

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, MARCH 20, 2014 AT 10:00 A.M, MCNEASE CONVENTION CENTER, COUNCIL CHAMBERS, 500 RIO CONCHO DRIVE, SAN ANGELO, TEXAS.

PRESENT: William J. Carter, David Mazur, Margaret Mallard, Ashley Young-Turner, Gary Donaldson, Eric Eggemeyer,

ABSENT: N/A

STAFF: Patrick Howard, AICP, Director of Development Services
Kevin Boyd, Planner
Roxanne Johnston, Planner
Barbara Hesse, Historic Preservation Officer

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

The meeting was called to order at 10:03 AM and a quorum of 6 was present

II. Consideration of approving the minute record from the Regular Meeting held December 19, 2013.

David Mazur motioned to approve the minutes as presented which was seconded by Gary Donaldson. The motions passed 6 - 0.

III. CA 13-04: Art in Uncommon Places – Julie Raymond, requesting a Certificate of Appropriateness (CA) to allow for exterior alterations of an existing structure, on the following property:

Located approximately 1,000 feet northwest of the intersection of Paint Rock Road and South Concho Park Drive, and running parallel to East Avenue L, in south central San Angelo.

The applicant of this request decided to postpone this case until the next month's meeting. The case was not heard.

IV. CA 14-01: Kathy DeHoyos, requesting a Certificate of Appropriateness (CA) to allow the placement of signage on a building with a Historic Overlay Zoning at the following property:

16 East Concho Avenue, located approximately 190 feet east of the intersection of East Concho Avenue and South Chadbourne Street; more specifically occupying the San Angelo Addition, Block 1, E 11.2' of Lot 2, in central San Angelo.

Roxanne Johnston, Planner came forward to speak on the case. No notifications were required with this request. Ms. Johnston went over area maps and pictures of the site. The property is located in the central downtown area and received a historic overlay back in October 20, 1998. Ms. Johnston stated that the sign is compatible with existing signs in the area and colors are muted, consistent with the River Corridor Master Plan. The proposed sign will not exceed the size of the existing signage and other similar size signs already exist on the property. The only proposed condition is that signs placed on the west side of the building must be attached using existing holes in the wall.

Motion to approve as presented was made by Gary Donaldson and seconded by David Mazur. Motion passed 6 - 0.

V. RCC14-05: Sam Lawson, a request for approval of a 3'x8' internally illuminated wall sign located within the River Corridor on the following property:

109 North Koenighiem Street, located approximately 190 feet south of the intersection of North Koenigheim Street and West 3rd Street; more specifically occupying the Central Plaza Addition, Section 2, Block 3, in central San Angelo.

Kevin Boyd, Planner, presented the case in keeping with the Plans and Zoning Ordinance. He explained that the site location within the River Corridor sign area triggered the board's approval of the requested signage. The applicant made a request for the tallest freestanding sign allowed under the river corridor area, at 30 feet in height. Mr. Boyd explained that the new signage would effectively replace two existing signs, which are both likely to be removed. Running north to south, the Concho River, as he explained, lies 800 feet west of the subject property at its nearest point. He further explained that these proposals were tentative or preliminary since official plans had not yet been submitted to the city. The proposed sign dimensions and the colors were highlighted for the board. Mr. Boyd showed the proposed wall signs for the front and sides of the proposed building. Purchasing the property and construction hinges upon signage approval. Planning staff recommended approval with conditions outlined in the report. In supporting the request, Mr. Boyd explained that the property is unique since it serves as a double frontage lot. He noted that staff would like for the front of the new building to face N. Koenigheim Street.

In reading the conditions of the report, Mr. Carter asked for clarification regarding condition 4, to allow for the Planning Manager to make marginal decisions of the signage if they are needed as this is a preliminary proposal.

Mr. Eggemeyer requested consistency with signage in the area as one enters the area.

Mr. Boyd explained that proposed building should face North Able Street, facing to the east. Mr. Donaldson asked for more clarification on placement of the building.

Joy Shelton, staff member from Permits, explained that additional signage would go in front of the Planning Commission. Kevin Boyd reiterated that a provision of the Sign Ordinance allows for placement of only one freestanding sign along a primary frontage, placement of two freestanding signs on a single lot requires Planning Commission's approval. There is a set maximum allowance of 30 feet in the River Corridor with regard to height.

Margaret Mallard motioned that the request be tabled until Planning Commission makes a decision on whether to approve the requested sign variance, seconded by Ashley Young-Turner. Motion to table unanimously passed.

VI. RCC-14-06: Clarion Hotel, a request for approval of an internally illuminated sign measuring approximately 244.1 total square feet by 101 feet, 3 ¾ inches in height on the following property;

441 Rio Concho Drive, located directly southwest of the Concho River and southwest of Rio Concho Drive; more specifically occupying 5.3670 acres of Fort Concho River Lots, being the south part of Lot 16, in central San Angelo.

Roxanne Johnston, Planner, came forward to speak on the request consistent with the city's plans and policies. The proponents sought to replace the sign face and design elements of an existing Clarion freestanding sign. The sign measures approximately 100 feet in height. The proposed logo for the sign face will be similar to colors and font of the wall sign along the building, the sign will also be internally illuminated. Provisions in the ordinance regarding legal nonconformity allows for the board to grant approval of changing merely the sign face of the structure. Alternations to the poles or height of the sign will not be permissible if it does not comply with current regulations. A variance would be necessary for such changes. Ms. Johnston showed maps of the area and renderings of the proposal. The board's options and staff recommendation to approve was also articulated. Staff recommended approval for several reasons, the structure was legally non-conforming and existed pre-2000 or before the adoption of the Sign Ordinance, the surrounding landscape of mature trees help to aid in screening and in terms of scale. Other internally illuminated signage were approved in or nearby the River Corridor area.

Eddie Guardo explains that the group seeks to alter the sign to match the renderings submitted to city staff. The poles of the sign will likely be reduced to around 80 feet (the sign face will match the size of the existing area) the total height of the tower will certainly not increase.

Gary Donaldson motioned to approve which was seconded by David Mazur. Motion passed 6 - 0.

V. Presentation on the permitting processes.

The speaker for this item, Al Torres - Building Official, was unable to attend the meeting. The item was postponed to another meeting date.

VI. Election of chairperson and vice-chairperson for 2014.

David Mazur nominated Ashley Turner to become Chairman of the board which was seconded by Gary Donaldson. The motion was unanimously approved. Mr. Mazur nominated Eric Eggemeyer as Vice Chair, seconded Mr. Donaldson. The motion was unanimously approved.

VII. Future meeting agenda and announcements.

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on April 17, 2014 at 10:00am in Council Chambers (South Meeting Room) of the McNease Convention Center at 500 Rio Concho Drive.

Planner Roxanne Johnston introduced Patrick Howard, the new Director of Development Services. Patrick Howard introduces himself and gives a background. Del Valesques commended William Carter on his many years of service as Chairman of the board.

VII. Adjournment.

David Mazur motioned the meeting be adjourned which was seconded by Margaret Mallard and passed 6 - 0. The meeting adjourned at 11:34 AM.

Ashley Young-Turner, Chairperson
Design & Historic Review Commission