



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, NOVEMBER 2, 2017
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

- PRESENT:** David Mazur, William Carter, Sandra Morris, Henry Schmidt, Stephen McLaughlin, Travis Stribling
- ABSENT:** Ashley Young-Turner (Chair), Barbara Hesse (Historic Advisor)
- STAFF:** Jon James, AICP – Director of Planning & Development Services
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Division Manager
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Staff Planner
Al Torres – Building Official
Jack Downey – Building and Inspections Division

I. Call to order; Establishment of quorum

The meeting was called to order at 10:04 AM by Vice Chairperson Mazur. A quorum of Six (6) was present.

Jon James introduced Travis Stribling as a new commissioner.

II. Consent Agenda

- a. Consideration and approval of the September 21, 2017, Design & Historic Review Commission (DHRC) meeting minutes.

Commissioner Morris made a Motion to APPROVE the September 21, 2017, DHRC minutes; Commissioner Carter seconded the Motion. The Motion passed unanimously, 6-0.

III. Regular Agenda

- a. **RCC17-28: Arredondo** – A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the construction of a new side-yard carport, front entry porch, front wall window detailing, back porch, and for additional paving to the driveway and driveway approach, on 0.224 acres located at 909 Crenshaw Street.

RCC17-28 was read into the record by Vice Chairperson Mazur before staff began their presentation. Mr. Mazur also apologized that the monitors in the council chambers were not working.

Kristina Heredia, Planner, introduced herself and provided a brief synopsis of the case. Ms. Heredia indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Ms. Heredia concluded her presentation with a recommendation of approval, subject to two conditions of approval, along with the basis for her recommendation.

Vice Chairperson Mazur asked if there were any questions for staff. Commissioner Morris asked who would be constructing the improvements. Ms. Heredia stated that she did not know, but that perhaps the applicant could provide an answer. Hearing no other questions, he opened the hearing for public comment.

Mr. Eloy Arredondo indicated that he would be constructing the improvements himself with help from co-workers. Vice Chairperson Mazur closed the public hearing and asked the Commission for any further discussion.

Commissioner Morris expressed her concern that since it would be self-constructed the final product would not resemble the pictures presented. Commissioner Mazur stated that the improvements would all have to be permitted and inspected by the City. Ms. Heredia indicated that the applicant was the creator of the exhibits and had construction experience.

Commissioner Carter made a Motion to APPROVE Case RCC17-28 subject to two (2) Conditions of Approval. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 6-0.

- b. **RCC17-29: Fastsigns** – a request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for an internally illuminated 50 square foot monument sign on 9.9 acres located at 1405 Edmund Boulevard.

RCC17-29 was 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, subject to five conditions of approval, along with the basis for her recommendation.

Vice Chairperson Mazur began by asking Staff if the applicant had been notified of the Conditions of Approval. Mrs. Bueker explained that she had sent the staff report the previous week. Commission Mazur asked if staff had head back from the applicant. Mrs. Bueker indicated she had not heard any comments and that a representative of the applicant had been onsite and spoke to her previously. Hearing no other questions for staff, Vice Chairperson Mazur opened the public hearing.

Tony Valdez, pastor for the church, questioned the Condition for landscaping and stated it would be hard to keep plants alive with the surrounding asphalt and watering conditions. Mrs. Bueker replied landscape throughout the City was installed in parking lots with little water using plants such as red yucca. Commissioner Mazur asked if irrigation would be needed and Mrs. Bueker assured him that there were several plants that could live without irrigation. Hearing no other public comments, Vice Chairperson Mazur closed the public hearing.

Commissioner Morris agreed that low water landscaping could be done and would be very affective. Commissioner Morris recommended we keep the landscaping condition and Vice Chairperson Mazur agreed.

Commissioner Stribling made a Motion to APPROVE Case RCC17-29 subject to five (5) Conditions of Approval. Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0.

Vice Chairman Mazur recused himself from the following agenda items.

- c. **RCC17-32: Mazur** – A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for front façade renovations including (1) new windows, (2) exterior paint, (3) exterior lighting, and (4) metal awnings on 0.487 acres located at 18 North Chadbourne Street.

Commissioner Carter read RCC17-32 into the record before Staff began their presentation.

Hillary Bueker, Senior Planner, 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, subject to four conditions of approval, along with the basis for her recommendation.

Commissioner Cater asked if there were questions for staff. Hearing none, he opened the public hearing. Having no for public comment, he closed the public hearing and asked if there were any further question from the Commission.

Commissioner Morris made a Motion to APPROVE Case RCC17-32 subject to four (4) Conditions of Approval. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.

Commissioner Schmidt recused himself from the following agenda item.

- d. **Amendment to RCC16-20: Pfluger** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for an Amendment to an existing approval for the following new construction: (1) a 113-square foot rainwater capture building; (2) three, 216-square-foot stainless steel, cloth-covered shade structures; (3) replacement of four pole light structures with two new antique lamp post lights painted black and low voltage pathway lights; (4) a reduced pond area with a larger rock garden and no waterfalls; (5) a life-size rancher and horse bronze statue; (6) new trees and landscaping; (7) new concrete sidewalks, brick pavers, and walls; and (8) a new donor wall structure with a television screen to display educational information, on a 0.088-acre property located at 202 South Oakes Street.

Commissioner Carter read amendment to RCC16-20 into the record.

Jeff Fisher, Senior Planner, 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 six conditions of approval, along with the basis for his recommendation.

Commissioner Morris asked if there was an irrigation system that would supplement the rain water collection. Mr. Fisher stated that there would be an irrigation plan for the project. Commissioner Morris asked what protections the pond had from mosquitos. Mr. Fisher stated that would be a question for the applicant. Having no other questions for Staff, Commissioner Carter opened the meeting for public comments.

Lee Pfluger, representing the applicant, stated that the property was owned by the area foundation. He also clarified that upkeep for the park was funded privately and no public funds were planned for use in this park. Mr. Pfluger presented additional

information and exhibits to the commission. Mr. Pfluger clarified that the light structures would be similar to those of North Chadbourne Street and would be placed at the entrances. Mr. Pfluger detailed that under the lights there will be a large rock with a bronze plate explaining Heritage Park. Mr. Pfluger clarified that there will be a waterfall into a small pool that recirculates constantly.

Commissioner Morris asked for additional information about the irrigation. Mr. Pfluger stated there will be a water tap to city water for additional irrigation and a complete security system had been donated to be installed in the park. Commissioner Carter asked about the size of the television screen to be installed in the park. Mr. Pfluger clarified that the screen was 64" and about the size of a home television.

Commissioner Carter asked about the security of the screen and Mr. Pfluger stated the gorilla screen was advertised that be bullet proof and would be hung about head height. Mr. Pfluger explained that school age children would be able to visit the park and learn about their history by watching the screen.

Mr. Pfluger asked that the fence screening condition be removed and the curfew on the television be revised to allow a later time use. Jon James, Director of Planning & Development Services, clarified that the fencing requirements between commercial and residential were a restatement of what was already required per the Zoning Ordinance. The applicant expressed that he was in agreement with the comment staying in the conditions since it was already part of the Zoning Ordinance. Commissioner McLaughlin stated he did not think in needed to be a Condition if it was already in the Zoning Ordinance. Commissioner Morris asked if they rented the park out for a wedding it would not be considered commercial and Mr. James assured the commission that was correct. Mr. Pfluger asked that the television curfew be handled on a complaint basis. Commissioner Morris suggested the lights be put on dimmers as well as timers.

Commissioner Morris made a Motion to APPROVE the amendment to Case RCC16-20 subject to six (6) Conditions of Approval. Commissioner McLaughlin asked to amend the motion to remove the discussed conditions. Mr. James suggested not removing the conditions, but rather amending them to allow Staff to work with the applicant to finalize the lighting plan with curfew hours.

Commissioner Stribling made a Motion to APPROVE the amendment to Case RCC16-20 subject to striking Condition # 6, amending Condition 5 to allow Staff and the applicant to finalize a lighting curfew plan, and retaining all other conditions. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 4-0.

Vice Chairman Mazur and Commissioner Schmidt rejoined the meeting.

- e. **RCC17-34: Oak Trails** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for the construction of a new senior housing development that will include 48 dwelling units, a community center, and associated signage and landscaping on 12.07 acres generally located approximately 590 feet southeast of the intersection of Rio Concho Drive and Surber Drive.

RCC17-34 was read into the record by Vice Chairperson Mazur before staff began their presentation.

Kristina Heredia, Planner, introduced herself and provided a brief synopsis of the case. Ms. Heredia indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Ms. Heredia concluded her presentation with a recommendation of approval, subject to two conditions of approval, along with the basis for her recommendation.

Vice Chairperson Mazur asked if there were questions for Staff. Commissioner Morris asked if Staff considered vinyl siding to be a quality material. Ms. Heredia said Staff overall did not have a problem with the look of the project. Vice Chairperson Mazur clarified that depending on the specifications, vinyl siding could be a good material to use. Hearing no other questions for staff, Vice Chairperson Mazur opened the meeting for public comment.

Micheal Fogal, with Four Corners Development, addressed the Commissioners' comments by stating the applicant had not only considered types of materials but also a mix of textures and colors. Mr. Fogal also expressed that the vinyl has a 60 year rating and should last even longer than that. Commissioner Stribling asked if the product could be painted. Mr. Fogal stated that the product came colored from the factory, but it could be repainted if needed. Commissioner Stribling asked if there was a reason they applicant had chosen vinyl siding versus another material. Mr. Fogal explained he was not sure and unable to answer at that time. Commissioner Stribling asked if the applicant would be opposed to hardy board siding. Mr. Fogal asked if the Condition could be stated to allow the applicant and Staff to finalize the material at a later date.

Commissioner Morris requested specific details about the final product chosen. Commissioner Mazur then asked who the applicant was specifically and was it was a public or private company. Mr. Fogal stated that it was a private company who had multiple projects throughout the state. Jon James, Director, clarified that the Commissioners could allow Staff to approve the final product or everything could be approved, but the material selection that would come back to the Commission. Vice Chairperson Mazur agreed that staff would be able to make that decision with input from a couple of the Commissioners.

Commissioner Carter made a Motion to APPROVE Case RCC17-34 subject to two (2) Conditions of Approval and giving staff oversight of the final material selection, subject to input from at least two Commissioners. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 6-0.

Vice Chairman Mazur recused himself from the following agenda item.

- f. **RCC17-35: Raymond** - A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for front façade renovations including (1) new doors and windows, (2) repair tile accents, (3) exterior lighting, (4) repair sidewalk, (5) awnings, and (6) exterior paint on 0.066 acres located at 28 North Chadbourne Street.

Commissioner Carter read RCC17-35 into the record before staff began their presentation.

Hillary Bueker, Senior Planner, 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, subject to four conditions of approval, along with the basis for her recommendation.

Commissioner Morris stated that she disagreed with the fact that private citizens were required to make repairs to public sidewalks. Jon James, Director, stated that the City's Code of Ordinances places the responsibility of construction and repair of sidewalks on the property owners. Hearing no other questions for Staff, Commissioner Carter opened the public hearing portion for this item.

Hearing no comments from the public, Commissioner Carter closed the public hearing

Commissioner Stribling made a Motion to APPROVE Case RCC17-35 subject to four (4) Conditions of Approval. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.

Vice Chairman Mazur rejoined the meeting.

- g. **River Corridor Zoning Ordinance Text Amendment** - Discussion and possible action for a Text Amendment to Chapter 12, Exhibit "A" Zoning Ordinance, repealing Article 12.06, River Corridor Development Ordinance and the Old Town District (Z10-14); establishing new "River Corridor District," "Downtown District," and "Cultural District" Overlay Zones; and providing a revised application process for buildings and structures located within these Zones.

River Corridor Zoning Ordinance Text Amendment was read into the record by Vice Chairperson Mazur before staff began their presentation.

Hillary Bueker, Senior Planner, provided a brief synopsis of the history and current ordinances. Mrs. Bueker indicated the project's details regarding the boundaries, and goals for these revisions. Mrs. Bueker explained the updated boundaries for each of the three new districts. Mr. Fisher concluded the presentation with the summary table that outlined the changes to the ordinance text such as what comes before the board and what can be administratively approved.

Vice Chairperson Mazur asked if staff was looking for action at this meeting since there was a lot of information to process. Mr. James clarified that this was just a first look at the information and Staff's intent was to give the Commissioners the information to discuss at this meeting and future meetings. Mr. James stated that in the future staff would be looking for the board to agree to the changes. Vice Chairperson Mazur asked about the process this will go through. Mr. James explained that City Council would ultimately have to approve the changes but staff was looking for initial feedback from the commission. Rebeca Guerra, planning manager, expressed that this presentation could be discussed at separate times to simplify the items. Mr. Fisher further explained the updated changes through to the appeal process. Mrs. Bueker added that food trucks in these new districts could be a future discussion item. Commissioner Morris addressed the concern about the permits regarding the food trucks versus the established food restaurants. Commissioner Schmidt asked why the museum was in the river corridor district and not in the cultural district. Mrs. Bueker explained that some of lines were drawn due to location and could be reconsidered as a discussion in the future. Mrs. Bueker explained that although each district would have different design standard, they would all be interdependent and have some overlap with design standards.

No action was taken. Staff was directed to bring this item back for future discussion.

Commissioner Carter left the meeting at 11:33 a.m.

IV. Director's Report

No report was given

V. Announcements

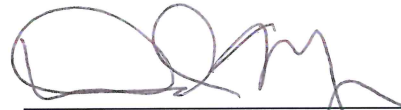
Vice Chairperson Mazur indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, December 14, 2017, at 10:00***

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am in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment

Commissioner Stribling made a Motion to adjourn the meeting. Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 11:43 A.M.



David Mazur, Vice-Chairperson
Design & Historic Review Commission