



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, FEBRUARY 15, 2018
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

PRESENT: David Mazur (Vice-Chair), William Carter, Sandra Morris, Henry Schmidt, Stephen McLaughlin

ABSENT: Ashley Young-Turner (Chair), Travis Stribling, Barbara Hesse (Historic Advisor)

STAFF: Jon James – Planning & Development Services Director
Aaron Vannoy – Development Administrator
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Planner
Jack Downey – Building Permits & Inspections

I. Call to order; Establishment of quorum

The meeting was called to order at 10:07 AM by Vice-Chairperson Mazur. A quorum of Five (5) was present.

II. Election of Chair and Vice-Chair

Commissioner Morris made a motion to re-elect Ashley Young-Turner to Chairperson; Commissioner Carter seconded the motion. The motion passed unanimously, 5-0

Commissioner Morris made a motion to re-elect David Mazur to Vice-Chairperson; Commissioner Carter seconded the motion. The motion passed unanimously, 5-0

III. Consent Agenda

- a. Consideration and approval of the January 11, 2018, Design & Historic Review Commission (DHRC) meeting minutes.

Commissioner Carter made a Motion to APPROVE the January 11, 2018, DHRC minutes; Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.

IV. Regular Agenda

- a. **CA18-01: Fort Concho** – A request for approval, as required per Section 211.E of the Zoning Ordinance, for the rehabilitation and restoration of Fort Concho Officers' Quarters 1 located at 111 East Avenue D.

CA18-01 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 along with the basis for her recommendation.

Vice-Chairperson Mazur asked if there were any questions for staff. Hearing no questions, he opened the hearing for public comment.

Robert Blouhardt, Fort Concho Site Manager, stated that the project has already received State approval. He indicated the improvements were intended to extend the buildings life well beyond its current state. Vice-Chairperson Mazur closed the public hearing and asked the Commission for any further discussion.

Commissioner McLaughlin made a Motion to APPROVE Case CA18-01. Commissioner Morris seconded the Motion. The Motion passed unanimously, 4-0.

Henry Schmidt abstained from the vote.

- b. **RCC18-01: All About Signs, Inc.** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance for the installation of one new 24-square foot illuminated wall mounted sign on the north building elevation at 9 West Concho Avenue.

The item 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 along with the basis for his recommendation.

Vice-Chairperson Mazur asked the Commission if anyone had any questions for staff. Commissioner Carter asked for clarification on the wording of condition 3 regard the dimmers and timers for the lights. Mr. Fisher explained that these would only be installed if there was a complaint from a nearby property owner. Hearing no further questions, Vice-Chairperson Mazur opened the hearing for public comment. Hearing no public comment, Vice-Chairperson Mazur closed the public hearing.

Commissioner Morris made a Motion to APPROVE case RCC18-01, subject to three conditions of approval; Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.

- c. **RCC18-02: Bauman** - A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for the construction of a telecommunications facility atop the Wells Fargo Building, located at 36 West Beauregard Avenue.

RCC18-02 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 along with the basis for her recommendation.

Staff questions followed the presentation. Vice-Chairperson Mazur asked if the alpha sectors were already on the building and Mrs. Bueker explained the photo shown was a rendering and not a real time picture. Commissioner Morris asked what this facility would be used for and Mrs. Bueker stated that it would be a cell phone tower. Hearing no questions, he opened the hearing for public comment.

Bill Bauman, independent contractor representing T-Mobile, indicated that he lived in Arlington, TX. He explained the initial plan was to place the alpha sectors atop the building. He explained that working with staff and his architect, he was able to come up with a plan that was more visually appealing. Commissioner Mazur asked if there would ever be more Alpha sectors added to the side of the building. Mr. Bauman stated it was possible but with the speed of technology changing it was hard to predict. Commissioner Morris asked if any of these components create a health hazard. Mr. Bauman stated these were all below the FCC standards. Hearing no other public comment, Vice-Chairperson Mazur closed the public comment portion of the hearing.

Commissioner Carter made a Motion to APPROVE case RCC18-02, subject to three conditions of approval; Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.

- d. **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; 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, gave an update on some follow-up items from the last meeting. Mrs. Bueker explained that the proposed Certificate of Appropriateness fee would be split into minor and major as well as the administrative DHRC approvals would have a lessor fee for the first two applications. She explained that city council had formed a committee to look into food truck and so staff was waiting for direction from that committee. Mrs. Bueker indicated that at the last meeting there was some concern for the duplication of the name "Cultural District" and asked for the boards thoughts. Commissioner Morris stated she believed that cultural covered the district well since it contained both arts and history. Commissioner Mazur and Carter stated

that they agreed. Mrs. Bueker explained that staff had also looked into the protruding objects and stated this would require a code change. She confirmed that staff had forwarded this concern to the legal department. Mrs. Bueker stated that staff had confirmed that San Angelo was main street complaint and had been since 2005 through Downtown San Angelo. She explained that shipping crate reuse could be addressed in the design standards but not in the zoning ordinance. Mrs. Bueker explained that the City received notification that staff was not awarded the grant to update the design standards but staff was looking for additional funding sources. Commissioner Morris asked for clarification on what constitutes protruding objects. Mrs. Bueker explained examples could include signage, mailboxes, or lighting. Mr. James explained that signs in the Central Business District had some exceptions in the sign ordinance. He also explained that staff was looking into a process that would allow some protruding objects to be administratively approved and not need to go to City Council.

Vice-chairperson Mazur asked about the Atmos gas meters that were being pulled out of the sidewalk and put in front of the buildings. Mr. James explained that with their franchise agreement they would not need individual approvals from City Council. Commissioner Morris asked where the current meters were and Vice-chairperson Mazur stated that currently all meters are in the sidewalks. The commission discussed possible options for lessening the visual impact of these gas meters.

Mr. James stated that staff was looking for a final version on this ordinance that the board would support to send to City Council. Commissioner McLaughlin asked to revisit the cultural district boundaries and to what extent staff consider the financial impacts of this new boundary. Mrs. Bueker explained staff's rationale for developing a new cultural district. She explained the main features in that area and the properties surrounding had no standards at this point and staff believed creating a district around the museum and Fort Concho would benefit the area. Mr. James explained that Howard Taylor with the San Angelo Museum of Fine Arts (SMAFA) actually wanted this area to be larger but he believed that this area was a good staff compromise. Commissioner McLaughlin explained his concern was buildings currently in disrepair could be harder to sell and add additional restrictions or could there be incentives. Mr. James explained there would be additional restrictions but incentives could be looked at in the future. Commissioner Carter expressed his concerns with the disrepair of some of the buildings within this district. Vice-Chairperson Mazur asked how the proposed boundary related to the South TIRZ. Mr. James explained that some of this area would fall within the South TIRZ. Commissioner Carter stated he liked that both sides of the street were within

the same district. Commissioner Morris asked if part of this could include restrictions for abandon buildings. Mr. James that would not be part of this ordinance but separately the City has an abandoned building task force to look at this issue. Commissioner McLaughlin asked for clarification on the rational for the establishment of the Cultural District boundary. Mrs. Bueker explained that most of the properties fronted a chosen street or were near the main cultural features. Commissioner Mazur pointed out that the lots that were chosen were mostly commercial and the lots behind them were most residential.

Mrs. Bueker asked for the board direction on the hatched area on the downtown map. She explained that the hatched area did not currently feel like downtown but had a future land use of downtown. Mrs. Bueker asked for this reason would the boards support adding design standards to the hatched area. Commissioner Morris expressed that the hatched area should be included and Commissioner Mazur agreed. Mrs. Bueker moved on to the River Corridor Map and asked if the hatched area on the east side of town should be included. Commissioner Morris stated that she though including this area was important for many reasons including bank stabilization. Mr. James stated that this area could be kept and potentially scaled back. Commissioner Morris stated that the river needs to be protected and she was unsure what that distance was. Commissioner Carter proposed to follow an existing lot line approximately halfway through the southern hatched area.

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

V. Director's Report

No report was given

VI. Announcements

Vice-Chairperson Mazur indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, March 15, 2018, at 10:00 am*** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. 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 11:02 A.M.



David Mazur, Vice-Chairperson
Design & Historic Review Commission