



The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

NOTICE OF A PUBLIC MEETING

AN AGENDA FOR A REGULAR MEETING
OF THE DESIGN and HISTORIC REVIEW COMMISSION
FOR
THE CITY OF SAN ANGELO, TEXAS
Thursday, March 20 of 2014 at 10:00 a.m.
COUNCIL CHAMBERS
McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE

THE McNEASE CONVENTION CENTER IS ACCESSIBLE TO PEOPLE WITH DISABILITIES. ACCESSIBLE ENTRIES AND SPECIALLY-MARKED PARKING SPACES ARE AVAILABLE AT MAIN ENTRANCES ON BOTH SURBER DRIVE AND RIO CONCHO DRIVE. IF YOU NEED ADDITIONAL ASSISTANCE TO OBSERVE OR COMMENT, PLEASE NOTIFY THE PLANNING DIVISION STAFF AT (325) 657-4210.

In an effort to keep the public better informed about various municipal boards and commissions, this meeting will be recorded and broadcast on Local Government Channel 17. For a schedule of all broadcasts, please contact the City's Public Information Office at (325) 481-2727 or visit the City's website at www.sanangelotexas.us.

As a courtesy to those in attendance, please place your phone on "Silent" or "Vibrate."
Thank you!

ALL MATTERS LISTED ON THE AGENDA ARE SUBJECT TO INDIVIDUAL DISCUSSION AND ACTION BY THE DESIGN AND HISTORIC REVIEW COMMISSION.

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

II. **Consent Agenda:**

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise, the consent agenda will be considered in one vote.

1. Consideration of approving the December 19, 2013 Design & Historic Review Commission Regular Meeting minutes.

- III. CA 13-04: Art in Uncommon Places – Julie Raymond, requesting a Certificate of Appropriateness (CA) to allow for exterior alterations of an existing structure, on the following property:**

Located approximately 1,000 feet northwest of the intersection of Paint Rock Road and South Concho Park Drive, and running parallel to East Avenue L, in south central San Angelo.

- IV. CA 14-01: Kathy DeHoyos, requesting a Certificate of Appropriateness (CA) to allow the placement of signage on a building with a Historic Overlay Zoning at the following property:**

16 East Concho Avenue, located approximately 190 feet east of the intersection of East Concho Avenue and South Chadbourne Street; more specifically occupying the San Angelo Addition, Block 1, E 11.2' of Lot 2, in central San Angelo.

- V. RCC14-05: Sam Lawson, a request for approval of a 3'x8' internally illuminated wall sign located within the River Corridor on the following property:**

109 North Koenighiem Street, located approximately 190 feet south of the intersection of North Koenigheim Street and West 3rd Street; more specifically occupying the Central Plaza Addition, Section 2, Block 3, in central San Angelo.

- VI. RCC-14-06: Clarion Hotel, a request for approval of an internally illuminated sign measuring approximately 244.1 total square feet by 101 feet, 3 ¾ inches in height on the following property;**

441 Rio Concho Drive, located directly southwest of the Concho River and southwest of Rio Concho Drive; more specifically occupying 5.3670 acres of Fort Concho River Lots, being the south part of Lot 16, in central San Angelo.

- VII. Presentation on the permitting processes.**

- VIII. Public comment (on matters of interest for future consideration).**

- IX. Election of chairperson and vice-chairperson for 2014.**

- X. Future meeting agenda.**

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on April 17, 2014 at 10:00am in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VIII. Adjournment.

This notice of meeting was posted on the bulletin board at the City Hall for the City of San Angelo before 10:00 a.m. on March 17 of 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.

A handwritten signature in cursive script that reads "Roberta Johnston for A.J. Fawver".

AJ Fawver, AICP, Planning Manager and
Secretary to the Design and Historic Review
Commission

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, DECEMBER 19, 2013 AT 10:00 A.M, MCNEASE CONVENTION CENTER, COUNCIL CHAMBERS, 500 RIO CONCHO DRIVE, SAN ANGELO, TEXAS.

PRESENT: William J. Carter, David Mazur, Margaret Mallard, Ashley Young-Turner, Gary Donaldson, Eric Eggemeyer

ABSENT: Hal Noelke

STAFF: AJ Fawver, AICP, Interim Director of Development Services
Roxanne Johnston, Planner
Barbara Hesse, Historic Preservation Officer

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

The meeting was called to order at 10:00AM. A quorum of 6 was present.

II. Consideration of approving the minute record from the Regular Meeting held November 21, 2013.

Motion, by Ashley Young-Turner, to approve as presented, with a second by Gary Donaldson. The motion passed unanimously, 6-0.

III. RCC 13-52:Victor Mendoza, a request for approval of an 8'x3' internally illuminated wall sign located within the River Corridor, on the following property:

300 South Chadbourne Street, located at the southeast corner of South Chadbourne Street and East Concho Avenue; more specifically occupying the San Angelo Addition, W. ½ of Lots 22 & 29 & all of Lots 21 & 30, in central San Angelo.

Roxanne Johnston, Planner, came forward to present this request, consistent with the staff recommendation of approval. She mentioned that this request was presented at the November meeting, and was now coming back to the DHRC with some new information, as requested. Some of the existing signage were previously approved in July 2013, as they were eligible (based on size) for administrative approval.

She reviewed each individual sign and the size of that respective sign.

She then reviewed the signage which has not yet been approved. Ms. Johnston then showed the mockup of what the current request would cover. She reviewed some arguments that led to the staff recommendation briefly.

Ashley Young-Turner mentioned that she actually preferred the window signs to the mounted sign at the top of the wall that is being proposed.

Victor Mendoza, the applicant, came forward to speak to the request. He mentioned that the main concern for having the internally lit sign was to help provide some safety and reassurance for the customers coming in.

David Mazur mentioned that he actually preferred the signage to be lit at all hours for those same reasons.

Motion, to approve the sign as presented, striking condition 2, was made by David Mazur and seconded by Ashley Young-Turner. The motion passed unanimously, 6-0.

IV. CA 13-05: LEICA Geosystems: requesting a Certificate of Appropriateness (CA) to allow the placement of a Global Positioning System reference station antenna at the following property:

72 West College Avenue, located directly north from the intersection at West College Avenue and North Irving Street; more specifically occupying the City Hall Plaza, Section 1, Lot 1 central San Angelo.

Roxanne Johnston, Planner, came forward to speak on the case. Ms. Johnston covered pictures and maps of the surrounding area. Ms. Johnston reminded the group that the property (City Hall), is already historically designated, and thus a CA is required to make any exterior alterations. The request would be to add an antenna to the top of the building. The antenna will be placed atop the City Auditorium.

Motion, to approve as presented, was made by Gary Donaldson and seconded by Margaret Mallard. The motion passed unanimously, 6-0.

V. CA 13-04: Art in Uncommon Places – Julie Raymond, requesting a Certificate of Appropriateness (CA) to allow for exterior alterations of an existing structure, on the following property:

Located approximately 1,000 feet northwest of the intersection of Paint Rock Road and South Concho Park Drive, and runs parallel to East Avenue L, in south central San Angelo.

This request was not heard at today's meeting due to a lack of sufficient information for a full analysis and recommendation. The request will be placed on the January agenda.

VI. Presentation on incentives & programs for downtown businesses.

This item will be pushed to January's agenda, as the speaker was unavailable.

VII. Public comment (on matters of interest for future consideration).

The 2014 calendar, and board nominations for 2014, will be heard at the January meeting.

VIII. Future meeting agenda and announcements.

VII. Adjournment.

Motion, to adjourn, was made by Margaret Mallard and seconded by Ashley Young-Turner. The motion passed unanimously, 6-0, and the meeting adjourned at 10:19 am.

Bill Carter, Chairperson
Design & Historic Review Commission

Memo

Meeting Date: February 20, 2014

To: Design & Historic Review Commission members

From: Kevin Boyd, Planner

Subject: CA 13-04: Art in Uncommon Places – Julie Raymond, requesting a Certificate of Appropriateness (CA) to allow for exterior alterations of an existing structure, on the following property:

Location: Located approximately 1,000 feet northwest of the intersection of Paint Rock Road and South Concho Park Drive, and running parallel to East Avenue L, in south central San Angelo.

Purpose: To allow for exterior alterations of an existing structure that is historically overlaid.

Contacts:

Art in Uncommon Places –	
Julie Raymond, Representative	325-245-5472
Kevin Boyd, Planner	325-657-4210

Summary: The Design & Historic Review Commission may:

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

Recommendation: City staff recommends **denying** the Certificate of Appropriateness of the requested exterior alterations.

History and Background:

Last month, the proponents, Art in Uncommon Places, submitted a request to make exterior alterations to the Lone Wolf Bridge has been historically overlaid since in October 1998. Art in Uncommon Places is a local non-profit organization established by Julie Raymond and Sue Rainey and seeks to, "bring awareness and education of the arts" with a series of visual presentations of outdoor public spaces to create permanent art "by the community and for the community" (Standard Times, San Angelo). Examples of their work around town include 'The Art Bug' near the river walk and two murals, a reproduction of Van Gogh's Starry Night and 'The Tree'. Built by the Virginia Bridge and Iron Co. in Roanoke, VA, the bridge was originally constructed in 1888 and were assembled and rebuilt in 1922.

Back in April 2009, the River Corridor Commission approved a request for reconstruction of the Lone Wolf Bridge. A few years later, renovations of the bridge occurred – some of the changes included removal of portions of existing curb sidewalks (which was added in the 1940s), repair to the concrete beams, slabs and columns and higher railings to make the crossing safer for pedestrians. The bridge's has long been difficult for motorist to traverse given its narrow width, only about 18 feet across. Also approved and the most significant change that followed, was the conversion of the vehicular bridge into one open only for pedestrians and bicyclists.

Historically overlaid properties are governed by Section 211 of the Zoning Ordinance which states that no one can carry out any exterior constructions, alteration, etc. In the city of San Angelo, no such changes can occur without explicit approval of a Certificate of Appropriateness from the Design and Historic Review Commission (DHRC). The DRHC reviews any specific applicable design guidelines and the applicable guidelines from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*.

The structure is also located within the River Corridor, careful consideration must be given to the overall brightness of the proposed lighting and to ensure that the plan is consistent with city plans and policies.

General Information

Existing Structure:	Lone Wolf Bridge
Thoroughfares/Streets:	East Avenue K is identified as a "local street", designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets. East Avenue L is identified as an "arterial street", designed to connect collector streets to freeways and other arterials carrying large volumes of traffic

at high speeds. Access is secondary and mobility is the primary function of these streets

Zoning History:

N/A

RCC 09-11: the River Corridor Commission approved a request for reconstruction of the Lone Wolf Bridge and to convert a vehicular bridge to a pedestrian bridge on April 28, 2009.

HPC 98-03 / Z 98-20: the Lone Wolf Bridge located at East Avenue K was granted final approval of a historic overlay by City Council in August 1998.

Applicable Regulations:

N/A

Related Document Excerpts:

Zoning Ordinance
Section 211.E.

"No person shall carry out any exterior new construction, reconstruction, alteration, restoration, any exterior new rehabilitation, or relocation of any historic landmark or on any property within a historic district without a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, building exteriors or other exterior elements in a district or to a landmark, visible from a public right-of-way in that district or landmark, which affect the appearance and cohesiveness of any historic landmark or any property within the historic district without obtaining a Certificate of Appropriateness from the Historic Preservation Commission."

Special Information

Year Constructed:

The bridge was rebuilt during the early 1920s.

Structure Design Style:

Wrought Iron bridge

Historically Overlaid:

Yes

River Corridor Area:

Yes

River Corridor Sign Area:

Yes

Downtown Development District:

No

Analysis:

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.
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.
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.
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.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
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.
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.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
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.

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.

The staff recommendation is based upon the statements listed below.

Based on the information provided regarding elements of the overall plan, staff is recommending **denial** of the request. The proponents of Art in Uncommon Places have proposed installing a permanent installation and LED lighting on the Lone Wolf Bridge. Centerpiece of the plan involves placement of a permanent installation situated in the center of bridge. The red heart, which measures 5 1/2 feet high x 4 feet width with a depth of 18 inches, is composed of red wire mesh. Off-centered on the heart is a keyhole and a series of locks will be draped around the heart. The materials are able to withstand the elements of the outdoor environment. Currently, the heart piece has been temporarily placed roughly 100 feet east from the fork of the bridge. Staff finds that given the historic nature of the structure, careful consideration must be given with these requests. Given the nature of the bridge, such alterations are ill-advised. The placement of the heart structure is ideally placed and should remain in its current position permanently, rather on the bridge structure. The proponents seek to attach the LED lighting using silicone and will be positioned in a matter so that it is not tampered with by curious bystanders. Existing lighting on the bridge will remain. While the plan seeks to keep alternations to a minimum and not involve welding or drilling of holes, the proposal goes against the character represents a dramatic change visually, of the appearance of the bridge. It is staff's opinion that the structure remains the same, to protect the history and visual integrity of the bridge.

Constructed back in 1888, the Long Wolf Bridge is the oldest surviving bridge in the city, and the oldest TxDOT- built bridge in the state. The original parts of the bridge are over a hundred years in age. The structure, at 350 feet, traverses over the Concho River and connects East Avenue K with Paint Rock Road, to the west. During the time of construction, the bridge was the area's primary point of access to Goodfellow Air Force Base and residential areas on the east side, until the construction of the four-way Metcalf Bridge in the late 1950s. Over time, the bridge became inadequate for the increasing amount of traffic into the area east of the river. In 2011, after the structure was historically overlaid it was converted from a two-way bridge for motorists to a pedestrian bridge and connects two area parks. Parking was installed in the areas along the side of bridge at the time of renovations of the bridge (just north of the firefighter facility). Although the plan does not seek diminish or minimize the original qualities or character of the structure's design, placement heart structure and LED lighting is contrary to elements of the bridge's construction. The request effectively creates a spectacle that will distract motorist and pedestrians and minimizes the structural design of the bridge. The natural environment will also be

affected given that the structure is located within the River Corridor, where excessive lighting from external sources is discouraged.

Provisions in the Master Plan discourage excessive brightness and widespread usage of light sources within the River Corridor area. The point at which the bridge crosses over the Concho River lies within the designated area. In addition, adding more lighting to the bridge goes against Section XI of the River Corridor Master Development Plan's "Reduce Light Pollution", which seeks to limit overall electrical usage from site lighting to improve night sky access and reduce development impact on nocturnal environments.

Proposed Conditions

N/A

Attachments:

Excerpt from zoning map, showing the general location within the City of San Angelo;

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property;

Applicant's responses from application;

Components of the installation 1;

Component of the installation 2;

Examples of LED lighting; and

Applicant's responses from application.

Presentation:

Kevin Boyd, Planner

Reviewed by:

AJ Fawver, AICP, Interim Director of Development Services



CA13-04: Art in Uncommon Places - Julie Raymond
Lone Wolf Bridge (see defined area below)

1 inch = 1,000 feet



Path: Y:\Boards & Commissions\Design Historic Review Commission\Certificates of Appropriateness\2013\CA13-04 Art in Uncc

COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
- CH (HEAVY COMMERCIAL)
- CBD (CENTRAL BUSINESS DISTRICT)
- OW (OFFICE WAREHOUSE)
- PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

- R&E (RANCH AND ESTATE)
- RS-1 (SINGLE-FAMILY RESIDENCE)
- RS-2 (TWO-FAMILY RESIDENCE)
- RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)
- RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)
- RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)
- MHP (MANUFACTURED HOUSING PARK)
- MHS (MANUFACTURED HOUSING SUBDIVISION)

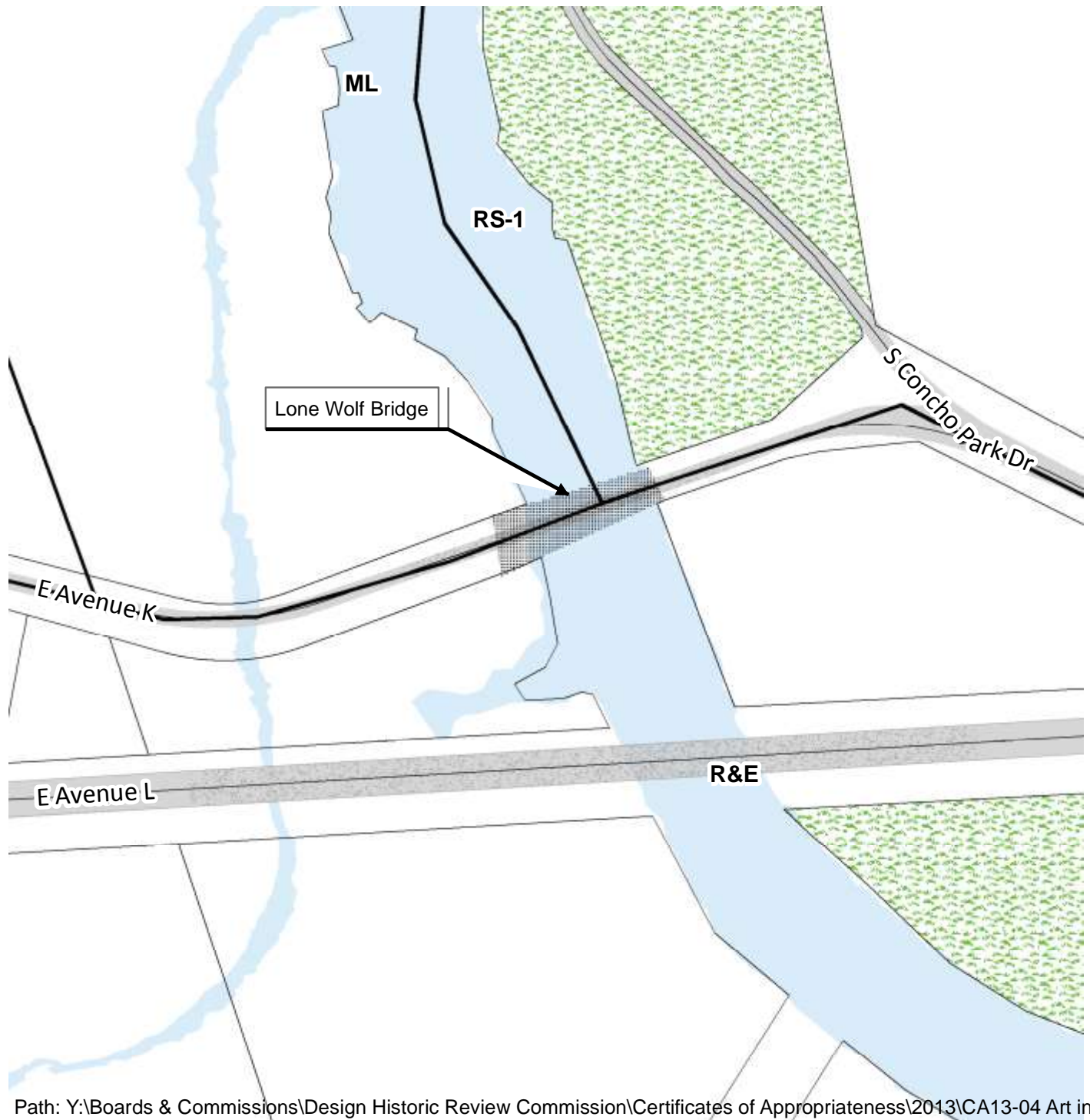
MANUFACTURING DISTRICTS

- ML (LIGHT MANUFACTURING)
- MH (HEAVY MANUFACTURING)
- CU (CONDITIONAL USE)
- SP (SPECIAL PERMIT)
- SU (SPECIAL USE)
- ZC (ZONE CHANGE)



CA13-04: Art in Uncommon Places - Julie Raymond
Lone Wolf Bridge (see defined area below)

1 inch = 200 feet



Path: Y:\Boards & Commissions\Design Historic Review Commission\Certificates of Appropriateness\2013\CA13-04 Art in Uncc

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CA13-04: Art in Uncommon Places - Julie Raymond
Lone Wolf Bridge (see defined area below)

1 inch = 200 feet



Path: Y:\Boards & Commissions\Design-Historic Review Commission\Certificates of Appropriateness\2013\CA13-04 Art in Uncc

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- SU (SPECIAL USE)
- ZC (ZONE CHANGE)







LED exposed accent tubing SleanLED LEDstrips. (Photo courtesy of SleanLED)



Illuminated Bridge using US LED Qubs LED moduls. (Photo courtesy of US LED)

City of San Angelo, Texas - Planning Division
Application for Certificate of Appropriateness

Name of Applicant(s): ART IN UNCOMMON PLACES - JULIE RAYMOND

Owner Tenant Representative (Affidavit required)

Mailing Address: 701 S. IRVING Telephone: 325-245-5472

City/State/Zip: SAN ANGELO TX 76903 Fax/other: _____

Contact Email Address: raymondjulie1@gmail.com

Subject Property Address: Ave K

Name of Building or Site: LONE WOLF BRIDGE

Legal Description*: ATTACHMENT 2

Proposed Work:

- Construction of a new building in a Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration or rehabilitation of exterior features on any existing building.
- Relocation of an existing building to or from any property in any Historic Overlay (HO) zoning district.
- Demolition of a landmark or any building on any property within a Historic Overlay (HO) zoning district.

Specific Details of Request:

LED LIGHTING ON LONE WOLF BRIDGE gifted to city.
ILLUMINATION installed without welding or drilling of holes to
STRUCTURE. SAFETY INSULATION FOR cables and junction boxes.

* use attachment, if necessary

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:

MAGNIFY DELINEATION OF STRUCTURE, TO ENHANCE FEATURES
IN NIGHT VIEWING and CREATE VENUE FOR FUTURE VISITORS

Does the proposed work comply with the following? If yes, indicate by checking.

- 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 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.
- 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.
- 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- 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.
- 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.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- 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.
- 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.

We the undersigned acknowledge that the information provided is true and correct.

Julio Raymond
Signature

Nov 8, 2013
Date

OFFICE USE ONLY		
Case No.: CA <u>13</u> - <u>04</u>	Nonrefundable Fee: \$ <u>0</u>	Original HO Case No.: _____
Date Paid: <u>N/A</u>	Received by: <u>Kevin Boyd</u>	
Receipt No.: <u>N/A</u>	<input type="checkbox"/> Description/photograph of site	<input type="checkbox"/> Sketches, plans, sketches of work
	<input type="checkbox"/> Sample(s) of materials to be used	
<u>11-19-2013</u>		

Memo

Meeting Date: March 20, 2014

To: Design & Historic Review Commission members

From: Roxanne Johnston Planner

Subject: CA 14-01: Kathy DeHoyos, requesting a Certificate of Appropriateness (CA) to allow the placement of signage on a building with a Historic Overlay Zoning at the following property:

Location: 16 East Concho Avenue, located approximately 190 feet east of the intersection of East Concho Avenue and South Chadbourne Street; more specifically occupying the San Angelo Addition, Block 1, E 11.2' of Lot 2, in central San Angelo.

Purpose: To allow the placement of signage on the exterior of the west wall and interior of the southern front door, visible to the public, within the River Corridor Area.

Contacts:

Kathy DeHoyos, Tenent	325-450-9929
Roxanne Johnston, Planner	325-657-4210

Summary: The Design & Historic Review Commission may:

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

Recommendation: City staff recommends **approving** the Certificate of Appropriateness, **with a condition** listed at the end of this report.

History and Background:

The applicant is a tenant of a retail store and seeks to replace existing signage on the subject property with the company's current logo and information. This proposal is for unlit signage.

On June 28, 2005, unlit signage was approved by the then Historic Preservation Commission with the stipulation that when placing signage on the west exterior wall, that the applicant use existing holes in the wall as the first option and as a second option, that the applicant place screws attaching the signage to the building, in the mortar, with the implication that drilling new holes in the brick would not be allowed.

General Information

Existing Zoning: Central Business District (CBD)

Existing Land Use: Retail

Surrounding Zoning/Land Use:

North:	CBD	Parking lot
West:	CBD	Parking lot and vacant building
South:	CBD	East Concho Avenue and vacant buildings (Cooper Furniture)
East:	CBD	Commercial businesses-Legend Jewelers, The Sassy Fox, Miss Hattie's Café & Saloon

Thoroughfares/Streets: East Concho Avenue is defined as a "local street" and is designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets.

Zoning History: The property was formally given a Historic Overlay Zoning on October 20, 1998 (Z98-24). Other cases have been approved on the site including RCC05-06 and RCC10-12; both relating to signage.

Applicable Regulations: Zoning Ordinance
Section 211.E.
"No person shall carry out any exterior new construction, reconstruction, alteration,

*restoration, any exterior new rehabilitation, or relocation of any historic landmark or on any property within a historic district without a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, **signs**, sidewalks, fences, steps, paving, building exteriors or other exterior elements in a district or to a landmark, visible from a public right-of-way in that district or landmark, **which affect the appearance and cohesiveness of any historic landmark** or any property within the historic district **without obtaining a Certificate of Appropriateness from the Design & Historic Review Commission.**"*

Special Information

Historically Overlaid	Yes
River Corridor Area	Yes
River Corridor Sign Area	Yes
Downtown Development District	Yes

Analysis:

In considering this application, the Design & 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.
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.
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.
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.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
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.
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.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
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.
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.

The Staff recommendation is based upon the statements listed below:

In evaluating a project with respect to the River Corridor Master Development Plan and on a property that is Historically Designated, staff is careful to examine not only aesthetic changes to the historic structure, but also the surrounding area. This property is located on what is known as "Block One" and is located on one of the main area streets that contain other historically designated buildings which include Legend Jewelers, The Sassy Fox, and Miss Hattie's Café and Saloon.

To simplify, staff, through Section 211 E. of the Zoning Ordinance, is tasked to ensure that outward changes are in keeping with the River Corridor Master Development Plan, which overall seeks to protect and preserve the historic fabric of the community with the understanding that when selected and used correctly, technological advances in building and sign materials can serve to preserve the historic fabric without removing or replacing important characteristics which are meant to be protected.

In relation to the guidelines established within the River Corridor Master Development Plan (included as an attachment) this request certainly meets the goals and intent of the Plan. The proposal includes replacing vinyl signage on the west side of the building upon an existing base and not on the exterior brick and mortar, and of placing vinyl lettering on the front door located on the south side of the subject building facing E. Concho Avenue. The signage on the west side of the building, if approved, is to consist of a 10x5 foot (50 square feet) company logo decal to read "Pure Intimates & Apparel". The word "Pure" is to be purple in color, with the words "Intimates & Apparel" as well as a graphic that frames the word "Pure," in black against a white background; again, attached to an existing board approved in 2005. This signage is visible to eastbound pedestrian and vehicular traffic along E. Concho Avenue.

The vinyl lettering proposed for the front door is to be white with the same logo as that to be located on the southwest side of the building, however, the hours and days of the week are included below in order to notify patrons of the store's business hours. This last logo is to measure approximately 24 inches. This signage is visible from patrons looking north at the subject property.

Overall, staff is confident that the proposed signage will continue to uphold the intent of the River Corridor Master Development Plan and is in keeping with the scale of current signage that was previously allowed by the Historic Preservation Commission. Similar signage exists within the area. Mounting the signage on the subject property consistent with the stipulation made in 2005 from this commission will ensure that the integrity of the building will remain intact.

Staff recognizes that signage is important in order for potential customers and the public, in general, to be able to locate a business. With regard to how the proposed signage will affect neighboring properties, staff believes that such a change as these proposed are minimal and will in no way detract from existing business- since there are but three colors: white, black and purple, there is no negative proliferation of color here that would take away from the overall atmosphere of the area.

The property is at a key location in the community and any type of redevelopment efforts on it can lead to a great sense of place for the region and community as a whole. Therefore subject to the condition below which was established in 2005, staff recommends approval of the project.

Proposed Condition

1. Signage to be placed on the west side of the subject building on either the existing alumilite board or other similar material shall be attached using existing holes in the wall.

Attachments:

excerpt from zoning map, showing general location of the subject property with the City of San Angelo;

excerpt from zoning map, highlighting subject property;

aerial photo, highlighting subject property;

graphics of proposed signage supplied by the applicant.

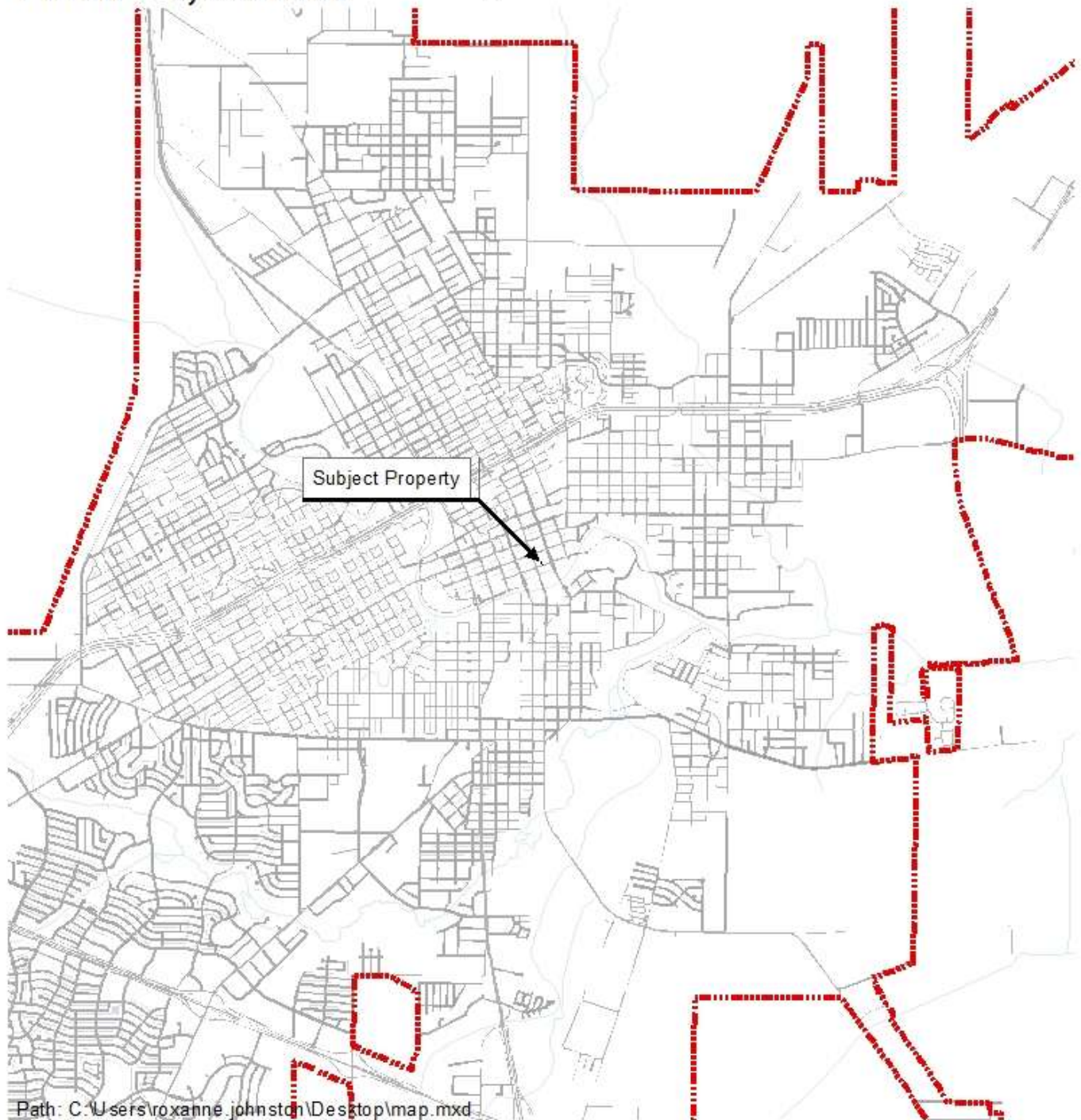
Presentation:

Roxanne Johnston, Planner



CA14-01: Kathy DeHoyos
16 E. Concho Ave.

1 inch = 5,000 feet



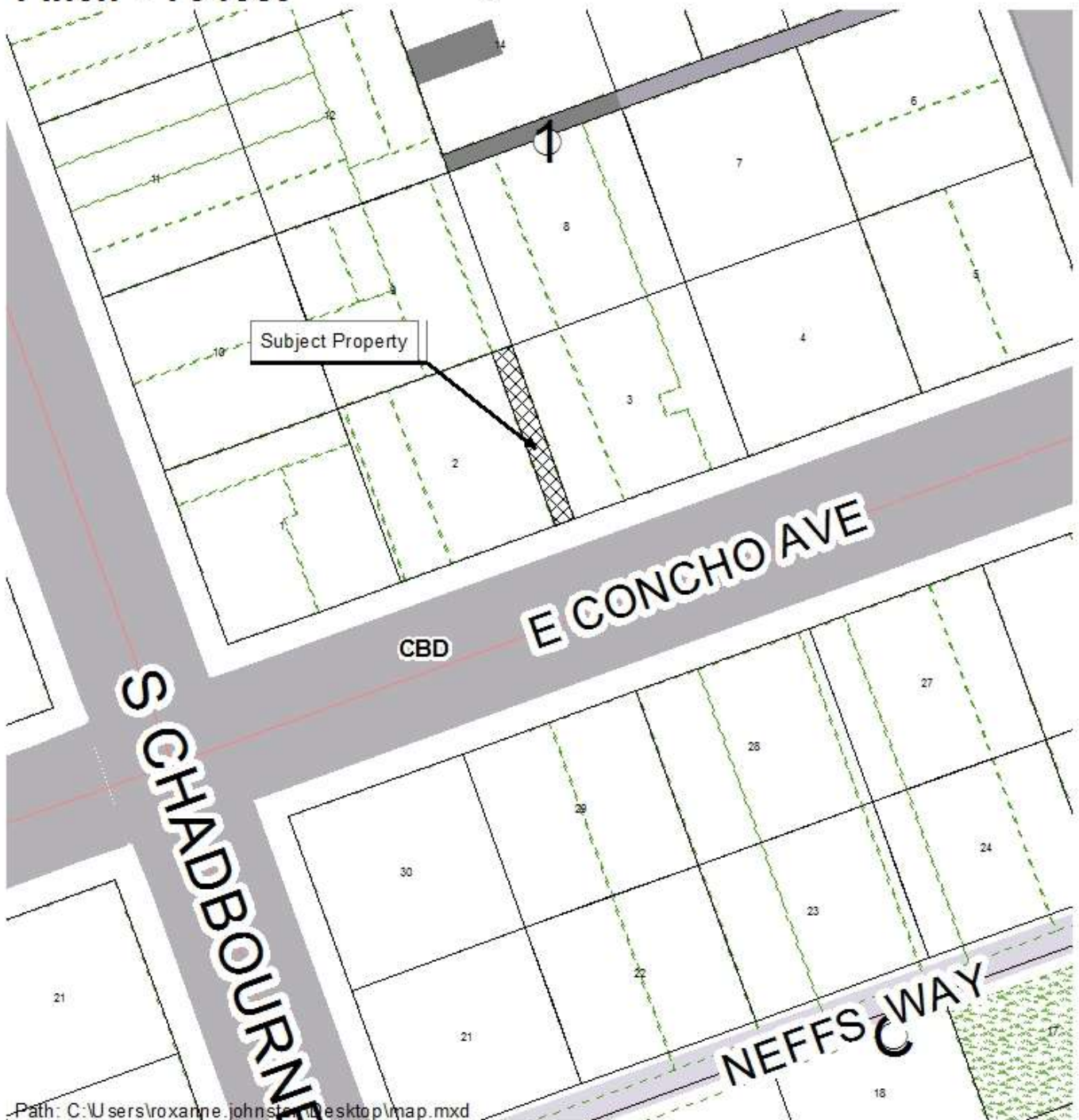
Path: C:\Users\roxanne.johnston\Desktop\map.mxd

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	M (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CGCH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



CA14-01: Kathy DeHoyos
16 E. Concho Ave.

1 inch = 75 feet



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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	M (LIGHT MANUFACTURING)
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PD (PLANNED DEVELOPMENT)		



CA14-01: Kathy DeHoyos
 16 E. Concho Ave.

1 inch = 50 feet



Path: C:\Users\roxanne.johnston\Desktop\map.mxd

COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
 - CO (OFFICE COMMERCIAL)
 - CG (GENERAL COMMERCIAL)
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MANUFACTURING DISTRICTS

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 - MH (HEAVY MANUFACTURING)
-
- CU (CONDITIONAL USE)
 - SP (SPECIAL PERMIT)
 - SU (SPECIAL USE)
 - ZC (ZONE CHANGE)

10x5' (Decal) (1)



Intimates & Apparel

WEST WALL

FRONT
DOOR
FACING
E CONCHO AVE



24" Wide (Lettering) (1)



4382 Southwest Blvd.
San Angelo, Texas 76904

All About Signs

Phone: 325-949-7168

Fax: 325-949-7829

sales@allaboutsinstx.com

Client: Kathy DeHoyos

Job #: 20615- Kathy DeHoyos

Size(s):

Qty:1

Sides:

Material(s):

Finishing:

Please review artwork and specifications. Your signature or emailed approval guarantees you have checked for errors. If you disagree with the art above please make changes and we will send a new proof ASAP.

Approved: _____

Memo

Meeting Date: March 20, 2014

To: Design and Historic Review Commission

From: Kevin Boyd, Planner

Subject: RCC 14-05: Sam Lawson, a request for approval of a 30 foot freestanding sign and internally illuminated attached wall signs located within the River Corridor, on the following property:

Location: 109 North Koenighiem Street, located approximately 190 feet south of the intersection of North Koenighiem Street and West 3rd Street; more specifically occupying the Central Plaza Addition, Section 2, Block 3, in central San Angelo.

Purpose: Approval of this request would allow for a 30 foot freestanding sign and internally illuminated attached wall signs.

Contacts: Sam Lawson, Owner 432-685-1402
Kevin Boyd, Planner 325-657-4210

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 **approving, subject to conditions as listed below** the proposed sign requests.

History and Background:

The subject property is south of the intersection of W 3rd Street and N Koenigheim Street, a couple blocks west of the downtown area. It is located outside of the River Corridor but within 150' of the corridor. For all intents and purposes, all signage within 150' must comply with the sign regulations of the River Corridor area (Section 12.610, Sign Ordinance). The applicant is seeking to construct a Popeyes restaurant on the recently abandoned Grandy's site – the nature of this request involves the board's approval of several internally illuminated signs, which include a 30 foot freestanding sign and attached wall signs, similar to what is shown in the proposed rendering below.

The nature of this request remains preliminary at this time, the dimensions of the attached wall signs are subject change – proposed conditions and the general regulatory process will ensure that the proposed attached wall signage complies with said ordinances and is compatible with the surrounding area.

In considering this request it is also important to note that slightly less than half of the west side of the property lies within the 150' regulated sign area of the corridor. Since the property is situated outside the River Corridor area the building's construction and usage of materials and colors are not subject to this request. One of the conditions outlined by city staff is that the proposed new construction faces N Koenigheim Street, rather than N Abe Street to ensure that the building fits and is consistent with development patterns in the area.

There are several signs being proposed for the site. Depending on the orientation of the building those signs may or may not be located within 150' of the corridor area. With this request, the applicant has submitted for approval of one, 30' freestanding sign to be positioned west of the proposed establishment facing N Abe Street and at least four internally signs for the face of the building. All proposed signs will consist of three colors: Orange (Arlon), Cardinal Red (Arlon) and White (Arlon) – the white coloring is used in the phases "POPEYES" "LOUISIANA KITCHEN" and "P"; red and are interchangeably used as background colors and to outline the white lettering (see signs proposals below). The freestanding sign will consist of three separate double sign faces. From the top, a circular 11 square foot attached wall signs are being proposed for both or either side of the building. The sign will be comprised of a .150" modified acrylic face. The freestanding signs will have steel support system to ensure its durability. The middle portion will consist of a 38.5 square foot (12' - 6 ½" x 3' - 1") sign and read "POPEYES". Near the bottom, there will be a (double-sided) 34 square foot (8' - 1" x 4' - 2") 'drive thru' and messaging sign that will contain 8" font lettering (comprised of letters, numbers and special characters) to interchange various advertising messages. The construction method is largely comprised of an extruded aluminum cabinet and two pan-formed polycarbonate, UV resistant, translucent white sheets (see sign methods and proposals below).

There are numerous attached wall signs associated with this request, each will be internally illuminated. First, the largest wall sign will be centrally placed in the front of the building and will read "POPEYES" "LOUISIANA KITCHEN". Materials used include

a modified acrylic faces of various thickness and LED modules for internal lighting. Two circular signs and one sign with the "POPEYES" will also likely be placed on the side faces of the building.

The applicant has plans to remove and / or relocate the two existing freestanding signs on the property and may involve demolition of the abandoned restaurant for a new building.

General Information

Existing Zoning: General Commercial/Heavy Commercial (CG/CH)

Existing Land Use: Old Grandy's site

Surrounding Zoning/Land Use:

North:	General Commercial / Heavy Commercial (CG/CH)	Motel 6, Starbucks, Subway, The Cash and State Farm insurance
West:	General Commercial / Heavy Commercial (CG/CH)	All American Chevrolet car dealership
South:	General Commercial / Heavy Commercial (CG/CH)	Discount Tire, Burger King, Walgreen's, Quiznos and Northwood Apartments
East:	General Commercial / Heavy Commercial (CG/CH)	Central Fire Station

Thoroughfares/Streets: North Koenigheim Street and North Abe Street are defined as an "arterial streets," and are 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.

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

Related Document Excepts: The River Corridor Master Development Plan, Commercial Use Outside the Historic City Center Section III (pg. 27) Building Materials and Colors States that, "*Signage and awnings which are color coordinated, can be used to introduce brighter, more intense colors.*" In addition, "*Bright*

corporate colors should be limited to use in signage only."

Section XI. of the River Corridor Master Development Plan (Pg. 48) is titled "Reduce Light Pollution." This section states that the intent is 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."*

Section 12.610, Sign Ordinance

In addition to all other regulations within this article, the following regulations shall also apply within the area designated as the San Angelo River Corridor and within one hundred and fifty (150) feet of this corridor:

(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.

In considering this request, staff recognizes the right and need of businesses to effectively advertise, while preserving the physical beauty and safety of the surrounding area. One of the goals of the sign ordinance seeks to create aesthetically pleasing environment that adds to the quality of life and in turn serves to attract new business and foster economic development. Given the materials submitted for review, staff recommends approval, subject to conditions of this request.

Placement of the sign is necessary in order to identify the establishment. Misplaced signs often have negative effects and can be visually incompatible with their surroundings. The colors selected with this request – Arlon Orange, Cardinal Red and White – are earth tone and commonly associated with the chain. Secondly, each compliments with the proposed elements of the building facade.

Regulations on signage have been put in place in an effort to reduce or eliminate visual clutter. This helps to preserve the quality and promote the managed growth vital to the continued economic health of the area. The proliferation of signs without rhyme or reason affects the overall visual environment but may also create safety issues for traveling motorists, distracted by the dangerous driving conditions it may create. The manner in which signs are displayed does not appear to affect the safety of the general public and aesthetic quality of surrounding properties.

The site has close proximity to the Concho River which flows through the downtown area – it measures roughly 770 feet at its closest point. Several features separate the site from the river including an arterial street, a car dealership and large car lot and a motel structure. Provisions of both the Sign Ordinance and River Corridor Master Plan seek to limit light production in sensitive areas and reduce the likelihood of unwanted nuisances. All of the proposed signs have internal lighting, which minimizes emittance of local light sources. Light sources should not be overly bright as to constitute a hazard to pedestrians and motor vehicle (Section 12.612, Sign Ordinance). The River Corridor Master Plan seeks to limit and reduce internally illuminated signs in the corridor area. One of the central tenets of the Section XI of the Plan entitled "Reduce Light Pollution," seeks to reduce light sources projected by sign to alleviate threats to the quality of the surrounding area. Staff finds that nature of this request is compatible with signage in the area and will have little effect on the nearby nocturnal and associated sensitive river environment.

In examining the area for defining characteristics, staff finds few obstructions in the area. The proposed freestanding sign will measure roughly 20 feet from the boundary facing N Abe Street. At 30 feet high, the sign will be higher than surrounding buildings in the area. The lot is mostly an open, paved lot, some trees boarder the property from the north which may slightly obstruct views of the sign.

The proposed signage meets **all** of the standards outlined in Section 12.604 of the sign ordinance and River Corridor Plan. City plans and policies insure that the size, location and lighting of each sign meets necessary standards to protect the health, welfare and safety of the public and preserves the values of adjacent properties. This request does not exceed the maximum 25 percent sign area for attached signs (Section 12.604.b.2., Sign Ordinance). The height and number of freestanding signs are largely depended on the zoning and amount of frontage abutting to a primary street – in which the proposed sign does comply with. In addition, only one street frontage shall be considered the primary street frontage on a lot (Section 12.604.1.A). The sign is a sufficient distance from the minimum five foot setback or side yard requirement. These and any future sign proposals require a building permit and an internal review conducted by city staff before it can be legally placed on the property.

Proposed Conditions

1. Must comply with all the standards outlined in Section 12.610 of the Sign Ordinance.
2. The proposed signage should reflect the renderings submitted with this request, or be subjected to condition 4 of the report.
3. Ensure that proposed signs do not produce lighting that is excessively bright.
4. Allow for changes in wording and colors of proposed signs, which may be subject to review and administratively approved by the Planning Director. Allow the Director to review and approve minor changes to the size of proposed signs.
5. The property is uniquely configured in that it has frontage along two streets; approval of this request will require that the future development fronts N Koenighiem Street, consistent with other development patterns in the area.

Attachments:

Excerpt from zoning map, showing the general location within the City of San Angelo;

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property;

Proposed sign rendering;

Applicant's responses from application; and

Application materials including detailed sign proposals.

Presentation:

Kevin Boyd, Planner

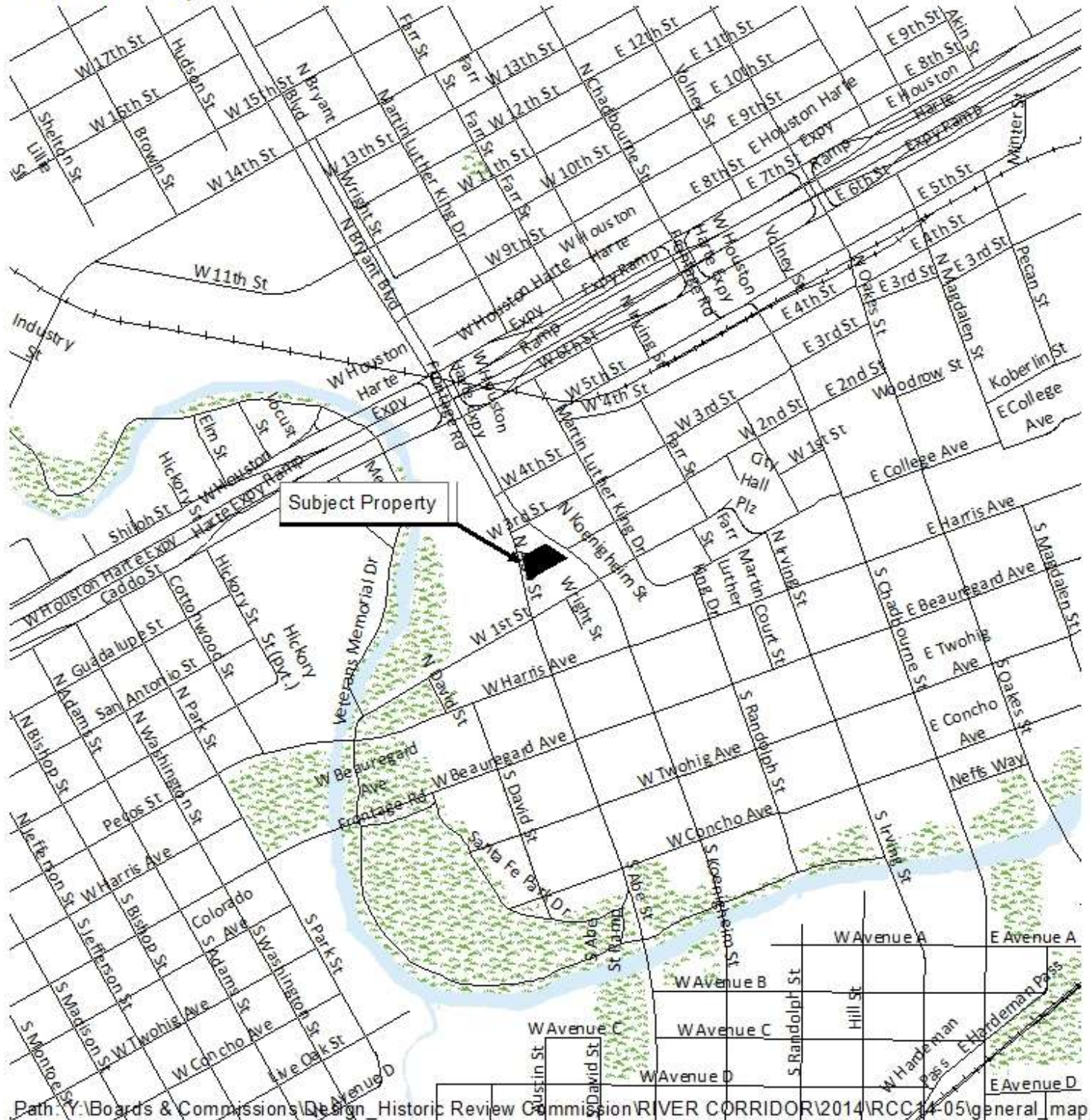
Reviewed By:

AJ Fawver, AICP, Planning Manager ()



RCC13-05: Sam Lawson
109 N Koenighiem Street

1 inch = 1,000 feet



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COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
- CH (HEAVY COMMERCIAL)
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- PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

- R&E (RANCH AND ESTATE)
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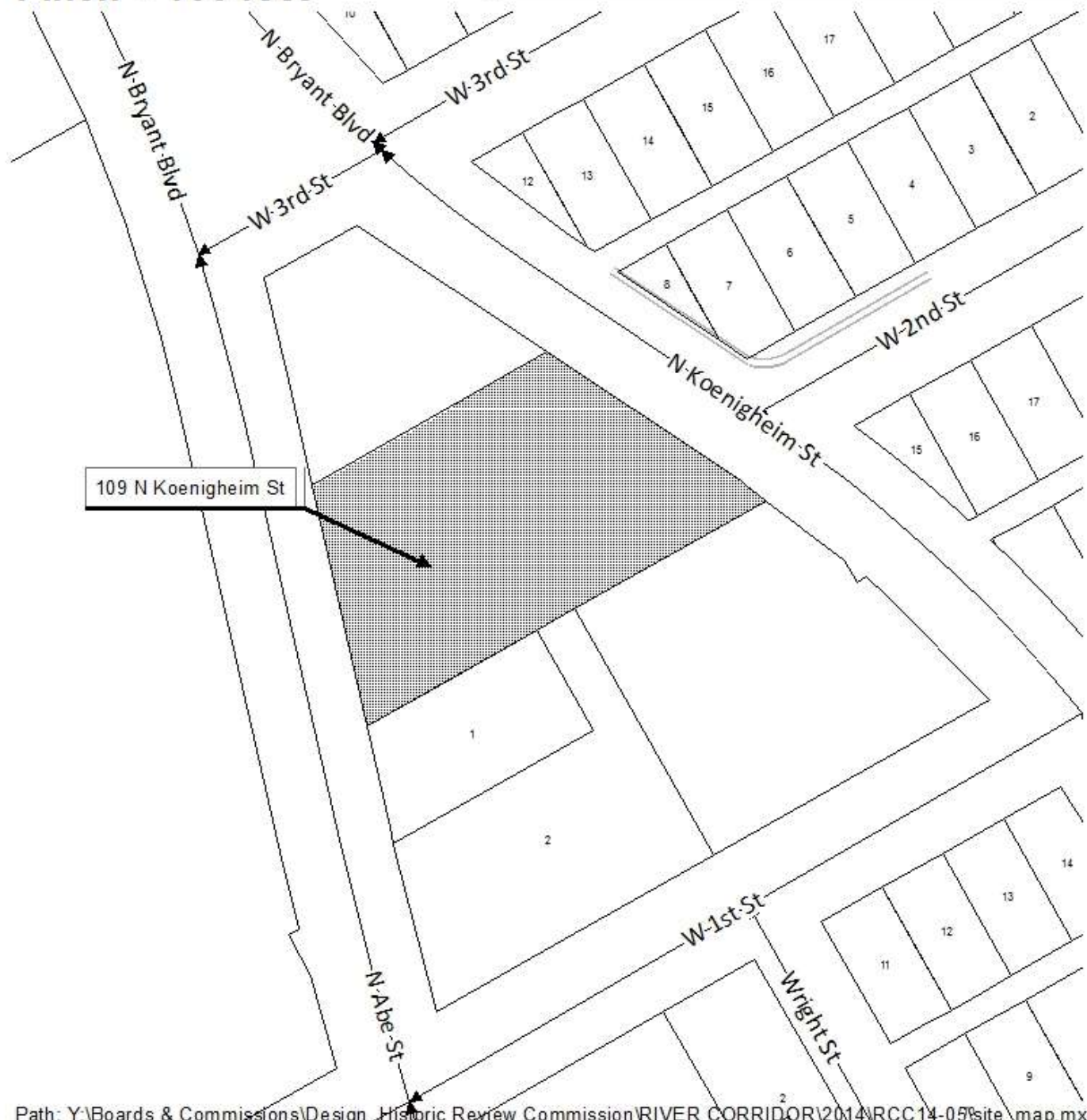
MANUFACTURING DISTRICTS

- ML (LIGHT MANUFACTURING)
- MH (HEAVY MANUFACTURING)
- CU (CONDITIONAL USE)
- SP (SPECIAL PERMIT)
- SU (SPECIAL USE)
- ZC (ZONE CHANGE)



RCC13-05: Sam Lawson
109 N Koenigheim Street

1 inch = 100 feet



109 N Koenigheim St

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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL) CO (OFFICE COMMERCIAL) CG (GENERAL COMMERCIAL) CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL) CH (HEAVY COMMERCIAL) CBD (CENTRAL BUSINESS DISTRICT) OW (OFFICE WAREHOUSE)	R&E (RANCHAND ESTATE) RS-1 (SINGLE-FAMILY RESIDENCE) RS-2 (TWO-FAMILY RESIDENCE) RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE) RM-1 (LOW RISE MULTI-FAMILY RESIDENCE) RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE) MHP (MANUFACTURED HOUSING PARK) MHS (MANUFACTURED HOUSING SUBDIVISION)	ML (LIGHT MANUFACTURING) MH (HEAVY MANUFACTURING)
PD (PLANNED DEVELOPMENT)		CU (CONDITIONAL USE) SP (SPECIAL PERMIT) SU (SPECIAL USE) ZC (ZONE CHANGE)



RCC13-05: Sam Lawson
109 N Koenigheim Street

1 inch = 100 feet



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COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
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City of San Angelo, Texas - Planning Division
Application for River Corridor Review

Name of Applicant(s): Sam Lawson

Owner Tenant (Affidavit required) Representative (Affidavit required)

Mailing Address: 3000 N. Fairfield #286 Telephone: 432-685-1402

City/State/Zip: Midland, Tx 79705 Fax/Other: 432-685-1002

Contact Email Address: slawson@whitsonfoods.com

Subject Property Address: Grandy's and Abe Sts

Name of Building or Site: Grandy's - scrape to build Popeyes

Legal Description*: Central Plaza ~~address~~ address
Section 2 Block 3

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for zone change, conditional/special use, or planned development within the Corridor.
- Request for subdivision approval of any kind within the Corridor.

Specific Details of Request: Build Popeyes restaurant

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

[Signature]
Signature

2/20/14
Date

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor:

Approval for a 50' lighted sign
for Popeyes restaurant

OFFICE USE ONLY

Case No.: RCC 13 - 05 Nonrefundable Fee: \$ 0

Related Case, if there is one: w/a Date related case will be heard: 3/20

Date Paid: 2/20 Received by: Kunkin

Receipt No.: w/a

Description/photograph of site Sketches, plans, sketches of work

Sample(s) of materials to be used



Colors

- PMS 1655C - Neon Orange
- PMS 187C - Arden 259WT Cardinal Red
- White - Arden 020 White

Notes

1. All two graphics applied to second surface.
2. Refer to specifications for approved colors.
3. Method edges shall incorporate a 5 degree draft angle when there are necessary to avoid stamp corners.
4. This drawing is for illustration only and not for construction.
5. Secondary Copy 1, Louisiana Kitchen's Baton Rouge font.



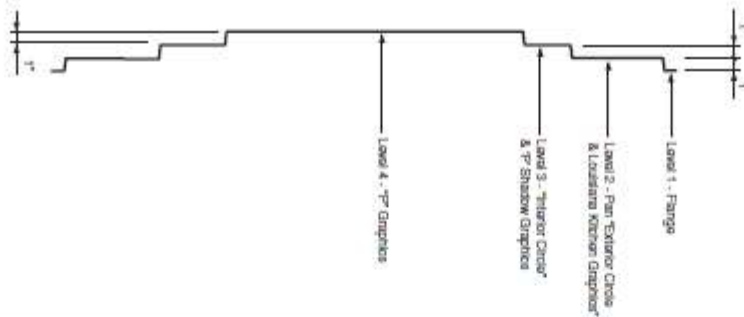
1/4" A" Face Layout

Scale: 3/4" = 1'-0"
[Layout Shown With Cabinet Raster]

1/32" Impact modified acrylic base with second surface vinyl graphics

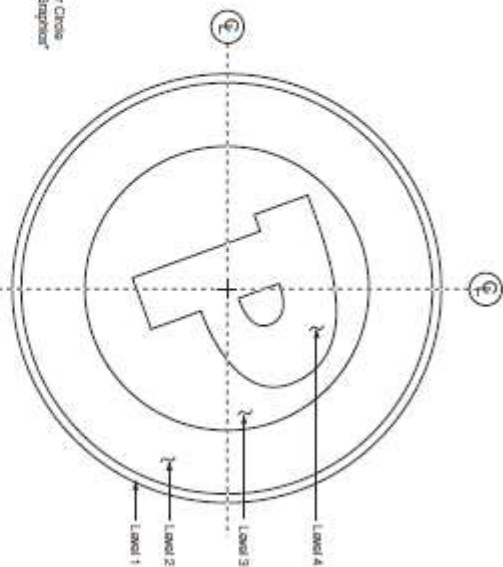
Section View

Not To Scale



Embossment Layout

Not To Scale



FOR DESIGN INTENT ONLY

The intent of this drawing is to provide general guidelines for the construction and installation of the sign. There are not to be used for construction purposes. The contractor shall be responsible for the construction and installation.

SIGN SERVICES GROUP
Tech/Art, Houston TX (813) 207-2971

Client: Popeye Louisiana Kitchen
Date: December 1, 2008

Title: P-60 Pylon Sign
Graphics

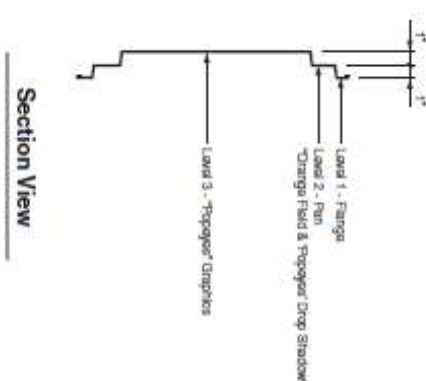
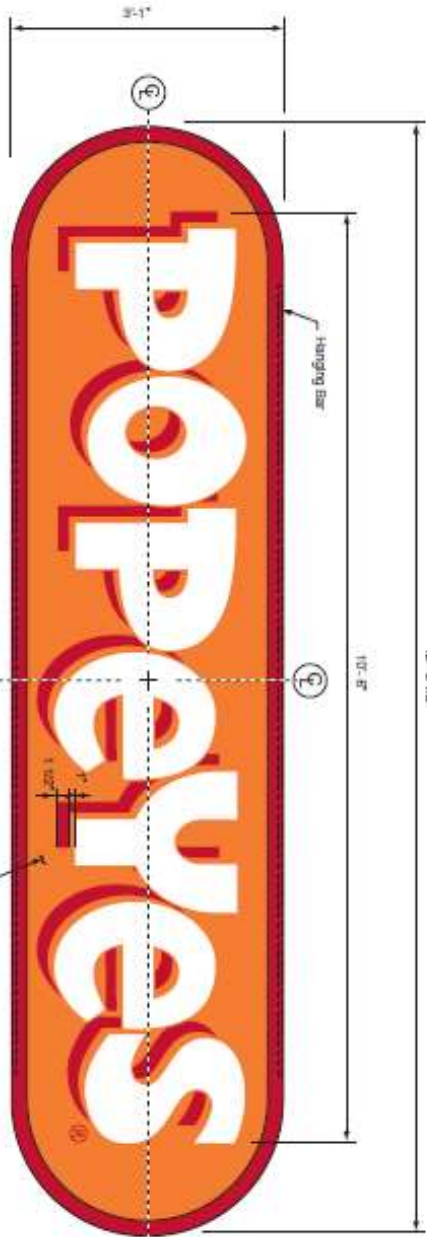
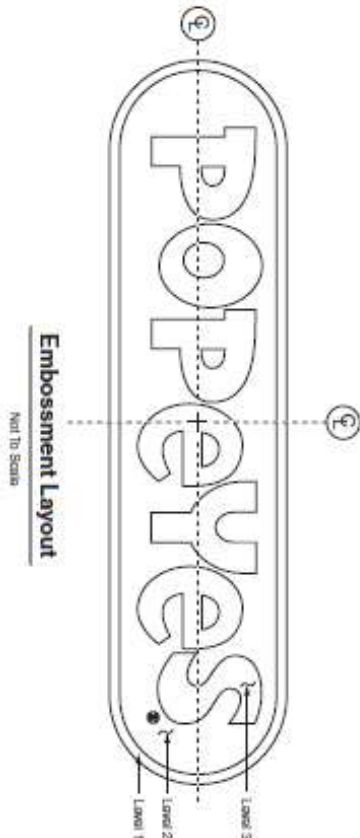
Draw No.:
PLK-1041

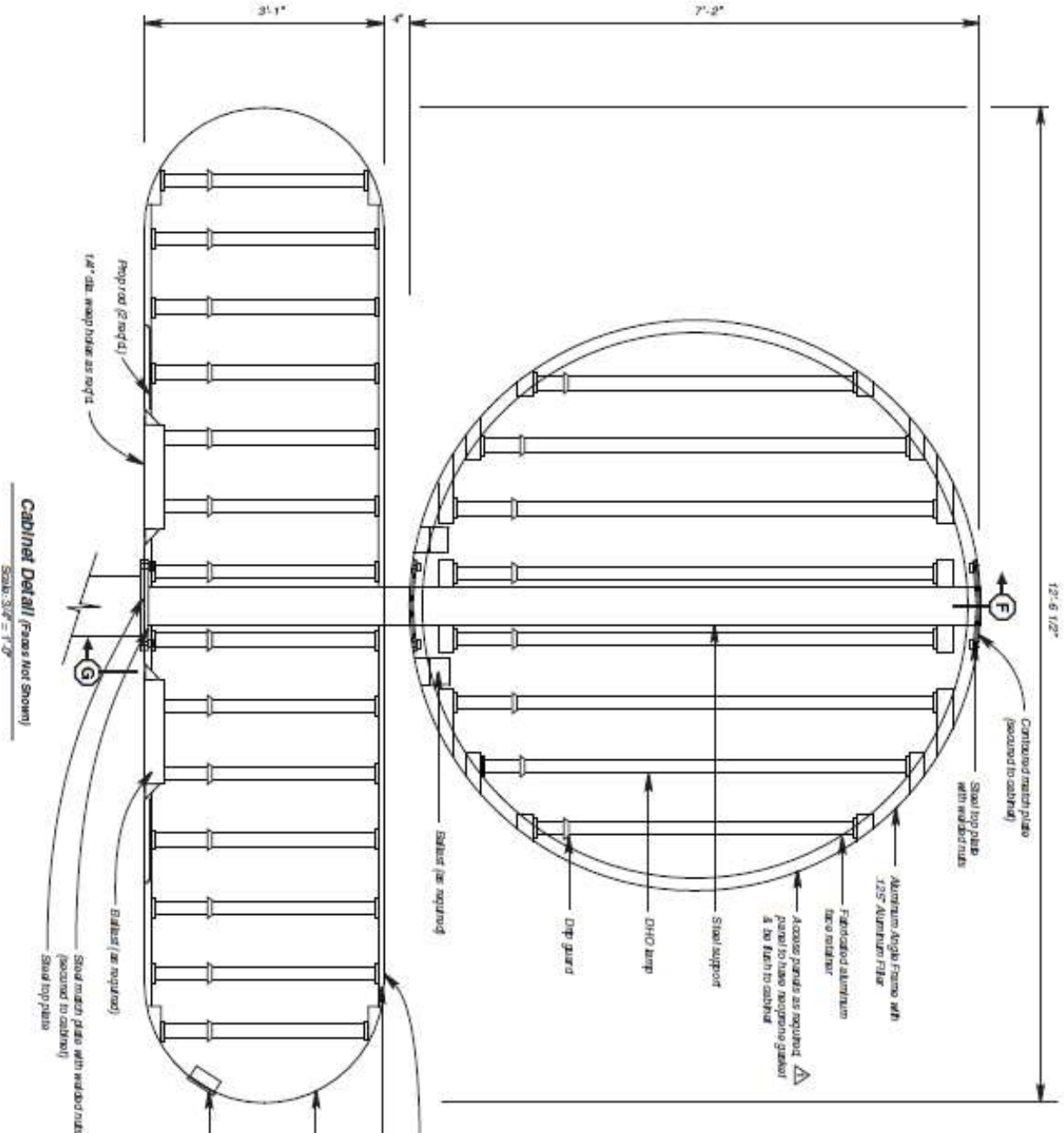
Colors

- PMS 1655C - Avon 044W1 Orange
- PMS 187C - Avon 253W1 Cardinal Red
- White - Avon 020 W1818

Notes

1. All size graphics applied to second surface.
2. Refer to specifications for approved colors.
3. Face shall have hanging bars at top and bottom of horizontal edges as required.
4. Milled edges shall incorporate a 5 degree draft angle with flats as necessary to avoid sharp corners.
5. This drawing is for fabrication only and NOT for construction.





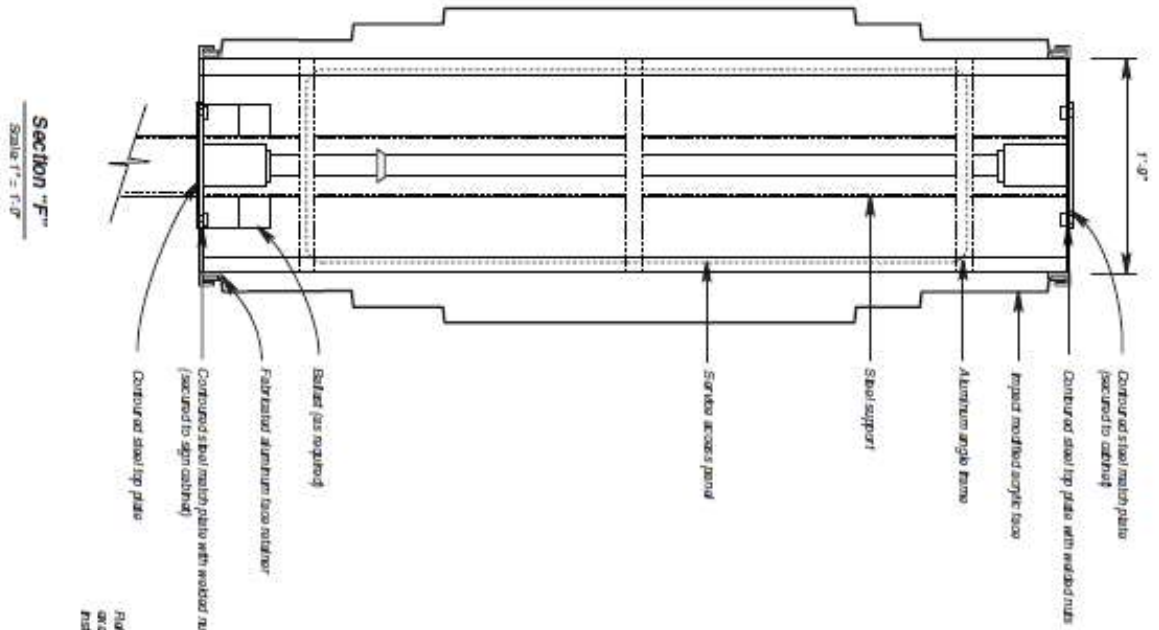
Cabinet Detail (Frames Not Shown)
Scale: 3/4" = 1'-0"

Cabinet "A" Electrical Information

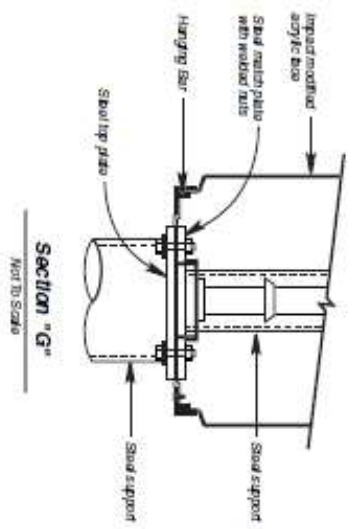
- Lamps: (4) F34T12 DHO
(2) F34T12 DHO
(2) F48T12 DHO
- Ballast: (2) 4 lamp ballast
Arrangement: 8.1 Amps
- Circuit: (1) 20 amp/120 volt

Cabinet "B" Electrical Information

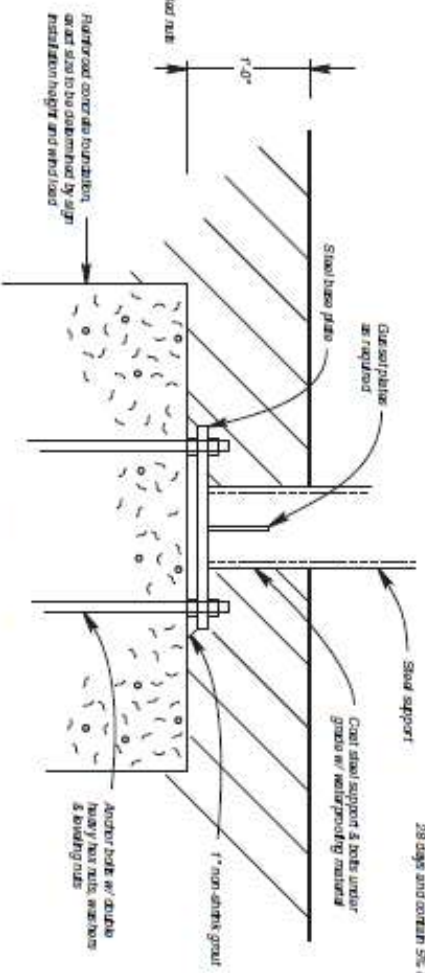
- Lamps: (12) F34T12 DHO
- Ballast: (2) F30T12 DHO
(2) 8 lamp ballast
Arrangement: 8.0 Amps
- Circuit: (1) 20 amp/120 volt



Section "F"
Scale: 1" = 1'-0"



Section "G"
Not To Scale



Foundation Detail
Scale: 1" = 1'-0"

General Notes

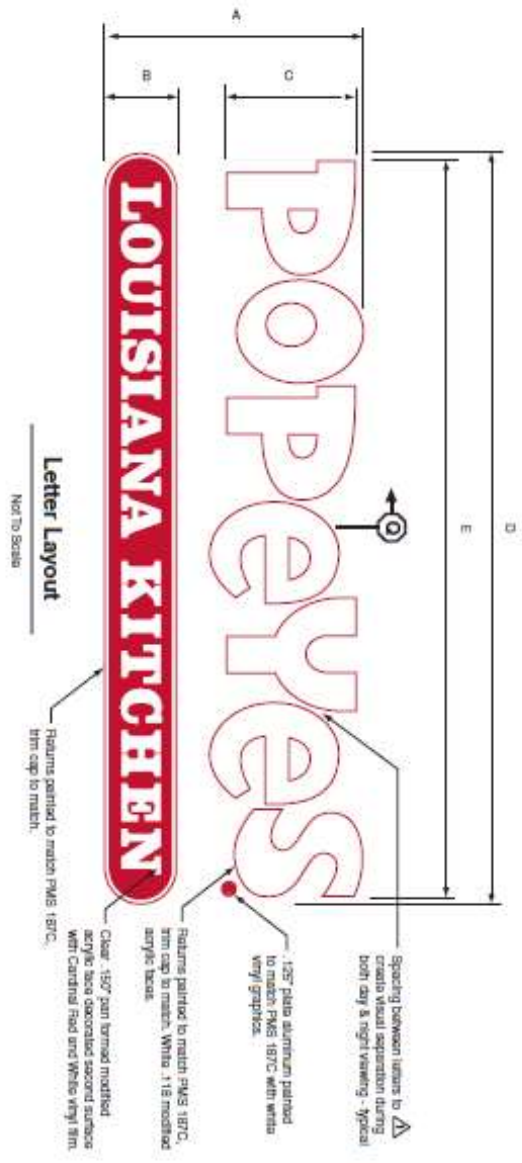
1. All fabrication and electrical details shall meet UL and NEC requirements.
2. All fasteners shall be stainless steel. Fastenings shall be stainless steel. Fastenings shall be stainless steel.
3. Aluminum shall meet 3003-H14 alloy.
4. Provide Ball Bush disconnect switch 20-250-010 w/ Ball Box #250 on end of sign. Fast cover to match surrounding sign components.
5. Framing and structure shall be designed by a structural Engineer.

Installation Notes

1. Fasten concrete as specified. Install sign pole level and plumb.
2. Replace excavated soil around foundation to conform to the surrounding grade.
3. After sign box is installed, make electrical hookup and test to insure proper operation.
4. Secure all loose holding fasteners.
5. Clean sign and perform any necessary paint touch-up. Clean area of all construction debris.

Foundation Notes

1. Concrete shall be placed in conformance with ACI 318.8.3.
2. Concrete shall be ready mixed to develop a minimum compressive strength of 3000 psi in 28 days and contain 5% air entrained air.



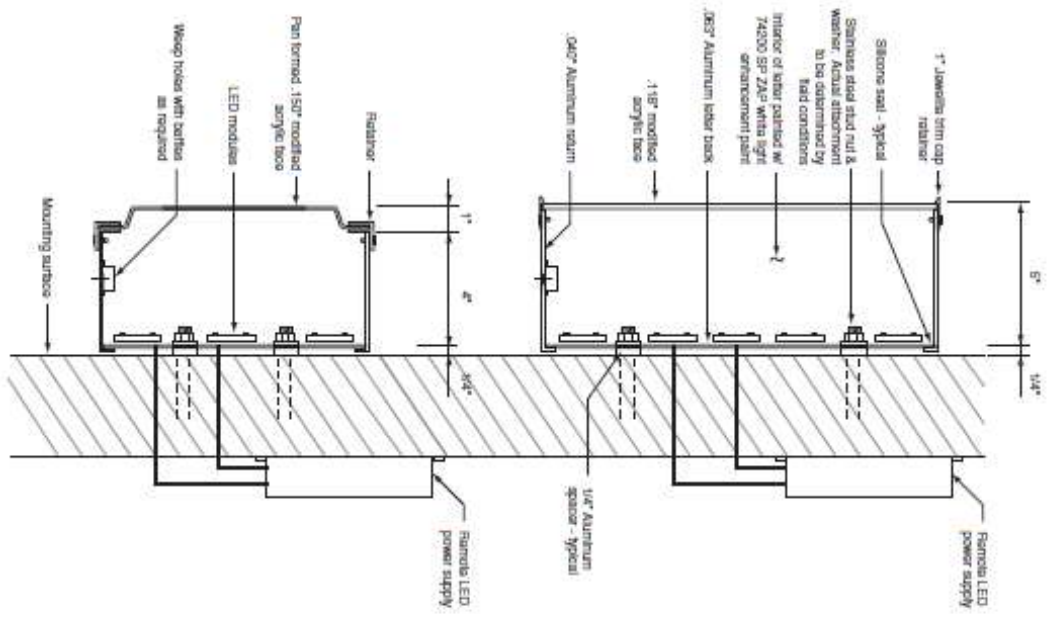
Sign Model	A	B	C	D	E	Sq. Ft.
UL-12 Illuminated Letters	1'-11 1/2"	6 3/4"	1'-0"	5'-8 1/2"	5'-6"	11.17
UL-18 Illuminated Letters	2'-11 1/4"	10 1/8"	1'-6"	8'-5"	8'-3"	24.96
UL-24 Illuminated Letters	3'-11"	1'-10"	2'-0"	11'-5"	11'-0"	44.86
UL-27 Illuminated Letters	4'-4 7/8"	1'-3 1/4"	2'-3"	12'-10"	12'-4 1/2"	56.50
UL-26 Illuminated Letters	5'-10 1/2"	1'-8 1/4"	3'-0"	17'-0"	16'-6"	93.88

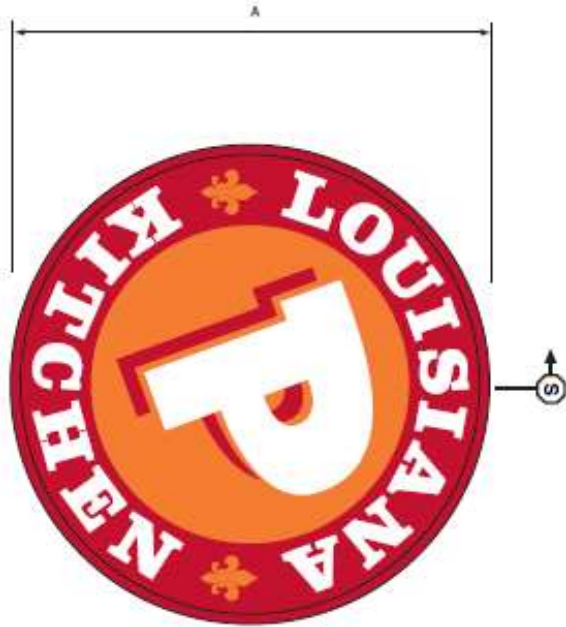
Face Decoration Adon Vinyl Film

"Louisiana Kitchen"	Adon 255MT Cardinal Red
"Background"	Adon 020 White

General Notes

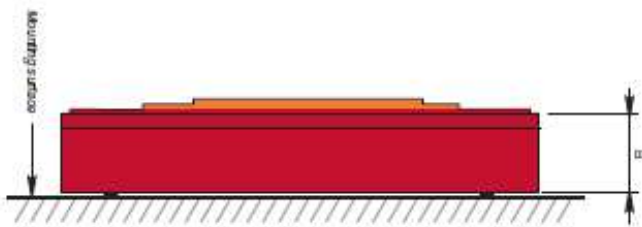
- LED modules and power supplies as provided by GE Illumination, LLC, www.illumination.com, (216)606-6655.
- Sign manufacturer shall coordinate with GE Illumination, LLC to determine LED installation configuration.





Seal Elevation

Not To Scale



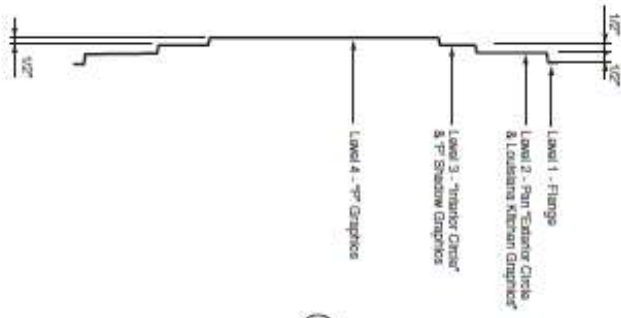
Side View

Not To Scale

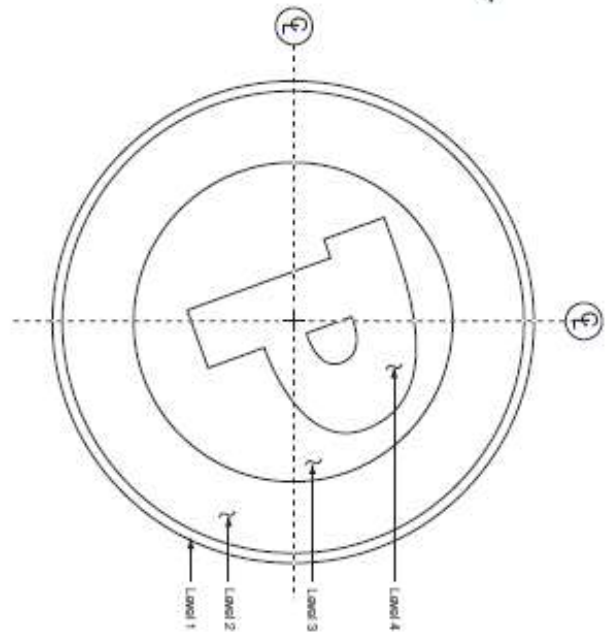
Colors

- PMS 1855C - Aron 044WT Orange
- PMS 187C - Aron 253WT Cardinal Red
- White - Aron 020 White

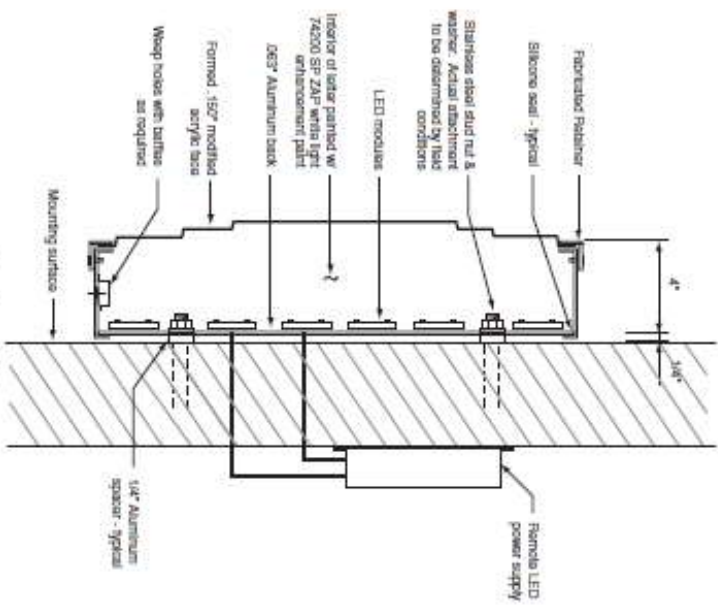
Sign Model	A	B
S-24 Illuminated Seal Sign	2'-0"	4"
S-30 Illuminated Seal Sign	2'-0"	4"
S-36 Illuminated Seal Sign	3'-0"	4"
S-42 Illuminated Seal Sign	3'-0"	4"



Face Section
Not To Scale



Embossment Layout
Not To Scale



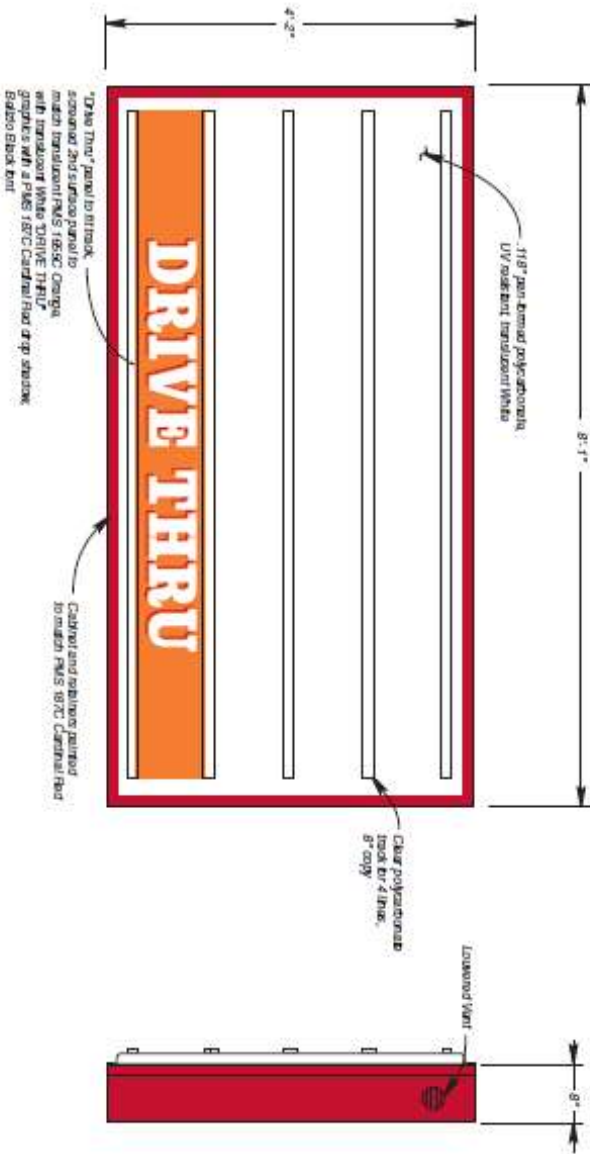
Section "S-S"
Not To Scale

Graphics Notes

1. All face graphics applied to second surface.
2. Refer to specifications for approved colors.
3. Milled edges shall incorporate a 5 degree draft angle with flats as necessary to avoid sharp corners.
4. This drawing is for illustration only and not for construction.
5. Secondary Copy: "Louisiana Kitchen" is Satin Black Font.

Electrical Notes

1. LED module and power supplies as provided by GE Lumination, LLC, www.lumination.com, (216)606-6555.
2. Sign manufacturer shall coordinate with GE Lumination, LLC to determine LED presentation configuration.



Front Elevation
Scale: 3/4" = 1'-0"

Side View

Font Package

Each readout sign package (2 single line signs) to include the following items:

- (2) custom Drive Thru readout panels
- (1 set) of commercial font, clear acrylic panels with Bazz graphics, see Font List
- Mechanical clamping arm extendible to 18" with 3/4" rubber suction cup
- Storage cabinet for complete set of fonts

8" Font List (per total characters)

Character	Quantity	Character	Quantity
A	12	V	8
B	8	W	8
C	8	X	4
D	8	Y	4
E	18	Z	4
F	8	1	8
G	8	2	8
H	8	3	8
I	14	4	8
J	8	5	8
K	8	6	8
L	10	7	8
M	8	8	8
N	10	9	8
O	12	0	8
P	10	\$	4
Q	4	B	2
R	10	-	2
S	10	.	4
T	10	!	4
U	10	?	2

Memo

Meeting Date: March 17, 2014

To: Design & Historic Review Commission members

From: Roxanne Johnston, Planner

Subject: RCC14-06: Clarion Hotel, a request for approval of an internally illuminated sign measuring approximately 244.1 square feet by 101 feet, 3 ¾ inches in height on the following property:

Location: 441 Rio Concho Drive, located directly southwest of the Concho River and southwest of Rio Concho Drive; more specifically occupying 5.3670 acres of Fort Concho River Lots, being the south part of Lot 16, in central San Angelo.

Purpose: To allow placement of an internally illuminated 244.1 total square foot sign measuring 101 feet and 3.75 inches in height within the boundaries of the River Corridor on the subject property.

Contacts: Mark Harati/Devine Mones, Representatives 653-4500
Roxanne Johnston, Planner 657-4210

Summary: Design & Historic Review Commission may:

- (1) **approve** the signage as requested; or
- (2) **approve** the signage **with required conditions**; or
- (3) **deny** the request.

Recommendation: City staff recommends **approving** the proposed 75' internally illuminated sign.

History and Background:

The existing light structure measures approximately 100 feet in height and is legally non-conforming. A previous hotel used the structure for their illuminated signage, so the applicants are seeking to simply remove the existing double-faced signage cabinet (not the structure itself) and replace it with a new double faced sign that advertizes the current business name.

The proposed lighted signage site is located approximately 14 feet south from the north property line, approximately 36 feet south from Rio Concho Drive and approximately 140 feet from the Concho River.

Although original signage at the site existed before the then River Corridor Commission was the decision making when businesses vacate their premises for over 90 days, it is necessary for new signage to be re-approved. In this case, Section 12.610 of the Sign Ordinance discusses this approval by stating that the Design & Historic Review Commission is the body that makes signage decisions within the River Corridor, within which this property lies. Additionally, as late as April 2012, the River Corridor Commission approved monument and other internally illuminated signage on the subject property (RCC 12-18).

General Information

Existing Zoning: General Commercial (CG)

Existing Land Use: Hotel/Conference Center

Surrounding Zoning/Land Use:

North:	RS-1	Park
East	CG/CH	Retirement Community
South:	RM-1 & ML	Residences and railroad tracks
West	PD	McNease Convention Center

Thoroughfares/Streets: Rio Concho Drive is defined as a “parkway.” A parkway is a special designation used to classify roadways that serve public areas along open space and waterfront features, often connecting a community’s park and recreation resources. This type of roadway carries moderate traffic at lower speeds.

Zoning History: RCC08-02 allowed for an exercise room addition to the property and for the property to be reroofed.

Applicable Regulations: Sign Ordinance, Chapter 12
Article 12.610

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..."*

Article 12.615

b. *"Except as otherwise provided in this article, any sign that is located on property that becomes vacant or any sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the premises."*

d. *"All abandoned signs and their supports shall be removed within ninety (90) days from the date of abandonment or shall be covered, painted over or otherwise altered so as to no longer display or advertise any good or service."*

Related Document Excerpts: The River Corridor Master Development Plan, 2006

Section III:

"Signage and awnings which are color coordinated, can be used to introduce brighter, more intense colors." In addition, "Bright corporate colors should be limited to use in signage only."

Section XI is titled "Reduce Light Pollution." This section states that the intent is 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."*

Special Information

Year Constructed:

1985

Historically Overlaid?	No
River Corridor Area?	Yes
River Corridor Sign Area?	Yes
Downtown Development District	No

Analysis:

The staff recommendation is based upon the statements listed below.

The proposed signage for the Clarion Hotel fits in cohesion with the area and the signage, though unusually tall in height, is not intended to dominate the street frontage this property has. The burgundy signage is a corporate color that staff believes will fit with the design guidelines present in other sections of the River Corridor Master Development Plan and other site signs on the property such as that approved by the River Corridor Commission in . The proposed sign will be oriented east to west, visible to traffic and other areas of the city; and only in some areas of the city center. The proposed colors consist of an earth-toned burgundy base color with a gold logo and white lettering, which will be in harmony with the hotel building itself and does not detract from the general area. The proposed signage will fit in with the site as opposed to the current signage which has been blackened out as a result of non-use.

Although the proposed signage is to be internally illuminated, staff believes this will in no way detract from the historic city center, nor the evening sky, even though the sign will be visible from a few spots within the center. Also, although this site is located far enough away from the city center and is visible from only a few vantage points, there are also several buffering features that will allow the illumination to be recognized but without detracting traffic. The natural tree cover of mature area trees, the backdrop of the railroad trestle to the east of the subject property and the height of the retirement center to the west will help keep this 100' structure to scale within the environment it has been placed. Additionally, the tree cover in the area will help illuminate potential light pollution associated with such signage.

Staff acknowledges that it is important for businesses in general to be able to advertise their locations and that a tall free-standing pole sign would normally be allowed with CG zoning, though a new sign would only be allowed to measure no more than 50 feet in height. Because the sign structure is a legally non-conforming sign and because the Sign Ordinance was and is correctly observed by the property owners by blackening the signage while it was out of use, and by keeping such signage from becoming damage free and in keeping with all of the regulations outlined in Section 12.613 of the Sign Ordinance, the structure is allowed to remain.

The white lettering and yellow logo against the burgundy color of the proposed signage will ensure consistent design on the site and matches other signage located on the property. Illuminating this signage is a key feature of the proposal. The cabinets are to consist of Panaflex faces.

As mentioned earlier, in April 2012, the River Corridor Commission approved internally illuminated signs on the subject property. More recently, the Design & Historic Review Commission approved internally lit signage for the Motel 6, which is located near the Concho River as well, at 311 North Bryant Boulevard (RCC13-43) and also for the Pearl on the Concho, (RCC13-47) located less than 1/3 of a mile west of the subject property. In these cases, staff recognizes that precedent for illuminated signage has been set. In this last two case, staff made the arguments that hotels/motels are generally still anticipating guests into the late night hours and that some illumination is necessary to guide visitors to the front desk. Similarly, the proposed signage for The Clarion signage is to inform travelers regarding the business location.

Given that the subject site is along a parkway leading to the Concho Manor and the Pearl on the Concho to the west, and also the McNease Convention Center to the east which are large facilities, and that all of these properties emit considerable lighting, travelers anticipate some illumination in the subject property area. Additionally, the proposed signage height will be more than enough so as not to shine in neighboring windows.

In conclusion, staff finds that this signage proposal meets with the purpose and intent of the River Corridor Master Development Plan, which seeks to create unique, yet tasteful development within the boundaries of the River Corridor. Additionally, precedent was set whereby the River Corridor Commission at the time approved the overall design of other illuminated property signs as they exist today. Lastly, similar proposals submitted by the applicants for the Pearl on the Concho (RCC12-47) and also for Motel 6 (RCC13-43) were approved by the River Corridor/Design & Historic Review Commission which indicates precedence for signage of the proposed nature.

Attachments:

excerpt from zoning map, showing the general location within the City of San Angelo including the River Corridor area depicted in the color green;

excerpt from zoning map, highlighting subject property;

aerial photo, highlighting subject property;

application submitted by applicant; and

site plan submitted by applicant; and

images and materials of proposed signage.

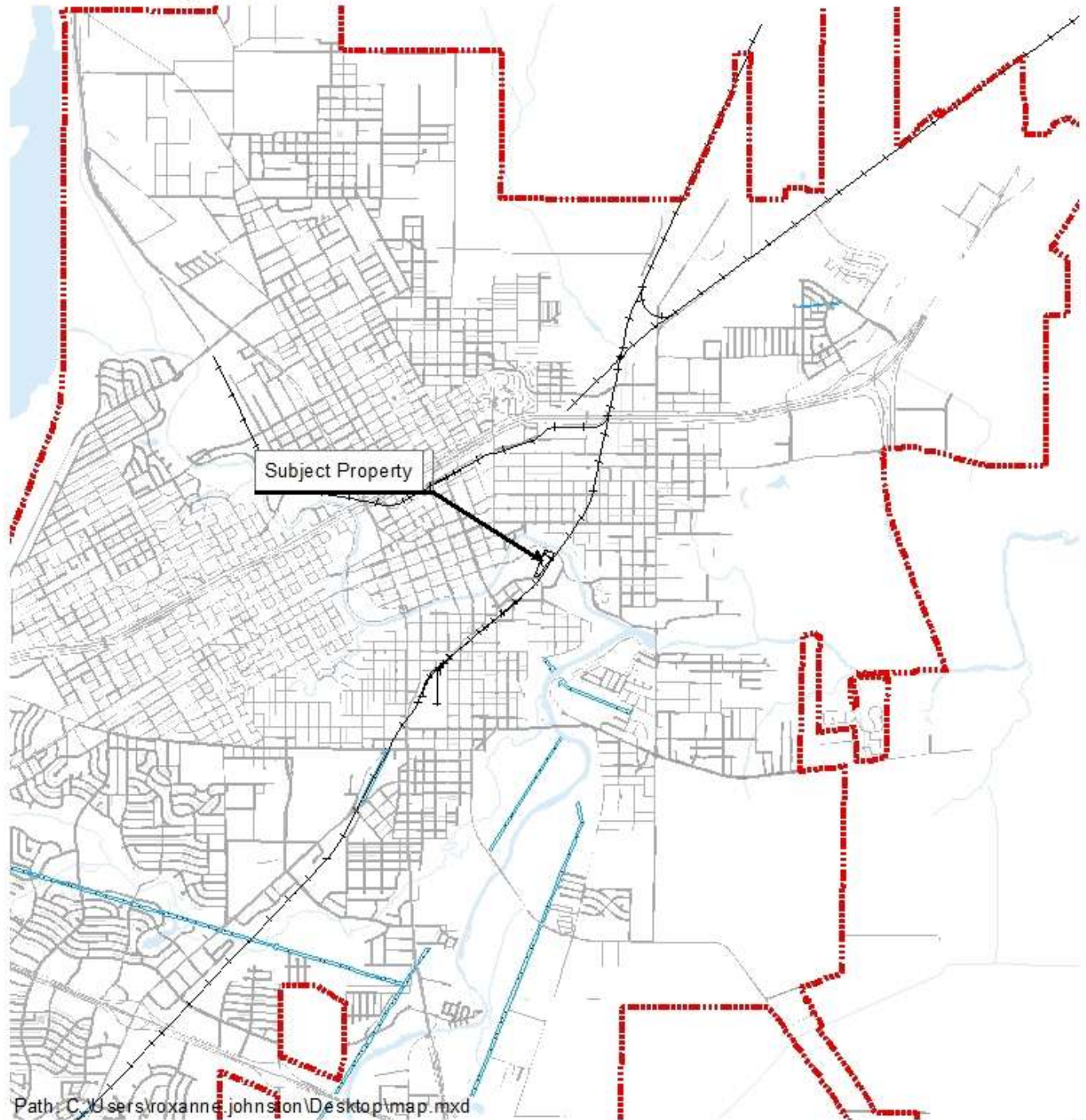
Presentation:

Roxanne Johnston, Planner




RCC14-06: Clarion Hotel
441 Rio Concho Drive

1 inch = 5,000 feet



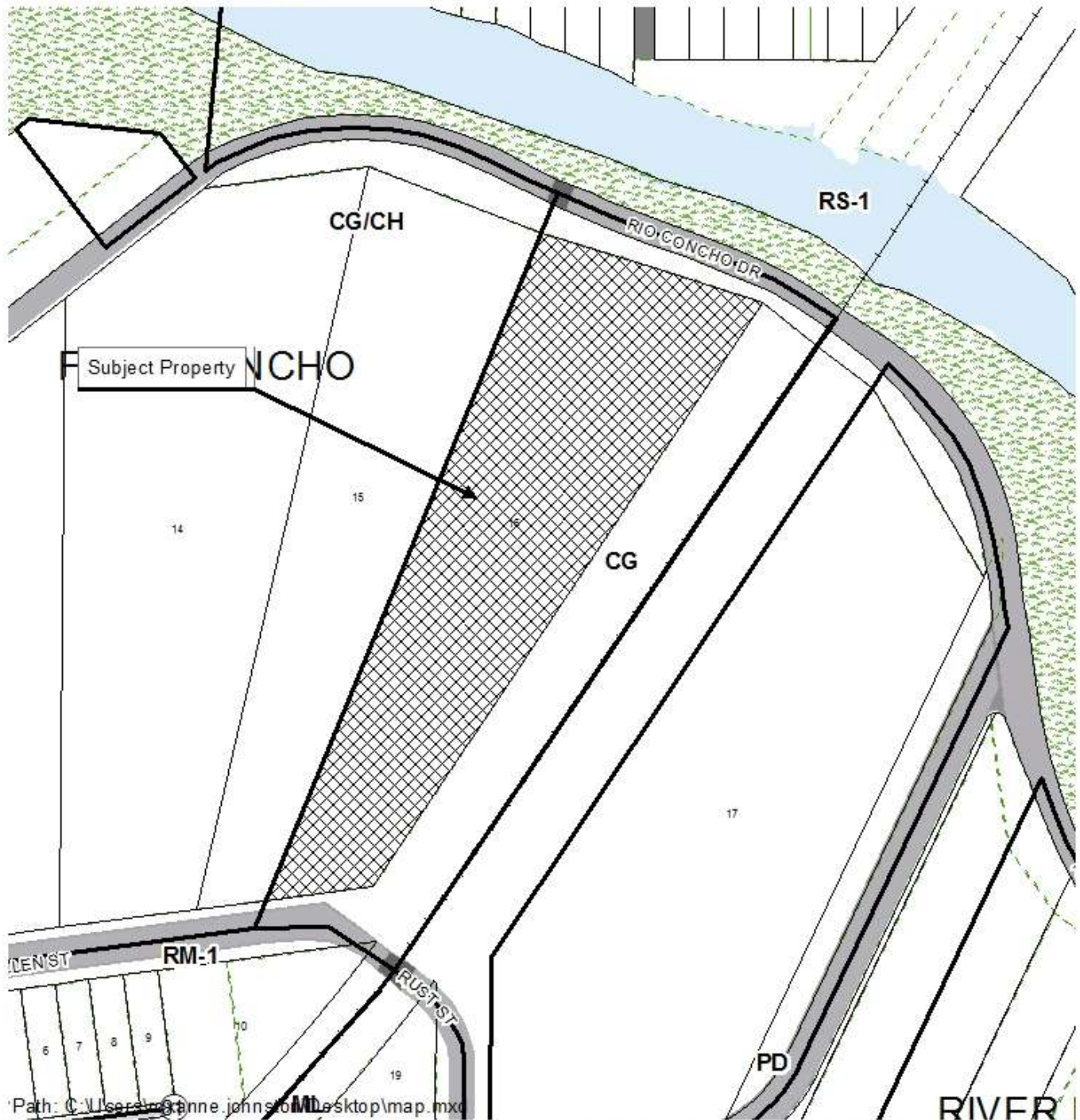
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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL) CO (OFFICE COMMERCIAL) CG (GENERAL COMMERCIAL) CGCH (GENERAL COMMERCIAL / HEAVY COMMERCIAL) CH (HEAVY COMMERCIAL) CBD (CENTRAL BUSINESS DISTRICT) OW (OFFICE WAREHOUSE)	R&E (RANCH AND ESTATE) RS-1 (SINGLE-FAMILY RESIDENCE) RS-2 (TWO-FAMILY RESIDENCE) RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE) RM-1 (LOW RISE MULTI-FAMILY RESIDENCE) RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE) MHP (MANUFACTURED HOUSING PARK) MHS (MANUFACTURED HOUSING SUBDIVISION)	M (LIGHT MANUFACTURING) MH (HEAVY MANUFACTURING)
PD (PLANNED DEVELOPMENT)		CU (CONDITIONAL USE) SP (SPECIAL PERMIT) SU (SPECIAL USE) ZC (ZONE CHANGE)



RCC14-06: Clarion Hotel
441 Rio Concho Drive

1 inch = 200 feet



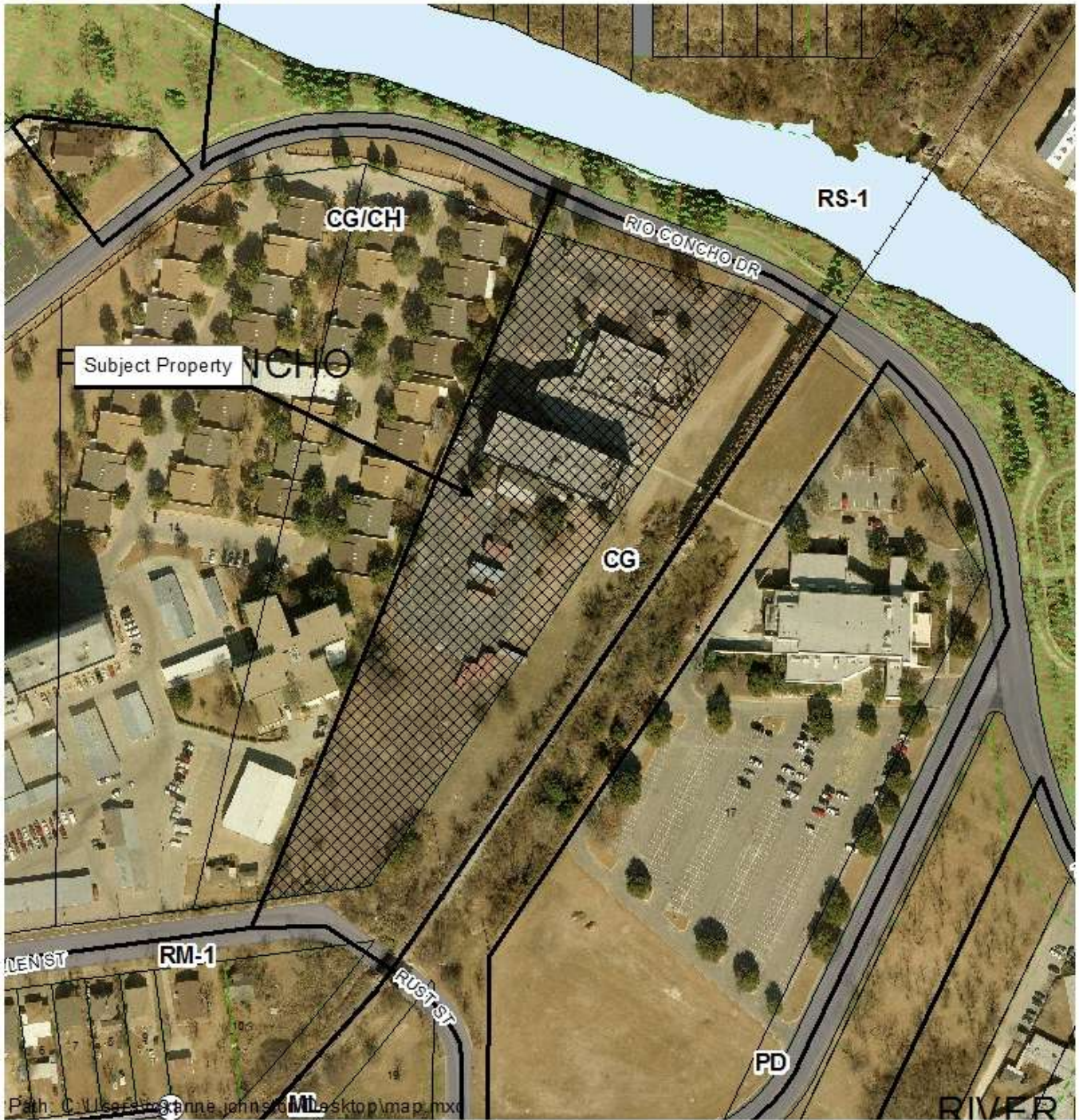
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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL) CO (OFFICE COMMERCIAL) CG (GENERAL COMMERCIAL) CGCH (GENERAL COMMERCIAL / HEAVY COMMERCIAL) CH (HEAVY COMMERCIAL) CBD (CENTRAL BUSINESS DISTRICT) OW (OFFICE WAREHOUSE)	R&E (RANCH ESTATE) RS-1 (SINGLE-FAMILY RESIDENCE) RS-2 (TWO-FAMILY RESIDENCE) RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE) RM-1 (LOW RISE MULTI-FAMILY RESIDENCE) RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE) MHP (MANUFACTURED HOUSING PARK) MHS (MANUFACTURED HOUSING SUBDIVISION)	M (LIGHT MANUFACTURING) MH (HEAVY MANUFACTURING) <hr style="width: 50%; margin: 5px auto;"/> CU (CONDITIONAL USE) SP (SPECIAL PERMIT) SU (SPECIAL USE) ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



RCC14-06: Clarion Hotel
441 Rio Concho Drive

1 inch = 200 feet



Path: C:\Users\johnd...ML\Desktop\map.mxd

COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL) CO (OFFICE COMMERCIAL) CG (GENERAL COMMERCIAL) CGCH (GENERAL COMMERCIAL / HEAVY COMMERCIAL) CH (HEAVY COMMERCIAL) CBD (CENTRAL BUSINESS DISTRICT) OW (OFFICE WAREHOUSE)	R&E (RANCH AND ESTATE) RS-1 (SINGLE-FAMILY RESIDENCE) RS-2 (TWO-FAMILY RESIDENCE) RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE) RM-1 (LOW RISE MULTI-FAMILY RESIDENCE) RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE) MHP (MANUFACTURED HOUSING PARK) MHS (MANUFACTURED HOUSING SUBDIVISION)	M (LIGHT MANUFACTURING) MH (HEAVY MANUFACTURING)
PD (PLANNED DEVELOPMENT)	CU (CONDITIONAL USE) SP (SPECIAL PERMIT) SU (SPECIAL USE) ZC (ZONE CHANGE)	

City of San Angelo, Texas - Planning Division
Application for River Corridor Review

Name of Applicant(s): Mark Harati / Divine Mones

Owner Tenant (Affidavit required) Representative (Affidavit required)

Mailing Address: 441 Rio Concho Dr. Telephone: 325-658-2828

City/State/Zip: San Angelo TX 76903 Fax/other: _____

Contact Email Address: dmones@novahrc.com

Subject Property Address: 441 Rio Concho Dr., San Angelo TX 76903

Name of Building or Site: Clarion Hotel San Angelo

Legal Description*: San Angelo Hotel & Conference Center, LLC

DBA: Clarion Hotel

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor. LIT SIGNATURE
- Signs over 50 square feet in the Corridor.
- Request for zone change, conditional/special use, or planned development within the Corridor.
- Request for subdivision approval of any kind within the Corridor.

Specific Details of Request:

Re-designing existing sign

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

Signature 

Date Feb. 17, 2014

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor:

We feel the signage, which has stood in the same location for over 20 years, needs to have life again. By redesigning the existing black facade, we will be better able to express the new direction our hotel is heading as well as the Clarion brand.

OFFICE USE ONLY			
Case No.:	RCC <u>14</u> - <u>05</u>	Nonrefundable Fee: \$	<u>0</u>
Related Case, if there is one:	<u>N/A</u>	Date related case will be heard:	<u>3/20</u>
Date Paid:	<u>2/17</u>	Received by:	<u>Roxanne</u>
Receipt No.:	<u>N/A</u>	<input type="checkbox"/> Description/photograph of site	<input type="checkbox"/> Sketches, plans, sketches of work
		<input type="checkbox"/> Sample(s) of materials to be used	

D/F ILLUMINATED HI-RISE

244.1 Square Feet

CM 16x15 D/F

PRESENTATION PURPOSES ONLY
Colors are intended to reproduce appearance of the sign

MANUFACTURE & INSTALL:

QUANTITY: (1) One D/F Illuminated cabinet sign with Panatlex faces; Graphics to match Choice Specs

POLES: Existing poles to be reused

Burgandy - 3U30/2085
 Gold - 3U30/40108
 Black - 3U30/22
 PMS Color Codes



EXISTING CONDITIONS
 for reference only



MC SIGN COMPANY
 Associate Manufacturers:
 334 INDUSTRIAL PARK RD.
 BLUEFIELD, VA 24605
 877-779-9977
 www.mc-sign.com

PROJECT	DATE	BY	REVISIONS
441 RIO COCHO DR. SAN ANGELO, TX	01/20/14	JAMES PEASE	DN

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