

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, APRIL 17, 2017, AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: VALERIE PRIESS (CHAIR), TERI JACKSON (VICE CHAIR), RYAN SMITH, SAMMY FARMER, JOE SPANO

ABSENT: MARK CRISP, TRAVIS STRIBLING

STAFF: Jon James, AICP, Director of Planning and Development Services
Rebeca Guerra, AICP, LEED-AP, CPD, Planning Manager
Dan Saluri, Deputy City Attorney
Charlie Kemp, Deputy Building Official
Lance Overstreet, Assistant City Engineer
David Stallworth, AICP, Principal Planner
Jeff Fisher, Planner
Kristina Heredia, Planner

I. Call to order.

Chairperson Valerie Preiss called the meeting to order at 9:01 a.m. and established that a quorum of five was present.

II. Prayer and Pledge.

The prayer was delivered by Ami Mizell-Flint of the West Texas Peace Ambassadors. The pledge was led by Vice-Chairperson Jackson.

III. Consent Agenda:

- A. Consideration of approving the March 20, 2017 Planning Commission Regular Meeting minutes.

A Motion to APPROVE the March 20, 2017, Planning Commission Minutes was made by Commissioner Smith and seconded by Commissioner Farmer. The motion carried unanimously, 5-0.

IV. Regular Agenda:

1. Subdivision Plats

The Planning Commission has final authority for approval; appeals may be directed to City Council.

A. First Replat of Block CC, College Hills South Addition, Sec. 30

Public hearing and consideration of a request for approval of the First Replat of Block CC, College Hills South Addition, Section Thirty, on an unaddressed tract generally located at the north-northeast corner of the West Loop 306 Frontage Road and Forest Trail, and being 1.369 acres out of Block CC, College Hills South Addition, Section Thirty, as recorded under Document 201607917, Official Public Records, Tom Green County, Texas.

David Stallworth, Principal Planner, provided a brief synopsis of this case. He indicated the applicant intended to replat the property into two lots, both with frontage onto Forest Trail. He outlined Planning Staff's recommendation of approval subject to the seven conditions. These included the requirement for sidewalks along the adjacent portions of Forest Trail, Wildewood Drive, and the Loop 306 frontage road.

Chairperson Priess opened the meeting for public comment.

Russell Gully with SKG Engineering spoke on behalf of the applicant. He indicated it was not possible to install a 5-foot wide pedestrian easement along the property facing Loop 306 Frontage Road given that there was a detention pond in the area. He indicated there was an additional 12 feet in the adjacent right-of-way where a sidewalk could be located instead. Based on this, he requested that Condition #3 be removed. Mr. Gully further requested that Conditions #4 and #5 be removed and outlined his rationale.

Planning Manager Rebeca Guerra addressed the Commission and stated that it was Staff's preference that the reciprocal access requirement not be stricken from the conditions in order to assure that in the future, connectivity within the lots be maintained. She further indicated that the sidewalk condition should not be removed as sidewalks were needed due to pedestrian activity in this area.

Mr. Gully clarified that he did not mean that Condition #3 for sidewalks be removed altogether, only that the part about requiring a pedestrian easement is removed and that no sidewalk be required along the Loop 306 frontage road.

Jon James, Planning and Development Services Director, indicated that the easement for signage could be determined at the site plan stage.

Commissioner Smith made a Motion to APPROVE the proposed Replat, MODIFYING Condition #3 by removing the requirement for a

sidewalk and associated easement along the area adjacent to the Loop 306 Frontage Road, and REMOVING Conditions #4 and #5. Commissioner Farmer seconded the Motion. The Motion passed unanimously 5-0.

B. Final Plat, Marylou Addition, Section Two

Public hearing and consideration of a request for approval of the Final Plat of the Marylou Addition, Section Two, and approval of three Variances to the following sections of the City's Land Development and Subdivision Ordinance: (1) Sections 9.III.A.5.a.(2) and 10.III.A.2, which requires the construction of additional pavement width along a segment of Montague Street to bring it into compliance with minimum Local roadway standards; (2) Section 9.V, which requires the construction of sidewalk on a platted lot that abuts a road or street containing a pavement width that is less than 36 feet (Montague Street); and (3) Section 9.VI, which considers such items as parks, schools, playgrounds and other public requirements on a final plat, on an unaddressed tract generally located at the southwest corner of the Houston Harte Expressway (US-67/US277) frontage road (Ellis Street) and Montague Street, being 1.861 acres out of the George Schubitz Survey no. 326, Abstract 1854, Tom Green County, Texas, as recorded under Document 201602535, Official Public Records, Tom Green County, Texas.

David Stallworth, Principal Planner, provided a brief synopsis of the case. Mr. Stallworth showed the Commission the proposed plat which abuts Montague Avenue and the Houston Harte Expressway Frontage Road, also known as "Ellis Street." Mr. Stallworth explained that there was an associated Special Use (SU17-02) subject to Council review and approval for this property for a trailer sales and storage business. He outlined the applicant's variance requests, which included relief from the required paving width and sidewalk along Montague Avenue, and a variance from consideration of parks, schools, and playgrounds on this property in future. Mr. Stallworth indicated Staff's position that the variance for the consideration of these public facilities be set aside as they were not relevant to the request.

Mr. Stallworth then outlined Staff's recommendation to deny the variance request from road improvements and sidewalk construction along Montague Avenue given that the existing pavement was substandard and that the additional width would improve safety for vehicle and pedestrian traffic. He further explained that allowing a variance from these requirements would create inconsistencies and require taxpayers in the future to subsidize any City upgrades to the street.

Planning Manager Rebeca Guerra added that if variances were granted from the required road improvements on Montague Avenue and the associated Special Use is approved, commercial traffic would increase on this substandard street.

Commissioner Farmer questioned the effectiveness of requiring this one property along Montague Avenue to be improved if other properties were not also improved.

Jon James, Planning and Development Services Director, explained that this property was next to the frontage road that connected to a freeway and therefore, it made sense to widen the street in this location. He further explained that the Subdivision Ordinance, as approved by Council, required that minimum paving standards be met. Mr. James indicated that the question before the Planning Commission in this case was whether this property was unique enough to be granted a variance from the standards that City Council had already established.

Chairperson Priess opened the meeting for public comment.

Russell Gully with SKG Engineering spoke on behalf of the applicant. He indicated that Montague Avenue was already 36 feet and therefore, a sidewalk should not be required. Mr. Stallworth responded that the applicant also had the option of either paving the additional road width, or, installing a sidewalk.

Mr. James affirmed this also. He further explained that the developer was only responsible for an additional two feet of paving width if he chose this option, and the remaining increment of paving width would be the responsibility of the developer on the other side of the street when they developed.

Mr. Gully then asked about Condition #9, specifically how this could be addressed through the plat when the curb cut locations had yet to be determined by the Texas Department of Transportation.

Mr. James indicated that Condition #9 could be removed from the list of Conditions as moved to a note, and the required conditions for paving and sidewalk requirements could be combined into one condition, with the applicant choosing to widen Montague Avenue or install a sidewalk.

Commissioner Jackson made a Motion to APPROVE the proposed Final Plat, COMBINING Condition #2 and #6 into one condition that requires the applicant to either add an additional two feet of paving width on Montague Avenue, or, construct a sidewalk along Montague Avenue; and REMOVING Condition #3 by removing the requirement

for a sidewalk and associated easement along the property adjacent to the Loop 306 Frontage Road, and REMOVING Condition #9 and making it a note. Commissioner Smith seconded the Motion. The Motion passed unanimously 5-0.

V. Discussion Item

- A.** Further discussion regarding the current requirements within the Zoning Ordinance and proposed recommendations for the development and/or expansion of schools within the City.

Jon James, Planning and Development Services Director, outlined this discussion item for a possible text amendment to the Zoning Ordinance for schools. He explained that schools were allowed by right in residential zones before 2000, and that the current Zoning Ordinance that took effect in 2000 now requires schools to obtain a Conditional Use in residential zones. He further explained that the goal of the amendment was to allow certain schools by right but require development standards for all schools.

Mr. James presented the Commission three options: Leave the ordinance as-is and require a Conditional Use for schools in residential zones; require a Planned Development zone for all schools; or create development standards for schools, allowing elementary and middle schools by right in residential zones. He indicated that the third option was what Staff determined as appropriate, subject to specific development standards. These included ingress and egress to public standards that meet minimum paving widths; design consistency; sidewalk requirements; vehicle stacking; signage; and landscaping.

Commissioner Spano asked if the sign industry could object to the new sign requirements. Mr. James answered that the new sign requirements pertaining to maximum brightness were obtained from research on other nearby Texas cities including the City of Abilene.

Chairperson Priess opened the discussion item for public comment.

Russell Gully with SKG Engineering asked for clarification on minimum paving standards. Mr. James clarified that minimum paving width in this case referred to only the physical pavement of the street.

Mr. Gully also asked about the term "expansion," specifically, as to whether that referred to the building footprint or other non-structural land uses such as tennis courts.

Mr. James clarified that “expansion” only referred to the expansion of a building’s floor area, as per the Zoning Ordinance and therefore, if a school wanted to include a tennis court, the tennis court would not be considered an expansion for the purposes of requiring a traffic impact analysis.

Mr. Gully then asked about landscaping requirements as determined by the Planning Director, and if the Director would prepare a list of appropriate trees to assist developers in meeting these requirements.

Mr. James explained that the City already had a landscape manual. He also indicated that the purpose of requiring a landscaping plan was that under the current ordinance, landscaping could be made a requirement of a Conditional Use (CU) approval, but with the removal of a CU for new elementary and middle schools in residential areas, a development standard was needed to ensure that minimum landscaping was installed.

Ami Mizell-Flint, a trustee with the San Angelo Independent School District (SAISD), indicated that the Texas State Legislature was bringing forward school vouchers and that there could be more schools in the future in San Angelo. She also raised concerns about landscaping requirements given additional water use.

Mr. James responded that the requirement for drought-resistant trees should ensure the minimum amount of water use.

(A motion was not required as this was a discussion item only).

VI. Director’s Report.

Jon James, Director of Planning and Development Services indicated that the proposed annexation for the Prestonwood area Annexation would be presented to Council tomorrow at their meeting.

VII. Future meeting agenda and announcements.

Chairperson Priess indicated that the next regular meeting of the Planning Commission was scheduled to begin at 9:00 a.m. on **Monday, May 15, 2017**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VIII. Adjournment.

Commissioner Jackson made a Motion to adjourn at 10:05 a.m., and Commissioner Smith seconded the Motion. The Motion passed unanimously, 5-0.



Valerie Preiss, Chair,
Planning Commission