



RECORD OF MINUTES

CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, JANUARY 21, 2021
VIA Audio/Video Broadcast

PRESENT: Stephen McLaughlin (Chair), Henry Schmidt, James Thomas, David Mazur, Lenny James, Lisa Wallace

ABSENT:

STAFF: Jon James - Director of Planning and Development Services
Hillary Bueker - Planning Manager
Sherry Bailey – Principal Planner
Jeff Fisher - Principal Planner
Bryon Fox - Senior Administrative Assistant
Brandon Dyson - Assistant City Attorney
Rae Lineberry - Development Services Technician

I. Call to order; Establishment of quorum

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

II. Consent Agenda

Consideration and approval of the December 17, 2020, Design & Historic Review Commission meeting minutes.

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

III. Election of Chair.

Commissioner Mazur made a Motion to elect Stephen McLaughlin as Chair; Commissioner James seconded the Motion. The Motion passed unanimously, 5-0.

IV. Election of Vice-Chair.

Commissioner Thomas made a Motion to elect David Mazur as Vice-Chair; Chair McLaughlin seconded the Motion. The Motion passed unanimously, 5-0.

Commissioner Wallace arrived at the meeting at 10:09am.

V. Regular Agenda

- a. DD20-23: 29 East Concho Avenue - A request for Downtown District Overlay approval of three signs totaling approximate 73-square feet, a 71.04-square foot car panel sign and two existing door decals each being 1-square foot, located at 29 East Concho Avenue.

Hillary Bueker, Planning Manager, introduced herself and provided a brief synopsis of the case. Ms. Bueker indicated that this is the same proposal that was tabled from December's meeting. She stated the project's location, elaborated on details regarding the proposal, and showed the subject property. Ms. Bueker concluded her presentation with a recommendation of approval for the small signs and denial for the larger sign, along with the basis for her recommendation.

Chair McLaughlin opened up public comment.

Kathleen Quanz, representative, commented that her and the property owner have not come up a new proposal. She asked the board to table this item for up to 3 months.

Barbara Strain, owner, reiterated that due to the project on Chadbourne Street, their business has significantly slowed down and they are wanting to take advantage of this slow down by making improvements to their building, include adding a sign. She wants her sign to attract attention to her business. She also agreed to table the item.

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

Commissioner Thomas wanted clarification if this was the same proposal as last month or if it was a reduction of the sign. Ms. Bueker clarified that this is same proposal as last month, being the same size.

Chair McLaughlin stated the issue brought up last month regarding the proposed sign needs to be consistent with its surrounding properties.

Commissioner Mazur made the Motion to TABLE THE REQUEST DD20-23 for up to 3 months to work with the applicant. Commissioner Schmidt seconded the Motion. The Motion passed 6-0.

- b. RC20-13: 402 West 3rd Street - A request for River Corridor approval of a 60-square foot freestanding sign for a property located at 402 West 3rd Street.

Hillary Bueker, Planning Manager, introduced herself and provided a brief synopsis of the case. Ms. Bueker indicated the project's location, elaborated on details regarding the

proposal, and showed the subject property. Ms. Bueker concluded her presentation with a recommendation of approval for the proposed sign and stated that landscaping and xeriscaping will be added.

Chair McLaughlin opened up public comment.

Mr. Alfonso Torres, applicant for the City of San Angelo, came forward stating that the City is installing a sign similar to this application, also welcoming all to San Angelo at the Y, near the intersection of South Bryant Boulevard and Avenue J.

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

Commissioner Mazur made the Motion to APPROVE the request of RC20-13. Commissioner James seconded the Motion. The Motion passed 6-0.

- c. DD20-24/CA20-08: 29 North Oakes Street - A request for Downtown District approval and a Certificate of Appropriateness for removing two metal buildings; relocating existing playground; reconfiguring parking to 90 degrees; developing a plaza entrance with covered walkway; refencing chiller yard; adding two new signs to define main entrance and outdoor event plaza with string lights, seat walls and porch swings; painting existing brick and changing existing doors for accessibility purposes for a church located at 29 North Oakes Street.

Sherry Bailey, Principal Planner, introduced herself and provided a brief synopsis of the case. Ms. Bailey indicated the project's location, elaborated on details regarding the proposal, and showed the subject property. Ms. Bailey concluded her presentation with a recommendation of approval for the request, with the exception of the painting of the church wall, subject to one condition, along with the basis for her recommendation.

Commissioner Mazur asked if they were proposing to paint the whole two-story wall or just a portion of the wall. Ms. Bailey stated that it was her understanding that it just being painted half the wall.

Commissioner Mazur wanted clarification of the location of the playground and fencing around this playground. Ms. Bailey verified the proposed location of both.

Regina Thompson, architect, answered that the fencing being proposed is going to be black chain-link fence that will be open. There will be screening on the fence on the south area. There will be a 5 foot sidewalk between the playground and parking.

Ms. Bueker stated that their parking will be required to be on their property.

Commissioner Mazur wanted to know the height of the fence.

Ms. Thompson clarified that the fence will be 4 feet in height.

Chair McLaughlin opened up public comment.

Ms. Thompson stated the portion of the building that is being proposed to be painted is the majority of the wall.

Chair McLaughlin asked why they wanted to paint the brick. Ms. Thompson clarified that the painting would show differentiation and provide a back drop for that area.

Ms. Bueker verified staff's concerns regarding painting the brick.

Commissioner Wallace wanted to know why there are already buildings in the downtown area that are painted. Ms. Bueker explained that those buildings were painted before regulations were in place to be able to control painting of buildings.

Commissioner Mazur restated that many of the buildings were painted back in the 40's or 50's. He agreed with concerns of painting the wall.

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

Commissioner Mazur wanted to know what material is being proposed for the canopies.

Ms. Thompson stated that the canopies are steel structures and not fabric awnings.

Commissioner James made the Motion to **APPROVE Case CA20-10 and Case DD20-24 with the exception of the painting of the church wall at 29 N. Oakes Street**, subject to the following Condition of Approval. Commissioner Mazur seconded the Motion. The Motion passed 6-0.

- d. CA21-01: 630 South Oakes Street - A request for a Certificate of Appropriateness for two new buildings approximately 3,900-square feet and 4,250-square feet each at Historic Fort Concho, located at 630 South Oakes Street.

Jeff Fisher, Principal 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 the subject property. Mr. Fisher concluded his presentation with a recommendation of approval for two new buildings at Fort Concho, subject to three conditions of approval.

Chair McLaughlin opened up public comment.

Mr. Killis Almond explained that lots of research went into this project to make it as close as possible to the original buildings.

Chair McLaughlin acknowledged the Fort Concho staff and volunteers for all their great work.

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

Commissioner Mazur made the Motion to APPROVE CA21-01, subject to three conditions of approval. Commissioner Thomas seconded the Motion. The Motion passed 6-0.

VI. Division Report

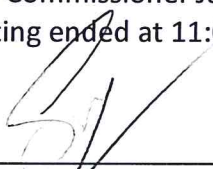
Ms. Bueker stated that due to COVID the next couple of meetings will be held via Zoom, but if anything was to change, then Ms. Paschal will let the Commission members know.

VII. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, February 18, 2021, at 10:00 am** in the East Reception Room in City Hall at 72 West College Avenue or via Zoom.

VIII. Adjournment

Chair McLaughlin made a Motion to adjourn the meeting; Commissioner James seconded the Motion. The Motion passed unanimously, 6-0. The meeting ended at 11:01 A.M.



Stephen McLaughlin, Chair
Design & Historic Review Commission