

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, APRIL 21, 2016, AT 10:00 A.M, SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS.

PRESENT: Ashley Young-Turner (Chair), David Mazur, Terry Hucks, William Carter, Sandra Morris

ABSENT: Gary Donaldson (AE)

STAFF: Jon James, AICP – Planning and Development Services Director
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Manager
Daniel Saluri – Deputy City Attorney
Al Torres – Chief Building Official
Barbara Hesse – Historic Preservation Officer
David Stallworth, AICP – Principal Planner
David Fee, AICP – Senior Planner

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

The meeting was called to order at 10:04 a.m. by Chairperson Young-Turner. A quorum of five (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.

- a. Consideration of approving the March 17, 2016 Design & Historic Review Commission regular meeting minutes.

A Motion to approve the meeting minutes was made by Commissioner Hucks and seconded by Commissioner Carter. The Motion passed unanimously, 5-0.

II. Regular Agenda:

- a. **RCC16-08: Lighted Signs 2** – A request for approval, as required by Section 12.06.003(e)(4) of the River Corridor Development Ordinance, for a new 131.5-square foot, non-illuminated wall sign along the front building elevation of an existing office furniture sales store, located at 19 West Twohig Avenue,

generally located along the south side of West Twohig Avenue, between South Chadbourne and South Irving Streets, on 0.436 acres.

David Fee, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fee indicated the project location, showed various perspectives of the surrounding area, and elaborated on details regarding the proposed signage. Mr. Fee concluded his presentation with a recommendation of APPROVAL, subject to three (3) Conditions, along with his basis for the recommendation.

Commissioner Mazur asked Mr. Fee to show the presentation slide depicting the proposed signage. Barring further questions for Staff, Chairperson Young-Turner opened the public hearing. With no public input waiting, Chairperson Young-Turner closed the public hearing and proceeded to deliberate on the request. Commissioner Mazur expressed his support of the proposed sign. Chairperson Young-Turner asked if the proposed sign conforms to the City's Sign Ordinance and if there is anything unusual about the sign. Rebeca Guerra, Planning Manager, responded by noting that the proposed sign area triggered DHRC review and approval, but the sign otherwise conformed to local sign regulations, however. Commissioner Morris asked for clarification on square footage guidelines for signs within the River Corridor. Ms. Guerra responded by noting that the City's Sign Regulations, and not the River Corridor Master Development Plan (RCMDP), govern maximum sign area limits while further clarifying the difference between wall and freestanding sign area standards. Ms. Guerra concluded that the proposed signage is consistent with both the Sign Regulations and RCMDP.

Commissioner Morris made a Motion to APPROVE Case RCC16-08, subject to three (3) recommended Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 5-0.

III. Director's Report.

Mr. James indicated that no report would be offered at this meeting. Commissioner Mazur asked Staff about the status of the project located at the Chadbourne Tavern, noting that there were issues concerning an awning that were previously stipulated in the Commission's report that do not appear to have been addressed to date. Ms. Guerra responded by noting ongoing coordinated efforts between Planning and the City's Building and Inspections Division to track the project's progress. Ms. Guerra further noted that there is an active building permit for the property, and there are no known issuances of either Temporary or Final Certificates of Occupancy associated with the project. Ms. Guerra also outlined both her attempts to communicate with the property owner with regard to consistency with the imposed Conditions and her previous site inspection efforts. Chairperson Young-Turner expressed her concerns regarding the monitoring of previous Conditional approvals, noting that a lot of people are voicing their concerns about this issue. Ms. Guerra then committed to following up with a timely inspection of the Chadbourne Tavern project site and a subsequent report on her findings.


Commissioner Morris inquired about a matter of awning color for a nearby property along Chadbourne. Ms. Guerra responded by noting that this has become a Code Compliance matter, and the property owner will seek a new hearing before the DHRC, hopefully by the following month, to re-examine the previous approval and resolve any outstanding issues.

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, May 19, 2016**, at 10:00 a.m. in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VIII. Adjournment.

Commissioner Carter made a Motion to adjourn the meeting, which was seconded by Commissioner Mazur. The Motion passed unanimously, 5-0, and the meeting ended at 10:16 a.m.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission