

**MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, NOVEMBER 19, 2015, AT 10:00 A.M., EAST MEZZANINE, CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.**

**PRESENT:** Ashley Young-Turner (Chair), David Mazur, Terry Hucks, Sandra Morris, Gary Donaldson

**ABSENT:** William Carter, Barbara Hesse, Historic Preservation Officer

**STAFF:** Rick Weise, Assistant City Manager  
Jon James, AICP, Director of Planning and Development Services  
Rebeca Guerra, AICP, LEED-AP, CPD, Planning Manager  
Al Torres, Building Official  
David Fee, AICP, Senior Planner  
Jeff Fisher, Planner I

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

The meeting was called to order at 10:06 a.m. by Chairperson Young-Turner, a quorum of 5 was present.

**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.*

**Note:** The October 15, 2015, Design & Historic Review Commission regular meeting minutes will be approved at the December 17, 2015, Design & Historic Review Commission regular meeting, as they were not made available to Staff at the time of this meeting.

**II. Regular Agenda:**

**a. RCC15-31: Shannon Medical Center**

**Subject:** A request for approval, as required by Section 12.703(b)(1) of the River Corridor Development Ordinance, for ten (10) sea containers. Each container will be 320 square feet for a combined total area of 3,200 square feet, located north of East College Avenue, west of North Oakes Street on 1.9916 acres.

Planner Jeff Fisher outlined the case. He indicated the property was zoned Central Business District (CBD) and is being used as a parking lot by Shannon Medical Center. Mr. Fisher explained Concho Valley Regional Advisory Council had placed ten (10), 320-square foot metal sea containers on the property for storing emergency medical and

disaster relief supplies, and requires DHRC approval to keep them in this location in the River Corridor.

Mr. Fisher reviewed the River Corridor policies for new construction from the River Corridor Master Development Plan which includes that new buildings should reflect the traditional character of the area and historical precedent which in this area would be brick and cast stone. He indicated this area is predominantly brick and stone masonry buildings which includes the Chadbourne Street retail corridor and the San Angelo Independent School District Buildings.

Mr. Fisher stated that Planning Staff is recommending denial of the request to allow the existing 10 metal sea containers on the grounds it would set a negative precedent for the area. He also indicated that most outdoor storage in the area is located behind buildings and a solid screen fence whereas the sea containers are visible from North Oakes Street.

He recommended, however, that should the DHRC wish to approve the application, that they impose 3 conditions of approval: that the applicant erects a 10-foot high wall to screen the sea containers from public view; that the sea containers shall be painted a dark tan color, consistent with surrounding buildings; and the applicant shall obtain building permits for the sea containers.

Commissioner Mazur asked if sea containers had a different requirement than other structures.

Chief Building Official Al Torres responded that only portable buildings less than 120 square feet would be exempt from a building permit.

Planning Manager Rebeca Guerra stated the application before the DHRC was for ten permanent sea containers for emergency equipment and also could be used for storing helmets, car seats for donation projects.

Dale Droll of Shannon Medical Center indicated that the Concho Valley Regional Advisory Council is using the sea containers for emergency supplies for fourteen counties. He explained the supplies for the sea containers are provided by the State of Texas, and allowing the sea containers at this location would allow supplies to be distributed easily. He also indicated the sea containers could be air conditioned if needed.

Commissioner Young-Turner and Commissioner Hucks both asked if there was not another location to store these items.

Mr. Droll explained most of Shannon's medical facilities are full, and this property is centrally located and close to the Shannon Medical Center.

Commissioner Morris asked if there was not another vacant building downtown that could be used to store the emergency supplies.

Danny Updike, Executive Director of the Concho Valley Regional Advisory Council (CVRAC) explained that the State's grant conditions for the supplies prohibit CVRAC from



buying new buildings or properties and that leasing properties downtown would be very expensive. He also indicated that being close to the Shannon Medical Center is important as they are the lead trauma facility in the 14-county area. Mr. Updike further explained the bike helmets and seats would be given to children at the hospitals recovering from accidents.

Commissioner Morris stated she believes the sea containers are out of character with the River Corridor design guidelines.

Commissioner Donaldson raised concerns that approving the sea containers could set a precedent for more containers to be approved in the River Corridor. He did not believe that sea containers are appropriate in this area. He asked if it was possible to permit them only a temporary basis, and if they were approved, if the applicant would be willing to comply with the three conditions recommended by Staff.

Mr. Updike explained this would be up to Shannon Medical given it was their property. He indicated that painting the containers would require the containers to be removed and sandblasted, then brought back which would be problematic as they would have to be emptied.

Ms. Guerra indicated that an approval could be given on a temporary basis, with or without conditions.

Rick Weise, City Manager, explained that the City had discussions with the group to examine different options, such as limiting the number of sea containers on site and possibly storing them at their St. John's Facility. He explained that after reviewing various alternatives, the applicant decided on this property as their final selection.

Commissioner Morris asked Ms. Guerra to clarify whether DHRC cases can be decided on a case-by-case basis, or if a previous decision sets a precedent that must be followed for a new case.

Ms. Guerra explained that both options could apply in this case. Sea containers, in this instance, are mainly provided for a specific use, namely emergency supplies, although Board Members must also take into consideration that the containers may not be used for emergency purposes. In summary, Ms. Guerra explained that while each request is determined on a case-by-case basis, approval of this case may open the door for more requests for sea containers in the River Corridor.

Commissioner Donaldson asked the applicant what is the minimum number of sea containers that they require.

Mr. Updike explained that five of the sea containers currently have medical emergency supplies in them and the rest of them have car seats and bicycle helmets.

Commissioner Morris asked whether emergency supplies which have expired are removed and replaced.

Mr. Updike said expired supplies would be removed but would only be replaced if adequate grant funding was provided.

Commissioner Mazur indicated he did not have a problem with the sea containers in this location as the site is used as a parking lot.

Commissioner Hucks stated he would be concerned if the sea containers were located in the front of the property, but finds the location near the back of the parking area acceptable. He also explained this is a very unique case for emergency purposes.

Commissioner Young-Turner agrees the sea containers would serve a functional purpose in this case, but would not meet the River Corridor design guidelines.

Ms. Guerra explained the DHRC has the power to limit the number of containers to be approved and restrict the sea containers only for emergency purposes.

Commissioner Hucks suggested that the sea containers could be stored temporarily to allow the applicant more time to research and find a permanent location.

Ms. Guerra indicated that the containers could be approved temporarily for up to one year.

Commissioners Young-Turner and Hucks stated that would be a good idea.

Mr. Jon James, Director of Planning and Development Services indicated in addition to a condition restricting the sea containers for one year that a second condition be imposed that these containers shall not be moved to another property in the River Corridor.

Commissioner Hucks made a motion to approve the request. Ms. Guerra clarified that the approval would be subject to conditions that a maximum of ten sea containers shall only be permitted on the property for up to 365 days, at which time they shall be removed from the property, that the sea containers shall be required to obtain building permits, and shall located in the area presented on their plans at that the public hearing. Further, if the applicant wished to have the containers at the site for more than a year, additional information would have to be provided by the applicant in order for the DHRC to make a decision. Commissioner Mazur seconded the motion. The Motion was passed unanimously, 5-0.

### **III. Discussion Items.**

Discussion and direction from DHRC members for a proposed First Financial Bank building at 222 South Koenigheim Street.

Mr. Fisher provided color renderings to the DHRC Members of a new bank building and signage for First Financial Bank at 22 South Koenigheim Street. He indicated that the property is located in the River Corridor Sign Area but not the River Corridor, and therefore, only the signage would require approval by the DHRC. However, the applicant has requested feedback on the both the building and the signage prior to submitting a

formal application. Mr. Fisher summarized the signage request, which would include a monument ground sign, as well as two wall signs.

Architects with the Parkhill, Smith, and Cooper firm outlined the proposed building, signage, and landscape plan for the property. The materials will be a combination of cut stone and natural stone. The tanned bank building will be approximately 16,000 square feet with a grey roof. The new monument sign will be made of tanned cast stone located at the southeast corner of the site. The signs will have navy blue and red lettering.

Commissioner Hucks indicated that he welcomed the addition of the new building in the Downtown area after reviewing the plans.

Commissioner Young-Turner stated that she believed the renderings were well thought out.

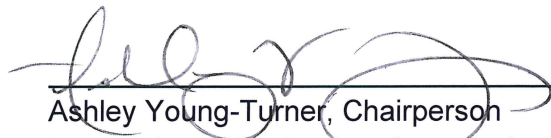
No motion was made as this was only a discussion item.

#### **VII. Future meeting agenda and announcements.**

Chairperson Young-Turner announced that the next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, December 17, 2015**, at 10:00am in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

#### **VIII. Adjournment.**

A Motion was made to adjourn the meeting at 10:33 a.m. by Commissioner Hucks and seconded by Commissioner Morris. The Motion passed unanimously, 5-0.

  
Ashley Young-Turner, Chairperson  
Design & Historic Review Commission