



**MINUTES RECORD**  
**CITY OF SAN ANGELO, TEXAS**  
**DESIGN AND HISTORIC REVIEW COMMISSION**  
**Thursday, April 21, 2022 AT 2:30 P.M.**  
**McNease Convention Center (South Meeting Room)**  
**501 Rio Concho Drive**

PLEASE PLACE ALL CELLULAR PHONES ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

**I. Call to order and establish that a quorum is present.**

Chair McLaughlin calls the meeting to order at 2:30 p.m.

**II. Consent Agenda**

Consideration and approval of the February 17, 2022, Design & Historic Review Commission meeting minutes.

*Commissioner Mazur moved to approve the minutes, Commissioner Wallace seconded. All present voted to approve 5-0. (Commissioner James was absent)*

**III. Regular Agenda**

- a. **DD22-15: 201 E. Harris Ave.** – A request for approval façade construction of the existing women's and children's hospital; consists of a three story expansion onto the north face of the building and a third floor overbuild expansion to infill the existing second floor roof.

*Kyle Warren, Planner, presents the case for an addition to the existing Women and Children's site for Shannon Medical.*

*Chair McLaughlin opens public comment.*

*Dale Droll, Shannon Medical, indicated that he is available for questions.*

*Chair McLaughlin closes public comment.*

*Commissioner Mazur motions for approval as presented by staff, Commissioner Schmidt seconds motion. Case receives approval unanimously, 5-0.*

- b. **DD22-11: 14 S. Chadbourne St.** – A request for approval of exterior construction for the installation of playground canopies at the property located at 14 S. Chadbourne St., being 0.359 acres.

*Rafael Alvarado, Planner, presents the case for a playground with shade canopy structures. He shared the proposed colors of the canopies.*

*Commissioner Deckers asked if it is adjacent to a business on an empty lot.*

*Mr. Alvarado indicated it is currently vacant between two parking lots.*

*Chair McLaughlin opens public comment.*

*Dale Droll, Shannon Medical, indicated that the Baptist Church owns the property but Shannon is using it for a daycare.*

*Chair McLaughlin closes public comment.*

*Commissioner Mazur motions for approval as presented by staff, Commissioner McLaughlin seconds motion. Case receives approval unanimously, 5-0.*

- c. **DD22-16: 120 E. Harris Ave.** – A request for approval of a seven story expansion on the west face of the building, a central utility plant expansion, and a utility bridge needed to connect to the medical center.

*Kyle Warren, Planner, presents the case for a 7-story expansion to the main Shannon Medical facility downtown, new sky bridge, and utility plant. He shared the proposed colors of the canopies.*

*Commissioner Mazur asked what the item on the left of the rendering is.*

*Chair McLaughlin opens public comment.*

*Dale Droll, Shannon Medical, responded that the item in question is a cooling tower.*

*Chair McLaughlin closes public comment.*

*Commissioner Deckers motions for approval as presented by staff, Commissioner Mazur seconds motion. Case receives approval unanimously, 5-0.*

- d. **RC22-02: 320 S. Oakes St.** – A request for River Corridor District approval for construction of a metal opaque fence with allowance for attached plywood paneling for murals, located at 320 S. Oakes Street.

*Jeff Fisher, Chief Planner, presents the case which was tabled at the last meeting. He presented the changes since the last meeting which included providing different metal and color options.*

*Commissioner Mazur asked to clarify the fence location.*

*Mr. Fisher displayed a map showing the new fence location.*

*Chair McLaughlin opens public comment.*

*Eric Eggemeyer, applicant, clarified the fence height will be 8 feet and details.*

*Commissioner Mazur asked the purpose of the fence screening.*

*Mr. Eggemeyer responded it was to provide screening for his personal repair business.*

*Commissioner Wallace suggested adding wood posts and framing around the metal fence. She cautioned about the art murals on the fence.*



*Brandon Dyson, Deputy City Attorney indicated that the colors could be approved with a condition that the wood trim is approved by the Planning Director.*

*Commissioner Mazur opposed an 8-foot fence but was okay if it was 7 feet tall. He asked if this could be approved with Commissioner Wallace reviewing and approving a final rendering.*

*Commissioner Mazur made a motion to approve the fence 7 feet tall with U-panel and wood framing with Commissioner Wallace approving the final rendering. Commissioner Wallace seconded the motion. The motion failed 3-2 with Commissioners Mazur, Wallace, and Deckers voting in favor but it did not pass because 4 votes are required.*

*Chair McLaughlin made the same motion as above except to increase the fence height to 8 feet. The motion failed 3-2 with Chair McLaughlin, and Commissioners Deckers and Wallace voting in favor but it did not pass because 4 votes are required.*

***Commissioner Mazur made a motion to approve the fence 7 feet tall of metal and wood framing with Commissioner Wallace approving the final rendering including colors and materials. Chair McLaughlin seconded the motion. The motion passed 4-1 with Commissioner Decker opposed.***

- e. **DD22-08: 39 W. Concho Ave.** – A request for approval of a 32' by 40' concrete patio with steel fencing and gates around it for outdoor storage, located at 39 W. Concho Ave, being 0.344 acres.

*Kyle Warren, Planner, presents the case for an outdoor storage area with fencing and gates.*

*Chair McLaughlin opens public comment.*

*Chair McLaughlin closes public comment.*

*Commissioner Wallace motions for approval as presented by staff, Chair McLaughlin seconds motion. Case receives approval unanimously, 5-0.*

- f. **DD22-09: 402 W. Beauregard Ave.** – A request for approval of exterior construction in the Downtown Design Overlay Zone, including a new outdoor pool, parking repaving, and landscaping for the subject property located at 402 W. Beauregard Ave, being 0.654 acres.

*Rafael Alvarado, Planner, presents the case to renovate the existing hotel site.*

*Chair McLaughlin opens public comment.*

*Kyle Christian, the applicant, indicated he was available for questions and was accessing the meeting virtually.*

*Chair McLaughlin closes public comment.*

*Commissioner Mazur motions for approval as presented by staff, Chair McLaughlin seconds motion. Case receives approval unanimously, 5-0.*

- g. **DD22-17: 20 W. Beauregard Ave.** – A request for approval of exterior construction visible from the public right-of-way, to allow a prefabricated walk-in freezer at the rear of the subject property at 20 W. Beauregard Ave., being 0.218 acres.

*Rafael Alvarado, Planner, presents the case for an outdoor walk-in freezer behind the existing restaurant.*

*Commissioner Mazur asked if the freezer would be behind an outdoor wall.*

*Chair McLaughlin opens public comment.*

*Eric Sobel, applicant, introduced himself and responded it would not be and would be visible.*

*Commissioner Deckers suggested the freezer be painted white to match the surrounding building.*

*Chair McLaughlin closes public comment.*

*Chair McLaughlin motions for approval as presented by staff with the additional condition that two sides be painted white. Commissioner Mazur seconds motion. Case receives approval unanimously, 5-0.*

- h. **CA22-02: 301 E. Avenue D** – A request for a Certificate of Appropriateness for a +/- 240 square foot shade canopy above an existing community garden at Historic Fort Concho, located at 301 East Avenue D.

*Jeff Fisher, Chief Planner, presents the case for a shade structure above the community garden.*

*Chair McLaughlin opens public comment.*

*Mason Slayton, applicant, explained the need for the cover from the heat.*

*Chair McLaughlin closes public comment.*

*Commissioner Mazur motions for approval as presented by staff. Chair McLaughlin seconds motion. Case receives approval unanimously, 5-0.*

- i. **CA22-03: 207 S. Park St.** – A request for approval of a Certificate of Appropriateness for the installation of a 76-panel, roof-mounted, photovoltaic solar system, for the property located at 207 S. Park St., being 0.688 acres.

*Rafael Alvarado, Planner, presents the case for solar panels on the roof of an existing home and stated Staff is recommending denial based on it being a historical home.*

*Commissioner Mazur asked how the panels were already on the roof without a permit.*

*Chair McLaughlin opens public comment.*

*Chair McLaughlin closes public comment.*

*Mr. McLaughlin suggested the item be table until more information is provided.*

*Commissioner Mazur motions to TABLE to allow the applicants' time to provide more information, Chair McLaughlin seconds motion. Motion to TABLE passed unanimously, 5-0.*

**IV. Public Comment**

N/A

**V. Division Report**

N/A

**VI. Announcements**

*Chair McLaughlin welcomes the newest Commissioner*

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, May 19, 2022, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

**VII. Adjournment**

Chair McLaughlin motions and Commissioner Mazur seconds the motion to adjourn. Motion passed unanimously, 5-0 to adjourn at 4:11 p.m.

FOR



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Stephen McLaughlin  
Chair Commissioner