

**MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, NOVEMBER 17, 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, Sandra Morris, Barbara Hesse (Historic Preservation Officer [HPO])

**ABSENT:** Stephen McLaughlin

**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.**

The meeting was called to order at 10:03 A.M. by Chairperson Young-Turner. 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 October 20 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.**

Commissioner Mazur recused himself from the proceedings for Regular Agenda Item III.a.

### III. Regular Agenda:

- a. **RCC16-20: Pfluger** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for a new urban park, consisting of the following new construction: (1) a 113-square foot rainwater capture building; (2) three stainless steel, cloth-covered shade structures; (3) four pole light structures with ornamental features; (4) a pond area with waterfalls and rock garden; (5) a life-size cowboy and horse bronze statue; (6) new trees and landscaping; and (7) new concrete sidewalks, brick pavers, and walls, on a 0.088-acre property located at 202 South Oakes Street.

Jeff Fisher, Planner, introduced herself 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 concerning the proposal. Mr. Fisher concluded his presentation with a recommendation of approval, subject to six Conditions, along with his basis for the recommendation.

There was extensive discussion following the presentation regarding tree selection and placement as well as site irrigation and impact on residential adjacency. Barring further input from City Staff, Chairperson Young-Turner opened up the public hearing. Lee Pfluger, Petitioner, approached the podium introduced himself and made himself available for questions as well as explained the progress of the project. Further discussion involving site fencing and preferred changes in building materials, to include the use of actual stone veneer, followed. Rebeca Guerra, Planning Manager, suggested modifications to Conditions One and Six, as well as the inclusion of a new Condition, in light of the discussion. Having no further public input, Chairperson Young-Turner closed the public hearing and entertained further deliberation and possible Motions. Commissioner Hucks expressed his support of the project.

**Commissioner Donaldson made a Motion to APPROVE Case Number RCC16-20 subject to seven (7) Conditions of Approval, as modified by Staff.**

**Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.**

Commissioner Mazur rejoined the proceedings at 10:36 AM.

- b. RCC16-30: Tom Green County (E.B. Keyes Building)** – A request for approval, as required by Section 12.06.003(e)(4) of the River Corridor Development Ordinance, to: (a) eliminate both the previously approved trellis canopy feature and all non-illuminated signage atop the front canopy along West Beauregard Street and (b) install 80 square feet of non-illuminated new wall signage and a new 60-square foot illuminated projecting sign along the front (West Beauregard) building elevation of the E. B. Keyes Government Building, on a 0.640-acre property located at 112 West Beauregard 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 proposal. Mr. Stallworth concluded his presentation with a recommendation of approval, subject to three Conditions, along with the basis for his recommendation.

There was extensive discussion following the presentation regarding the design and placement of the proposed signage, including the proposed projecting sign. Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Bruce Wehner of Kinney-Franke Architects introduced himself and made himself available for questions. Considerable discussion ensued regarding the design and placement of the proposed projecting sign, the new attached signage, the proposed elimination of the previously approved trellis canopy over the building's primary entrance and possible alternative treatments to call attention to the primary entrance. County Commissioner Rick Bacon approached the podium, identified himself and provided responses to those

concerns expressed by the Commission. Mr. Bacon opined that the projecting sign is similar to what had previously existed on the building when it was a retail store back in the 60's and 70's and was therefore in keeping with the historic character of the building. Commissioner Morris countered that the proposed projecting sign was not reflective of what would be typically found on a governmental building. She further expressed that the trellised canopy to be eliminated was a suitable accent for a mid-century modern building and was dismayed by its elimination. Having no further public input, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions. Rebeca Guerra, Planning Manager, recommended a continuance until the December 15, 2016 public hearing in order to address the concerns of the Commission and file a revised package.

**Commissioner Hucks made a Motion to CONTINUE Case Number CA16-04, until the December 15, 2016 public hearing. Chairperson Carter seconded the Motion. The Motion passed unanimously, 6-0.**

- c. **RCC16-31: All About Signs (102 North Abe)** – A request for approval, as required by Section 12.06.003(e)(4) of the River Corridor Development Ordinance, for the following wall signage: (a) up to four illuminated logo (or “button”) signs with a total of 144 square feet and (b) up to 48 square feet of illuminated attached signage along various building elevations of a recently remodeled fast food restaurant (cumulative total of 192 square feet), on a 0.44-acre property located at 102 North Abe 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 proposal. Mr. Stallworth concluded his presentation with a recommendation of approval, subject to three Conditions, along with the basis for his recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Having no public input, Chairperson Young-Turner closed the hearing and entertained further discussion and possible Motions.

**Commissioner Mazur made a Motion to APPROVE Case CA16-05, subject to three (3) Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 6-0.**

For the sake of expediency, Staff requested that both Agenda Items III d and III.e be heard simultaneously due to their interrelated nature.

- d. **CA16-06: Eggemeyer** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for an exterior remodel of an existing historically landmarked building, on a 0.15-acre property located at 33 East Concho Avenue.
  
- e. **RCC16-32: Eggemeyer** – A request for approval, as required per Section 12.06.003(e)(6) of the River Corridor Development Ordinance, to remodel a historically landmarked building in a manner that materially changes the current appearance of the structure, on a 0.15-acre property located at 33 East Concho Avenue.

David Stallworth, Principal Planner, introduced himself and provided a brief synopsis of each case. Mr. Stallworth indicated the project location, showed various perspectives of the surrounding area, and elaborated on details regarding each application. Mr. Stallworth recommended approval the Certificate of Appropriateness, subject to three Conditions, along with the basis for his recommendation. Mr. Stallworth concluded with a subsequent recommendation to approve the corresponding River Corridor application, also subject to three Conditions, along with the basis for his recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. Eric Eggemeyer, Petitioner, approached the podium, introduced himself and made himself available for questions. Several Commissioners expressed their support of the project. 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 CA16-06, subject to three Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 6-0.**

**Commissioner Hucks made a Motion to APPROVE Case RCC16-32, subject to three Conditions of Approval. Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0.**

#### **IV. Director's Report.**

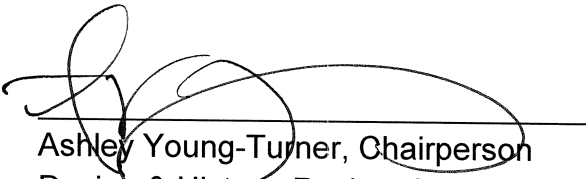
Jon James, Planning and Development Services Director, did not have any items to report to the Commission. He mentioned that, in addition to a light agenda, Staff will bring forward discussion items at the next meeting regarding potential changes to the River Corridor Ordinance and the River Corridor Master Development Plan. He mentioned that the discussion was being initiated at the request of City Council.

#### **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, December 15, 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 Donaldson. The Motion passed unanimously, 6-0, and the meeting ended at 11:17 AM.



Ashley Young-Turner, Chairperson  
Design & Historic Review Commission