



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, MARCH 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
Rebeca Guerra – Planning Manager
Aaron Vannoy – Development Administrator
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Planner
Tyler Martin – Building Permits & Inspections

I. Call to order; Establishment of quorum

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

II. Consent Agenda

- a. Consideration and approval of the February 15, 2018, Design & Historic Review Commission (DHRC) meeting minutes.

Commissioner McLaughlin made a Motion to APPROVE the February 15, 2018, DHRC minutes; Commissioner Morris seconded the Motion. The Motion passed unanimously, 5-0.

III. Regular Agenda

- a. **RCC18-04: YMCA** – A request for approval for the installation of a new electronic message-board wall mounted sign for a property located at 353 South Randolph Street.

RCC18-04 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 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.

Seeing no one come forward to speak, Vice-Chairperson Mazur closed the public hearing and asked the Commission for any further discussion.

Commissioner Morris made a Motion to APPROVE Case RCC18-04, subject to two conditions. Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

- b. **RCC18-05 and CA18-02: Balderas** – A request for approval for the following improvements: (1) installation of paneling on the front of the main building; (2) repainting the existing doors, front iron columns, and existing metal canopy and removing the wood column stanchions; (3) installation of two window signs, three lights, two planter boxes, and replacement of windows; (4) installation of brick, shutters, planter box, and three lights on the attached east building, for a property located at 10 East Concho Avenue.

RCC18-05 and CA18-02 were 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 if the small building would have rock that would be painted. Mr. Fisher explained that the materials used would include rock. Commissioner Morris asked for clarification on the front building façade rock. Mr. Fishers stated that it was his understanding that the rock was not original and added later on at some point. Commissioner Morris asked why the rock was not being removed. Mr. Fisher stated that he believed the original façade was deteriorated. Hearing no further questions, Vice-Chairperson Mazur opened the hearing for public comment.

Jacob Balderas, the applicant and co-owner of Simply Perfect, stated that they had several different façade treatments to work with so instead of damaging something original, if the building wall towards the parking lot was believed to be original. Mr. Balderas confirmed that was his understanding it that was the same rock on the inside of the building. Commissioner McLaughlin asked Mr. Balderas about his knowledge regarding the front façade rock. Mr. Balderas stated that the rock looked different than the side wall (facing the parking lot), so he believed it was added at a later date. Commissioner Morris explained that the different colored rock could have been a façade treatment added later and Vice-Chair Mazur stated he believed it might have been a wood façade. Mr. Balderas concluded by stating that he believed covering the existing façade would be better structurally for the building. Vice-chair Mazur asked about the encroachment into the public right-of-way. Mr. Balderas explained that they would not be going any further into the right-of-way than the bay windows on the existing frontage. Commissioner Morris indicated that she believed the window boxes might need additional approvals. Hearing no other public comment, Vice-Chairperson Mazur closed the public hearing.

Commissioner Carter made a Motion to APPROVE case RCC18-05, subject to four conditions of approval; Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.

Commissioner McLaughlin made a Motion to APPROVE case CA18-02, subject to four conditions of approval; Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

- c. **CA18-04: Emmanuel Episcopal** – A request for approval for the construction of two new freestanding signs on a historically-designated property located at 3 South Randolph Street.

RCC18-04 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 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.

Seeing no one come forward to speak, Vice-Chairperson Mazur closed the public hearing and asked the Commission for any further discussion. Commissioner Carter asked if he would have a conflict of interest since he was a member of this church. Rebeca Guerra, Planning Manager, explained that a Commissioner would only have a conflict if they received a benefit for this project. Commissioner Carter explained this was the first time he had seen this information.

Commissioner Morris made a Motion to APPROVE case CA18-04, subject to three conditions of approval; Commissioner McLaughlin 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 with modified criteria 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, introduced herself and provided a synopsis of the maps and proposed changes to the ordinances. Vice-chair Mazur asked for clarification on the construction under 1000 square feet. Ms. Guerra explained that these smaller projects could be reviewed faster and for a lessor cost. Jon James, Planning & Development Services Director, added that this was the case except where staff had other concerns and would then move the case forward on to DHRC. Commissioner

Morris stated that since this was a large part of the look of downtown, she believed structures that could be seen from a right-of-way, regardless of size, should be brought before the DHRC. Mrs. Bueker explained the current ordinance stated that any construction under 1200 square feet could be approved administratively, but staff believed that to be too high and looked to take it down to 1000 square feet. Ms. Guerra explained that if someone came in with just an awning it could be reviewed administratively, but if that awning were part of an overall façade that would come to DHRC. Commissioner Mazur explained that he believed that 1000 square feet was a large item that should be reviewed by the DHRC. Commissioner Morris stated that the shape and color of an awning could change the look of a building and as such should require DHRC approval. Commissioner Morris clarified that DHRC should see any construction visible from a public right-of-way. Vice-Chair Mazur agreed that any construction visible from the right-of-way, regardless of the size, should be seen by the DHRC.

Mrs. Bueker continued the presentation. Commissioner Morris asked for clarification on certain types of landscape. Mrs. Bueker explained that in the ordinance, staff had specified that landscape within a public or private park and a public right-of-way should be reviewed. Commissioner Morris indicated her dislike of artificial plant material. Mr. James asked if artificial turf was included in her statement. Commissioner Morris stated that artificial turf was not as much of a problem as artificial plants and flowers. Ms. Guerra asked for clarification on sculptural plants such as metal ornamental sculptures made to look like plant material. Commissioner Morris stated that her concern was just with the ones that faded out over time and appeared artificially looking. Mrs. Bueker asked if staff could review artificial landscapes to allow higher quality commercial grade artificial plants and reduce the use of lower grade plants. Vice-chair Mazur agreed and stated that he had seen a high quality product in some commercial projects.

Ms. Guerra reminded the Commission that this amendment was intended to create thresholds for what could be administratively approved and what would need DHRC approval, but that staff would note these ideas to include in future design standards. Mrs. Bueker continued her presentation. Commissioner Schmidt asked if projects that needed State approval would still need to be approved by the DHRC. Ms. Guerra explained the current historic ordinance only required a Certificate of Appropriateness if the property fell within a historic overlay. Mrs. Bueker explained the Certificate of Appropriateness regulations were a part of a separate ordinance which, at this point, did not allow for administrative approval. Mrs. Bueker explained that changing this process would not be a part of this ordinance but could be looked at separately. Mrs. Bueker continued her presentation. Vice-chair Mazur expressed

his discomfort of the encroachment regulations. Mr. James stated that staff could reword that regulation to indicate that any encroachment which required Council approval should be mandated as a condition of approval. This would allow flexibility as staff looked into a new process with the legal department. Vice-chair Mazur asked about the reasoning for the encroachment approvals. Ms. Guerra explained this was necessary for use agreements, and staff was looking at what can be approved administratively and what needed City Council approval. Mrs. Bueker completed her presentation.

Commissioner Morris made a Motion to RECOMMEND APPROVAL of the River Corridor Zoning Ordinance Text Amendment with the discussed changes; Commissioner Carter seconded the Motion.

Vice-Chairperson Mazur opened the hearing for public comment. Kathleen Quans, All About Signs, requested the Commission consider enlarging the size of lit signs that could be approved administratively. She expressed that 16 square feet was relatively small and asked that any sign, up to 50 square feet, be looked at administratively. She also agreed with the artificial plant comment made by Commissioner Morris, but asked to be mindful of holidays that look to add artificial greenery.

Vice-Chair Mazur asked if the Commission wanted to consider expanding the lit sign administrative approval to 50 square feet. Ms. Guerra explained that currently, any lit sign needed to come before the DHRC, so the 16 square feet being proposed by staff was a relaxation of the current regulations. Commissioner McLaughlin asked if staff had any reason they couldn't agree with the request. Ms. Guerra explained that it was up to the Commission and what they were comfortable recommending. Commissioner McLaughlin stated that as long as staff had a general set of criteria, he was comfortable with allowing administrative approvals of lit signs up to 50 square feet. Tyler Martin, a downtown business owner, spoke against the paint regulations that were being proposed. He explained that he did not believe this was a permanent change and therefore shouldn't be required approval. Mrs. Guerra explained that paint color was one of the main reasons that staff was asked to work on this update and the Commissioners agreed.

Commissioner Morris amended the Motion to RECOMMEND APPROVAL of the River Corridor Zoning Ordinance Text Amendment with the discussed changes including lit signs changes; Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

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, April 19, 2018, at 10:00 am** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment

Commissioner Morris made a Motion to adjourn the meeting; Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 11:14 A.M.



Vice-Chair
Design & Historic Review Commission