

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, OCTOBER 20, 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, Gary Donaldson, Stephen McLaughlin, Sandra Morris

ABSENT: Barbara Hesse (Historic Preservation Officer [HPO])

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 / Deputy HPO
David Fee, AICP – Senior Planner
Jeff Fisher – Planner

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

Due to technical difficulties with the venue’s audio/visual equipment, the meeting was called to order at 10:15 A.M. by Acting Chairperson Carter. A quorum of six 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 September 15, 2016, Design & Historic Review Commission regular meeting minutes.

A Motion to approve the meeting minutes was made by Commissioner Hucks and seconded by Commissioner Morris. The Motion passed unanimously, 6-0.

Item III.g (RCC16-30 [Tom Green County]) was pulled from the docket due to substantive changes in the submittal that did not undergo adequate technical review and analysis. Given the circumstances regarding ongoing audio/visual issues, the Commission opted to begin the proceedings out-of-order with consideration and review of docket number III.c, RCC15-33 (Brooks). Commissioner McLaughlin recused himself from the proceedings.

III. Regular Agenda:

- c. **RCC15-33: Brooks (Amendment)** – A request for approval, as required by Section 12.06.003(e)(6) of the River Corridor Development Ordinance, to remodel the exterior of an existing building as follows: (a) the installation of open awnings along each separate building entrance and (b) the placement of tenant identification signage along each awning, on property located at 135 West Twohig Avenue.

Rebeca Guerra, Planning Manager, introduced herself and provided a brief synopsis of the case. Ms. Guerra indicated the project location, showed various perspectives of the surrounding area, and elaborated on details concerning the proposal. Ms. Guerra concluded her presentation with a recommendation of approval, subject to two Conditions, along with the basis for the recommendation.

Barring further input from City Staff, Acting Chairman Carter opened up the public hearing. Heidi Brooks, Property Owner/Petitioner, introduced herself and made herself available for questions. Considerable discussion between the Petitioner and the Commission followed regarding color choice and design for the awning and the proposed letterings over each awning. Having no further public input, Acting Chairman Carter closed the public hearing and entertained further deliberation and possible Motions.

Commissioner Donaldson made a Motion to APPROVE Case Number RCC15-33, subject to two (2) Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 5-0.

At the advice of Planning Staff, Acting Chairperson Carter reopened the public hearing to address minor changes to each Condition of Approval. Ms. Guerra explained the nature of the changes which were made after the publication of the Staff Report. Having no further public input, Acting Chairperson Carter closed the public hearing and entertained further deliberation and possible Motions.

Commissioner Donaldson made a Motion to APPROVE Case Number RCC15-33, subject to two (2) Conditions of Approval, as modified by the Commission. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 4-0.

The Commission recessed at 10:27 AM while audio/visual issues were being worked out.

The proceedings resumed at 10:35 AM. Commissioner McLaughlin rejoined the proceedings. Commissioner Young-Turner joined the proceedings at 10:37 AM. A full membership of seven Commissioners was present.

- a. **CA16-04: SAISD (Maintenance Department)** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for the installation of new windows and screens on an historical landmark site, on property located at 100 Paint Rock Road.

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 further Staff input, Acting Chairperson Carter opened up the public hearing. A. J. Turner, SAISD Representative, introduced himself and made himself available for questions. Considerable discussion between the Petitioner and the Commission followed regarding window screening, window design and composition with respect to historic accuracy. Al Torres, City Building Official, also contributed to the discussion. Having no further public input, Acting Chairperson Carter closed the hearing and entertained further discussion and

possible Motions. Original Condition number one was removed, and a new Condition regarding the application of muntins on windows. Jon James, Planning and Development Services Director, sought clarification from the Commission on proposed window design and the application of adhesive or snap-on muntins in relation to historic accuracy.

Commissioner Morris made a Motion to APPROVE Case Number CA16-04, subject to two (2) modified Conditions of Approval. Chairperson Young-Turner seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Young-Turner assumed her regular duty as Chairperson at 10:37 AM. Commissioner Donaldson recused himself from the proceedings for the next item.

- b. **CA16-05: SAISD (Fort Concho Elementary)** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for an addition to an existing building on a historical landmark site for an 8,061-square foot, six classroom wing to existing Building “C,” on an unaddressed lot that is generally located on the northeast corner of the intersection of East Highland Boulevard and Burgess 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 two Conditions, along with the basis for the recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Jeff Havlik, representing Gary Donaldson Architecture, introduced himself and made himself available for questions. Considerable discussion ensued regarding the preservation of existing trees in light of the new

construction, which led to the addition of a fourth Condition to require the planting of at least one large drought-tolerant replacement shade tree for each large tree being removed. Having no public input, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions.

Commissioner Hucks made a Motion to APPROVE Case CA16-05, subject to four (4) Conditions of Approval. Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0.

- d. **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 noted that the item was continued from the September 15, 2016, public hearing. 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 approval, subject to twelve Conditions, along with the basis for the recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Brian Raymond, Petitioner, introduced himself and made himself available for questions. Considerable discussion between the Petitioner and the Commission arose regarding several matters including the front patio, renovations to the awning, rear building elevation treatments, façade restoration, privacy treatments for windows, building encroachments into the adjoining property to the south, the proposed rear fence, and the absence of proposed site lighting. Subsequent to the discussion, Conditions number seven and nine were modified and Condition number thirteen addressing the future implementation of

site lighting was added. Having no public commentary, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions.

Commissioner Carter made a Motion to APPROVE Case RCC16-23, subject to thirteen (13) Conditions of Approval, as modified by the Commission. Commissioner Mazur seconded the Motion. The Motion passed unanimously, 7-0.

Commissioners Hucks and Donaldson left the proceedings at approximately 12:22 PM. A minimum quorum of five (5) was present.

- e. **RCC16-26: Chandler's** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for four new signs: two 51-square foot painted wall signs, one on the north and one on the south elevation; one 41-square foot painted wall sign on the east elevation, and one 36-square-foot lit sign on the west elevation, on property located at 421 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 proposed signage. Mr. Fisher concluded his presentation with a recommendation of approval, subject to five Conditions, along with the basis for the recommendation.

The Commission requested clarification from Staff regarding sign location and illumination. Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Robert Chandler, Petitioner, introduced himself, made himself available for questions, and clarified matters regarding sign location and illumination. Having no public commentary, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions.

Commissioner Morris made a Motion to APPROVE Case RCC16-26, subject to five (5) Conditions of Approval. Commissioner Mazur seconded the Motion. The Motion passed unanimously, 5-0.

The Commission recessed for a short break at 12:32 PM.

The Commission resumed proceedings at 12:40 PM.

- f. **RCC16-28: One West Concho, LLC** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for four new signs: two 51-square foot painted wall signs, one on the north and one on the south elevation; one 41-square foot painted wall sign on the east elevation, and one 36-square-foot lit sign on the west elevation, on property located at 421 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, subject to four Conditions, along with the basis for the recommendation.

Barring further input from Staff, Chairperson Young-Turner opened the public hearing. Becca Kelly, representing Lee Pfluger, Petitioner, approached the podium, identified herself, and addressed the Commission. Extensive discussion concerning the proposed retention of, and architectural treatments for, the garage door along South Chadbourne followed. Having no public commentary, Chairperson Young-Turner closed the public hearing.

Commissioner Mazur made a Motion to APPROVE Case RCC16-28, subject to four (4) Conditions of Approval. Commissioner McLaughlin seconded

the Motion. The Motion passed by a vote of 3-2, with Commissioners Turner-Young and Morris dissenting.

IV. Director's Report.

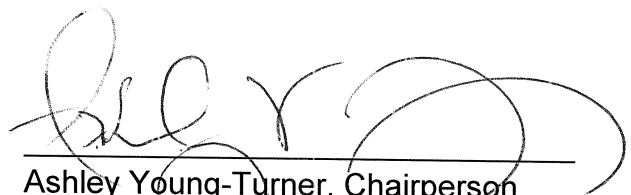
Jon James, Planning and Development Services Director, did not have any items to report to the Commission.

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, November 17, 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 Mazur made a Motion to adjourn the meeting, which was seconded by Commissioner Carter. The Motion passed unanimously, 5-0, and the meeting ended at 1:00 PM.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission