

Memo

Meeting Date: August 21, 2014

To: Design and Historic Review Commission

From: Kevin Boyd, Senior Planner

Subject: RCC 14-14: Mark Harati / Divine Mones and FASTSIGNS, a request for approval of an existing trellis structure, 1,205 square feet in size, and a request for approval of a 30-square foot internally-illuminated wall sign within the River Corridor, on the following property:

Location: 441 Rio Concho Drive, located approximately 620 feet northwest of the intersection of Rio Concho Drive and Surber Drive; more specifically occupying the Fort Concho River Lots, being 5.3670 acres of the south part of Lot 16, in central San Angelo.

Purpose: Approval of this request would allow for an existing trellis structure, 1,205 square feet in size, and approval of a 30-square foot internally-illuminated wall sign within the River Corridor.

Contacts:

Mark Harati/Divine Mones, Representatives (for trellis)	653-5424
FASTSIGNS, Representative (for sign)	227-4826
Kevin Boyd, Senior Planner	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: Planning staff recommends **APPROVAL** to allow for an existing trellis structure, 1,205 square feet in size, and approval of a 30-square foot internally-illuminated wall sign within the River Corridor.

History and Background:

The property in question measures about a 1/3 of a mile from the downtown area. Tom Green Appraisal District records indicate that the tract covers 5.368 acres (233,830 square feet) and is zoned General Commercial (CG). The property resides close to the North Concho River and measures 127 feet to the south.

The applicant is seeking to legitimize an existing, attached trellis and a new internally-illuminated wall sign, along the lower level front façade of the Clarion Hotel, on the subject property. The applicants indicated that construction of the patio started late last year, while work on the trellis began early this year. The Clarion Hotel is the largest hotel in the area, comprised of approximately six floors. Tom Green County Appraisal records also indicate that the structure was constructed in 1985 and is over 70,000 square feet in size. The structure in question is connected to the restaurant and is aimed to provide customers with an outdoor dining experience.

The patio itself measures roughly 1,205 square feet (see attached plans). The patio slab has been stained a Saddleback brown tone and measures approximately 2 feet above the ground in some areas. The height of the space is 8.5 feet or 102 inches, with 3-foot, 7-inch railings. The area is primarily constructed of pine and cedar wood, with galvanized square tubes embedded within the columns to provide structural support for the roof, which will be covered by 1-inch cedar wood planks.

The proposed sign will measure 47.25 inches by 90.25 inches and will be positioned slightly above the trellis structure (14.5 feet above the ground). It will contain the business logo, which would make it more clearly identifiable from the street. More specifically, the sign is black, and will read “Black Sheep Bar & Grill” in white lettering, with a partial outlining of a sheep, also in white. The applicant is seeking to utilize an existing sign face along the wall of the building. The City of San Angelo Permits & Inspections Division records indicate that the original sign for the space was permitted in 1985.

General Information

Existing Zoning:	General Commercial (CG)
Existing Land Use:	Clarion Hotel

Surrounding Zoning/Land Use:

North:	General Commercial (CG) and Single-Family Residential (RS-1)	North Concho River and single-family detach residences
West:	General Commercial / Heavy Commercial (CG/CH) and Low Rise Multi-Family Residential (RM-1)	Rio Concho Manor
South:	Low Rise Multi-Family Residential (RM-1), Light Manufacturing (ML) and Single-Family Residential (RS-1)	Associated parking and open space
East:	Planned Development (PD)	Railroad, City Convention Center and Arbor Terrace Health Care Center

Thoroughfares/Streets: Rio Concho Drive is identified as a “parkway” and is designed to serve public areas along open space and waterfront features, often connecting a community park and recreation resources. This type of roadway carries moderate traffic at lower speeds.

Zoning History: The property was annexed in the City prior to 1949.

Related Document Excerpts:

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.*"

Analysis:

The staff recommendation is based upon the statements listed below.

Staff finds that the exterior design and finishes meet the requirements of the River Corridor Master Plan. The trellis is constructed of mainly pine and cedar wood materials and has a dark brown stain finish. Although the nature of the construction materials are not reflective of the hotel structure, which appears to be cream color stucco, efforts have been made to provide a desirable transition with a grey toned colors along the front side of the main entrance. Previously, the lower-level front facade of the hotel was without architectural articulation- absent of windows and lacking contrasting features along the wall face. The hotel itself has a box-like appearance; the new trellis proves to be an attractive addition and creates an interesting contrast to the hotel's structure.

Planning staff also recommends approval of the proposed sign. Although the site has close proximity to the river, the sign itself will measure approximately 30 square feet and will be attached to the wall face. Primarily black with white letterings, the sign will complement existing signage approved for the property. A proposed Condition of Approval aims to limit any excessive brightness which may disturb views along the riverfront.

Proposed Conditions

1. The existing 1,205- square foot trellis, as shown on the renderings submitted as part of this request, shall be maintained in good repair. Any minor modifications in the overall layout may be reviewed and may be subject to approval by the Planning Manager.
2. Signage shall be consistent with renderings submitted as part of this request.
3. Signage illumination shall be designed in such a manner so as to minimize the potential for glare and unnecessary diffusion onto adjacent property and rights-of-way.

Attachments:

Excerpt from Zoning map, highlighting subject property;

Aerial photo, highlighting subject property;

Renderings and materials for the existing trellis and proposed wall sign; and

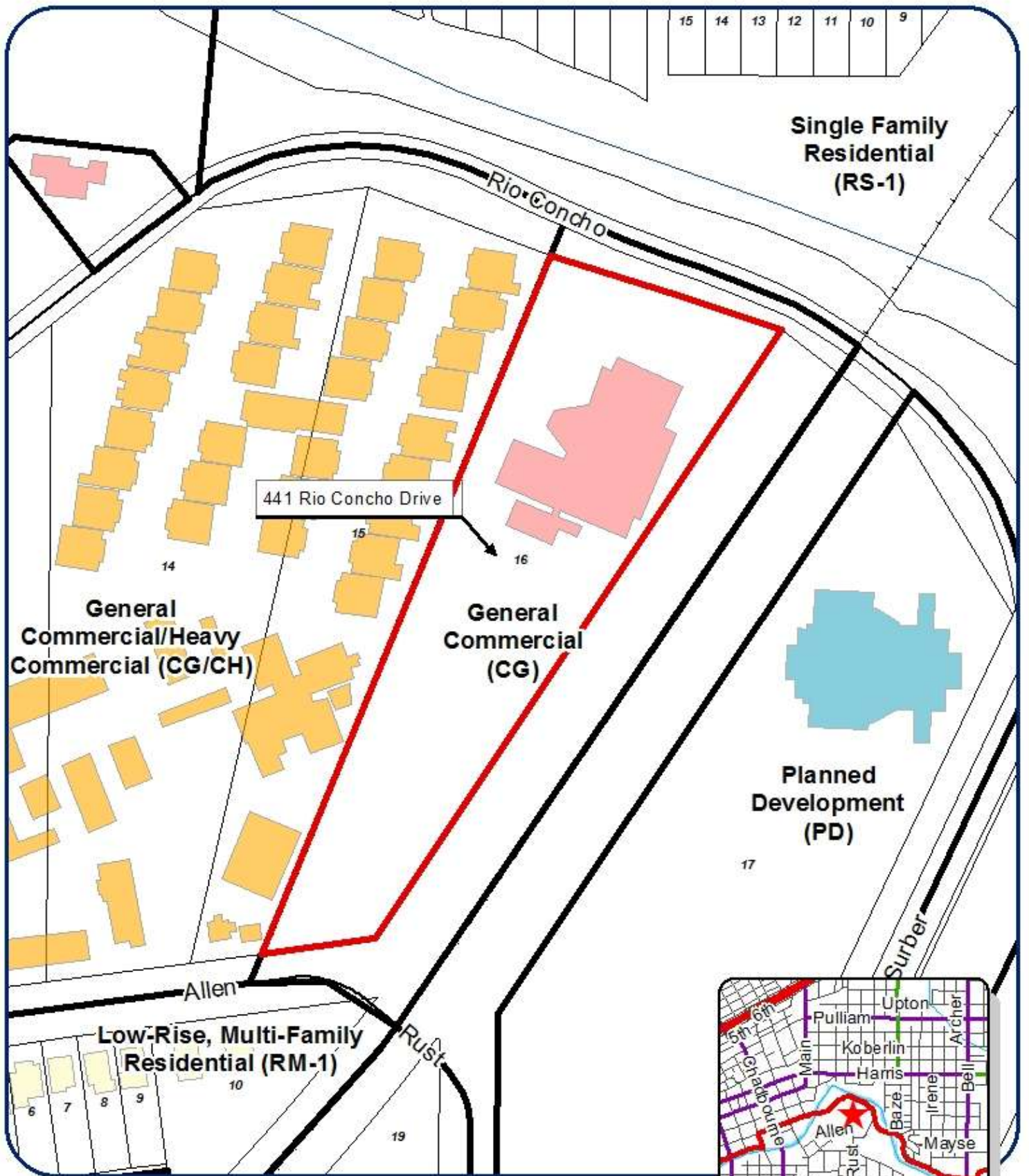
Applicants' responses from application

Presentation:

Kevin Boyd, Senior Planner

Reviewed By:

Rebeca A. Guerra, AICP, Planning Manager



Zoning Case File

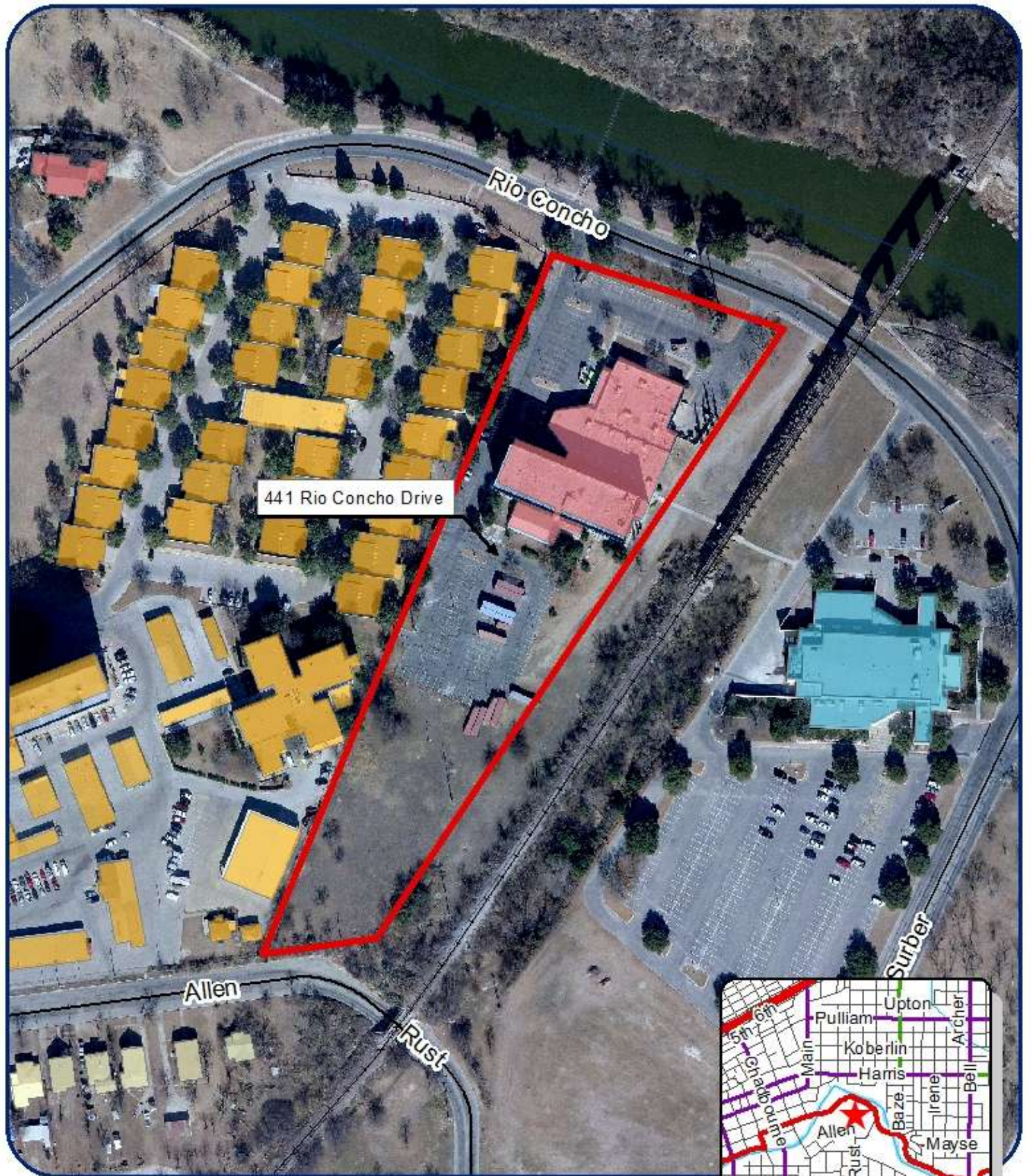
Case: RCC14-14

Council District: Johnny Silvas
 Neighborhood: Ft. Concho
 Scale: 1" approx. = 175 ft
 Subject Property: 441 Rio Concho Dr

Legend

Subject Properties: —
 Current Zoning: **CG**
 Requested Zoning Change: **N/A**
 Vision: **Commercial**





441 Rio Concho Drive



Zoning Case File

Case: RCC14-14

Council District: Johnny Silvas

Neighborhood: Ft. Concho

Scale: 1" approx. = 175 ft

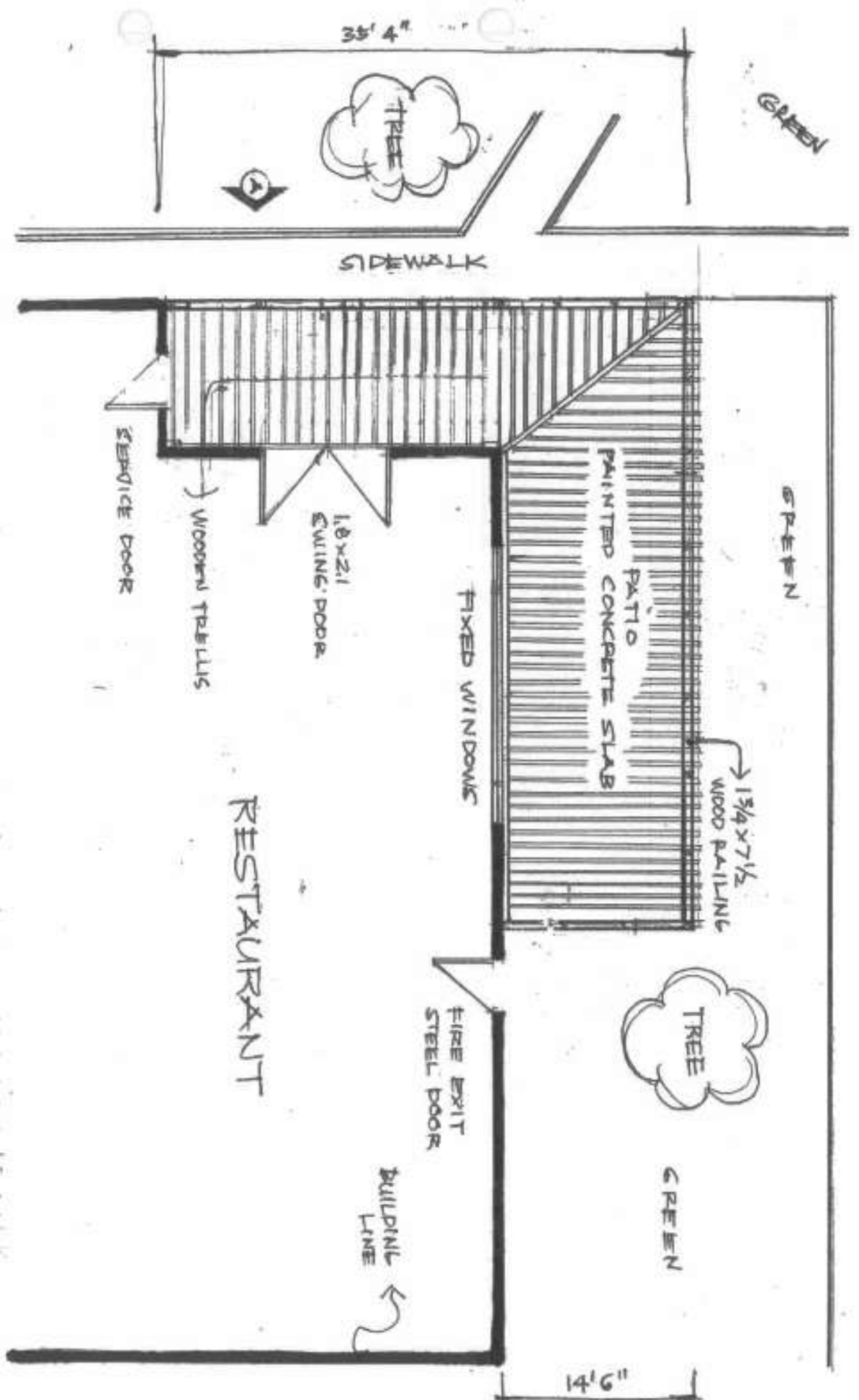
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Legend

- Subject Properties: —
- Current Zoning: **CG**
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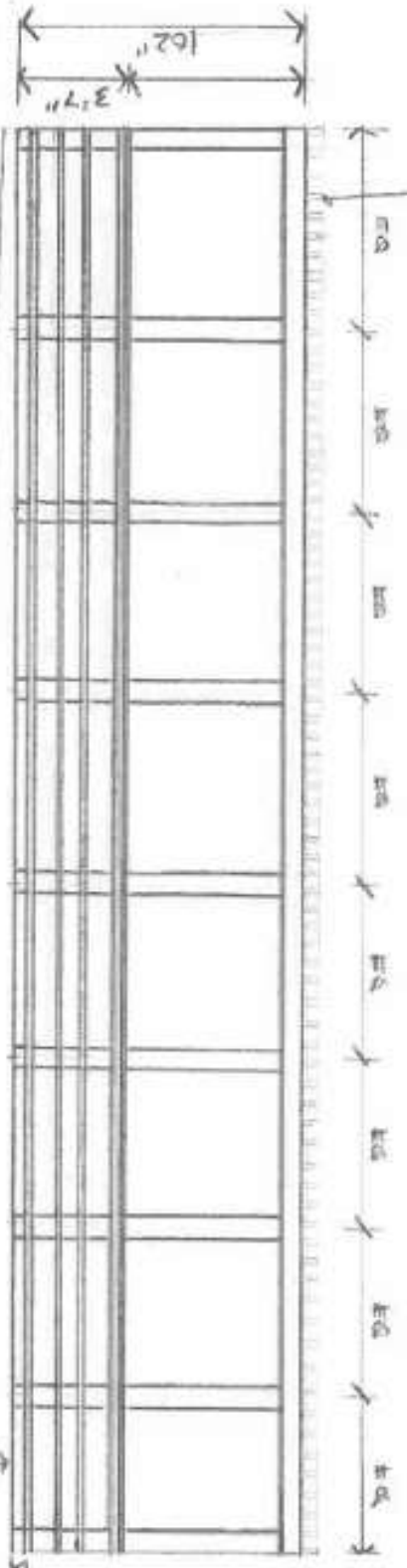






SITE LAYOUT PLAN OF PATIO WOODEN TRELLIS
 NOT TO SCALE

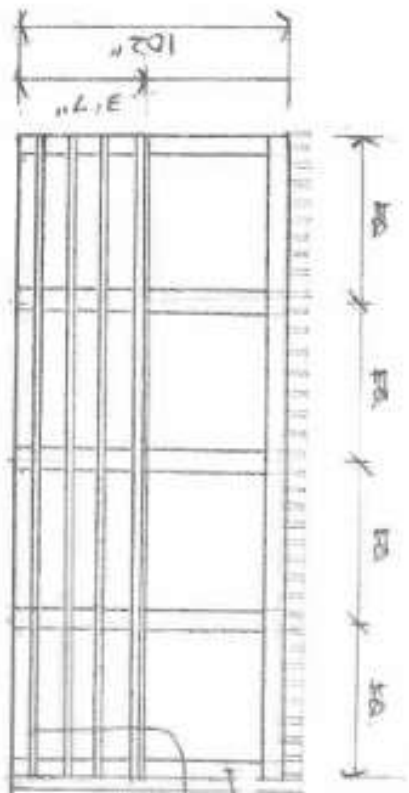
→ 2"x6" WOOD TRUSSES, STAINED
W/ PLASTIC SCREEN ON TOP, 12" O.C.



FRONT ELEVATION

↑ 2'
↓ NAT. GROUND
PATIO FLOOR
WALKWAY ELEV.

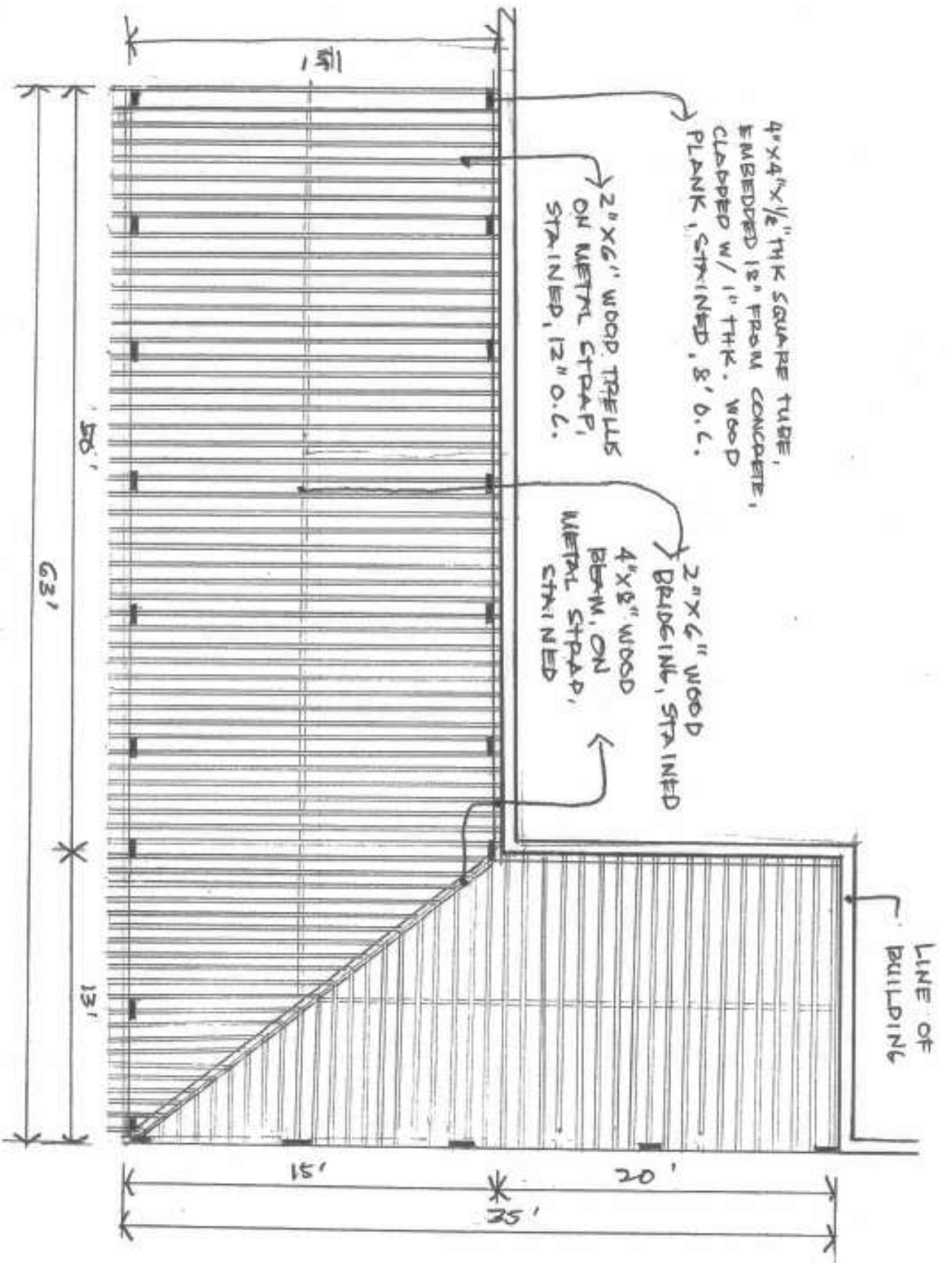
→ 4"x4"x1/8" THK. SCULIPE TUBE
EMBEDDED 18" FR. CONCL., CLAD
IN 1" WOOD PLANK, STAINED
8' O.C.



SIDE ELEVATION

WALKWAY ELEV.

WOOD RAILING
PATIO ELEVATION



PLAN ELEVATION OF WOODEN TRIFLIS
FOR CLARION HOTEL

Next

PROJECT: PROPOSED TRELLIS ON EXISTING PATIO
 OWNER: CLARION HOTEL
 ADDRESS 441 RIO CONCHO DRIVE, SAN ANGELO, TEXAS 76903
SUBJECT: BILL OF MATERIALS

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	PRELIMINARIES				
	- Clearing	1	lot	120	120
	- Concrete Cutting	1	lot	245	245
	sub-total 1				365.00
2	WOOD RAILING				
	- 4in. x 4in.x 8ft. wood post	15	pcs	8.6	129
	- 2in. x 6in. x 8ft. wood handrail	12	pcs	5.77	69.24
	- 2in. X 4 in. x 8 ft. wood sidings	48	pcs	4.27	204.96
	- various connectors	1	lot	243	243
	- stain painting	1	lot	180	180
	sub-total 2				826.20
3	WOOD TRELLIS				
	- 4 in. x 4in. X 1/8 in. thk tubular steel	23	pcs	78	1794
	- 4 in. x 8 in. x 12 ft. wood top chord	14	pcs	34.57	483.98
	- 1 1/2 in. x 5 1/2 in. x 16 ft. wood trellis				
	- 1 in. x 6 in. wood planks column claddings	88	pcs	5.67	498.96
	- various connectors				
	- G.I. wood straps	1	lot	229	229
	- Various screws	1	lot	111	111
	- stain painting	1	lot	198	198
	- plastic screen	1	ls	230	230
	sub-total 3				3544.94

4	WALL PANELS				
	- 1 in. x 4 in. x 8 ft. wood planks	48	pcs	3.77	180.96
	- 1 in. x 8 in. x 8 ft. wood planks	24	pcs	15.32	367.68
	- various connectors	1	lot	132	132
	- stain painting	1	lot	130	130
	sub-total 4				710.64
	TOTAL PROJECT COST				4807.78

Amount in words:

Four Thousand Eight Hundred Seven and 78/100 Dollars

PREPARED BY:

Approved for Implementation by:



BLACK
SHEEP
Bar & Grill



85.5in



42.5in

216.75 in

City of San Angelo, Texas - Planning Division *over 1200 ft² - DHRC*
Application for River Corridor Review - Administrative *Blaine*

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@nova-hrc.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 under 1200 square feet.
- Fencing in the Corridor.
- Placement of any temporary structure or sign, to be place for less than 10 days within the Corridor.
- Unlit signs under 50 square feet within the Corridor.
- Construction required by law for safety or access within the Corridor.
- Reroofing or remodeling that does not substantially change the exterior, for lots within the Corridor.

Specific Details of Request:

Adding trellis to existing patio.

* 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 6-20-14

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 ADDITION OF THE PATIO AREA WILL ENHANCE
 THE DINING EXPERIENCE FOR ALL THE FOLKS IN SAN ANGELO.
 PEOPLE WILL BE ABLE TO EAT GREAT FOOD AND TAKE IN THE BEAUTY
 THAT IS THE CONCHO RIVER.

I wish to appeal the denial of the Planning Manager to the River Corridor Commission.

Signature _____

Date _____

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