



# RECORD OF MINUTES

CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, AUGUST 20, 2020  
VIA Audio/Video Broadcast

**PRESENT:** Stephen McLaughlin (Chair), Clay Engdahl, James Thomas, David Mazur, Lisa Wallace

**ABSENT:** Henry Schmidt, Lenny James

**STAFF:** Hillary Bueker - Planning Manager  
Shelly Paschal - Planner  
Jon James - Director of Planning and Development Services  
Jeff Fisher - Principal Planner  
Sheri Guidry - Senior Administrative Assistant

## I. Call to order; Establishment of quorum

The meeting was called to order at 10:04 AM by Chair McLaughlin. A quorum of five (5) was present.

## II. Consent Agenda

- a. Consideration and approval of the July 16, 2020, Design & Historic Review Commission meeting minutes.

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

## III. Regular Agenda

- a. RC20-08: 312 South Koenigheim Street - A request for River Corridor approval of a bus shelter (near the YMCA), located at 312 South Koenigheim Street.

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 the subject property. Mrs. Paschal concluded her presentation with a recommendation of approval along with the basis for her recommendation, subject to two conditions.

Chair McLaughlin opened the meeting for public comment. John Austin Stokes and Jeff York with Concho Valley Council of Government (CVCOG) joined the meeting.

Commissioner Mazur asked if the structure with the art is already constructed. Commissioner Mazur asked why the commissioners were not given multiple options to pick from.

Commissioner Thomas asked if this was a standard size of a typical bus shelter.

John Austin Stokes, Executive Director of CVCOG, came forward to speak regarding the proposed bus shelter. He stated that the CVCOG has contracted to install 6 new shelters a year. He stated that the Art in Uncommon Places has created or is in the process of creating several bus shelters with art attached to them. He stated that the proposed shelter is a standard size for bus shelters.

Commissioner Mazur and Commissioner Wallace both like the idea of having bus shelters, they just weren't exactly sold on the existing art attached to this structure. Commissioner Mazur reiterated that he would like to have options to choose from in the future.

Commissioner Mazur asked if TXDOT had already approved this location. John Austin Stokes stated that they are working with TXDOT regarding this bus shelter.

Jeff York, General Manager for CVCOG, stated that this location is already an existing stop for the transit buses, but it just currently doesn't have an actual shelter located there. He stated that this is Route #1 and is the busiest route the transit district has and that safety is always first with the transit district.

Commissioner Thomas asked why the shelter couldn't be located closer to the building. Mrs. Bueker, Planning Manager, explained that on this specific location there is a retaining wall and a drop off and the proposed location would be the most suitable location. Commissioner James Thomas asked if it were possible to build an "inset" for the bus to turn off of Bryant to allow other vehicles to continue driving on. It would be safer for everyone. Mrs. Bueker asked Mrs. Paschal to show the aerial pictures of that area again. Hillary mentioned the fact that there was a rather large drop off behind the sidewalk and her concern with doing something like what James Thomas mentioned was that was probably going to cause grading issues in the future.

Chairman McLaughlin added that the art from Art in Uncommon Places was a donation to the CVCOG and wanted to know if there was any input by the CVCOG of what kind of art was attached. John Austin Stokes stated that the CVCOG didn't have input on the specific type of art work that was placed on the shelters.

David Mazur stated that he doesn't think that the artwork that is being donated will go with the "Gateway to Downtown" Master plan, which is located behind the First Financial Bank drive thru.

Chair McLaughlin stated that, like the river area the artwork is donated therefore we cannot tell the artist what to donate. All commissioners understand this but would still like to have seen options to be able to choose which artwork would be best for the bus shelter, particularly at that location.

Commissioner Mazur also mentioned the location of this particular bus shelter. He is concerned about the heavy traffic area and the need to vehicles to turn on to Concho to get downtown there.

Jeff York with CVCOG mentioned that there are at least 7 other bus stops on Bryant and that the speed limit is 35mph. He understands the concern, but that stop has been there for at least 5 years already.

Commissioner Mazur again, suggested that they be given options to choose from. John Austin Stokes (CVCOG) stated that he would be more than happy to provide that in the next meeting.

Commissioner Thomas asked if the artwork is detachable. John Austin Stokes stated that it is removable. The artwork is bolted on to the bus shelter and like everything else has to be maintained every 3-4 years or so. He also stated that if the artwork or the shelter was damaged that it could be replaced.

Chair McLaughlin asked for any further comments or questions. Seeing none he closed public comment.

**Commissioner Mazur made the Motion to APPROVE RC20-08 as presented (with staff acknowledging that the Commission would prefer different options to choose from in the future). Commissioner Engdahl seconded the Motion. The Motion passed unanimously, 5-0.**

- b. RC20-09: 23 South Park Street - A request for River Corridor approval of an exterior remodel and reconstruction for a commercial property located at 23 South Park Street.

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 the subject property. Mrs. Paschal concluded her presentation with a recommendation of approval along with the basis for her recommendation, subject to two conditions.

Chair McLaughlin opened the meeting for public comment. Jason Helfer with Peasant Village joined the meeting. Jason Helfer, applicant, address the board stating that he wanted to make renovations to his property that was damaged by an automobile accident.

Commissioner Lisa Wallace asked about the roofing materials that were going to be used. Jason Helfer stated that it would be black asphalt shingles.

Commissioner Mazur asked if the windows on the structure were being replaced. Jason Helfer stated that the window frames would remain, but the glass panes would be replaced.

Commissioner Mazur asked about the front of the building. From the pictures it looked as though only half of the front would be stucco. Jason Helfer stated that the entire front would be stucco. He didn't have enough time to submit the proper picture depicting the full stucco front and he was wanting direction from the Commission if placing stucco across the entire front would be appropriate. The Commission members seems to agree that stucco along the entire front of the building would be more appropriate.

Commissioner Mazur asked about the front lattice railings. He wanted to know if that was going to be changed. Jason Helfer stated that he is going to be leaving that up but covering it with Austin Stone to match the railing along the ramp that comes up on the side of the building. Mr. Helfer had chosen the paint colors, Austin Stone and stucco to coordinate with the look of the new storage facility across the street from him. Jason Helfer also mention the posts being covered with Austin Stone for added stability. Commissioner Mazur also suggested that the fireplace be the same accent Austin Stone. Commissioner Wallace mentioned that historically the buildings posts were wood not stone.

**Commissioner Mazur made a Motion to APPROVE case RC20-09 as presented with an added conditions, that the new shingles must be black asphalt shingles, the entire front of the building must be stucco (same as the side of the building), that the window/door glass be repaired, and the lattice railings on the front porch must be covered in the accent Austin Stone (same as the bottom of the building and the ramp bottom). Commissioner Wallace seconded the Motion. The Motion passed unanimously, 5-0.**

#### IV. Division Report

No division report at this time. There was an announcement stating that the next couple meetings will probably be via Zoom depending the determination from the Governor and the Planning staff will be updating the Commission members with changes as soon as staff knows.

#### V. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, September 17, 2020, at 10:00 am** in the East Reception Room in City Hall at 72 West College Avenue or via Zoom meeting.

#### VI. Adjournment

**Commissioner Engdahl made a Motion to adjourn the meeting; Commissioner Thomas seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 10:55 A.M.**

  
\_\_\_\_\_  
Stephen McLaughlin, Chair  
Design & Historic Review Commission