



MINUTES RECORD
CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, June 16, 2022 AT 10:00 A.M.
East Mezzanine of City Hall
72 West College Avenue

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

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

Vice Chair Wallace calls the meeting to order at 10:08 a.m.

II. Consent Agenda

Consideration of the May 19, 2022, Design & Historic Review Commission meeting minutes.

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

III. Regular Agenda

- a. **Z22-02: Chadbourne Corridor Historic District** – Public hearing and consideration of an Ordinance to adopt a new Historic District in Downtown San Angelo, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.
- b. **Revisions to Zoning Ordinance for Historic Properties** - Public hearing and consideration of an Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Sections 211 "Historic Overlay Zone", amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process.
- c. **Adopting Historic Guidelines** – Public hearing and consideration of a resolution adopting the City's Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

Jeff Fisher, Chief Planner, presented all three items as one presentation as they all pertain to the historic property.

Mr. Fisher indicated there was a Town Hall meeting and discussion at Planning Commission about these items. He explained that the City's consultant recommended a new historic district in Downtown San Angelo, and that State Law required the DHRC to decide on the changes. He shared a map of the proposed historic district along Chadbourne Street downtown. Mr. Fisher indicated that some of these properties are designated high or medium priority and demolitions which would require a historic review, and that the low priority properties only a downtown district review which is less strict. Mr. Fisher indicated that of the 144 notice letters sent out, Staff received 7 in support from affected property owners and 9 in opposition, and 1 in support and 2 against for owners within 200 feet of the properties to be designated.

Mr. Fisher explained that Staff was amending the review criteria to offer an administrative option for signs under 50 square feet, fences or walls, and exterior painting, among other things. Finally, he presented a summary of the new historic guidelines which would be implemented and allow Staff to review as part of historic reviews. These guidelines would apply to all properties in the new historic district. Mr. Fisher also provided tax abatements that would apply for properties to be designated historic and further abatement for projects.

Commissioner Mazur asked if the historic tax abatements are already in force.

Aaron Vannoy, Assistant Director of Planning and Development Services responded that they are, but that many properties did not take advantage of these and that Staff would send this information to the Appraisal District.

Vice Chair Wallace opened public comment.

Del Velasquez, Director, Downtown San Angelo, explained that historic buildings property owners either went to nationally register a property, or went to the City to make it historic designated. He said that the abatements are only eligible if historic designated.

Tom Ingles, with Tom Tire's World, asked what needs to be done if there is a red dot on the map.

Mr. Fisher responded that he understood Mr. Ingles' property is not historic yet but would become medium historic if this item is approved. He also explained that Mr. Ingles would not have to do anything unless he goes to build onto the exterior.

Reed Shahan raised concerns about the regulations and whether certain developments such as Twisted Root and Angry Cactus could have been built if they were designated historic.

Vice Chair Wallace explained that buildings need to have a historic precedence but not too strict.

Mr. Vannoy responded that flexibility is important and that the new administrative process will allow Staff to approve without having to come to the DHRC each time.

Commissioner Mazur explained that the historic area is different than other parts of Downtown and that review needs to be cohesive in this area.

Monica Ramos, Assistant Director, Downtown San Angelo, indicated that despite COVID, 22 businesses have recently moved Downtown, and that having these historic elements are elements that tourists look forward to.

Anne Shahan, asked that if this district is approved, you cannot opt out.

Mr. Fisher responded that the applicant would have to ask the City to remove the property from this historic designation.

Commissioner Mazur made a motion to approve Item A as presented. Commissioner Schmidt seconded. Case receives approval unanimously, 5-0.

Commissioner Deckers made a motion to approve Item B as presented. Commissioner Mazur seconded. Case receives approval unanimously, 5-0.

Commissioner Wallace made a motion to approve Item C as presented. Commissioner Deckers seconded. 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.

There was no public comment.

V. Division Report

Aaron Vannoy, Assistant Director of Planning and Development Services said there will be a DHRC meeting next month. He indicated Rae Lineberry will be starting as a new planner.

VI. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on ***Thursday, July 21, 2022, at 10:00 am*** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VII. Adjournment

Commissioner Mazur motioned to adjourn, Commissioner Elkins seconded. Motion to adjourn approved 5-0 at 11:22 a.m.



Stephen McLaughlin
Chair Commissioner