



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, AUGUST 17, 2017
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

PRESENT: David Mazur, William Carter, Sandra Morris, Henry Schmidt, Stephen McLaughlin

ABSENT: Ashley Young-Turner (Chair), Terry Hucks, Barbara Hesse (Historic Preservation Officer [HPO])

STAFF: Rebeca Guerra, AICP, LEED-AP, CPD – Planning Division Manager
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Staff Planner
Tyler Martin – Building and Inspections Division

CITY COUNCIL: Billie DeWitt, SMD #6

I. Call to order; Establishment of quorum

The meeting was called to order at 10:04 AM by Vice-Chairperson Mazur. A quorum of five (5) was present.

II. Consent Agenda

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

Commissioner McLaughlin made a Motion to APPROVE the July 20, 2017, DHRC minutes; Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

III. Regular Agenda

- a. **RCC17-24: Gomez** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, to allow the construction of a new single-family residence with an attached carport, on 0.313 acres located at 520 Baker Street.

RCC17-24 was read into the record by Vice-Chairperson Mazur before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation of approval, subject to two (2) conditions of approval, along with the basis for his recommendation.

Vice-Chairperson Mazur asked if there were any questions for staff. Hearing none, Vice-Chairperson Mazur opened the hearing for public comment.

Miguel Garcia stated that this was the first time he applied for a permit with the River Corridor regulations. He stated that he had built a few homes with standard building codes.

Seeing no further public comment, Vice-Chairperson Mazur closed the public hearing.

Commissioner Carter made a Motion to APPROVE Case RCC17-24 with two (2) Conditions of Approval. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.

- b. RCC17-26: Shannon Medical** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, to allow the construction of one new illuminated, directional sign with an advertising display surface area of 40 square feet within the public right-of-way adjacent to Shannon Medical Center, generally located south of the southeast corner of Shannon Medical Center, specifically located in the Downtown Campus, Section One, Block 22A, Lot A.

RCC17-26 was read into the record by Vice-Chairperson Mazur before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation of approval, subject to five (5) conditions of approval, along with the basis for his recommendation.

Hearing no questions for staff, Vice-Chairperson Mazur opened up the hearing for public comment.

Hearing no public comments, Vice-Chairperson Mazur closed the public hearing portion of the meeting and opened up the floor for board discussion.

Commissioner Morris made a Motion to APPROVE Case RCC17-26 with five (5) Conditions of Approval. Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

- c. **RCC17-22 & CA17-03: San Angelo Museum of Fine Arts** – A request for River Corridor approval and a Certificate of Appropriateness, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance and per Section 211.E of the Zoning Ordinance, for the following existing improvements: 1) a fire escape, 2) a metal railing, AND 3) a patio roof at the back of the existing building, on 0.057 acres located at 423 South Oakes Street.

RCC17-22 and CA17-03 were read into the record by Vice-Chairperson Mazur before staff began their presentation.

Hillary Bueker, Senior Planner, introduced herself and provided a brief synopsis of the case. Mrs. Bueker indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Bueker concluded her presentation with a recommendation of approval, each subject to two (2) conditions of approval, along with the basis for her recommendation.

Vice-Chairperson Mazur asked if the board was being asked to approve something that had already been constructed. Mrs. Bueker explained the timeline for construction and previous approvals. Commissioner Morris asked if this area would be an actual visitor interaction zone. Mrs. Bueker stated that could be answered by the applicant. Seeing no further question for staff, Vice-Chairperson Mazur opened the floor for public comments.

Howard Taylor, director of the San Angelo Museum of Fine Arts (SAMFA), gave a brief summary of the history for the project. Commissioner Morris asked the applicant if this would be an interaction space. Mr. Taylor stated it would not be an interaction space, but that this area would be transitional as the museum planned for future development.

Commissioner Carter asked about the structure that was used in the new improvements. Mr. Taylor explained the new structure was needed for building stabilization. Commissioner Carter also asked if the building currently had tenants. Mr. Taylor stated that the museum would be the tenant with the office for staff and areas for programs offered by the museum. Commissioner Carter asked to verify the improvements facing the west and Mr. Taylor confirmed them. Commissioner Carter asked about the area and remaining phases of the overall project. Mr. Taylor explained the current and future phases of the museum properties.

Commissioner Morris made a Motion to APPROVE Case RCC17-22 with two (2) Conditions of Approval. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.

Commissioner McLaughlin made a Motion to APPROVE Case CA17-03 with two (2) Conditions of Approval. Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

Mr. Taylor made a presentation that had previously been presented to the Texas Commission on the Arts for the development of the cultural district and the museum property. The presentation described the history of the area and the subject property owned by the museum, as well as the planned future improvements.

IV. Director's Report

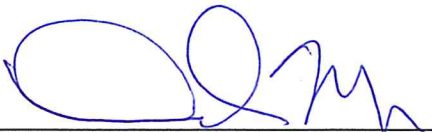
Rebeca Guerra, Planning Manager, stated that staff would be bring back River Corridor Changes in regards to the zoning ordinance. This would include review and possibly changing the boundaries. These changes may allow most single family residential properties to be approved administratively or not at all. Staff would also review what warrants a DHRC review, such as paint color and not only building permits. In general, changes would simplify the entire process. Staff planned to bring changes at the October DHRC meeting.

V. Announcements

Vice-Chairperson Mazur indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, September 21, 2017, at 10:00 am** 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 Morris seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 11:00 A.M.



David Mazur, Vice Chairperson
Design & Historic Review Commission