

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, JANUARY 25, 2016, AT 9:00 AM IN THE SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: HEIDI BROOKS, RYAN SMITH, VALERIE PREISS, TERI JACKSON, SAMMY FARMER

ABSENT: DARLENE JONES (AE), MARK CRISP (AE)

STAFF: Jon James, AICP –Planning and Development Services Director
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Manager
Dan Saluri – Deputy City Attorney
Al Torres – Chief Building Official
David Stallworth, AICP – Principal Planner
David Fee, AICP – Senior Planner
Jeff Fisher – Planner I

I. Call to order.

Commissioner Valerie Preiss, Vice Chair, called the meeting to order at 9:00 a.m. and established that a quorum of five (5) was present.

II. Prayer and Pledge.

The prayer was delivered by Ms. Ara Rahman.

III. Consent Agenda:

- A. Consideration of approving the December 21, 2015, Planning Commission meeting minutes.
- B. Requests to approve with conditions, the subdivisions of land inside of the City of San Angelo. The Planning Commission has authority for final approval; appeals may be directed to City Council.
 - a. Final Plat for the Kerley-Smith Subdivision, Section One
 - b. First Replat in Block 2, West Heights Addition
 - c. Third Replat in Tract 1, Section 29, Lot 1A and Lot 4, Block 46 of the Bluffs Addition

A Motion to approve the Consent Agenda was made by Commissioner Smith, and seconded by Commissioner Jackson. The motion carried unanimously, 5-0.

IV. Regular Agenda:

1. Sign Variances and Right-of-Way Abandonments

The Planning Commission has authority for final approval of Conditional Uses, Sign Variances, and Expansions of a Non-Conforming Use; City Council has final authority for approval of Special Uses, Comprehensive Plan Amendments, Right-of-Way Abandonments, and Rezonings.

A. SV15-02: Curtis Sign Company

A request for approval of a Sign Variance from Section 12.604(a)(2)(C) of the Sign Ordinance to allow for a second nonresidential use sign along the street frontage of North Oakes Street in lieu of the maximum one (1) nonresidential use sign per street frontage, located at the southeast corner of North Oakes Street and East 3rd Street, on approximately 5.46 acres.

Jeff Fisher provided a brief synopsis of the case. Mr. Fisher indicated the location for the proposed non-residential use sign, showed existing site conditions as well as various perspectives of the surrounding area, and elaborated on details of the proposed non-residential use sign. Mr. Fisher concluded his presentation with a recommendation of APPROVAL, subject to six (6) recommended Conditions, along with his basis for the recommendation.

Barring further questions for Staff, Chairperson Preiss opened the public hearing. With no public input, Chairperson Preiss closed the public hearing and opened the floor to deliberation. Commissioner Jackson requested clarification on the nature of the request. Mr. Fisher responded to her request for clarification.

Commissioner Smith made a Motion to APPROVE the request, subject to the six recommended conditions, and Commissioner Farmer seconded the Motion. The Motion passed unanimously, 5-0.

B. Auto Wrangler / Stripes Alley Abandonment

A request for an abandonment of a 6,125-square foot public right-of-way (alley) lying between Lots 5-11, Block 1 in the Leon Heights Addition and Lots 5-11, Block 1 in the Mineola Heights Addition from Hudson Street to North Bryant Boulevard.

Jeff Fisher provided a brief synopsis of the case. He explained the applicant was granted a Special Use back in September 2015 for an expansion of

their existing auto dealership, Auto Wrangler, onto the three lots at the southeast corner of Hudson Street and West 19th Street. The applicant is seeking to abandon the public alley which is immediately south of these properties and which extends east to North Bryant Boulevard. The purpose of the abandonment is to allow the applicant to provide security fencing to reduce vandalism on his property, as well as to restrict traffic from using the alley, allowing him to connect his existing business to the south of the alley. The alley is 6,125 square feet in size and 17.5 feet wide with a length of 350 feet from Hudson Street to North Bryant Boulevard.

Mr. Fisher provided Planning Staff's rationale for recommending approval, which included allowing the applicant to directly access the auto sales component of his business to the south of the alley with the auto storage component to the north and that with the retention of an easement across the alley, the City and private utility companies would still be able to utilize the alley as necessary.

Commissioner Smith asked if Planning Staff had received any response from Stripes who owns the northeasterly four lots abutting the alley. Commissioner Smith wanted to know if the alley abandonment would affect any delivery trucks for Stripes' gas station and convenience store which may require access to the site. Mr. Fisher explained that no response had been received to date from Stripes, but that Stripes would continue to have direct access to their site from North Bryant Boulevard and West 19th Street.

Rebeca Guerra, Planning Manager, further clarified that although no notification was required per City Code, Planning Staff had delivered and sent, via overnight registered mail, notification to Stripes and that they would be notified again of any future Council meetings.

Herb Hooker with SKG Engineering, the representative for the applicant, came to the podium and indicated he was available for any questions.

Commissioner Jackson asked if there were any utilities within the proposed abandoned alley. Mr. Hooker explained there were utilities within the alley, but that the utilities would be accessed through an unobstructed utility easement. This easement would allow the applicant to fence off the abandoned alley for security purposes while still allowing the City and utility companies to access their utilities when needed.

Commissioner Farmer made a Motion to APPROVE the request, subject to recommended conditions, and Commissioner Jackson seconded the Motion. The Motion passed unanimously, 5-0.

VI. Director's Report.

Jon James, Director of the Planning and Development Services Department, indicated that no report would be offered at this meeting.

Acting Chairperson Preiss elaborated on her attendance at the Homebuilders' Association meeting during the previous month and commended Staff on their community interaction efforts. Commissioner Jackson inquired on the likelihood of requiring the recording of approved Variances and other development orders with the County Clerk's Office in order to provide better disclosure during a title search. Mr. James responded that there is no such requirement in place, but that does not preclude a property owner from recording a development order relative to his/her property with the County Clerk. Ms. Guerra further responded that the City has mechanisms in place to provide information on previous development orders related to a specific property. Ms. Guerra added that most Texas cities do not require the recording of development orders, but that most surveyors will take the steps necessary to obtain and annotate this information.

VII. Future meeting agenda and announcements.

Acting Chairperson Preiss indicated that the next regular meeting of the Planning Commission was scheduled to begin at 9:00 a.m. on **Monday, February 15, 2016**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment.

Commissioner Ryan made a Motion to adjourn at 9:21 a.m., and Commissioner Brooks seconded the Motion. The Motion passed unanimously, 5-0.



Valerie Preiss, Vice Chair,
Planning Commission