



# RECORD OF MINUTES

**CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, MAY 17, 2018  
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE**

**PRESENT:** Ashley Young-Turner (Chair), Stephen McLaughlin (Vice-Chair), William Carter, Travis Stribling, Henry Schmidt, Connie Biggerstaff, Barbara Hesse (Historic Advisor)

**ABSENT:** Sandra Morris

**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  
Al Torres – Building Permits & Inspections  
Tyler Martin – Building Permits & Inspections  
Carl White - Parks & Recreation Director

## **I. Call to order; Establishment of quorum**

The meeting was called to order at 10:01 AM by Chair Young-Turner. A quorum of six (6) was present.

## **II. Consent Agenda**

- a. Consideration and approval of the April 19, 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.***

## **III. Presentation of certificate of appreciation for previous Commissioner David Mazur.**

Rebeca Guerra, Planning Manager, presented a certificate of appreciation to David Mazur.

#### IV. Regular Agenda

##### **Connie Biggerstaff recused herself from the following case.**

- a. **RCC18-12: Buffalo Soldier** - A request for approval for the construction of a new 2-story addition at the rear of the existing building and the exterior remodel of the existing front and side facades on a property located at 123 North Chadbourne Street.

RCC18-12 was read into the record by Chair Young-Turner 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.

Chair Young-Turner asked if there were any questions for staff. Hearing no questions, she opened the hearing for public comment. Mrs. Bueker stated the applicants were in attendance if the board had specific questions. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Stribling asked to clarify the two story construction. Ron Fallin, Sunbelt Construction, stated the addition would be wood construction with stucco. Chair Young-Turner pointed out there would be no continuation of the brick. Commissioner Carter asked if the proposed building included a patio on top of the original building. Mrs. Bueker confirmed there was a patio with a guardrail.

***Commissioner McLaughlin made a Motion to APPROVE Case RCC18-12, subject to four conditions. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.***

##### **Connie Biggerstaff returned to the meeting.**

- b. **RCC18-13: The River Church** - A request for approval for the movement and installation of a new modular building to serve as classroom space on a property located at 940 West 14<sup>th</sup> Street.

RCC18-13 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. Ms. Heredia clarified that comment one should not have the word “sign” included.

Chair Young-Turner proceeded with questions for staff asking for clarification on the placement of the structure. Ms. Heredia explained that this approval was being sought in retro for the placement. Commissioner McLaughlin asked if the current trees were not there would staff have recommended denial. Mr. Heredia clarified that staff would have asked for screening as a condition of approval if the current trees had not been there. Commissioner Stribling asked if skirting would be required. Ms. Heredia stated that she believed skirting and a permanent foundation would be required and that the building permits department was in attendance to answer further questions. Hearing no other questions, she opened the hearing for public comment. Al Torres stated that skirting would be required and other items would be looked at during the permitting phase such as handicap accessibility. Ms. Heredia stated the applicant was here if the board had specific questions. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

***Commissioner Carter made a Motion to APPROVE case RCC18-13, subject to three conditions of approval modified as staff presented; Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 6-0.***

- c. **RCC18-14: Mazur** - A request for approval for an exterior remodel, including paint and new windows, of the existing front facade on a property located at 23 West Beauregard Avenue.

RCC18-14 was read into the record by Chair Young-Turner 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.

Chair Young-Turner asked if there were any questions for staff. Hearing no questions, she opened the hearing for public comment. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

***Commissioner Stribling made a Motion to APPROVE case RCC18-14, subject to three conditions of approval; Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 6-0.***

- d. **CA18-03: San Angelo Old Town Conservancy, Inc.** – A request for approval for the construction of a new 1,765-square foot church building with bell tower and the installation of new brick pavers and other surfacing treatments along with new landscaping on a property located at 11 East Avenue B.

CA18-03 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.

Chair Young-Turner opened the questions for staff by asking if condition 3 was already a requirement by code. Mr. Fisher stated that the condition was the current staff policy. Donna Crisp with the Old Town Conservancy expanded on the details of the project. Barbara Hesse spoke regarding the past of Oscar Ruffini. Commissioner Carter asked what year this church would have originally been built. Mrs. Crisp stated it was in 1887. Commissioner Stribling asked to clarify the new building's square footage. Mr. Fisher stated it was approximately 1700 square feet. Hearing no questions, Chair Young-Turner opened the hearing for public comment. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

***Commissioner Stribling made a Motion to APPROVE case CA18-03, subject to three conditions of approval; Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 6-0.***

- e. **Amendment to RCC17-21: Chapa** – A request for approval for the repainting and tiling of the western façade, new metal exterior sconce lights, and new landscape planters on a property located at 220B North Chadbourne Street.

Amendment to RCC17-21 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 history. 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 to the commission along with the basis for his recommendation.

Chair Young-Turner began the questions for staff by asking if the applicant had any ideas for the replacement of the tile along the bottom of the building. Mr. Fisher stated that the applicant wanted to leave the material in its current state. Commissioner McLaughlin asked if the applicant had looked into removing the stucco previously. Mr. Fisher stated that she had been given that option but had chosen not to. Chair Young-Turner stated that she believed the material behind the stucco was inaccessible but the applicant was going to paint the bottom a different color. Commissioner Carter asked to clarify staff's recommendations. Rebeca Guerra, Planning Manager, explained that with this case, staff was presenting the applicant's proposal and looking to the Commission for their recommendations. Ms. Guerra further reiterated that the colors, windows, and fixtures appeared to be consistent with policies, but that the tiling was not consistent. Commissioner Stribling asked if the pictures were of the current building and if the improvements had been done despite the DHRC approval. Mr. Fisher explained these were current pictures and the improvement had been completed. Mr. Fisher further explained that under certain circumstances, window replacements could be done without building permits, but staff was unsure if in this instance one was needed a permit or not. Jon James, Planning & Community Services Director, stated that the applicant had previously come to the Commission for approval, and as such, should have known that subsequent changes would require additional Commission approval. Commissioner McLaughlin asked to clarify how the historic consistency was determined for the tile. Mr. Fisher explained staff had looked at the site specific area and the changes over time in the surrounding area. Hearing no questions, Chair Young-Turner opened the hearing for public comment.

David Mazur, a previous DHRC Commissioner, explained that there was most likely brick behind the stucco, but his main problem was that the improvements were not historically correct. This smaller size tile would not have been historically used. Mr. Mazur explained that something had to be done at staff level to ensure compliance with DHRC approvals. Commissioner Stribling agreed with Mr. Mazur and indicated that the applicant should come back to the Commission with a new proposal. Mr. James clarified that some citizens didn't understand the process, but that this particular applicant had been through the process and should have known that the updates would need to be reapproved. Mr. Mazur stated that he would recommend a fine for non-conformance with previous approvals and that follow up site visits should be applied to all projects. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Carter explained that he believed the Commission would accept all the improvements, except for the tile. Ms. Guerra stated that the new color, windows

and door, and new light fixtures were consistent with policies. Commissioner Stribling stated the applicant should be given 30 days to come back to the board. Chair Young-Turner reopened the floor for public comment.

David Mazur stated that he would recommend approving all aspects together instead of individual pieces to insure cohesiveness. Ms. Guerra recommended the Commission table the item until next month to allow the applicant to come back before the Commission with a complete proposal. Ms. Guerra asked if the Commission would allow the applicant to come to the next meeting in case that was greater than 30 days. The Commission agreed.

***Commissioner Carter made a Motion to TABLE case Amendment to RCC17-21; Commissioner Stribling seconded the Motion. The Motion passed unanimously, 6-0.***

**Commissioner Carter excused himself from the meeting.**

**V. Director's Report**

The items creating the River Corridor/Downtown/Cultural District would be going to Planning Commission next week and then heard by City Council on July 17<sup>th</sup>. Ms. Guerra explained that approximately 2000 notices were sent out to the properties in the area. Commissioner McLaughlin asked who would create the design standards for each district. Mr. James explained that currently all the districts would have to conform the River Corridor Master Plan, but in the future, different standard would be created for each district.

**VI. Announcements**

Chair Young-Turner indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, June 21, 2018, at 10:00 am** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**VII. Adjournment**

***Commissioner Stribling made a Motion to adjourn the meeting; Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 11:05 A.M.***



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Vice-Chair Stephen McLaughlin  
Design & Historic Review Commission