



# RECORD OF MINUTES

**CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, JANUARY 10, 2019  
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE**

**PRESENT:** Stephen McLaughlin (Vice-Chair), Connie Biggerstaff, Henry Schmidt, James Thomas, Lisa Wallace

**ABSENT:** Clay Engdahl

**STAFF:** Hillary Bueker, RLA – Senior Planner  
Jeff Fisher, AICP – Senior Planner

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

The meeting was called to order at 10:06 AM by Vice-Chair McLaughlin. A quorum of five (5) was present.

## **II. Consent Agenda**

- a. Consideration and approval of the December 20, 2018, Design & Historic Review Commission meeting minutes.

*Commissioner Schmidt made a Motion to APPROVE the consent agenda; Commissioner Thomas seconded the Motion. The Motion passed unanimously, 5-0.*

## **III. Election of Chair and Vice-Chair**

*Commissioner Thomas made a Motion to elect Stephen McLaughlin as Chair of the Commission; Commissioner Wallace seconded the Motion. The Motion passed unanimously, 5-0.*

*Commissioner McLaughlin made a Motion to elect Connie Biggerstaff as Vice-Chair of the Commission; Commissioner Thomas seconded the Motion. The Motion passed unanimously, 5-0.*

## **IV. Regular Agenda**

- a. **RCC17-27 Amendment: GA Auto Glass of San Angelo LLC** - a request for approval of an amendment to allow landscaping along the south wall of the new rear addition in lieu of the required brick base at 1017 West Beauregard Avenue and 114 South Washington Street.

Case RCC17-27 Amendment was read into the record by Chair McLaughlin 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 along with the basis for his recommendation.

Chair McLaughlin opened the meeting for public comment. John Castillo, property owner, came forward to explain why the work that had been approved by the DHRC and the building department was not constructed in the field. He further explained that what he had already done, he believed was more than others had accomplished in the River Corridor. He continued with an explanation of why he should not have to make any additional improvements since he believed they would not be seen. He questioned the board about what the landscape pots would accomplish that he had previously discussed with staff.

Commissioner Wallace asked to see the site plan again. Commissioner Biggerstaff asked if the area in question was currently concrete and Mr. Fisher confirmed it was concrete. Mr. Fisher explained that he believed driving on South Washington Street a person would be able to see the wall and by policy any wall visible from a street right-of-way should have some sort of articulation. Mr. Fisher explained the wall in question was about 15 feet tall. Commissioner McLaughlin stated that he drives by this property regularly and can't remember noticing this wall. Commissioner Thomas asked if landscape pots were required would that prohibit parking in that area. Mr. Castillo spoke about visibility of the space in question and presented a photo to the commissioners. Hillary Bueker, Senior Planner, explained the applicant would not have maneuvering area to utilize this area for required parking. Mrs. Bueker explained the photos that were passed around and then spoke to the proposed plant material for the pots. Mrs. Bueker explained that a shrub could break up the wall expanse. Mr. Fisher stated that staff was flexible on the number and type of plants. Commissioner Wallace asked for clarification on irrigation and Mr. Castillo stated he would hand water. Commissioner Wallace voiced her concern with requiring landscape pots that would be hand watered. Mrs. Bueker stated that there are several drought tolerant plant species. Chair McLaughlin asked the applicant if he had a suggestion for breaking up the wall expanse. Mr. Castillo said he could paint his logo on the wall but he did not see the purpose of these requirements. Mrs. Bueker stated that the original plans showed a yaupon holly along Washington Street and suggested that tree be replaced with a species that could grow larger. Mr. Castillo stated he like that idea and wanted someone to come out to the site and show him where to plant the tree.

Chair McLaughlin asked what options allowed Mr. Castillo more time to look at his options, then return to the board as well as give the board time to access the area. Mr. Fisher stated the board could table the item until the February 21<sup>st</sup> meeting. Commissioner Biggerstaff asked about an option to paint a portion of the wall. Mrs. Bueker explained that at some point there had been discussion of painting a lower portion of the wall a secondary color. Mr. Castillo explained that he would rather do the landscape pots then paint the wall. Mr. Fisher explained that a final certificate of occupancy could not be issued for the building until a resolution was determined. Seeing no one else come forward for public comment, Chair McLaughlin closed public comment.

Commissioner Thomas asked if a mural could be put on that wall or he would be in support of forgoing the proposed requirements. Commissioner Schmidt stated he would like to drive by the building to get a better idea. Commissioner Wallace expressed her support of adding a larger tree in the corner of the lot. Commissioner Biggerstaff questioned the tree that was depicted in the previously approved plans. The applicant stated that the area where the tree was proposed had been paved and he had not intended to plant a tree there. He stated that the neighboring property had several large trees near that location. Mr. Castillo questioned if the board was holding him up in order to decide where to plant a tree. Commissioner Biggerstaff proposed to install one landscape pot at the corner with a larger plant. Chair McLaughlin asked for clarification of the process for the applicant to put his logo on the wall. Mr. Fisher stated that staff would have to see the details of the sign as it might have to be presented to the DHRC at a future meeting. Mr. Castillo asked staff how he would turn into his drive if he planted a tree as show on his previously approved plan. Mrs. Bueker explained the drawing that showed the proposed tree was the drawing that had previously approved by the DHRC. Mrs. Bueker asked if his intention was to not plant the tree that he had previously proposed. Mr. Castillo stated he shouldn't have installed concrete if he had wanted a tree and he didn't see a purpose in this improvement. Mr. Castillo explained he had landscape beds along the front of the building and he had plans to install landscape pots on the building facing Washington Street. Mrs. Bueker asked if there was proposed irrigation in the proposed landscape beds and Mr. Castillo verified there was irrigation. Mrs. Bueker stated that he could tie on to that irrigation for any new landscape pots along the back wall and Mr. Castillo stated that it was not drip irrigation, it was simply a faucet for a water hose. Commissioner Biggerstaff suggested the commission require two landscape pots instead of the eight shown. Mr. Castillo asked where he needed to put them and how would it affect his parking. Commissioner Biggerstaff stated that if there was about 25-feet between the building and property line, the addition of landscape pots would still allow parking. Commissioner Wallace suggested adding one landscape pot to the corner of the building that would match the landscape pot the applicant had already suggested. Mr. Fisher explained that two or three landscape pots would better break up the wall expanse.

Mr. Castillo asked for the board to go visit the site as he saw no need for these improvements. Commissioner Biggerstaff stated she would like to work with all parties to come to a quick resolution. Nick Garcia, contractor for the applicant, asked to clarify the current proposal of one landscape pot at the corner. Commissioner Wallace, Biggerstaff and Thomas agreed with the applicant's proposed planter and the addition on one landscape planter pot along the south wall. This would result in three matching planters near the new building. Mr. Fisher stated that the building façade that faces south was the wall expanse staff was concerned about so adding the three planters along that side might be beneficial.

***Commissioner Biggerstaff made a Motion to APPROVE RCC17-27 Amendment with one landscape planter pot with an evergreen plant to be located at the southwest corner of the new building subject to two Conditions of Approval. Commissioner Schmidt seconded the Motion. The Motion passed unanimously, 5-0.***

- b. **RCC17-34 Review of a Condition of Approval: San Angelo Oak Trails LP** - a request for review and approval of the final material selection for the proposed vinyl siding at 625 Rio Concho Drive.

Case RCC17-34 Review of a Condition of Approval was read into the record by Chair McLaughlin 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 along with the basis for his recommendation.

Chair McLaughlin opened the meeting for public comment. Justin Paris, project manager for Hamilton Builders which serves as the general contractor for this project, stated he had samples of the PVC trim to be installed as trim around the windows. Mr. Paris further explained this product had features similar to wood. Mr. Paris stated that he also brought samples of the 10" lap siding to show the color and other features. Commissioner Thomas expressed concerns with matching replacement pieces in the future. Mr. Paris stated that he believed the proposed supplier would not be a company to worry about but in the industry today most products can be color matched. Seeing no one else come forward for public comment, Chair McLaughlin closed public comment.

***Commissioner Biggerstaff made a Motion to APPROVE RCC17-34 Review of a Condition of Approval accepting the proposed materials. Commissioner Wallace seconded the Motion. The Motion passed unanimously, 5-0.***

V. **Director's Report**

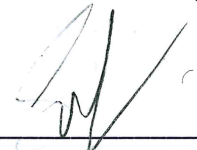
No director's report was given.

VI. **Announcements**

Chair McLaughlin indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, February 21, 2019, at 10:00 am** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. **Adjournment**

***Commissioner Thomas made a Motion to adjourn the meeting; Commissioner Biggerstaff seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 11:03 A.M.***

  
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Stephen McLaughlin, ~~Vice~~ Chair  
Design & Historic Review Commission