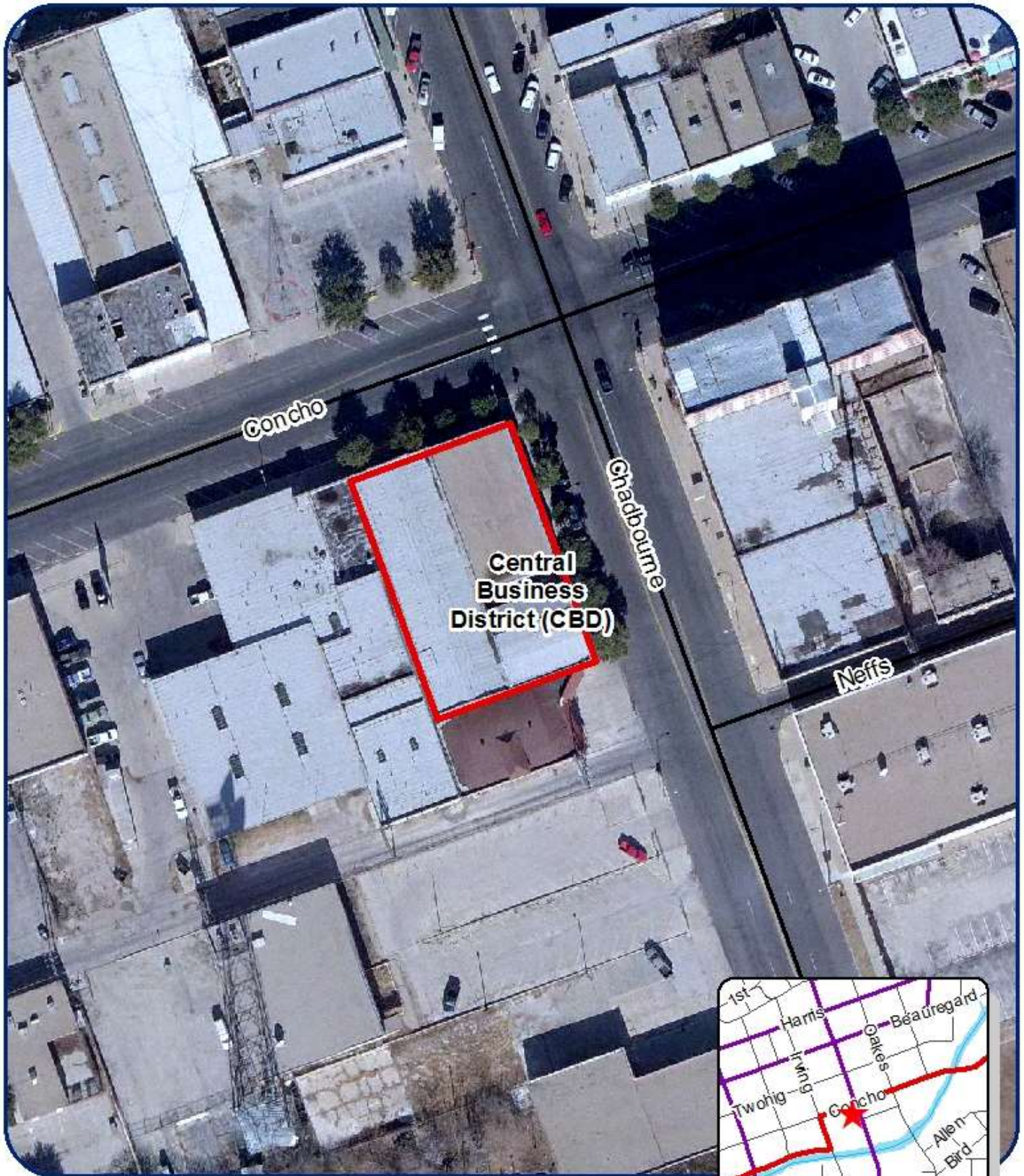
Subject Properties:

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**





**Zoning Case File**

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Neighborhood: Downtown

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Subject Property: 1 W Concho Avenue

**Legend**

Subject Properties: **CBD**

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

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**Subject Property facing west – S. Chadbourne Street**



**Subject Property facing south - W. Concho Avenue**



North



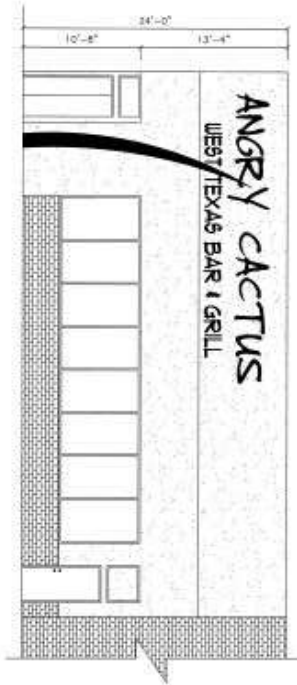
East



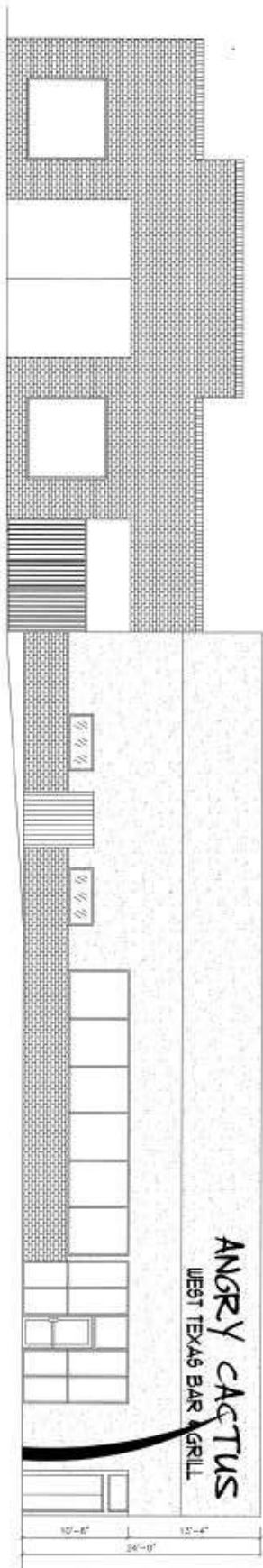
South



West



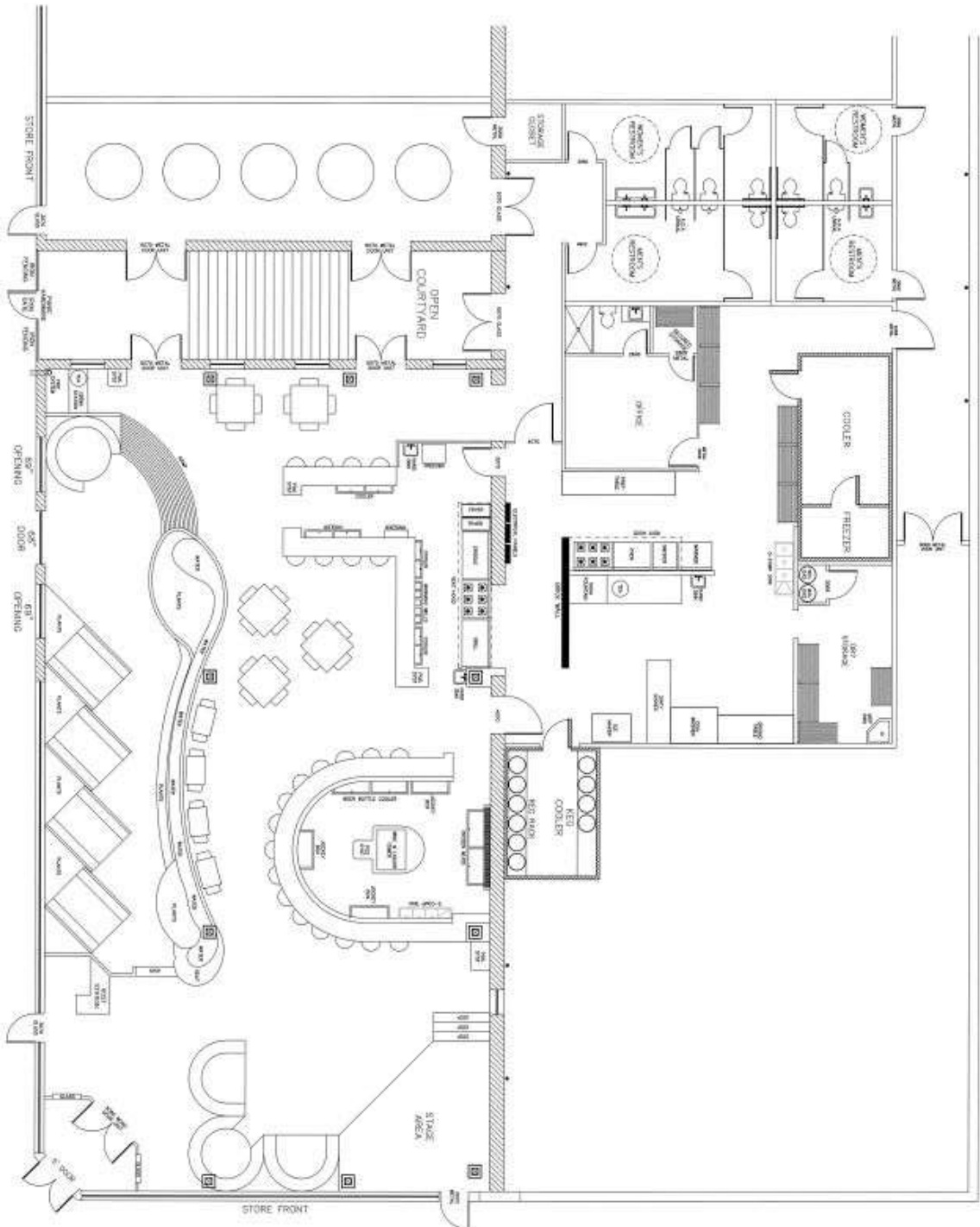
CONDITO STREET ELEVATION  
 ANGRY CACTUS RESTAURANT & BAR  
 SCALE 3/16" = 1'-0"



CHADBOURNE STREET ELEVATION  
 ANGRY CACTUS RESTAURANT & BAR  
 SCALE 3/16" = 1'-0"

CHADBOURNE STREET

EQUIPMENT AND FIXTURE LAYOUT  
ANGRY CACTUS RESTAURANT & BAR  
SCALE: 3/16" = 1'-0"  
7889 So. Ft. Hooded Area Total



W. CONCHO STREET

### Layout

This plan for this restaurant will be to seat between 100-150 people in actual seats. (Please see scale blueprints)

### Exterior Features

With San Angelo's art driven culture, art was one of the major inspirations to the design of the building. We have a world class sculptor working on a 15'-18' cactus sculpture for the roof. Other exterior features will include neutral color stucco and regional rock/brick façade. Also LED Lights and Signs will be displayed. The lettering of the sign on the building will be between 4'-5' tall TOTAL.

