



MINUTES RECORD
CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, May 19, 2022 AT 10:00 A.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.

Commissioner Mazur calls the meeting to order at 10:06 a.m.

II. Consent Agenda

Consideration of the April 21, 2022, Design & Historic Review Commission meeting minutes.

Commissioner Wallace moved to approve the minutes, Commissioner Schmidt seconded. All present voted to approve 5-0. (Chair McLaughlin was absent)

III. Regular Agenda

- a. RC22-06: 1028-1040 Holiday Drive** – A request for River Corridor District approval for construction of townhomes, being 0.25 acres, located at 1028-1040 Holiday Drive.

Jeff Fisher, Chief Planner, presented the case for four new townhomes, located next to other townhomes under construction. He shared color renderings with the DHRC members and public. He outlined Staff's recommendation to approve based on consistency with the River Corridor Master Development Plan (RCMDP), subject to two conditions as presented.

The applicant Bryan Benson spoke in support. He indicated that the first four townhomes were under construction, and that he is using the same color palette for the new ones.

Commissioner Mazur asked if the previous townhomes come forward to DHRC for review.

Aaron Vannoy, Assistant Director of Planning and Development Services explained that they did not because the relevant code section was re-interpreted.

Mr. Benson asked if he needed to come back for review each time.

Mr. Fisher responded yes, but that he can submit all improvements as part of one application even if he does not build all at the same time.

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

- b. **DD22-19: 24 E. College Avenue** – A request for Downtown District approval to allow a telecommunication facility with tower and related equipment in the Central Business District (CBD), located at 24 E. College Avenue, being 0.828 acres.

Jeff Fisher, Chief Planner, presented the case for a new telecommunication tower. He said the tower will be painted gray and partially screened with a 7-foot tall brick wall.

Danny Wilkins with Vincent Gerard and Associates, representing the applicant, Verizon, provided a brief presentation. He showed that the screening wall will be composed of a textured CMU wall used in another project. He said this tower is important for 9-1-1.

Commissioner Deckers asked if 5G be implemented in the tower.

Mr. Wilkins indicated that this would be something his engineers could answer, but that they have made sure co-location is available.

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

- c. **DD22-20: 59 N. Koenigheim Street** – A request for Downtown District approval to allow repainting and signage onto an existing building, fencing, and walk-in cooler, located at 59 N. Koenigheim Street, being 0.458 acres.

Kyle Warren, Planner, presented the case. He said this used to be a Which Wich location. He shared architectural renderings. He said the applicant wants to build a fence on the east side for a beer garden, put an iron gate around the awning, keep the brick the same but add on the window awnings and walk-in closets. Mr. Warren indicated that the awnings will be Sunbrella Silver, with Knitting Needles color on the fence, awning, and front of the building. He recommended approval subject to two conditions as presented.

Eric Sobel, owner, said he was looking to have a satellite operation to the existing Zero One Ale House downtown, and have a beer garden and tap room at this addition, He said this is his phase 1, and eventually wants to open an outdoor bar.

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

- d. **DD22-21: 5 W. Concho Avenue** – A request for Downtown District approval for an exterior remodel of the existing facade, located at 5 W. Concho Avenue, being 0.343 acres.

Jeff Fisher, Chief Planner, presented the case for new façade improvements to facilitate expansion of the existing Angry Cactus. He shared renderings with the DHRC showing the proposed changes which include two new lights, roll up garage doors, black cedar panels, and cleaning the existing brick.

Lee Pfluger, owner, indicated that this expansion would be for seating and expansion of the kitchen and new culinary school. He said the windows will roll up.

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

- e. **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.

Kyle Warren, Planner, presented the case which was tabled from last month. He said originally Staff requested denial but after looking at national and state policies they now believe if the panels are not in sight they would be okay. Mr. Warren indicates that you cannot see the top of the roof from S. Park St. with or without the trees being a three-story home. He did say however that the panels facing Colorado are visible and wanted the DHRC to decide on these ones. Mr. Warren concluded by recommending approval with three conditions as presented.

Commissioner Mazur asked if all the solar panels are already mounted on the roof.

Mr. Warren said he does not believe so.

Commissioner Mazur asked to clarify that the interior standards would be okay if they are out of sight.

Mr. Warren clarified that the interior standards say if it is not conspicuous and cannot be seen clearly it would be acceptable.

Aaron Vannoy, Assistant Director of Planning and Development Services, indicated that the standards are there to make sure the character of the home is not changed.

Janet Harvey, owner, indicating that she lives at the property. She said the bulk of the panels are at the back where they cannot be seen.

Commissioner Wallace asked to clarify that we are examining removing them only from Colorado the side.

Mr. Warren responded this was correct, and also that the panels on the garage are up for question.

Justin Duncan, Fasttrack Engineering who erected the panels spoke in support of the request.

Commissioner Mazur asked him will the house still be able to be solar powered if these panels are removed.

Mr. Duncan responded no.

Commissioner Mazur asked what if the panels were removed and then put on non-visible parts of the roof.

Mr. Duncan responded that he can check but that there is a size limitation due to the available area on roof.

Commissioners Deckers and Wallace stated that they have no objections.

Commissioner Mazur stated that in future solar panels should be in inconspicuous places, and wanted this in the motion.

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

IV. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

Lee Pfluger, property owner, asked if the concrete sidewalk on 5 W. Concho can be replaced without the DHRC.

Aaron Vannoy, Assistant Director of Planning and Development Services said this is correct.

V. Division Report

Aaron Vannoy, Assistant Director of Planning and Development Services said we may bring back a Downtown Historic District for consideration to the DHRC in June.

VI. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, June 16, 2022, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VII. Adjournment

Commissioner Elkins motioned to adjourn, Commissioner Wallace seconded. Motion to adjourn approved 5-0 at 10:47 a.m.

Stephen McLaughlin
Chair Commissioner