

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING SCHEDULED FOR THURSDAY, JANUARY 19, 2017, AT 10:00 A.M, SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS.

PRESENT: William Carter, David Mazur (Acting Chair), Terry Hucks, Sandra Morris, Stephen McLaughlin

ABSENT: Ashley Young-Turner

STAFF: Jon James, AICP – Planning and Development Services Director
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Manager
Barbara Hesse (Historic Preservation Officer [HPO])
Daniel Saluri – Deputy City Attorney
David Stallworth, AICP – Principal Planner / Deputy HPO
Al Torres, City Building Official
Major Hofheins, San Angelo MPO Director

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

The meeting was called to order at 10:00 A.M. by Acting Chair David Mazur. A quorum of five 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 December 15, 2016, Design & Historic Review Commission regular meeting minutes.

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

III. Regular Agenda:

- a. **RCC16-34: Baca** – A request for approval, as required per Section 12.06.003(e)(3) of the River Corridor Development Ordinance, for new residential construction over 1200 square feet in area, on a 0.161-acre property located at 613 North Adams 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 two Conditions, along with the basis for his recommendation.

There was some discussion following the presentation regarding the design, color and materials for the proposed residence. Barring further Staff input, Acting Chairman Mazur opened up the public hearing. Adam Baca, Petitioner, approached the podium, introduced himself and made himself available for questions. Having no further public input, Acting Chairman Mazur closed the hearing and entertained further discussion and possible Motions. Commissioner Hucks expressed support of the proposed color options. Staff clarified that the four color options presented were merely suggested color schemes for the benefit of the Commission to review, and that the Commission could either elect to select one out of the four options or simply endorse all the options presented and leave it to the builder to decide.

Commissioner McLaughlin made a Motion to APPROVE Case Number RCC16-34, subject to Staff’s recommended Conditions of Approval. Commissioner Hucks seconded the Motion. The Motion passed unanimously, 5-0.

- b. **Discussion Item** – Discussion regarding proposed changes to Chapter 12 Planning & Development of the Code of Ordinances, specifically Article 12.06 River Corridor Development and Exhibit “A” Zoning Ordinance / Article 2 Development Review / Section 211 Historic Overlay Zone.

Rebeca Guerra, Planning Manager, introduced herself and began her presentation. Ms. Guerra began the discussion by explaining the basis for the Commission’s authority and the governing Plans that the Commission is charged to enforce. She then defined the present boundaries of the River Corridor and

elaborated on particular points of interest within or along the Corridor. Ms. Guerra also explained the prompts for River Corridor review as well as the differences between both Administrative and DHRC review. This led into extensive discussion amongst the Commission regarding the scope of its review and the possible need to modify or eliminate some of the triggers for River Corridor review. This segued into an associated discussion regarding the types of River Corridor applications (residential, non-residential and multi-family), as well as the current impact of the Corridor on one-family and two-family residential development along the Corridor. Ms. Guerra then discussed possible Corridor realignments and re-examination of existing special district overlays to determine if they are either effective or are in recognizable need of either redefinition, general revision, district consolidation or outright elimination. There was also considerable discussion on preservation efforts versus economics.

IV. Director's Report.


No report was offered during the meeting.

V. Future meeting agenda and announcements.

Acting Chairman Mazur announced that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, February 16, 2017**, at 10:00 a.m. in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment.

Commissioner Morris made a Motion to adjourn the meeting, which was seconded by Commissioner Carter. The Motion passed unanimously, 5-0, and the meeting ended at 11:25 AM.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission