



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

Tuesday, October 28 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.

a. **Consideration of approving the September 18, 2014, Design & Historic Review Commission meeting minutes.**

III. Regular Agenda:

a. RCC14-23: Timothy W. Condon

This request was tabled at the September 18, 2014 Design and Historic Review Commission Meeting, at the request of the Commission, requiring the applicant to submit revised renderings and a model of the rendering of the proposed freestanding sign.

A request for approval of a freestanding sign in the River Corridor. The sign will have a maximum sign height of 36 feet, when measured from the ground, on the following property:

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

VII. Future meeting agenda and announcements.

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on Thursday, November 20, 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 Thursday, October 23 of 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.



Patrick Howard
Patrick Howard, AICP, Secretary to the
Design and Historic Review Commission

STAFF REPORT



Meeting: October 28, 2014

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Staff Planner: Jeff Fisher
Planner

Case: RCC14-23

Request: Approval of a sign in the River Corridor, as required by Section 12.703(a) of the River Corridor Development Ordinance, to allow for a new freestanding (roof) sign with a total sign height of 36 feet, measured from the ground, and a total sign area of 75 square feet.

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

Legal Description: San Angelo Addition, Block B, Lot 21 & N 49' 5 1/2" of the E 100' of Lot.

Size: 0.343 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Vacant one-story building

Surrounding Zoning / Land Use:

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

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan, West Concho Avenue is a "Parkway" which is used to serve public areas characterized by open spaces and waterfront features. South Chadbourne Street is a "Major Arterial Road" which connects freeways and other arterials. West Concho Avenue is approximately 36 feet paved, 4 feet less than required. South Chadbourne Street is approximately 40 feet paved, 24 feet less than required. However, the subject property is within the Central Business District with established buildings developed with zero-foot setbacks. The existing road network appears to be able to accommodate

the proposed restaurant where the sign would be located.

Recommendation:

The Planning Division recommends APPROVAL of this request, **subject to seven (7) Conditions of Approval.**

History and Background:

On May 28, 2014, the applicant, Tim Condon, submitted an application for a River Corridor Review for an exterior remodeling of an existing vacant one-story building, with attached wall signs, at 1 West Concho Avenue for a future restaurant, "The Angry Cactus West Texas Bar and Grill" (RCC 14-13). Included in his submission for the restaurant building were renderings for a 15'-18' rooftop cactus sculpture, which was later determined by the Permits Division to be a sign. Under the definition in the Sign Ordinance in Section 12.602, a sign shall be "any object, device, display, plaque, poster, painting, drawing, or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to a person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images."

Shortly before the Design and Historic Review Commission Meeting of June 19, 2014, for RCC14-13, the applicant decided not to proceed with the cactus roof sign, and so it was not made part of the Development Historic Review Commission (DHRC) approval for the building facades and wall signs.

The applicant later decided to proceed with the rooftop cactus, and submitted new applications on August 19, 2014. The first request is for a Sign Variance (SV 14-04) to allow the cactus sign in the River Corridor to have a total sign height of 34 feet, measured from the ground, whereas the maximum sign height is 30 feet, measured from the ground. The second variance, which is the subject of this application, is for a River Corridor Review (RCC 14-23) to allow for a sign with a total area of 75 square feet, where a maximum of 50 square feet is permitted.

On Monday, September 15, 2014, the Planning Commission approved Sign Variance Application SV14-04 to allow for a sign height of 36 feet, measured from the ground, based on the special circumstance that the additional height would allow for greater visibility from the street level. This approval still allowed the sign area and final dimensions to be flexible so long as the height of the cactus was not greater than 36 feet from the ground as approved by the variance, and that the total sign area did not exceed 75 square feet, the maximum sign area allowed in the River Corridor.

The applicant is now seeking DHRC approval for the final sign details, including design, materials and colors. On Tuesday, September 16, 2014, Planning staff and the applicant agreed on a final rendering of the cactus with a height of 10 feet on top of a 2-foot base for a total height of 36 feet from the ground. The sign would be 7.5 feet wide with a total area of 75 square feet, the maximum allowed in the River Corridor (see renderings attached). The applicant has stated that the cactus will be designed by a sculptor and it will be green in color, three-dimensional, and rounded as opposed to a flat sign. The Permits Division has deemed this acceptable as they only calculate the sign area by means of identifying the smallest rectangle that encloses all parts of one side of the sign.

Should the DHRC approve the cactus, it cannot be erected until the applicant satisfies Condition #1 of the RCC14-13 approval which states “The applicant shall submit final plans to be administratively approved by the Planning & Development Services Director, or his or her designee, prior to construction, showing the final color scheme and building materials, signage, lighting, and variation to the building walls with columns, recesses, and/or canopies to be consistent with the existing character of the area. Any canopies projected into a public right-of-way will require approval from City Council.”

In addition, the applicant will require both an Encroachment Agreement approval from City Council for a grease trap that will be placed within the City’s right-of-way on South Chadbourne Street, and then subsequently, a building permit for the restaurant renovations and exterior alterations from the Permits Division.

UPDATE

This request was tabled at the September 18, 2014, Design and Historic Review Commission Meeting, at the request of the Commission, requiring the applicant to submit revised renderings and a model of the rendering of the proposed freestanding sign. Concerns were raised by the Board Members of the “cartoonish” nature of the sign, potential offensiveness of shape, and overall design.

On Tuesday, October 7, 2014, the applicant Tim Condon submitted revised renderings to Staff showing two alternatives as attached:

Alternative 1: A 12-foot high freestanding cactus sculpture (sign), 36-feet measured from the ground on top of the existing building roof;

Alternative 2: A 12-foot high freestanding cactus sculpture (sign), 23-feet measured from the ground on top of a proposed front canopy.

In both cases, the cactus sculpture retains the same 12-foot height and 75 square foot area that was approved by the Planning Commission at its meeting of Monday, September 15, 2014. The difference is in Alternative 2, the cactus sculpture would not be on the 24-foot high roof, but instead on top of a proposed 11-foot high front canopy. Alternative 2 would reduce the overall height measured from the ground by 13 feet, 23 feet from the ground instead of 36 feet from the ground. However, because the existing building erected in 1969 was built up to the property line, should the applicant choose Alternative 2, he would require City Council approval for the canopy which would encroach into the city right-of-way.

The applicant is requesting that the Design and Historic Review Commission approves both alternatives, allowing him the flexibility to choose which is most appropriate for his future restaurant. Should the applicant seek Alternative 2, he will be required to submit a request to City Council for a canopy encroachment. This has been added as a new Condition #7 (see below).

The cactus sculpture must comply with the setbacks as outlined in the Sign Ordinance. Under Alternative 1 at 36-feet from the ground, an 8-foot setback from the roofline is required. Under Alternative 2 at 23 feet from the ground, a 1.5 foot setback is required from the roofline. This has been added to Condition #1 from the previous meeting (see below).

The applicant had also mentioned he will be bringing a miniature model of the proposed sculpture to the DHRC Meeting of Tuesday, October 28, 2014, for review and comments.

Analysis:

Section 12.703(a) of the River Corridor Development Ordinance requires the DHRC to review signs greater than 50 square feet in size. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan* and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

The existing vacant building on the property was built in 1969 and covers the entire site up to the property lines. The applicant had stated he would have liked to erect a freestanding cactus on the ground in front of the building, but there is insufficient space. His only option was to erect the cactus on the roof. The sculpture is a unique feature used specifically to advertise the applicant's restaurant and to draw potential customers walking or driving downtown to the site. As indicated, the applicant was granted a sign variance from the Planning Commission to allow the roof sign to be 36

feet in height, measured the ground, 6 feet above the maximum allowed of 30 feet from the ground (application SV14-04).

The River Corridor Master Development Plan outlines guidelines for colors and lighting in the River Corridor which would apply to signs. Staff has addressed each of the following:

Colors

Section 1.B.3 of the Master Development Plan states that: “materials and colors should relate to historic precedents apparent in the immediate environment...using subtle yet rich colors rather than intense, bright colors.” The Design Guidelines outline further principles for building materials and colors: “Colors should compliment neighboring buildings and reflect a traditional color palette. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.” The proposed color palette provides sample colors for buildings built during multiple periods in history. Because the subject building was built in 1969, staff recommends that the cactus be of a green similar to the color palette of the last period – the Suburban Modern from the 1950s – which in this case would be an Avocado, Plymouth Green, or a similar green (see attached color palette).

Staff conducted a site visit on September 11, 2014, and found samples of the suburban modern color palette as well as darker shades of green in the area. The wall face of the Chester Dornier Jewelry Store at 219 S. Chadbourne Street, north of the property appears to match the Plymouth Green of the color palette. The doors and window frames around the Miss Hattie’s Restaurant and Lounge on 26 E. Concho Avenue east of the property also uses a Plymouth Green. Miss Hatties and the Sassy Fox Botique at 36 East Concho Street to the east, use a darker green for their overhanging canopies (see attached photos).

Staff would therefore support a subtle shade of green, whether light or dark for the sign, similar to the above developments in the area and the color palette of the National Trust for Historic Preservation. As a Condition of Approval, Staff recommends the applicant submit final colors and materials for the sign to the Planning Director, or his or her designee, for approval.

Lighting

Planning staff’s recommendations on lighting standards remain unchanged from the previous approval (RCC14-13).

Section 1.B.7 of the River Corridor Master Development Plan sets guidelines for lighting: “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill.” Moreover, near the River Front, it is encouraged

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

Staff understands the sign would be used to attract patrons to the applicant’s bar and grill which includes live music at night, and therefore, requires sufficient lighting. However, the above guidelines require that signage not result in glare or light spill given the historical character of the River Corridor.

Staff conducted a second site visit on Monday, September 15, 2014, at night to look at the illumination of other signage in the River Corridor. Staff found a consistent type of lit signage in the area. Signs were lit from the back, usually with an LED light, but did not produce lighting that was excessively bright or that spilled over onto adjacent properties. Examples include the freestanding sign for J.L. Mercer Boots at 224 South Chadbourne Street, Stango’s Coffee at 221 South Chadbourne Street, The Deadhorse Music Lounge at 210 South Chadbourne Street, Grinners Daiquiri Bar at 217 South Chadbourne Street, Casa Décor Furniture Store at 39 West Concho Avenue and the “37” sign for Iggy’s Italian Ice at 37 West Concho Avenue in San Angelo (see photos attached). Such signage is consistent with other DHRC approvals where glare and light spill are minimized, such as the signage for the Twisted Root Burger bar/restaurant at 333 South Chadbourne Street (RCC 13-51) and for Angelo Mercantile at 135 West Twohig Avenue (RCC 12-54). As a Condition of Approval, staff recommends that any lighting proposed for the sign not be excessively bright or spill over onto adjacent properties.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC14-23, **subject to the following seven (7) Conditions of Approval:**

- 1. Approval of the Sign shall be consistent with dimensions per the attached renderings. If Alternative 1 is selected, the sign shall be setback 8 feet from the roofline in compliance with the Sign Ordinance. If Alternative 2 is selected, the sign shall be setback 1.5 feet from the roofline in compliance with the Sign Ordinance.**
- 2. The sign shall be predominantly painted a shade of green that is consistent with the color palette of the National Trust for Historic Preservation for the Suburban Modern – 1950s period.**
- 3. All exterior lighting shall be shielded and positioned in such a matter so as to not spill over onto any adjacent property.**

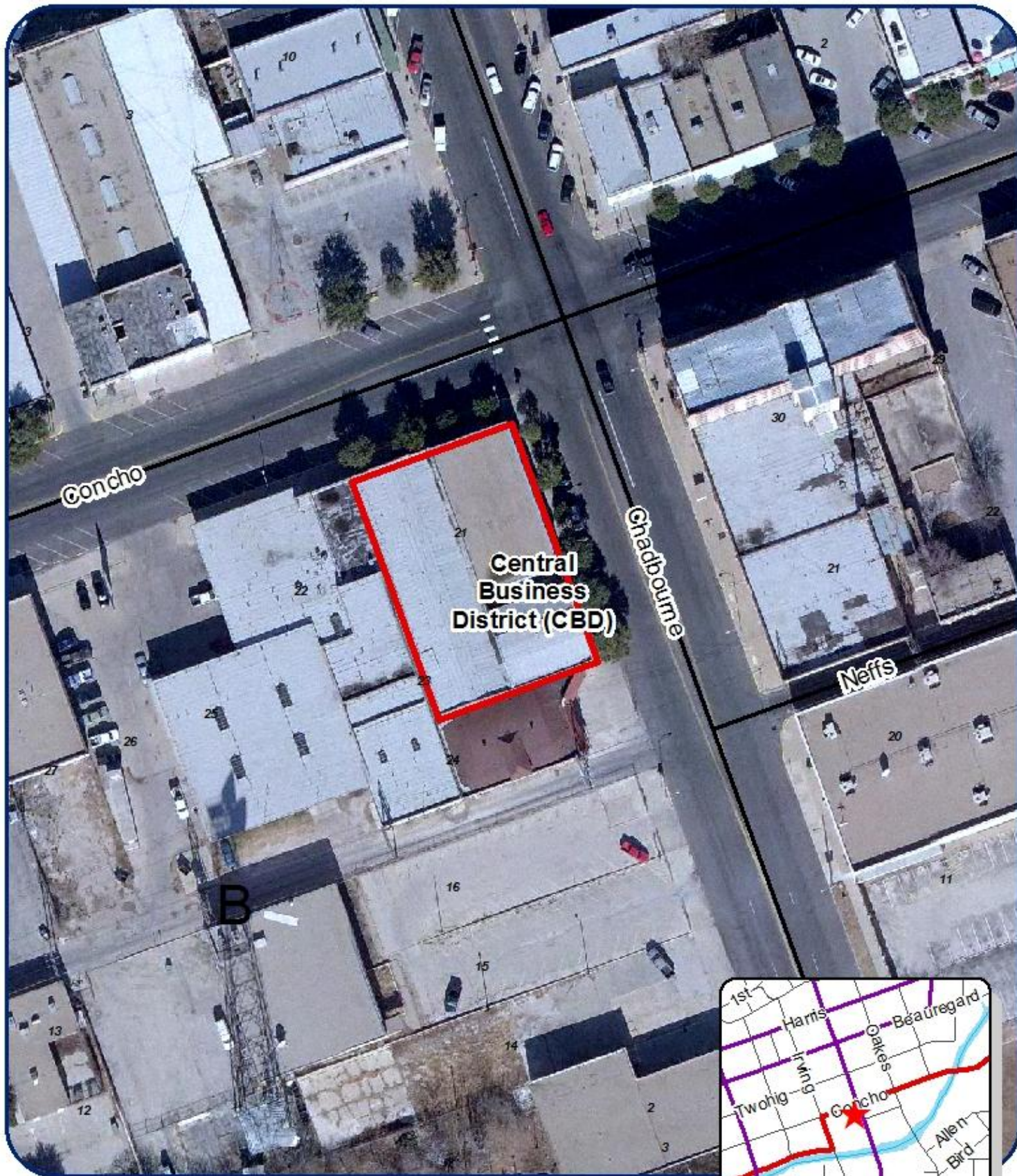
4. Final color samples and lighting details shall be submitted to the Planning & Development Services Director, or his or her designee, for final approval.
5. Prior to construction of the sign, Condition #1 of the RCC14-13 approval shall be satisfied by submitting final colors, materials, signage, lighting, and variation to the building walls to the Planning & Development Services Director, or his or her designee, for approval.
6. An Encroachment Agreement approval from City Council shall be required for the grease trap for the new restaurant that will be placed in the City's right-of-way on South Chadbourne Street.
7. Should the applicant select Alternative 2, an Encroachment Agreement approval from City Council shall be required for the proposed canopy at the intersection of West Concho Avenue and South Chadbourne Street.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos of Site and Surrounding Area Signage
Color Palette - National Trust for Historic Preservation.
Original Cactus Sign Renderings
Original Building Elevations
Revised Cactus Sign Renderings
Revised Building Elevations



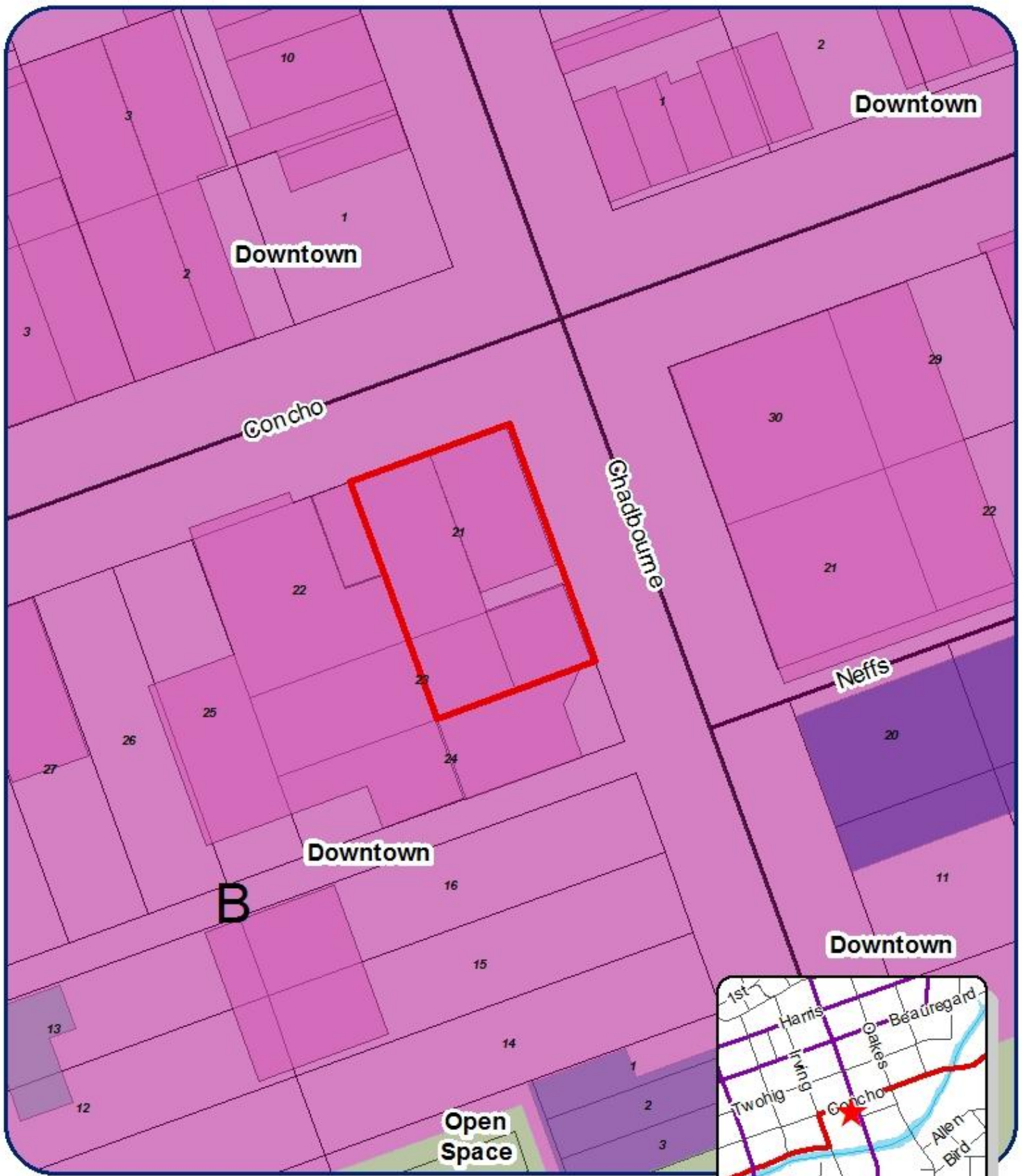
Zoning Case File
Case RCC14-23

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 1 W Concho Avenue

Legend

- Subject Properties: —
- Current Zoning: **CBD**
- Requested Zoning Change: **N/A**
- Vision: **Downtown**





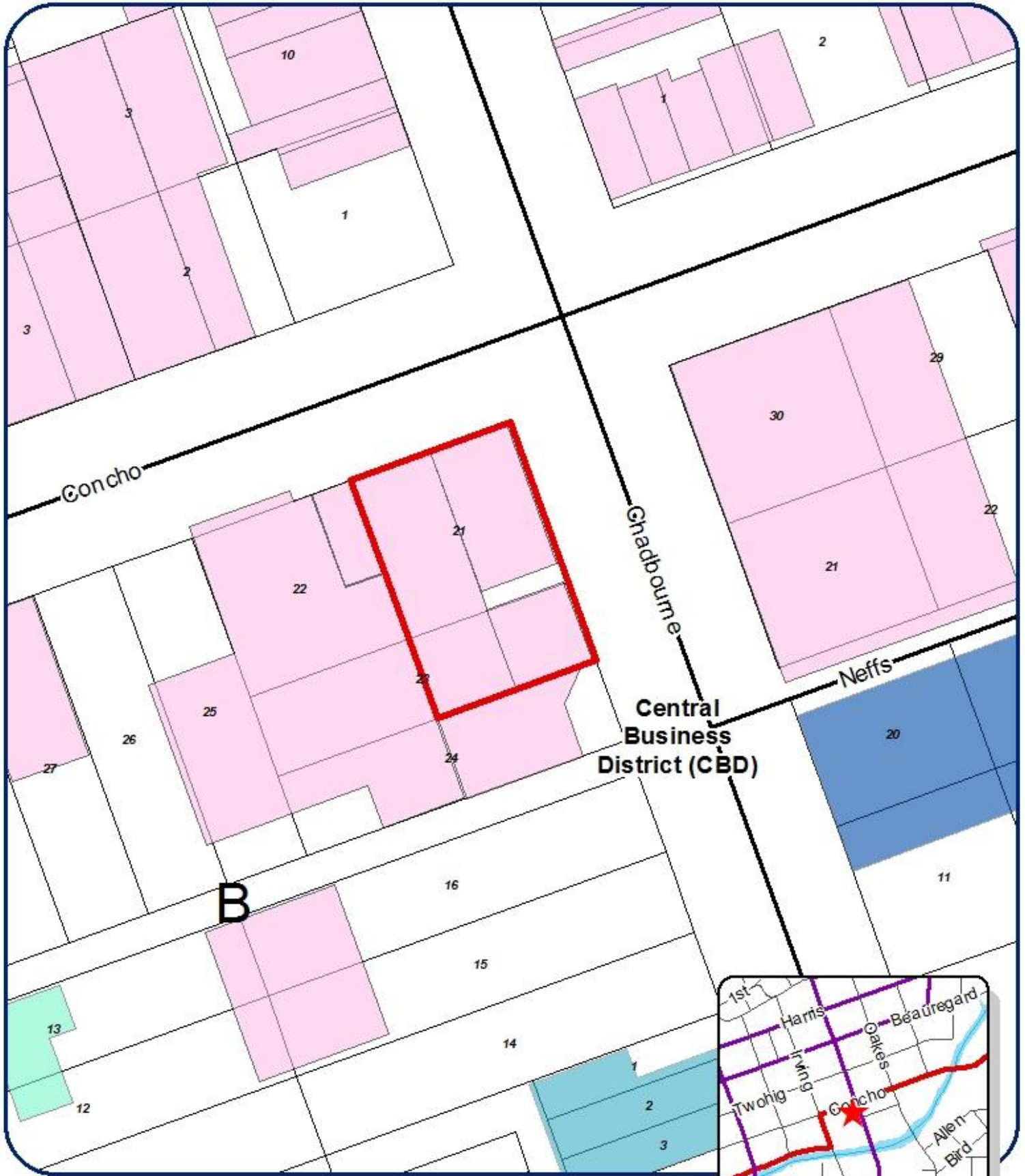
Zoning Case File
Case RCC14-23

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 1 W Concho Avenue

Legend

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown





Central Business District (CBD)

B



Zoning Case File
Case RCC14-23

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: 1 W Concho Avenue

Legend

- Subject Properties: █
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown



Photos of Site and Surrounding Area

Looking South at building (W. Concho)



Looking East at building (S. Chadbourne)



North



South



West



East



Photos - Continued

Chester Dorner Jewelry – 219 S. Chadbourne St



Miss Hatties – 26 E. Concho Ave



Sassy Fox – 36 E. Concho Ave



Photos - Continued

J.L. Mercer Boots – 224 S Chadbourne



Stangos Coffee – 221 S Chadbourne



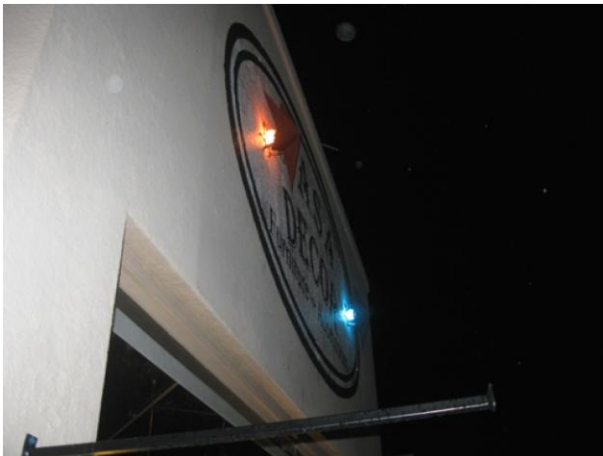
Deadhorse Lounge – 217 S Chadbourne



Grinners Bar – 217 S Chadbourne



Casa Décor – 39 West Concho Ave



Iggys Italian Ice – 37 West Concho Ave



Suburban Modern – 1950's



WALL Harvest Gold SW 2858
TRIM Avocado SW 2861
ACCENT Super White SW 6995



WALL Westchester Gray SW 2849
TRIM Chelsea Gray SW 2850
ACCENT Stratford Blue SW 2864



WALL Stratford Blue SW 2864
TRIM Super White SW 6995
ACCENT Plymouth Green SW 2852

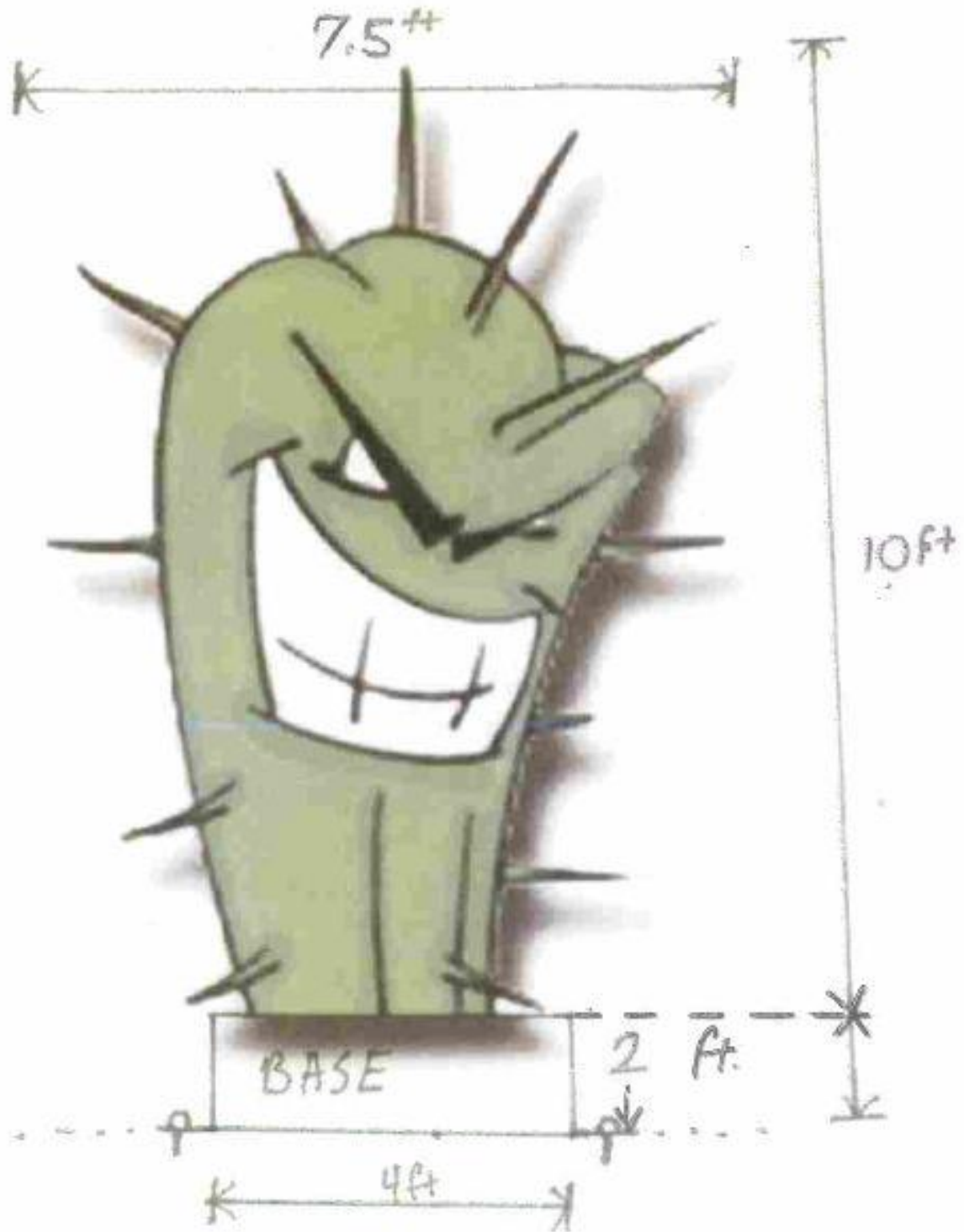


WALL Peace Yellow SW 2857
TRIM Caribbean Coral SW 2854
ACCENT Sycamore Tan SW 2855

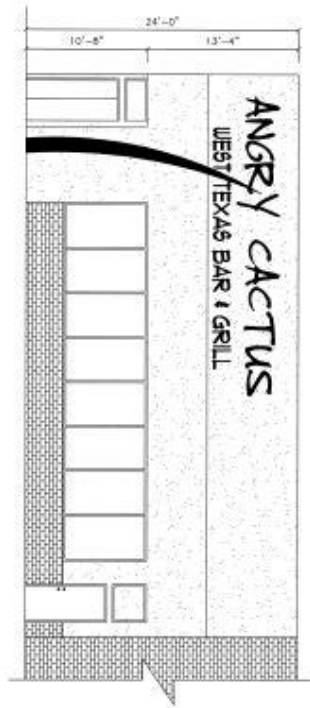
Original Renderings of Proposed Cactus Sculpture Sign on Roof



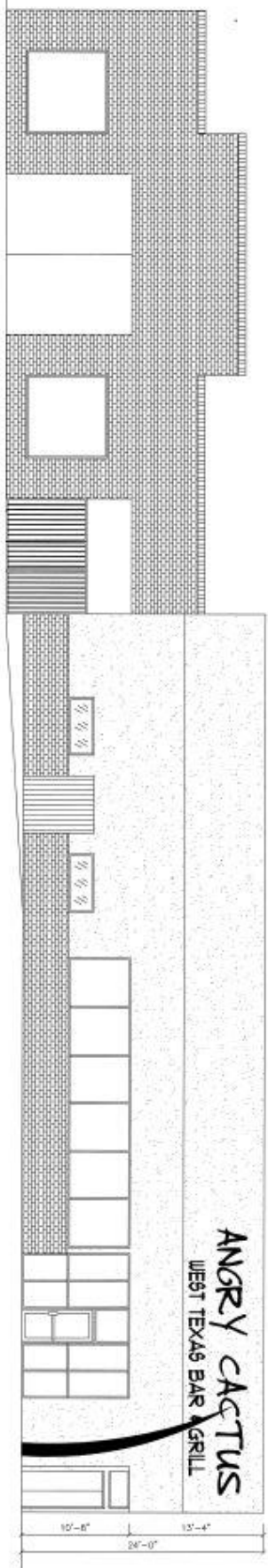
Original Rendering of Proposed Cactus Sculpture Sign



Original Building Elevations (not part of this application)

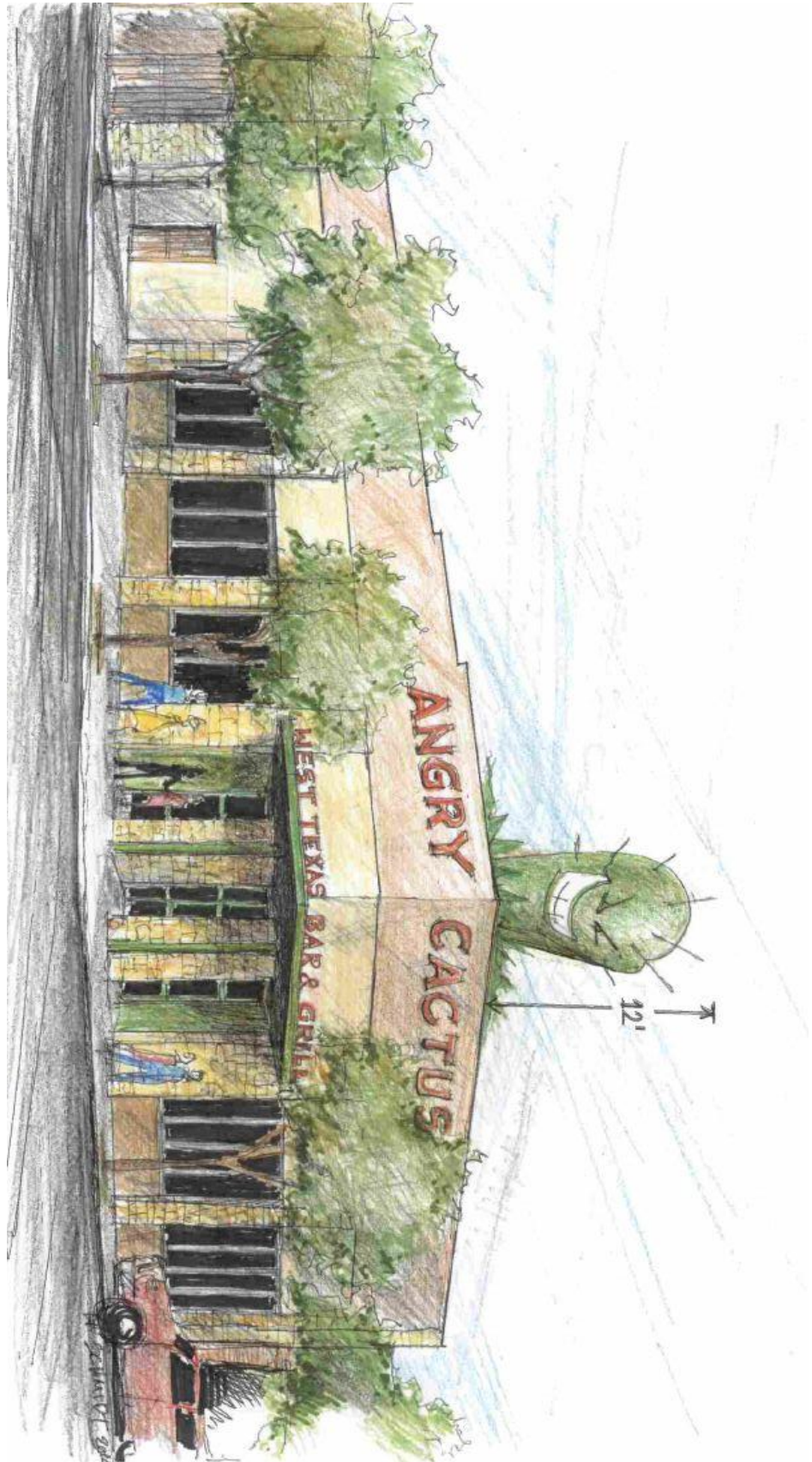


CONCHO STREET ELEVATION
ANGRY CACTUS RESTAURANT & BAR
SCALE: 3/16" = 1'-0"

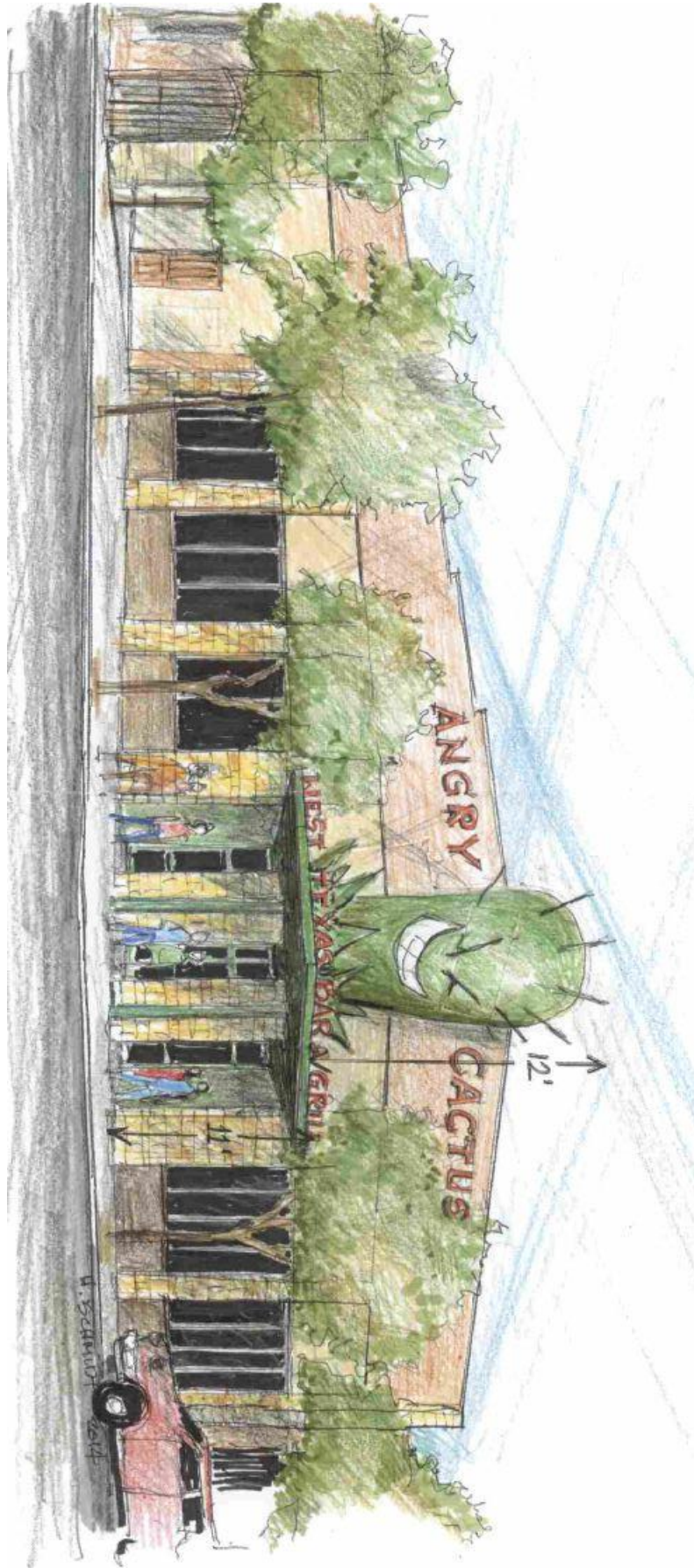


CHABOURNE STREET ELEVATION
ANGRY CACTUS RESTAURANT & BAR
SCALE: 3/16" = 1'-0"

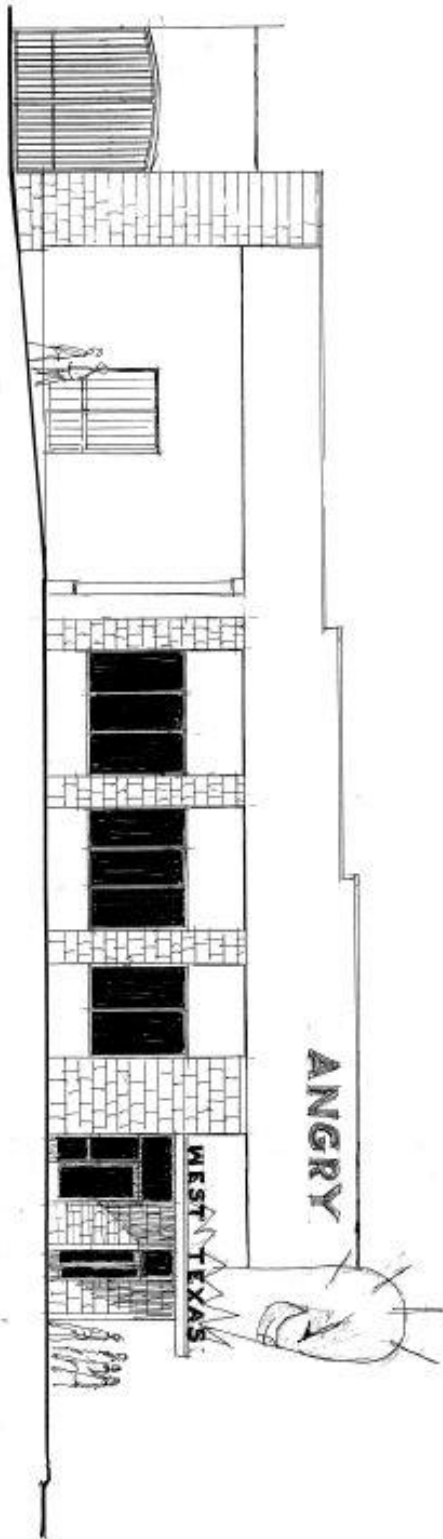
**Revised Sign Renderings – Alternative 1
(building elevation not part of this application)**



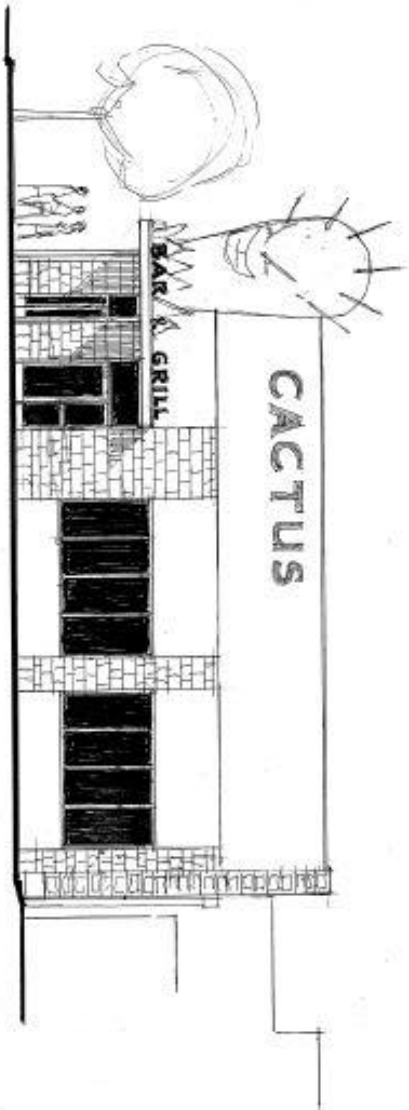
Revised Sign Renderings – Alternative 2
(building elevation not part of this application)



Revised Building Elevations
(not part of this application)



CHADBOURNE STREET ELEVATION
SCALE: 1/8"=1'-0"



CONCHO AVE ELEVATION
SCALE: 1/8"=1'-0"

ANGRY CACTUS
BAR & GRILL