



# RECORD OF MINUTES

**CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, MAY 18, 2017  
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE**

- PRESENT:** David Mazur (Vice-Chair), Terry Hucks, Sandra Morris, William Carter, Stephen McLaughlin, Henry Schmidt
- ABSENT:** Ashley Young-Turner (Chair), Barbara Hesse (Historic Preservation Officer [HPO])
- STAFF:** Rebeca Guerra, AICP, LEED-AP, CPD – Planning Division Manager  
Jeff Fisher – Senior Planner  
Kristina Heredia – Staff Planner  
Dan Saluri – Deputy City Attorney  
Jack Downey – Building and Inspections Division

## **I. Call to order; Establishment of quorum**

*The meeting was called to order at 10:07 AM by Vice Chairperson Mazur. A quorum of six (6) was present.*

## **II. Consent Agenda**

- a.** Consideration and approval of the April 20, 2017, Design & Historic Review Commission (DHRC) meeting minutes.

*Commissioner Hucks made a Motion to APPROVE the April 20, 2017, DHRC minutes; Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 6-0.*

### III. Regular Agenda

- a. **RCC17-12: Newman** – 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 a new 600-square foot metal canopy with support posts, painted black, above an existing patio, (2) installation of eight new gooseneck lights attached to the front building wall adjacent to East Concho Avenue, and (3) replacement of an existing 96-square foot sign face within an existing freestanding pole sign, on a 1.384-acre property located at 125 East Concho Avenue; being the north 20 feet of Lots 11 and 12, the east 25 feet of Lots 13, 16, and 23, and all of Lots 17-22, in Block D of the San Angelo Addition.

*Jeff Fisher, Senior 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. Vice-Chair Mazur asked that the conditions be read into the record. The first condition was that all proposed colors and materials shall be consistent with those approved by the DHRC. The second condition was that the applicant receive a building permit for all improvements as required, and the third condition was that the applicant only use LED lights within the proposed sign.*

*Commissioner McLaughlin asked Mr. Fisher how LED lights control light spillage and asked for clarification on the matter and if applicants were given options on light choices in regards to control of light spillage. Planning Manager Rebeca Guerra clarified that the two do not necessarily correlate. LEDs are recommended in the River Corridor due to the requirement that quality materials be used; the control of light spillage being required as well. A few more questions were asked in regards to the requirement of LEDs and light spillage. Ms. Guerra responded that Staff looked into the specifications of the fixtures after the DHRC approves the use of specific lighting.*

*Mr. Fisher clarified two points for the Commissioners. The first clarification dealt with the dimensions of the light fixtures and the second was that along Beauregard Avenue similar light fixtures were attached to buildings.*

*Barring further Staff input, Vice-Chairperson Mazur opened up the public hearing. With no public input offered, Vice-Chairperson Mazur closed the public hearing and entertained further discussion and possible Motions.*

***Commissioner Carter made a Motion to APPROVE case number RCC17-12, subject to Staff's recommended conditions of approval; Commissioner Hucks seconded the Motion. The Motion passed unanimously, 6-0.***

#### **IV. Discussion Item**

**a. RCC16-23: Raymond** – discussion of new rear façade color and fencing at 12 North Chadbourne Street.

*Jeff Fisher, Senior Planner, presented the discussion item, which was to solicit feedback on building improvements that had been done outside the scope of work approved by the DHRC. Mr. Fisher presented a table that showed what was approved, what was amended, and then what improvements were ultimately done by the applicant. Mr. Fisher concluded his presentation and gave the Commissioners three options for recommendations they could choose. The first recommendation was that all future proposed changes be brought before the DHRC, the second recommendation was to allow the Planning Director to approve the changes administratively as-is, and the third recommendation was to allow the Planning Director to approve the changes administratively, but with modifications. After further discussion among the Commissioners, they decided to allow the Planning Director to approve the changes administratively, with the requirement that all required building permits be applied for and with other modifications.*

## V. Director's Report

*Planning Manager Rebeca Guerra presented the Director's Report and welcomed new Commissioner Henry Schmidt. Ms. Guerra informed the Commission that Staff would soon be bringing forward for review changes to the Zoning Ordinance that addressed reviews in the River Corridor.*

## VI. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, June 15, 2017, at 10:00 am** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

## VII. Adjournment

*Commissioner Huck made a Motion to adjourn the meeting; Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0. The meeting ended at 11:05 A.M.*



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David Mazur, Vice-Chairperson  
Design & Historic Review Commission