



# RECORD OF MINUTES

**CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, JANUARY 11, 2018  
DEVELOPMENT SERVICES CONFERENCE ROOM – COMMUNITY DEVELOPMENT  
BUILDING – 52 WEST COLLEGE AVENUE**

**PRESENT:** Ashley Young-Turner (Chair), David Mazur, William Carter, Sandra Morris, Henry Schmidt, Stephen McLaughlin

**ABSENT:** Travis Stribling, Barbara Hesse (Historic Advisor)

**STAFF:** Aaron Vannoy – Development Administrator  
Jeff Fisher, AICP – Senior Planner  
Hillary Bueker, RLA – Senior Planner  
Kristina Heredia – Planner  
Al Torres – Building Official  
Dan Saluri – Deputy City Attorney

## I. Call to order; Establishment of quorum

*The meeting was called to order at 10:05 AM by Chairperson Young-Turner. A quorum of Six (6) was present.*

## II. Consent Agenda

- a. Consideration and approval of the November 2, 2017, Design & Historic Review Commission (DHRC) meeting minutes.

***Commissioner Schmidt made a Motion to APPROVE the November 2, 2017, DHRC minutes; Commissioner Mazur seconded the Motion. The Motion passed unanimously, 6-0.***

## III. Regular Agenda

- a. **RCC17-38 and CA17-04: San Angelo Museum of Fine Arts** – A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development

Ordinance and per Section 211. E of the Zoning Ordinance, for the installation of one new 60-square foot illuminated sign on the west elevation of the art museum building at 1 Love Street; three new illuminated signs on the south, north and east elevations, 13.5-square feet each, on the building at 433 South Oakes Street; one new 48-square foot illuminated sign on the east elevation of the building at 423 South Oakes Street; and one new 15-square foot illuminated sign on the east elevation of the building at 421 South Oakes Street.

RCC17-38 & CA17-04 were both read into the record by Chairperson Young-Turner 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 three conditions of approval, along with the basis for his recommendation.

Chairperson Young-Turner asked if there were any questions for staff. Hearing no questions, she opened the hearing for public comment.

Howard Taylor, Director for San Angelo Museum of Fine Arts, spoke of the history of the museum property and improvements. He indicated the design process for the current sign project and the vision of the museum. Chairperson Young-Turner closed the public hearing and asked the Commission for any further discussion.

***Commissioner Carter made a Motion to APPROVE Case RCC17-38 subject to three (3) Conditions of Approval. Commissioner Mazur seconded the Motion. The Motion passed unanimously, 6-0.***

***Commissioner Morris made a Motion to APPROVE Case CA17-04 subject to three (3) Conditions of Approval. Commissioner Mazur seconded the Motion. The Motion passed unanimously, 6-0.***

- b. **Roosevelt Hotel Historic Designation** – Discussion and possible action for a letter of support for the Roosevelt Hotel nomination to the National Register of Historic Places on a property located at 50 North Chadbourne Street.

The item was read into the record by Chairperson Young-Turner before staff began their presentation.

Hillary Bueker, Senior Planner, stated that each commission member had a draft copy of a support letter before them. Mrs. Bueker explained the historical

designation process and indicated that as a Certified Local Government, the City was required to follow the procedures for such actions as delineated by the Texas Historical Commission. 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 asking the commission for further discussion on support or opposition to the nomination.

Commissioner Carter asked if staff was looking for a formal vote. Mrs. Bueker indicated that a vote was needed to show a consensus of the Commission for the recommendation. Commissioner Morris stated her concerns of expressing support when the applicant had not detailed a future plan and that the Commission did not know if those plans would align with the National Register of Historic Places. Mrs. Bueker explained this nomination was due to the existing history and detailing of the building and was not necessarily tied to the future of the building. Commissioner Carter explained that he saw it as a step in the process to its future development. Mrs. Bueker stated that she believed once staff had heard of the historic status, the applicant would return to the DHRC for their review. Commissioner McLaughlin indicated his understanding was that the Commission was not supporting any changes but instead supporting this building as being designated as "historic." Commissioner Mazur explained that the Commission did not have a say in the regulations for the National Historic Places Registration. Mrs. Bueker stated that if the building received the designation, they would have a much higher building standard. Commissioner Morris expressed her concern that so much had already been stripped from the building before they applied for this designation. Mrs. Bueker explained that the nomination would go through the State Historical Office for review before going on to the national historic review. Commissioner Schmidt explained the the Texas Historical Commission had come to the building during demolition and understood what was taken out and what was kept. Chairperson Young-Turner asked the Commission if anyone had any questions on the draft letter.

Hearing no further questions, Chairperson Young-Turner opened the hearing for public comment. Hearing no public comment, Chairperson Young-Turner closed the public hearing.

***Commissioner Mazur made a Motion to SUPPORT the Roosevelt Hotel Historic Designation. Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.***

***Henry Schmidt abstained from the vote.***

- c. **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 Chairperson Young-Turner 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 boundary for the River Corridor and explained the hatched area near the eastern City limits. Mrs. Bueker asked the Commission if they thought regulations were needed beyond Texas Bank Sports Complex. Commissioner Morris asked if the residential property staff was recommending be excluded owned the land directly adjacent to the river. Mrs. Bueker explained that the residential properties that were eliminated did not directly touch the river. Mrs. Bueker explained the new Downtown District and its proposed boundaries. Commission Mazur asked for clarification on the downtown approval versus the River Corridor approval. Mrs. Bueker clarified that each approval would follow by the same design guidelines today but in the future staff would create specific guidelines for each district. Commissioner Carter asked if this district would still be presented to the DHRC and Mrs. Bueker confirmed it would. Mr. Fisher added that the current River Corridor was created about 20 years ago and staff believed it did not reflect the current reality. Chairperson Young-Turner gave an example of how signage could be different on the river than in downtown. Mrs. Bueker elaborated on the steps staff would continue with including the Zoning Ordinance changes and updated design guidelines. Mrs. Bueker continued to explain the boundaries of the Cultural District. Chairperson Young-Turner asked to clarify if the Cultural District also included some of the historic properties. Mrs. Bueker answered that the existing historical properties aligned in the new Cultural District overlay.

Mr. Fisher continued the presentation with a summary table that outlined the changes to the ordinance text such as would be reviewed by the Commission versus what could be administratively approved. Commissioner Mazur asked to clarify the roofing aspect in the current ordinance. Aaron Vannoy, Development Administrator, clarified that today in the ordinance, no Commission approval was needed unless an applicant was required to obtain a building permit. Commissioner Mazur asked how the new information would be sent out to the public and who would enforce the new regulations. Mr. Vannoy explained the current enforcement of the Zoning Ordinance was the Code Compliance Division. Commissioner Mazur expressed his concern

with adding regulations when replacing items like for like. Commissioner Carter asked if these changes were to give the Planning Division more authority or simplify the process. Mr. Fisher stated that he believed it was to clarify the process and also to clear up some missing pieces in the ordinance. Commissioner Morris explained that these standards were necessary to ensure the character and look of the downtown. Chairperson Young-Turner noted that staff was adding several things to the list that could be administratively approved. Mr. Fisher stating that by clarifying what could be administrative approved there would not be as much ambiguity. Commissioner Mazur asked if there was a fee of administrative approvals, and if so, would the applicant have to pay that fee just to replace the roof in kind. Mr. Fisher stated that was correct and Mrs. Bueker explained she had made a note of his concern to discuss with staff at a later date. Mr. Vannoy stated that currently, DHRC approval was only required when a building permit was mandated, so roofing and painting would need some clarification if these were to change. Commissioner Carter expressed his approval of staff taking on more reviews as opposed to everything coming before the DHRC. Commissioner Mazur agreed but stated he wasn't sure how to enforce these new regulations. Mrs. Bueker explained that education was needed for the new changes and Mr. Vannoy further clarified that the Commission would have some input on fees in the future. Chairperson Young-Turner stated that she agreed that like for like might not have the same fee and process as something larger in scale like a material change. Commissioner Morris stated she believed the Commission's job was to restore the historic value. Commissioner Schmidt asked if a building had already received State approval, did the project have to come before DHRC. Mrs. Bueker explained that the current ordinance and renovation of a historic building needed a Certificate of Appropriateness. Commissioner Schmidt questioned if that could be an administrative approval and Mrs. Bueker said she would also make a note to discuss this with staff. Commissioner Morris asked if the City was still a member of the Main Street program. Mr. Vannoy stated he believed that is was, but he would verify that before the next meeting. Mr. Fisher finished his presentation with the final details of the summary chart. Chairperson Young-Tuner asked how staff would look at repurposing intermodal containers. Mr. Fisher explained that the restrictions were geared toward the unaltered intermodal containers. Mr. Fisher stated that the final point he wanted to clarify was protruding improvements and what would need City Council approval. Commissioner Mazur expressed his concern with the protruding improvements needing City Council approval. Mrs. Bueker summarized the presentation and asked if the Commission wanted to include an examination of food trucks. The Commission agreed they wanted to discuss food trucks at a later time.

Hearing no other questions for staff, Chairperson Young-Turner opened the meeting for public comments. Howard Taylor, Director of SMAFA, spoke on his experience on urban development and the River Corridor. He stated that his organization's designation of a cultural district was a designation of the State of Texas through the

Texas Commission of the Arts. That district could come with funding through the State. He indicated that their cultural district was the largest in the nation and explained the boundaries. He expressed his interest in collaborating with this Commission and staff to make the district the best it could be. He explained a parking concept in Philadelphia that could be used as a template for collaboration. He also explained some of the new technology that was coming with LED lighting and security systems and his interest in collaboration with this project. Mrs. Bueker explained that the Cultural District staff was proposing was similar to the museum's district, but that City staff was trying to keep most residential properties outside the boundaries. Commissioner McLaughlin stated he supported the changes by distinguishing the separate districts for public clarity.

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

**IV. Director's Report**


No report was given

**V. Announcements**

Chairperson Young-Turner indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, February 15, 2018, 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 Schmidt seconded the Motion. The Motion passed unanimously, 6-0. The meeting ended at 11:26 A.M.

  
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David Mazur, Vice-Chairperson  
Design & Historic Review Commission