



RECORD OF MINUTES

CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, MARCH 23, 2017
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE

- PRESENT:** Ashley Young-Turner (Chair), William Carter, David Mazur, Terry Hucks, Sandra Morris, Stephen McLaughlin
- ABSENT:** Jon James, AICP – Planning and Development Services Director
Barbara Hesse (Historic Preservation Officer [HPO])
- STAFF:** Rebeca Guerra, AICP, LEED-AP, CPD – Planning Division Manager
David Stallworth, AICP – Principal Planner/Deputy HPO
Jeff Fisher – Staff Planner
Al Torres – City Building Official
Lance Overstreet – Assistant City Engineer

I. Call to order; Establishment of quorum

The meeting was called to order at 10:04 AM by Chairperson Young-Turner. A quorum of six was present.

II. Consent Agenda

- a. Consideration and approval of the February 16, 2017 Design & Historic Review Commission meeting minutes.

Commissioner Hucks made a Motion to approve the February 16, 2017 meeting minutes; Commissioner Carter seconded the Motion. The Motion passed unanimously, 6-0.

III. Regular Agenda

Commissioner Mazur recused himself from the proceedings at 10:05 AM and relegated himself to the audience.

- a. **RCC17-07: Mazur** – A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: (1) remodeling of the front building façade with new plaster finish and

moldings painted white; (2) two new black and white fabric canopies; (3) a new wood door and low e-glass windows, painted black with black trim; (4) two new black metal LED hanging light fixtures painted; and (5) two new wrought-iron railings, on a 0.048-acre property located at 32 North Chadbourne Street.

Jeff Fisher, Staff Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's 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 three conditions of approval, along with the basis for his recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. David Mazur, Petitioner, approached the podium, identified himself and made himself available for questions. With no further public input offered, Chairperson Young-Turner closed the public hearing and entertained further discussion and possible Motions. Several Commissioners expressed their support of the project.

Commissioner McLaughlin made a Motion to APPROVE case number RCC17-07, subject to Staff's recommended conditions of approval; Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

- b. **RCC17-08: Mazur** – A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: (1) installation of new brick pavers on the front building façade; (2) installation of a new black metal canopy; and (3) a new wood door and low e-glass windows, painted black with black trim, on a 0.048-acre property located at 30 North Chadbourne Street.

Jeff Fisher, Staff Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's 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 three conditions of approval, along with the basis for his recommendation.

Barring further Staff input, Chairperson Young-Turner opened up the public hearing. David Mazur, Petitioner, approached the podium, identified himself and made himself available for questions. Commissioner Morris inquired about site lighting. Mr. Mazur responded that LED lighting would be utilized underneath the canopy. Commissioner Morris further inquired as to the ability of the plaster façade to handle the proposed brick veneer. Mr. Mazur responded by mentioning that the existing plaster was in good shape, and that with today's technology, it could be reinforced in such a way that a brick veneer could be attached to the plaster without any possibility of falling off. Mr. Mazur also expressed his desire to offer facade contrast along the building to keep the overall appearance from becoming stagnant. With no further public input offered, Chairperson Young-Turner closed the public hearing and entertained further discussion and possible Motions.

Commissioner Hucks made a Motion to APPROVE case number RCC17-08, subject to Staff's recommended conditions of approval; Commissioner Carter seconded the Motion. Rebeca Guerra, Planning Division Manager, intervened prior to the final vote due to some parallel discussions with City Engineering Staff. Ms. Guerra recommended a change to Condition three to read "The applicant will be required to obtain a right-of-way encroachment approval from City Council for ~~the canopy which encroaches~~ all encroachments into the public right-of-way." Mr. Mazur asked if there was already provisions in place to allow up to 18 inches of encroachment into the public right-of-way, given that the proposed brick veneer had only a ½-inch depth. Ms. Guerra responded that the provision only applied to signage projecting from a building. Lance Overstreet, Assistant City Engineer, came to the podium and explained that the subject building was most likely constructed up to the right-of-way line, and that any projections into the right-of-way, regardless of the amount of encroachment, would require City Council approval, based on previous similar developments. Mr. Overstreet further explained that modifying the condition will help keep this project from being revisited later by the DHRC due to perceived encroachment issues. Mr. Mazur inquired as to the extent of any encroachment agreement, particularly as there may be as many as three types of encroachments involved, namely the canopy, the lighting, and the brick veneer. He was particularly concerned because he had a prospective tenant for the building, and he had concerns about timing. Ms. Guerra assured that a single agreement should adequately cover all intended encroachments and that separate agreements for each type of encroachment would not be necessary.

Commissioner Hucks made a Motion to APPROVE case number RCC17-08, subject to Staff's recommended conditions of approval, including changes to Condition three; Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

IV. Director's Report

Rebeca Guerra, Planning Division Manager, indicated that the City was looking at options to pursue Certified Local Government (CLG) training being made available through the Great Streets program, to include possibly hosting a seminar in San Angelo. Ms. Guerra also indicated that a nominee to fill the available seat on the DHRC recently vacated by Gary Donaldson was being forwarded to the City Council for its approval sometime in April, 2017.

Chairperson Young-Turner inquired on the progress of recent attempts by City Staff to modify the Code to allow for an administrative approval of awning and canopy encroachments, given the previous River Corridor case that was just considered. Al Torres, City Building Official, assured Chairperson Young-Turner that he would speak with

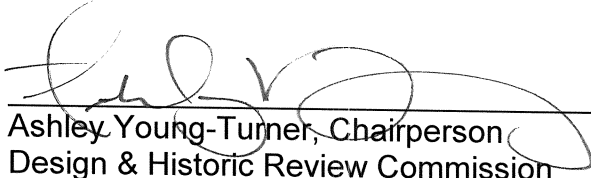
Jon James, Planning and Development Services Director, with respect to resuming these efforts.

V. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, April 20, 2017 at 10:00am** 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; Commissioner Hucks seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 10:28 A.M.


Ashley Young-Turner, Chairperson
Design & Historic Review Commission