

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, JUNE 16, 2016, AT 10:00 A.M, SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS.

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

ABSENT: Gary Donaldson (AE)

STAFF: Rebeca Guerra, AICP, LEED-AP, CPD – Planning Manager
Daniel Saluri – Deputy City Attorney
Tyler Martin, Building Permits & Inspections Division
Barbara Hesse – Co-Historic Preservation Officer
David Stallworth, AICP – Principal Planner / Co-Historic Preservation Officer

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

The meeting was called to order at 10:09 a.m. by Chairperson Young-Turner. A quorum of five (5) was 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 May 19, 2016, Design & Historic Review Commission regular meeting minutes.

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

III. Regular Agenda:

- a. **RCC15-07 Hilton Harris** – A request for an amendment of Case RCC15-07, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following: (1) Maintain a dark matte color on the upper floor brick façade; (2) Maintain a dark matte color on the upper part of the canopy; (3) Maintain a neon green stripe under the canopy; (4) Replace the stone base and

metal pillars with stucco, painted a dark matte color to match the upper floor façade; (5) Paint the metal casing around the doors and windows a dark matte color; (6) Replace the copy area inside the existing projecting wall sign; and (7) Approve three existing projecting canopy signs; for the property identified as San Angelo Addition, Block 8, the north 50 feet of Lot 11 and the east 50 feet of Lot 12, located at 109 South Chadbourne Avenue, generally located approximately 100 feet southwest of the intersection of South Chadbourne Avenue and East Beauregard Avenue, and consisting of 0.172 acres.

David Stallworth, Principal Planner, introduced himself, proceeded to advise the Board that the Petitioner was not in attendance for the meeting and requested direction from the Board on how to move forward in the Petitioner's absence. Rebeca Guerra, Planning Manager, provided further clarification on their available options, to include deliberation on how to proceed or tabling the item until the following month. Commissioner Morris opened up the deliberation by expressing her desire to move forward with the proceedings. Chairperson Young-Turner opened up the public hearing for any potential public comment on the matter. Barring no public input, Chairperson Young-Turner closed the public hearing and allowed for further deliberation. Commissioner Mazur requested that the proceedings move forward, to which the rest of the Board concurred. Mr. Stallworth then proceeded to provide a brief synopsis of the case. Mr. Stallworth indicated the project location, showed various perspectives of the surrounding area, and elaborated on both details regarding the original May, 2015 decision as well as events to date that led to this request for amendment. Mr. Stallworth concluded his presentation with a recommendation to APPROVE the amendment and DENY the request for neon green striping under the canopy, subject to four (4) Conditions, along with the basis for the recommendation.

Further deliberation ensued amongst the Board following the presentation, much of which centered on the Petitioner's preference for the neon green stripe along the canopy as well as some of the exterior changes implemented outside of the

previous approval. Ms. Guerra explained that the Petitioner's personal color preference was intended to provide more of a "visual pop" to reflect the nature of the prospective business at that location and the overall personal vision for the building. Ms. Guerra further noted that while there are various shades of green reflected on the historical color palette, the Petitioner's particular choice was not one of those shades. Ms. Guerra indicated that the previous approval called for either a wood veneer or a painted canopy that would be in keeping with the original Mid-Century Modern architectural vernacular, with the color being subject to City Staff review and approval. Lastly, Ms. Guerra signified that City Staff went to extensive detail to explain the application process and outcome to the Petitioner to avoid any confusion; this was further corroborated by Commissioner Morris, who mentioned that she also offered further design input to the Petitioner.

Chairperson Young-Turner expressed her frustration with the process with respect to consistency and guidelines. Commissioner Mazur noted that the San Angelo Ballet building has a green hue similar to that being requested by the Petitioner. Ms. Guerra responded by noting that although building permit requests within the River Corridor trigger River Corridor review and approval, painting a building, in and of itself, does not require a building permit application. Extensive Board discussion regarding the perceived quandaries posed by current River Corridor Code requirements then followed, as well as how to address these matters. Ms. Guerra explained that both a River Corridor Master Development Plan (RCMDP) amendment and textual changes to the Ordinance would be necessary to address these quandaries, further noting that several other parties of interest have expressed similar concerns. Mr. Stallworth then read each recommended Condition of Approval (a total of four [4]) into the Record for the Board's clarification, pursuant to their making a Motion.

Commissioner Carter made a Motion to APPROVE the requested amendments to Case Number RCC15-07 (requests number 1, 2 and 4

through 7) and DENY request number 3 to allow for neon green striping under the canopy, subject to four (4) Conditions. Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

Further discussion took place afterward regarding the application process and a prospective applicant's awareness of the development review process within the River Corridor, as well as what steps would be necessary to amend the Zoning Ordinance and RCMDP. Ms. Guerra assured the Board that City Staff habitually go into great detail to explain the processes involved, whether a project is Administrative or subject to DHRC consideration.

- b. **RCC16-13 Hatfield** – A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the remodeling of the exterior of an existing single detached dwelling on the property as follows: (1) Replacement of wood siding facades with new hardie-board cement fiber siding; (2) Installation of new doors and windows; (3) Installation of front posts; (4) Repainting of the facades from white to dark tan; and (5) Repainting of the door and window trim to dark green; for the property identified as Angelo Heights Addition, Block 64, the west ½ of Lot 9 and the north 41 feet of the east half of Lot 9, located at 612 North Adams Street, generally located approximately 115 feet northeast of the intersection of North Adams Street and West Houston Harte Expressway.

David Stallworth, Principal Planner, introduced himself and provided a brief synopsis of the case. Mr. Stallworth indicated the project location, showed various perspectives of the surrounding area, and elaborated on details regarding the proposed residential renovations. Mr. Stallworth concluded his presentation with a recommendation of APPROVAL, subject to two (2) Conditions, along with the basis for the recommendation.

Chairperson Young-Turner then opened the public hearing, and Mr. Joe Hatfield, the homebuilder, approached the podium, identified himself and addressed the Commission. With no further public input waiting, Chairperson Young-Turner closed the public hearing. Many Board members expressed their support of the proposed renovations.

Commissioner Hucks made a Motion to APPROVE Case RCC16-13, subject to two (2) recommended Conditions of Approval, as amended during the meeting. Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

IV. Director's Report.

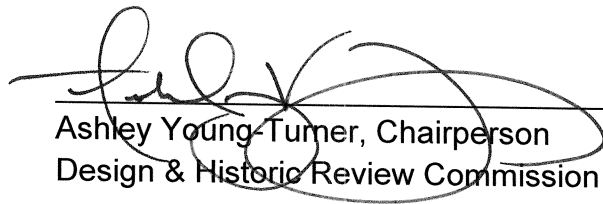
Jon James, Planning and Development Services Director was not present for this meeting. Ms. Guerra, however, mentioned that the concerns expressed by the Board during this meeting regarding future Zoning Ordinance amendments to address deficient River Corridor development procedures would be relayed to the Director upon his return.

V. 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, August 18, 2016**, at 10:00 a.m. in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment.

Commissioner Carter made a Motion to adjourn the meeting, which was seconded by Commissioner Hucks. The Motion passed unanimously, 5-0, and the meeting ended at 10:53 a.m.


Ashley Young-Turner, Chairperson
Design & Historic Review Commission