

**MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, SEPTEMBER 15, 2016, AT 10:00 A.M, EAST RECEPTION / MEZZANINE ROOM, SAN ANGELO CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.**

**PRESENT:** Ashley Young-Turner, William Carter, David Mazur, Terry Hucks, Gary Donaldson, Stephen McLaughlin

**ABSENT:** Sandra Morris, Barbara Hesse (Co-Historic Preservation Officer)

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

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

The meeting was called to order at 10:08 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 July 21, 2016, Design & Historic Review Commission regular meeting minutes.

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

**III. Regular Agenda:**

- a. **RCC16-15 Crockett National Bank** – A request for approval, as required by Section 12.06.003.e of the River Corridor Development Ordinance, to replace an existing monument sign with a 21-foot high, 75-square foot sign, on property located at 601 South Koenigheim Street.

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 sign proposal. Mr. Fee concluded his presentation with a recommendation of approval, subject to three Conditions, along with the basis for the recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Having no public commentary, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions. Commissioner Mazur complemented the proposed signage and segued into a Motion.

**Commissioner Mazur made a Motion to APPROVE Case Number RCC16-15, subject to three (3) Conditions of Approval. Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.**

- b. **CA16-02, Fat Boss Pub** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for a new 34-square foot LED-lit sign, on property located at 114 South Chadbourne Street.

Jeff Fisher, Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project location, showed various perspectives of the surrounding area, and elaborated on details regarding the proposal. Mr. Fisher concluded his presentation with a recommendation of approval of the Certificate of Appropriateness, subject to four Conditions, along with the basis for his recommendation.

Commissioner Mazur inquired on the need for Sign Variance approval when they are seeking approval of an encroachment agreement from City Council. Mr. Fisher responded that the sign variance was to allow for a deviation to sign standards which would not be addressed by the encroachment agreement.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Having no public commentary, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions. Commissioner Donaldson complemented the proposed signage and segued into a Motion.

**Commissioner Donaldson made a Motion to APPROVE Case CA16-02, subject to four (4) recommended Conditions of Approval. Commissioner Mazur seconded the Motion. The Motion passed unanimously, 5-0.**

- c. **RCC16-24, Fat Boss Pub** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for a new 34-square foot LED-lit sign, on property located at 114 South Chadbourne Street.

Jeff Fisher, Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project location, showed various perspectives of the surrounding area, and elaborated on details regarding the proposal. Mr. Fisher concluded his presentation with a recommendation of approval of the River Corridor sign application, subject to four Conditions, along with the basis for his recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Having no public commentary, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions. Commissioner Donaldson complemented the proposed signage and segued into a Motion.

**Commissioner Carter made a Motion to APPROVE Case RCC16-24, subject to four (4) recommended Conditions of Approval. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.**

Commissioner Hucks arrived and joined in the proceedings at approximately 10:26 A.M.

- d. **CA16-03, SAISD (Fort Concho Elementary)** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for a 12-foot high, 1,125-square foot shade structure over an existing playground, on property located at 310 East Washington Drive.

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 wall sign. Mr. Fee concluded his presentation with a recommendation of approval, subject to four Conditions, along with the basis for the recommendation.

Chairperson Young-Turner asked for clarification of the color of the shade structure canopy. Mr. Fee confirmed that the proposed color would be teal. Commissioner Mazur asked if Staff knew if the material for the shade structure canopy was flame retardant. Mr. Fee directed the question to the School's representative. Chairperson Young-Turner opened the public hearing. Commissioner McLaughlin asked about the rationale for the suggested Conditions of Approval, especially the Condition requiring the filing of a Building Permit application. Rebeca Guerra, Planning Manager, explained the rationale behind its inclusion. Erica Carter with SKG Engineering, representing the Petitioner, approached the podium, identified herself, and addressed the Commission. She stated that she was unfamiliar with the canopy's fire rating. Al Torres, City Building Official, clarified that the City Fire Marshal would require a fire rating at time of permitting. Having no public commentary, Chairperson Young-Turner closed the public hearing. The Chair expressed her support of the proposed renovations.

**Commissioner Donaldson made a Motion to APPROVE Case CA16-03, subject to two (2) recommended Conditions of Approval, as well as a third Condition requiring that the shade structure canopy be comprised of a**

**flame retardant material. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 6-0.**

Commissioner Mazur then excused himself from the proceedings at approximately 10:35 A.M.

- e. **RCC16-23 Raymond** – A request for approval, as required by Section 12.06.003(e)(6) of the River Corridor Development Ordinance, to remodel an approximate 2,627-square-foot building, on property located at 12 North Chadbourne Street.

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 renovations. Mr. Stallworth concluded his presentation with a recommendation of continuance, based on the conceptual or speculative nature of the submittal and Staff's inability to render a proper analysis and make a recommendation based on that submittal. Mr. Stallworth indicated that the Petitioner's submittal relied mostly on hand-drawn and unscaled drawings, as well as noted inconsistencies between drawings and overall speculation in design. Mr. Stallworth requested that the Petitioner provide submittal revisions no later than close of business, September 30, 2016.

Commissioner Carter asked for clarification on the details on the rear yard area. Mr. Stallworth explained the limits of the area along the east building elevation will be enclosed by a 7-foot-high wood fence. In response to further questions from Commissioner Carter, Mr. Stallworth could not elaborate on parking accommodations due to the lack of detail provided in the submittal, but he opined that any necessary parking arrangements may be made with adjoining property owners. Rebeca Guerra, Planning Manager, elaborated that Staff was recommending continuance due to insufficient information, particularly items that

are called for on the initial submittal checklist which were applicable to all applicants.

Chairperson Young-Turner opened the public hearing, and Brian Raymond, the Petitioner, approached the podium, identified himself and addressed the Commission. Mr. Raymond indicated that any murals initially suggested in the application should be discounted from further consideration and that the proposed renovations were for residential, and not commercial purposes. Mr. Raymond indicated that he would be: (a) recessing one of the front storefront bays, enclosing with decorative railing, and creating a private patio; (b) placing seven 3-by-3 windows along the side of the building; and (c) erecting a fence for a back yard. Mr. Raymond briefly touched on a proposed front façade restoration and proposed building colorations. Chairperson Young-Turner asked for clarification on the colors for the replacement awning support columns. Mr. Raymond indicated that they would be painted grey. Commissioner Carter asked about the zoning for the property. Mr. Raymond responded that was both commercial and residential. Mr. Raymond further indicated that he already had approved permits in place for interior work inside the building. Chairperson Young-Turner expressed her concerns over the proposed fence at the behest of Mr. Raymond. She agreed with Staff's analysis that the fence was more characteristic of suburban residential design and not befitting of the surrounding urban environment. Mr. Raymond indicated that he would be open to suggestions from the Commission regarding the fencing.

Commissioner Carter opined that the Petitioner should provide Staff with what they had asked for. Mr. Raymond inferred that Staff's request were more appropriate for a commercial project and not for a residential project. Ms. Guerra corrected Mr. Raymond by informing him that the property's zoning was not "residential and commercial" but rather, that it allowed for residential in addition to other various uses as well. Furthermore, the property was located within an overlay zone that contains certain architectural criteria and treatments applicable to all buildings, residential and commercial. Commissioner McLaughlin

interjected on the necessity to provide scaled and accurate items to Staff, but applauded Mr. Raymond's efforts to bring residency back to Downtown. Mr. Raymond again asked the Commission on what it would take to satisfy them. Ms. Guerra responded that explanation of the process was generally given at the time of initial submittal. Mr. Raymond suggested that the Commission approve the request, subject to whatever Conditions it believed necessary to move forward for simply "a patio" and "a fence."

Chairperson Young-Turner expressed concerns over the front façade restoration and the lack of detail provided. Mr. Raymond responded that he would not know what that would entail until he actually did it and that he would not be able to do anything until he received approval to move forward. He stated his intent to sandblast the façade and admitted that he was unsure of the façade's current condition or original look. Ms. Guerra noted that there are other restoration alternatives other than sandblasting, which was the least preferred by the River Corridor Master Development Plan and this position was further reinforced by Commissioner McLaughlin. Commissioner Donaldson opined on the visibility of the proposed fence in comparison to other fences erected in the area, stating that careful consideration should be applied on fence design. Commissioner McLaughlin chimed in that Staff was not focusing primarily on the fence, but on the quality and specificity of the overall submittal, that the Board "cannot approve something that is too vague and let (the Petitioner) get started and see what happens...." Mr. Raymond countered that he believed his submittal to be adequate and that a decision could be made based on what was before the Commission. Further back-and-forth discussion between the Petitioner, Staff, and the Commission continued regarding approval of the request as submitted. Al Torres, Chief Building Official, confirmed that a permit for interior remodeling work has been approved for the building and clarified on the nature of Mr. Raymond's confusion over the process, which was largely related to International Building Code (IBC) and International Residential Code (IRC) matters that have

since been resolved. With no further public commentary, Chairperson Young-Turner closed the hearing.

**Commissioner Donaldson made a Motion to CONTINUE Case Number RCC16-23 until the October 20, 2016, DHRC meeting, subject to a September 30, 2016, deadline for the Petitioner to submit revisions as requested by City Staff. Commissioner Carter seconded the Motion. The Motion passed, 4-1 with Commissioner Hucks dissenting.**

Commissioner Mazur rejoined the proceedings at approximately 11:31 A.M. Commissioner Carter left the proceedings at approximately 11:32 A.M.

- f. **RCC16-25 Cornerstone Christian School** – A request for approval, as required by Section 12.06.003 (a) of the River Corridor Development Ordinance, to construct a 1,824-square foot fabric shade structure over an existing playground, on property located at 1502 North Jefferson Street.

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 proposal. Mr. Fee concluded his presentation with a recommendation of approval, subject to three Conditions, along with the basis for the recommendation.

Barring any further input from Staff, Chairperson Young-Turner opened the public hearing. Having no public commentary, Chairperson Young-Turner closed the hearing. The Chair expressed her support of the proposed renovations.

**Commissioner Mazur made a Motion to APPROVE Case RCC16-25, subject to three (3) recommended Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 5-0.**



**IV. Director's Report.**

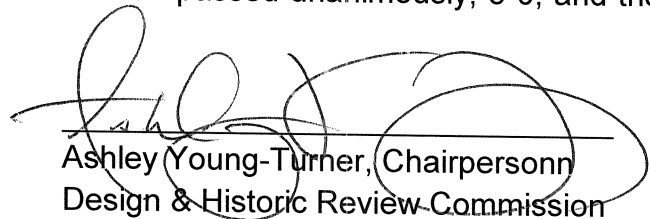
Jon James, Planning and Development Services Director, did not have any items to report to the Commission.

**V. Future meeting agenda and announcements.**

Chairperson Young-Turner announced that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, October 20, 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 Donaldson made a Motion to adjourn the meeting, which was seconded by Commissioner Mazur. The Motion passed unanimously, 5-0, and the meeting ended at 11:36 A.M.



Ashley Young-Turner, Chairperson  
Design & Historic Review Commission