



# RECORD OF MINUTES

CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
9:00 a.m., THURSDAY, AUGUST 15, 2019  
EAST MEZZANINE – CITY HALL  
72 WEST COLLEGE AVENUE

**PRESENT:** Stephen McLaughlin (Chair), Connie Biggerstaff (Vice-Chair), Henry Schmidt, James Thomas, Lenny James, Clay Engdahl

**ABSENT:** Lisa Wallace

**STAFF:** Jon James, Director of Planning and Development Services  
Hillary Bueker - Planning Manager  
Shelly Paschal - Planner  
Jeff Fisher - Senior Planner  
Sherry Bailey, Principal Planner  
Dan Saluri - Deputy City Attorney  
Bob Bluthardt, Fort Concho Director  
Al Torres, Construction Manager  
Theresa James, City Attorney  
Rick Weise, Assistant City Manager  
Michael Dane, Assistant City Manager

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

The meeting was called to order at 10:09 AM by Chair McLaughlin. A quorum of five (5) was present.

**II. Consent Agenda**

- a. Consideration and approval of the July 18, 2019, Design & Historic Review Commission meeting minutes.

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

**III. Regular Agenda**

*Items were presented out of the order of the agenda.*

- b. **RCC19-12: Carter-Fentress** – A request to allow new exterior construction of an approximately 17,584-square foot commercial building with associated fencing, landscaping, and other site improvements located at 909 West Beauregard Avenue.

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The caption 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 of approval with conditions along with the basis for his recommendation.

Commissioner Biggerstaff asked for clarification from staff regarding whether or not this was just a storage building or if it was offices. Mr. Fisher showed the illustration of the site plan drawing and said that the larger portion of the building was the storage building area and that the smaller building would be the offices.

Chair McLaughlin opened the meeting for public comment.

Richard Porter, a nearby resident of the subject property, came up to speak about the proposed project. He wanted clarification of exactly what the building was going to be used as.

Mr. Fisher explained that the proposed building was going to house two separate uses within one building. Mr. Fisher explained that the large part of the proposed building will be for storage units and the smaller attached building in the front will be used as an office.

Ms. Amberly Watkins and Mr. Rob Watkins, property owners, came forward to speak about the proposed project. Mr. Watkins explained that he believes the proposed project will complement the area. He stated that he lives next door to the project. He stated he also owns the Chick-Fila restaurants in town and the offices within the proposed building will be used by his Chick-Fila office employees. Mr. Watkins stated that the gates on the property will be open during business hours, but then the gates will be closed after business hours. Ms. Watkins stated that they are working with City staff on the lighting and signage for the property.

Commissioner Thomas asked about the curb cut on South Park Street. Mr. Watkins stated that he has already spoke with TXDOT and they are working together to meet all requirements from TXDOT regarding the entrances and exists for the property.

Commissioner Biggerstaff wanted clarification regarding the colors and material being used on the building and for landscaping. The Watkins provided examples of the materials and colors to be used. The same materials were within the staff presentation of the proposed elevations of the site plan.

Mr. Watkins also stated that the existing trees closest to the river would remain.

Chair McLaughlin asked if there was any further public comment. Seeing no one come forward for public comment, Chair McLaughlin closed public comment.

***Commissioner Biggerstaff made a Motion to APPROVE case RCC19-12 as presented with conditions 1, 2 and 4. Commissioner Engdahl seconded the Motion. The Motion passed unanimously, 5-0.***

**Lenny James entered the meeting**

- d. CA19-02: Fort Concho** – A request for approval for the rehabilitation and restoration of numerous buildings at Fort Concho located at 630 South Oakes Street, San Angelo, Tom Green County, Texas.

The caption was read into the record by Chair McLaughlin before staff began their presentation.

Shelly Paschal, Planner, introduced herself and provided a brief synopsis of the case. Mrs. Paschal indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Paschal concluded her presentation with a recommendation of approval along with the basis for her recommendation.

Chair McLaughlin opened the meeting for public comment. Seeing no one come forward for public comment, Chair McLaughlin closed public comment.

***Commissioner Thomas made a Motion to APPROVE case CA19-02 as presented with conditions. Commissioner Biggerstaff seconded the Motion. The Motion passed unanimously, 6-0.***

***Commissioner Schmidt excused himself.***

- a. RCC16-28: Pfluger** – A request for approval of an amendment for remodeling of the exterior façade facing 307 South Chadbourne Street, replacing the installation of the proposed new sliding garage door with large glass windows, painted window frames and an entry door with exterior walls a Rockwood Red and frames Rockwood Dark Green.

The caption was read into the record by Chair McLaughlin before staff began their presentation.

Sherry Bailey, Principal Planner, introduced herself and provided a brief synopsis of the case. Mrs. Bailey indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Bailey concluded her presentation with a recommendation of approval with conditions along with the basis for her recommendation.

Chair McLaughlin opened the meeting for public comment. Seeing no one come forward for public comment, Chair McLaughlin closed public comment.

***Commissioner Thomas made a Motion to APPROVE case RCC16-28 as presented with conditions. Commissioner James seconded the Motion. The Motion passed unanimously, 5-0.***

- c. **RCC19-13: Pfluger** – A request for approval for an exterior remodel of the existing building on the property located at 5 W, Concho Avenue including windows with black painted frames, a classic gold painted door frame, exterior wall Rockwood Red and two projecting exterior 36 “ by 36” lit signs.

The caption was read into the record by Chair McLaughlin before staff began their presentation.

Sherry Bailey, Principal Planner, introduced herself and provided a brief synopsis of the case. Mrs. Bailey indicated the project’s location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Bailey concluded her presentation with a recommendation of approval with conditions along with the basis for her recommendation.

Commissioner Biggerstaff wanted clarification on the placement of the signs. Mrs. Bailey showed the elevation and showed the location of the signs. The signs will be on either side of the door.

Chair McLaughlin opened the meeting for public comment.

Lee Pfluger, property owner, came forward to speak about the proposed project. He stated that he has owned this property since 1972 and has had a challenge over how to change the large over-head doors. His architect proposed him with a rendering that would eliminate those large doors in what he believes to be a very classy way.

Mrs. Bueker, stated she had researched the building and back in the earlier 1900 this building was an automobile dealership.

Chair McLaughlin asked for further public comment. Seeing no one else come forward for public comment, Chair McLaughlin closed public comment.

***Commissioner Engdahl made a Motion to APPROVE case RCC19-13 as presented with conditions. Commissioner Thomas seconded the Motion. The Motion passed unanimously, 5-0.***

***Commissioner Schmidt rejoined the meeting.***

**IV. Director's Report**

No Director's report.

**V. Announcements**

Chair McLaughlin indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on **Thursday, September 19, 2019, at 10:00 am** in the **East Mezzanine in City Hall at 72 West College Avenue.**

**VI. Adjournment**

***Commissioner Biggerstaff made a Motion to adjourn the meeting; Commissioner James seconded the Motion. The Motion passed unanimously, 6-0. The meeting ended at 11:00 A.M.***



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Stephen McLaughlin, Chair  
Design & Historic Review Commission