

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING
HELD ON MONDAY, DECEMBER 15, 2014, AT 9:00 AM IN THE SOUTH MEETING ROOM
OF THE SAN ANGELO CONVENTION CENTER, 500 RIO CONCHO DRIVE, SAN ANGELO,
TEXAS

PRESENT: Ryan Smith, Darlene Jones, Valerie Priess, Sammy Farmer, Mark Crisp

ABSENT: Heidi Brooks (AE), Teri Jackson (AE)

STAFF: Patrick Howard, AICP, Director of Development Services
Rebeca Guerra, AICP, Planning Manager
Edward Vigil, Senior Planner
Santiago Abasolo, Senior Planner
Jeff Fisher, Planner

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

The meeting was called to order at 9:05 am, and a quorum of 6 was present.

II. Open Session:

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

B. Prayer and Pledge.

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state
under God, one and indivisible."

III. 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 moving the following items from the Consent Agenda, Final
Plat, Paulann Park Addition Section 19, Final Plat, Paulann Park Addition
Section 20, and First Replat, Fairview Addition, Block 14, to the Regular
Agenda.

B. Consideration of approving the November 17, 2014, Planning Commission
meeting minutes.

C. Consideration of approving revised October 20, 2014, Planning Commission
meeting minutes.

D. Requests to approve with conditions, the subdivisions of land inside of the City
of San Angelo. **[Planning Commission has authority for final approval;
appeals may be directed to City Council.]**

a. Final Plat, South Jackson Plaza, Section 1

Proponents: Martha Alvarado, Owner
Representative: SKG Engineering, Representative
Size and location: 3518, 3522, 3526 and 3602 Ben Ficklin Road and unaddressed tracts located in the southeast corner of South Bryant Boulevard and Ben Ficklin Road; more specifically occupying an area of 18.873 acres of land out of E. Hermes Survey No. 174, and 2.699 acres of land out of Century Terrace, Block 1, in south central San Angelo.

b. First Replat, Community of Faith Subdivision, Section 1 and 2

Proponents: White Oaks Development, LLC, Owner
Representative: Duplantis Design Group (DDG), Representative
Size and location: An unaddressed 8.9 acre tract, located at the northwest corner of Southland Boulevard and Mills Pass Drive; more specifically being approximately 4.9 acres out of the Community of Faith Subdivision, Section 1, Block 1, Lots 1 & 2; and being approximately 4 acres out of the Community of Faith Subdivision, Section 2, Block 1, Lot 3, in southwest San Angelo.

Motion to approve the Consent Agenda, was made by Ryan Smith, and seconded by Sammy Farmer. The motion carried unanimously, 5-0.

IV. Regular Agenda:

- I. Requests for Subdivision Plats, a Sign Variance, an Expansion of a Non-Conforming Use, and a Special Use [Planning Commission has final approval authority for Subdivision Plats, Sign Variance and Expansion of a Non-Conforming Use; Planning Commission makes recommendation, City Council has final authority for approval of Special Use.]**

A. Final Plat, Paulann Park Addition, Section 19

Proponents: Petra Firma Development Group, Inc., Owner
Representative: SKG Engineering, Representative
Size and location: An unaddressed tract of land located between Gordon Boulevard and McGill Boulevard north of Rick's Drive, more specifically occupying 3.140 Acres of Land out of C.C.S.D. & R.G.N.G. R.R. Co. Survey 1111, Abstracted No. 4252 and W.H. Willis Survey 1112, Abstract No. 7966 Tom Green County, Texas and being out of that certain Tract Two described and recorded in

Volume 1175 page 185, Official Public Records of Real Property of Tom Green County, Texas, in northeast San Angelo.

Rebeca Guerra, Planning Manager, outlined the case. Mentioned there will now be 5 conditions plus one note instead of 6 conditions. The note which was condition #6, a plan identifying erosion control measures to be used to meet Stormwater Prevention requirements, will now be addressed at time of development.

Motion to approve the final plat with the 5 conditions and 1 note, was made by Mark Crisp, and seconded by Sammy Farmer. The motion carried unanimously, 5-0.

B. Final Plat, Paulann Park Addition, Section 20

Proponents: Petra Firma Development Group, Inc., Owner
Representative: SKG Engineering, Representative
Size and location: An unaddressed tract of land located between Gordon Boulevard and McGill Boulevard north of Rick's Drive, more specifically occupying 4.941 Acres of Land out of C.C.S.D. & R.G.N.G. R.R. Co. Survey 1111, Abstracted No. 4252 and W.H. Willis Survey 1112, Abstract No. 7966 Tom Green County, Texas and being out of that certain Tract Two described and recorded in Volume 1175 page 185, Official Public Records of Real Property of Tom Green County, Texas, in northeast San Angelo.

Rebeca Guerra, Planning Manager, outlined the case. Mentioned similar to same plat for Section 20 in that there will now be 5 conditions plus one note instead of 6 conditions. The note which was condition #6, a plan identifying erosion control measures to be used to meet Stormwater Prevention requirements, will now be addressed at time of development.

Motion to approve the final plat with the 5 conditions and 1 note, was made by Ryan Smith, and seconded by Valerie Priess. The motion carried unanimously, 5-0.

C. First Replat, Fairview Addition, Block 14

Proponents: Martha Alvarado, Owner
Representative: SKG Engineering, Representative
Size and location: 1426 and 1430 Bryan Street, located at the northwest corner of Bryan Street and Archer Street, more specifically occupying 0.436 acres of the Fairview Addition, Block 14, Lots 13 and 14, in east San Angelo.

Rebeca Guerra, Planning Manager, outlined the case. Mentioned there were originally 4 conditions, now 3 conditions of approval plus 1 note. The note which was condition #4, a plan identifying erosion control measures to be used to meet Stormwater Prevention requirements, will now be addressed at time of development.

Motion to approve the final plat with the 5 conditions and 1 note, was made by Ryan Smith, and seconded by Mark Crisp. The motion carried unanimously, 5-0.

D. First Replat, Lakeside Gardens Addition, Block 1

A request for approval of the Final Plat of Lakeside Gardens Addition and a Variance from Chapter 10, Section III.A.2. to allow for the property owners of the Final Plat of the Lakeside Gardens Addition to provide for a 23.5-foot paving width in lieu of the required 32 feet for arterial street Humble Road.

<u>Proponents:</u>	Stafford Development, LLC, Owner
<u>Representative:</u>	SKG Engineering, Representative
<u>Size and location:</u>	Unaddressed tracts, located at the southeast corner of North Bryant Boulevard and Humble Road; more specifically occupying the Lakeside Gardens Addition, Block 1, Lots 1-5, 26, 27, the east part of Lot 6, the northeast part of Lot 24, and that undeveloped 1.469 acre parcel known as Crest Street, a 50' wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard in northwest San Angelo.

Rebeca Guerra, Planning Manager, outlined the case. Final replat of 3 commercial lots. Related to a recent right-of-way abandonment and rezoning, scheduled to go before City Council tomorrow at 9am. Planning Commission had recommended denial of those other cases which now requires a supermajority before Council. This replat is contingent upon the Crest Street Right-of-Way being approved by City Council. Lot 1 access from Humble Road, and Lots 1-3 access from Bryant Blvd. There is also a variance associated with this request, not to pave Humble Road to the required 64 feet, 32 feet on their side, but rather to 23.5 feet only. The applicant has dedicated the required right-of-way, but wants a variance from the paving requirement. Applicant has indicated there are power lines and if the road was paved fully, would require them to move the power lines and would be expensive. Staff recommendation to approve the plat with 6 conditions but to deny the variance. Rationale is the Major Thoroughfare Plan (MTP) which requires the 64 feet of paving width. If a variance was granted may prevent future road improvements from ever being made.

Valerie Priess asked if pavement is required to pave all the way down Humble Road.

Rebeca Guerra mentioned they can widen the road on their portion, enter into an

agreement to delay for 18 or 36 months, ask for a variance, or to put monies into a fund for city to widen this road or another road in future.

Russell Gully, SKG, mentioned a main transmission line which runs along south part of Humble Road which is why the variance was requested. Said if variance isn't given, but AEP wants to move line, would agree to widen the road. Request condition #4 and #6 to be moved as notes because don't know where development will be yet.

Valerie Priess mentioned traffic concerns. Believes road needs to be extended or there will be accidents.

Russell Gully said road will be widened just not to the full extent unless the transmission line can be moved.

Karl Bednarz, City Engineer mentioned he is in discussions with AEP but has not received a final answer as to if it can be removed.

Russell Gully mentioned if the road is widened to 23.5 feet it would go right up to the transmission line.

Ryan Smith asked Karl Bednarz if the road should be widened to 64 feet. Karl Bednarz mentioned yes because of the Master Thoroughfare Plan (MTP).

Motion to approve the plat with 6 Conditions and 5 notes. Conditions are to provide staff with certification of taxes paid, prepare and submit plans to improve Humble Road, drainage study, install water and wastewater service lines, prepare and submit plans for installation of water mains; and notes are report to TCEQ, provide engineering staff with confirmation from TXDOT, variance from street improvement not supported from city engineering, provide a plan for erosion control and install water and wastewater lines to each lot.

Darlene Jones mentioned some confusion as to what is a note and what is a condition.

Rebeca Guerra indicated Staff will address in advance before next meeting so in future conditions and notes will be clear prior to the meeting to avoid any confusion.

Motion to approve the final plat with the 6 conditions and 5 notes, was made by Ryan Smith, and seconded by Sammy Farmer. The motion carried 3-2 with Ryan Smith, Darlene Jones and Sammy Farmer voting in favor, and Valerie Priess and Mark Crisp voting against.

Motion to deny the variance made was made by Valerie Priess, seconded by Ryan Smith. The motion carried unanimously, 5-0.

E. SU14-06: ADACCV

CMD # 5 Elizabeth Grindstaff

A request for a Special Use to allow residential treatment to any persons on parole from federal, state, or county jails or prisons in an existing Alcohol and Drug Recovery Facility, as defined in Section 419.7 of the Zoning Ordinance, in a General Commercial (CG) Zone District on the following property:

3553 West Houston Harte Expressway, located approximately 470 feet northeast of the intersection of TLC Way and Glenna Street in western San Angelo.

Planner Jeff Fisher outlined the case and the subject location. Original building was built in 1999 for Alcohol and Drug Abuse Council of the Concho Valley (ADACCV) to treat at-risk members of community. Now plan to expand for residential treatment at back of property, up to 60 additional clients, mix of male and female, including treatment and detox, all of which is allowed. The issue is in Zoning Ordinance 419.7. which does not allow residential treatment for parolees. Mr. Fisher mentioned that the President of ADACCV Eric Sanchez had indicated there would only be 2-3 parolees staying over at most, and existing building already serves parolees. Staff recommending approval subject to conditions. Property zoned CG which allows the facility and parolees provided they don't stay overnight in residential accommodation. This application for Special Use if approved would allow residential stay for parolees. ADACCV has circulated school across the street and the school's parents group, no comments back yet. They will need a variance from the zoning ordinance because the expansion will be within 300 feet of the TLC Academy School across the street, and an Urban Design Review as the expansion will bring the building area greater than 25,000 square feet.

Mr. Fisher showed the site concept plan submitted by the application, and a table showing all other zoning is complied with including parking after full build-out, as well as preliminary lighting samples. He mentioned the Police Department was circulated as per 419.8 of the Zoning Ordinance which states security lighting may be required by the Chief of Police.

Darlene Jones asked if zoning ordinance always prohibited parolees from using the site. Mr. Fisher responded only for residential overnight stay, but could go during the day. Mr. Fisher said about 5% of their occupancy according to Mr. Sanchez are parolees.

Eric Sanchez mentioned the organization ADACCV has existed since 1960. Provide prevention for children, and treatment programs for adults both male and female. Currently operate Williams House behind the jail, and Sarah's House at corner of Twohig/Abe. Last detox program in San Angelo closed in 1997. Said sex offenders will not be allowed in this facility, but may have some parolees. Believes without allowing this facility the community will suffer.

✓ Ryan Smith said no issue with the facility but why not service the parolees in the existing facilities owned by ADACCV.

Eric Sanchez mentioned existing facilities are capped as to number of clients, and that they will not get sufficient subsidies in their existing facilities. In order to get sufficient subsidies they have to expand to the subject property for more space. Mentioned their recovery rates are above the national average.

Mark Crisp asked if they could cap the number of parolees. Eric Sanchez mentioned what happens if that person is near death and needs help, said the mission of ADACCV is to save lives. Mark Crisp mentioned without the cap there could be more parolees over time.

Ryan Smith said there will be 60 beds and therefore could get up to 60 parolees.

Rebeca Guerra Planning Manager mentioned they already have parolees, just not overnight.

San Angelo Police Officer Zach Upton mentioned that the school is closed overnight anyway and parolees already allowed during the day when school is operation so will not cause any further impact on the adjacent school. Also mentioned by having the overnight facility the parolees will be supervised by trained personnel, less problems than moving them around during the day in and out. Mentioned his department is responsible for reviewing security lighting. Showed samples of appropriate lighting to the Commission.

Mr. Fisher gave staff recommendation of approval subject to three (3) conditions: additional security lighting to be approved by police, variance for being less than 300 feet from the TLC School, and an Urban Design Review, and note that facility shall comply with all of Section 419 of Zoning Ordinance for Alcohol and Drug Recovery Facilities prior to final occupancy.

Motion to approve with the (3) conditions of approval made by Sammy Farmer, seconded by Valerie Priess, and with Ryan Smith, Darlene Jones and Mark Crisp also voting in favor. Motion carried unanimously to approve 5-0.

F. SV14-07: San Angelo Funeral Home

CMD # 4 Don Vardeman

A request for a Sign Variance from Section 12.604(a)(2)(B) of the Sign Ordinance to allow for an attached, non-lit wall sign to have an overall height of 15 feet off the ground in lieu of eight (8) feet, on the following property:

122 West 14th Street, located at the northeast corner of 14th Street and Farr Street, more specifically occupying the Lasker Addition, Block 2, Lots 11 and 12, in north San Angelo.

Planner Edward Vigil outlined the case. Existing neon sign will be replaced with an unlit sign. Proposed sign will be 10.66 square feet same as existing sign. Variance for a height of 15 feet from ground, with condition of maximum 11 square feet, 15 feet from ground as per renderings.

Darlene Jones the maximum sign area allowed. Mark Crisp mentioned 64 feet is maximum. Planning Staff agreed.

James Campbell with Robert Massey Funeral Home mentioned sign is for his funeral home.

Motion to approve with the (1) condition of approval made by Ryan Smith, seconded by Mark Crisp. Motion carried unanimously to approve 5-0.

G. NCU14-02: Tray Lennon

CMD # 1 Rodney Fleming

A request for an Expansion of a Non-Conforming Use in a Heavy Commercial (CH) Zoning District and a Light Industrial (ML) Zoning District, as defined in Section 609 of the Zoning Ordinance, on the following properties:

1190 Templin Road, approximately 300 feet northwest of Highway 277 and Templin Road; more specifically occupying 6.5875 acres of the L.P. Moore Survey #169.5, and 0.548 acres of the L.P. Moore Survey #169.5, in southeast San Angelo.

Planner Jeff Fisher outlined the case and location. Request to allow expansion of non-conforming use a residential storage and workshop building for Mr. Lennon owner of property. He also has construction facility on east half of property. Existing home was there before Zoning Ordinance in 2000 so even though zoning is CH/ML which doesn't allow residential, because the home was there first, it is a legal non-conforming use. This application would expand the non-conforming use by allowing the accessory structure for residential use. 2 Conditions of approval to limit floor area to 3,738 square feet and no further accessory buildings allowed for residential use.

Tray Lennon mentioned the house was there before the zoning so wants the same rights as other homeowners.

Motion to approve with the 2 conditions of approval made by Mark Crisp, seconded by Sammy Farmer. Motion carried unanimously to approve 5-0.

V. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, January 26, 2015, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

Discussion ensued by Planning Commissioners requesting if possible to send them Agenda and Staff Reports to review by Thursday before the Monday Meeting by 9am to review. Rebeca Guerra agreed.

VI. Adjournment.

Motion to adjourn made by Ryan Smith, seconded by Mark Crisp. The meeting was adjourned at 10:15am.



Darlene Jones, Chairperson
Planning Commission