



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, APRIL 19, 2018
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

PRESENT: Ashley Young-Turner (Chair), William Carter, Sandra Morris, Henry Schmidt, Stephen McLaughlin, Connie Biggerstaff

ABSENT: Travis Stribling, Barbara Hesse (Historic Advisor)

STAFF: Rebeca Guerra – Planning Manager
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 10:03 AM by Chair Young-Turner. A quorum of six (6) was present.

Chair Young-Turner introduced the newest commissioner, Connie Biggerstaff.

II. Election of Vice-Chair

Commissioner Morris made a motion to elect Stephen McLaughlin to Vice-Chair; Commissioner Carter seconded the motion. The motion passed unanimously, 6-0

III. Consent Agenda

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

Commissioner Carter made a Motion to APPROVE the March 15, 2018, DHRC minutes; Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 6-0.

IV. Regular Agenda

- a. **RCC18-08: Christian House of Prayer** - A request for approval for the installation of two new signs: a 42-square foot unlit monument sign and a 32-square foot wall mounted digital message board sign for property located at 333 West Avenue C.

RCC18-08 was read into the record by Chair Young-Turner 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.

Chair Young-Turner asked if there were any questions for staff. Hearing no questions, she opened the hearing for public comment. Stacy McIntyre with FastSigns spoke representing the owner. He stated that the church had made several improvements to the building and signs were a part of those improvements. Chair Young-Turner asked if the new sign would replace the current banner and Mr. McIntyre confirmed it would. Finally, Mr. McIntyre clarified the entire wall would be painted to match the entire building. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Morris made a Motion to APPROVE Case RCC18-08, subject to three conditions. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 6-0.

- b. **RCC18-09: World Finance Corp.** – A request for approval of the following: (1) vinyl wall and window signage on the building's north façade totaling 23 square feet, and (2) an existing 17'-7" tall freestanding sign with a sign area of 28 square feet in the public right-of-way, for property located at 119 West Twohig Avenue.

RCC18-09 was read into the record by Chair 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 along with the basis for his recommendation. Mr. Fisher asked to amend the condition #4 to include the words, "if necessary."

Chair Young-Turner opened the floor for staff questions. Commissioner Morris asked why the window painting was necessary. Commissioner Carter asked why the sign was poled mounted and not mounted to the building. Chair Young-Turner stated the pole was existing. Hearing no questions, she opened the hearing for public comment.

Jesse Rico, Regional Supervisor for World Finance Corporation, explained that the signage was uniform to their company's standard procedure and they were willing to scale them down to meet standards. Mr. Rico stated he had found evidence the pole had been in place since 1978. Stacy McIntyre with FastSigns spoke representing the owner; he explained he would be helping bring the signs into compliance. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Morris asked for clarity on the freestanding signs and the process for approval. Rebeca Guerra, Planning Manager, explained that freestanding signs were allowed in the City with certain standards and signs within the right-of-way required additional approval. She stated that the design was what the Commission would be looking at and that the pole's placement would be a City Council decision. Commissioner McLaughlin explained the visual repletion concept from a marketing standpoint. Commissioner Morris explained she believed the signage was too cluttered. Chair Young-Turner explained that this building had been presented to the Commission before and had neighbors who were complaining about the amount and type of signage. Chair Young-Turner clarified that the Commission could only look at the designs on the proposed signage and not the amount. Commissioner Morris asked if the Commission could send a recommendation to City Council to not approve the freestanding sign in the right-of-way and Ms. Guerra confirmed it could be made part of the motion. Commissioner McLaughlin stated he had a concern with recommending City Council not approve it until there was further research done on the number and condition of all freestanding signs in the downtown area. Chair Young-Turner asked if a pole sign could be allowed today in the downtown area. Ms. Guerra stated that any sign using the public right-of-way would need City Council approval and the designs would come before the DHRC, but a pole sign could be approved.

Chair Young-Turner reopen the meeting for public comments. Jesse Rico, World Acceptance Corporation, reiterated that the applicant had come into compliance with all City standards. He stated that he knew of four other pole signs in the area and he believed that if they were no longer going to be allowed, it needed to be applied across the whole area. Commissioner Morris stated that she believed the City could not keep grandfathering those types of signs, and when businesses changed, each pole sign should be looked at individually. Chair Young-Turner stated that staff could research pole signs across downtown.

Commissioner McLaughlin made a Motion to APPROVE case RCC18-09, subject to four conditions of approval and amending condition #4 to add the words "as needed;" Commissioner Biggerstaff seconded the Motion. The Motion passed unanimously, 6-0.

Commissioner Morris made a Motion to recommend to City Council that the sign pole location within the right-of-way be denied; Commissioner Schmidt seconded the Motion. The Motion failed, 3-3.

V. Director's Report

Aaron Vannoy, Development Administer, updated the Commission that the River Corridor/ Downtown/Cultural District information had been approved by the Planning Commission and was moving on to City Council. Mr. Vannoy stated that staff would be doing a certificate of appreciation for David Mazur at the next DHRC meeting. Mr. Vannoy also explained that with the establishment of the new corridors, staff could look at revising the design standards which could potentially eliminate freestanding signs. Chair Young-Turner asked if staff could look into any "grandfathered" items in the new districts. Mr. Vannoy clarified that design standards could begin as soon as summer this year. Ms. Guerra further explained this process would include public input and research which would begin this summer. Chair Young-Turner asked for continuing updates along the process.

VI. Announcements

Chair Young-Turner indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, May 17, 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, 6-0. The meeting ended at 11:10 A.M.


Chair Ashley Young-Turner
Design & Historic Review Commission