

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON TUESDAY OCTOBER 28, 2014 AT 10:00 A.M, EAST MEZZANINE, CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.

PRESENT: David Mazur, Ashley Young-Turner, Eric Eggemeyer, Gary Donaldson and Sandra Morris, Margaret Mallard.

ABSENT: William Carter (AE)

STAFF: Rebeca Guerra, AICP, LEED-AP, CPD
Kevin Boyd, Senior Planner
Jeff Fisher, Planner
Edward Vigil, Senior Planner

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

The meeting was called to order at 10:02 am – a quorum of 6 was present.

II. Consent Agenda:

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise, the consent agenda will be considered in one vote.

a. Consideration of approving the September 18, 2014 Design & Historic Review Commission regular meeting minutes.

David Mazur motioned to approve the consent agenda (to include September minutes), second by Eric Eggemeyer. The motion passed by a unanimous vote 6-0.

III. Regular Agenda:

a. RCC14-23: Timothy W. Condon

This request was tabled at the September 18, 2014 Design and Historic Review Commission Meeting, at the request of the Commission, requiring the applicant to submit revised renderings and a model of the rendering of the proposed freestanding sign.

A request for approval of a freestanding sign in the River Corridor. The sign will have a maximum sign height of 36 feet, when measured from the ground, on the following property:

1 W Concho Avenue, located at the southwest corner of the intersection of West Concho Avenue and South Chadbourne Street; more specifically San Angelo Addition, Block B, Lot 21 & N 49' 5 1/2" of the E 100' of Lot, in central San Angelo.

Planner Jeff Fisher-Introduces the application RCC14-23, approval of a freestanding sign in the river corridor. He also gives a brief description of the past DHRC comments on the proposed sign, a brief history of the application, and some revisions the commission has requested the applicant make such as the cartoonish character the cactus sign seems to have. The applicant has the 3 options to move forward with. The colors proposed remain unchanged from previous meetings. The first option is to move forward with the original renderings, the second option is to move forward with the revised rendering #2, lowering the height of the cactus and placing on top of a proposed canopy, or option 3 which is to move forward with the cactus on the roof with a canopy. Option 3 would need another approval from city council for the canopy encroachment in the right of way and also for the grease trap in the right of way. Staff recommends approval based on the conditions listed in the staff report.

Ashley-Young Turner- asks how much of an encroachment will the canopy have?

Jeff Fisher- answers that the applicant has not provided that information on the dimensions for the canopy yet.

Sandra Morris- asks if the entrance is recessed, why cant the canopy be recessed also?

Jeff Fisher - answers that he will work with the applicant to address the concerns but also says a variance might be required for the canopy.

Sandra Morris- states the current revised renderings have improved. Would like to see the entrance and the canopy be compliant with zoning requirements. Would like to see the entrance be inviting.

Rebeca Guerra- states the formal public meeting processes and procedures for what this application is here for. Today's discussion is solely on the sign, the location, and its overall appearance. If the canopy moves forward, the DHRC commission will be presented with the information necessary for them to make a decision on the canopy.

Ashley-Young Turner – asks if they are looking at the location of the sign.

Rebeca Guerra- answers yes, just the location of the sign but not the canopy the cactus sign would sit on. They would review it at a later public meeting.

Ashley-Young Turner- opens the hearing to public comments.

Tim Condon- the applicant gives his presentation and urges the commission to approve his sign. Reiterates the boards request from the previous meeting was to have his drawings to scale, have an artist create a model, and to make the sculpture less "phallic" and less offensive. The applicant states, he has complied with all of the boards requests. The applicant introduces and describes the model that was made for the Angry Cactus restaurant and states that he wants to create a unique place for people to come and experience, and to have an "artsy" style logo and sign. He states, "this is his logo and concept for his restaurant."

David Mazur- asks the applicant of all 3 concepts, which one does the applicant like?

Tim Condon- answers he would like the option with the cactus sitting on the canopy, option #2. If he moves forward with this design, he never would have had to go to the Planning Commission for a variance.

Jeff Fisher – reiterates that when they move forward with the canopy, there is a right of way and setback issue and that application will have to be reviewed and then move forward with the appropriate requests.

Gary Donaldson, Ashley-Young Turner discuss previous meeting requests.

Eric Eggemeyer – is impressed with the new design but feels he cannot support the design because it does not fit with the historic design standards.

Tim Condon- reiterates that he is trying to create something different and unique.

Eric Eggemeyer- states he wants his restaurant to work but the design should be more compatible with the downtown design standards.

Tim Condon- states the size is approved by the Planning Commission. The conversation is not about the size, it should be about the design.

Sandra Morris- asks the applicant how the design meets the USA historic design standards?

Tim Condon- describes what is actually downtown in terms of different signs and that many of them don't have historical significance.

Sandra Morris- States that some of the signs that exist are grandfathered in.

Tim Condon- states that he is only asking for half the square footage that twisted root received.

Ashley- asks the applicant to restate what his proposed sign dimensions are.

Tim Condon- answers a 10 foot tall sign, by 7.5 feet wide, and a 2 foot base. For a total of 12 feet in height. She asks what size would be comfortable with?

Eric Eggemeyer – states the proposed size is too big and to try and make it smaller.

Tim Condon- states there are trees in existence on the property and would have to cut the trees down but he doesn't want to get rid of the trees.

Rebeca Guerra- asks the DHRC if they would want to ask the applicant to revise the design and size of the sign, and keep the trees, and to try and work out a resolution everyone would be happy with.

Tim Condon- states the application is not about the size, he has approval for the size.

Eric Eggemeyer- states the DHRC is discussing the design and size and the location of the proposed sign, and does not want the applicant to cut down the trees either. Does the size fit with the scale of the building? He feels it is still too big.

Tim Condon- states the sign square footage is only 75 square feet.

Eric Eggemeyer- states the size must be approved by the board.

Rebeca Guerra- reiterates the variance has already been granted for the size of the sign and the size of the sign is not the issue here, it is the appearance of the sign, the design and the colors. She also informs the board the different options on moving forward with the application in terms of revisions to the proposed sign. Two options, to approve it today, or to make a motion to table the item, and to bring it back with the applicant making revisions.

Patrick Howard- States it would be in the best interest to continue the dialogue regarding the proposed sign, which would allow the applicant to make revisions that the DHRC

would like to see. If the applicant is interested in having more discussion regarding his design of the sign.

Gary Donaldson- suggests the applicant look at a different format of the proposed cactus sign.

Rebeca Guerra- does anyone else have any input as to what the applicant should think about in terms of the size.

Sandra Morris- what is the objective in maintaining the Mainstreet USA policies are in terms of the look of downtown.

Rebeca Guerra- states we take into account the river corridor requirements, but when we make recommendations before you we have a specific criteria that staff must use to make decisions. Color palettes, reflexivity of light, materials, etc.

Eric Eggemeyer- states he is on the Mainstreet USA board and that these guidelines are very strict.

Tim Condon- states his sign is competing with the sky, the trees, the other buildings and his size of the sign is to attract customers to his restaurant. He asks what size does the board want him to create his sign but 8 foot tall would be too small for the building. His goal is not to have to come back to DHRC again. He states he feels he is going through typical municipal red tape. He states this is the 4th time he has presented in front of the DHRC. How many meetings is he going to be required to have with DHRC? He thought the size was approved with the variance he received from the Planning Commission. What size does the board want him to create?

David Mazur- asks if the board can make a motion asking the applicant to change the size of the sign even though he has a variance for the sign?

Rebeca Guerra- states he could ask for a different size sign. It is within his purview to approve the appearance of the sign including a different size.

Tim Condon- asks what size should he make his cactus sign? He is willing to consider the boards input on the size but would like to settle this discussion at this meeting and not have to come back again.

Eric Eggemeyer- asks what the size of the proposed sign is again?

Tim Condon- answers that he is willing to make the size of the sign smaller.

Rebeca Guerra- reiterates for clarification, the size of the sign would be 8 foot tall with a 2 foot base for a total of 10 feet tall and 7.5 foot width. She also reiterates for the record, the proposed sign would be on top of the canopy he is proposing with a maximum height of 10 feet tall including the base. But the applicant would have to get approval from the planning commission for the new rendering showing the canopy and the cactus sign.

Tim Condon- states he is willing to compromise with a 10 foot tall sign.

Eric Eggemeyer- states 10 feet is too big, how about 6 feet. He doesn't care about the size of the building, it doesn't fit with the character of downtown.

Tim Condon- states he disagrees that it doesn't fit with the character.

Jeff Fisher- states the planning commission wanted 12 feet but the reason planning staff asked for 10 feet tall was to compromise in the height of the sign.

Tim Condon- states that it would actually be an 8 foot tall sculpture sign with a 2 foot base and wants to compromise to get an approval so he can move on with his business.

Rebeca Guerra- states the commission can close the public hearing comment process if she would like.

Ashley- closes the public comment portion and states she will not be voting on this application today.

Rebeca Guerra- states a motion has been made to approve rendering #3 with a received date of October 7, 2014, a maximum height of 8 feet for the sign itself, a 2 foot base, and it will be based on condition #7 that the applicant will return to this commission next month for the new rendering showing the canopy.

David Mazur makes a motion to accept rendering 3 with a condition that the sign will be 8 foot tall with a 2 foot base, and with the 7 conditions staff has recommended. Margaret Mallard seconds the motion to approve.

The motion does not pass with a 3-2 vote denying the request. Ashley-Young Turner does not vote.

Eric Eggemeyer, Sandra Mallard, and Gary Donaldson vote against. Margaret Mallard and David Mazur vote for.

Rebeca Guerra- asks if there is a motion to table the item to bring it back at next months hearing.

Margaret Mallard makes a motion to table the application and bring it back at next months meeting, and Gary Donaldson moves to 2nd the motion.

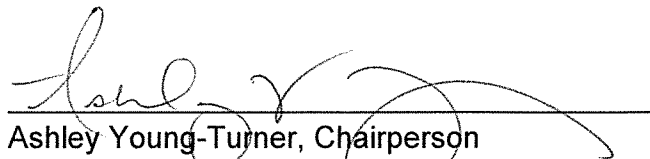
Motion passes 5-0. Ashley-Young Turner does not vote.

IV. Future meeting agenda and announcements.

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on Thursday November 20, 2014, at 10:00am in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

V. Adjournment.

Eric Eggemeyer motioned the meeting be adjourned, David Mazur seconded. The meeting adjourned at 11:25 a.m.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission