

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, APRIL 16, 2018, AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: TRAVIS STRIBLING (CHAIR), JOE SPANO (VICE-CHAIR), TERI JACKSON, RYAN SMITH, CONOLY O. BROOKS III, LUKE UHERIK, JOE SELF

ABSENT: N/A

STAFF: Jon James, AICP, Director of Planning and Development Services
Rebeca Guerra, AICP, LEED-AP, CPD, Planning Manager
Aaron Vannoy, Development Administrator
Brandon Dyson, Assistant City Attorney
Al Torres, Building Official
Andy Vecillio, Assistant City Engineer
Mitchell Gatlin, Project Engineer-EIT
Jeff Fisher, AICP, Senior Planner
Hillary Bueker, RLA, Senior Planner
Kristina Heredia, Planner

I. Call to order.

Chair Travis Stribling called the meeting to order at 9:01 a.m. and established that a quorum of seven was present.

II. Prayer and Pledge.

The prayer was delivered by Commissioner Teri Jackson. The pledge was led by Chair Stribling.

III. Recognition of service of previous Planning Commissioners.

Jon James, Director of Planning and Development Services presented Certificates of Appreciation to previous Planning Commissioners Valerie Priess, Sammy Farmer, and Mark Crisp and thanked them for their service.

IV. Welcome of new Planning Commissioners.

Jon James, Director of Planning and Development Services welcomed new Planning Commissioner Joe Self.

V. Consent Agenda:

A. Consideration of approving the March 19, 2018, Planning Commission Regular Meeting minutes.

B. **Paulann West Addition, Section Fourteen**

A request for approval of a Final Plat, Paulann West Addition, Section Fourteen, being 3.817 acres located north of 1st Atlas Street and Elmo Lane.

C. **The Palms, Section Two**

A request for approval of a Final Plat, The Palms, Section Two, being 4.538 acres located south of Red Bluff Road and west of Knickerbocker Road.

A Motion to APPROVE the Consent Agenda was made by Commissioner Smith and seconded by Commissioner Spano. The motion carried unanimously, 7-0.

VI. Regular Agenda:

1. Subdivision Plats

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

A. **Kerr Addition**

Public hearing and consideration of a request for approval of a Final Plat for the Kerr Addition and a variance from Section 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 36 feet with no sidewalk in lieu of the required 36 feet with a 4-foot sidewalk, or 40 feet with no sidewalk, for West 34th Street, an Urban Local Road, being 0.28 acres located at 101 West 34th Street.

Hillary Bueker, Senior Planner, presented the proposed final plat which would combine two unplatted tracts into one platted lot. She explained that as part of the request, the applicant was requesting one variance to allow West 34th Street to remain 36 feet wide with no sidewalk. Ms. Bueker outlined Staff's recommendation to approve the proposed plat and variance on the grounds that the current street width did not pose a safety risk; that most of the lots in the area were already developed; and that the existing street width and configuration was already sufficient for the area.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Commissioner Jackson made a motion to APPROVE the proposed final plat and requested variance, subject to the three conditions as presented. Commissioner Smith seconded the motion. The motion passed unanimously, 7-0.

B. Replat of Tract 13A of Replat of Tracts 13 and 14, Southwest Acres Addition

Public hearing and consideration of a request for approval of a Replat of Tract 13A of the Replat of Tracts 13 and 14, Southwest Acres Addition, and five variances from the Land Development and Subdivision Ordinance: (1) a Variance from Section 9.III.A.1 to allow for direct and abutting access onto a private road in lieu of a publicly dedicated right-of-way; (2) a Variance from Sections 10.II.C.1 & Section 10.II.C.4 in order to not install a curb and gutter and to allow for caliche surfacing for the private street; (3) a Variance from Section 10.III.A.1 to allow a substandard right-of-way of 47 feet in lieu of 60 feet for the private street; (4) a Variance from Section 9.III.C.2 to allow Line Road, a dead-end street, to have a distance of 3,200 feet in lieu of a maximum of 750 feet; and (5) a Variance from Section 10.III.A.2, to allow for a pavement width of 20 feet in lieu of 30 feet for Line Road, a Rural Local Road, being 8.00 acres located at 11475 Line Road in the City's Extraterritorial Jurisdiction (ETJ).

Hillary Bueker, Senior Planner, presented the proposed replat which would create five lots with a flag configuration with a private road over them. She outlined the five variances requested by the applicant which included allowing access from a private street; a caliche street surface and no curb or gutter; a substandard right-of-way; a dead-end street greater than 750 feet; and a substandard paving width for Line Road. Ms. Bueker outlined Staff's recommendation of approval of all variances on the grounds that the County required a private street for addressing requirements for emergency personnel; that the existing streets were not the result of the applicant; that there were no plans to annex this area; and that the existing street length and configuration was already sufficient for the area.

Rebeca Guerra, Planning Manager, clarified for the Commission that the new road would be established over the flagged area.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Commissioner Jackson made a motion to APPROVE the proposed replat and all requested variances, subject to the six conditions as presented. Commissioner Smith seconded the motion. The motion passed unanimously, 7-0.

C. Churchwell Road Addition, Section One

Public hearing and consideration of a request for approval of a Final Plat, Churchwell Road Addition, and three variances from the Land Development and Subdivision Ordinance: (1) a Variance from Section 10.III.A.2 to maintain a minimum pavement width of 14 feet in lieu of 30 feet for Churchwell Road, a Rural Local Road, (2) a Variance from Section 9.III.A.5.a(3) to allow for no curbing on Churchwell Road, and (3) a Variance from Chapter 9.V that would require a sidewalk along Churchwell Road for public safety; being 3.00 acres located at 1301 Churchwell Road.

Jeff Fisher, Senior Planner, presented the proposed replat of one unplatted lot into two lots within the City's Extraterritorial Jurisdiction (ETJ). He also outlined the three variances requested by the applicant, to maintain the existing 14-foot paving width, with no curb or sidewalk. Mr. Fisher then outlined Staff's recommendation of approval of all variances on the grounds that the property was located in an area of the ETJ with low traffic volumes; that 14 of the 15 feet of required pavement on that side of Churchwell Road was already installed; and that an additional one foot of pavement would burden the developer with an additional cost with little to no public benefit.

Chair Stribling opened the meeting for public comment.

Antonio Rojo, the applicant, spoke in support of his request. He thanked City Staff for their efforts. Mr. Rojo explained that the purpose of the replat was to provide the second lot for a friend and widow, and not for financial gain.

Commissioner Jackson made a motion to APPROVE the proposed replat and all requested variances, subject to the three conditions as presented. Commissioner Spano seconded the motion. The motion passed unanimously, 7-0.

D. Fourth Replat of Block 2, Country Club Acres Subdivision

Public hearing and consideration of a request for approval of the Fourth Replat of Block 2, Country Club Acres Subdivision, and three variances from the Land Development and Subdivision Ordinance: (1) a variance

from Section 10.III.A.2 to maintain a minimum pavement width of 28 feet in lieu of 50 feet for Ben Ficklin Road, an Urban Collector Road, (2) a variance from Section 9.III.A.5.a(3) to allow no curbing on Ben Ficklin Road; and (3) a variance from Chapter 9.V that would require a sidewalk for public safety along Ben Ficklin Road, being 2.00 acres west of Ben Ficklin Road and south of Becker Lane.

Jeff Fisher, Senior Planner, presented the proposed replat which proposed to divide one 2-acre lot into two 1-acre lots. He indicated that the original lot was part of the Third Replat of Block 2 in Country Club Acres Subdivision, approved by the Planning Commission in 2015. Mr. Fisher explained that both new lots would have direct and abutting access onto Ben Ficklin Road, with Lot 1-E having a flag configuration. He outlined the three variances requested by the applicant in order to maintain the existing 28-foot paving width for Ben Ficklin Road with no curb or sidewalk. He then outlined Staff's recommendation for the Commission to approve the replat but deny the variances for a deficient road width with no curb, consistent with the previous rationale of the 3rd replat. This rationale included that Ben Ficklin Road served as a collector road which carries traffic from Country Club Road to Loop 306, and acted as a transition/de-acceleration lane. He concluded his presentation by outlining Staff's support of the sidewalk variance given the property's location in an area with low foot traffic.

Chair Stribling asked Mr. Fisher to clarify Staff's recommendations.

Mr. Fisher explained that Staff was requesting that the applicant pave their remaining portion (i.e. the incremental half) of Ben Ficklin Road, or 11 additional feet, and install a header curb.

Chair Stribling also asked Mr. Fisher if there were street improvements for Becker Lane as well. Mr. Fisher answered that the required improvements were only to Ben Ficklin Road since Becker Lane was not required as the primary access. Rebeca Guerra, Planning Manager, clarified that Staff was recommending Ben Ficklin Road be widened to provide an acceleration lane.

Chair Stribling asked Mr. Fisher if a header curb was being requested and if there were other header curbs along this portion of Ben Ficklin Road. Mr. Fisher responded that Staff was requiring a header curb and requested that Engineering Services respond to Mr. Stribling's second question on whether there were already header curbs along this portion of Ben Ficklin Road. Andy Vecillio, Assistant City Engineer explained that the purpose of the header curb was to prevent deterioration of the paved asphalt. He indicated that there were some curbs and gutters in

the area, but did not know for certain if there were any along this specific portion of Ben Ficklin Road.

Chair Stribling opened the meeting for public comment.

Tad Logan, the applicant, spoke in support of his request. He expressed his objections to any paving requirements along Ben Ficklin Road. He indicated that the same variances were already approved as part of the previous Third Replat in 2015, and that additional paving would place a large burden on this small subdivision. He further explained that there was a stop sign, intersection sign, and utility pole close to the additional paving width which poses safety issues.

Chair Stribling asked Mr. Logan to indicate the specific location of these signs. Mr. Logan explained that if the stop sign was shifted to the west another 12 feet, a vehicle stopped would not be able to clearly see oncoming traffic. He drew a visual location of this sign on the PowerPoint slide and provided photographs of the sign for the Commissioners.

Chair Stribling asked Mr. Vecillio if the City planned to widen Ben Ficklin Road in the near future. Mr. Vecillio responded that Ben Ficklin Road was not within the City's 10-year Capital Improvements Plan (CIP) and that there were are no plans to improve the street at the present time.

Roger Ellison who owned property immediately south of the proposed replat and the property to the east of Ben Ficklin Road, spoke on behalf of granting the paving variance. He expressed concerns about traffic safety if an irregular jog were to be created should Ben Ficklin Road be widened in front of the property.

Commissioner Brooks III made a motion to APPROVE the proposed replat and all requested variances, subject to the six conditions as presented. Commissioner Spano seconded the motion. The motion passed unanimously, 7-0.

2. **Related Comprehensive Plan Amendments & Rezonings**
City Council has final authority for approval of Comprehensive Plan Amendments and Rezonings.

A. City of San Angelo / Ayers

Items i and ii below pertain to the same property and were therefore presented as one item with two separate motions.

i. CP18-03: City of San Angelo

Public hearing and consideration of a request for approval of an amendment to the Comprehensive Plan changing the Future Land Use designation from “Industrial” to “Commercial,” being 5.00 acres located at 1619 Roosevelt Street.

ii. Z18-08: Ayers

Public hearing and consideration of a request for approval of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 5.00 acres located at 1619 Roosevelt Street.

Hillary Bueker, Senior Planner, presented both cases. She explained that the purpose of the Comprehensive Plan Amendment was to change the Future Land Use from “Industrial” to “Commercial” and the rezoning from Single-Family Residential (RS-1) to General Commercial (CG). Ms. Bueker outlined Staff’s rationale for approval of both requests on the grounds that the property is already adjacent to properties with Commercial designations; that the proposed land uses are consistent with CG zoning; that the property never developed residentially; and that there are mostly commercial uses already along South Bell Street.

Chairperson Stribling opened the meeting for public comment.

Council Member Harry Thomas clarified for the Commission that the property was in Single Member District (SMD) #4 and not SMD #1.

Vice Chair Spano made a Motion to recommend APPROVAL of the Comprehensive Plan Amendment changing the Future Land Use designation from “Industrial” to “Commercial,” on the subject property. Commissioner Brooks III seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Smith made a Motion to recommend APPROVAL of the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 7-0.

B. City of San Angelo / Glen Park Apartments, L.P.

Items i and ii below pertain to the same property and were therefore presented as one item with two separate motions.

i. CP18-04: City of San Angelo

Public hearing and consideration of a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use designation from “Industrial” to “Neighborhood Center,” being 5.00 acres located at 4001 South Chadbourne Street.

ii. Z18-06: Glen Park Apartments, L.P.

Public hearing and consideration of a request for approval of a Rezoning from the Light Manufacturing (ML) Zoning District to the Low Rise Multifamily (RM-1) Zoning District, being 5.00 acres located at 4001 South Chadbourne Street.

Jeff Fisher, Senior Planner, presented both cases. He explained that the purpose of the Comprehensive Plan Amendment was to change the Future Land Use from “Industrial” to “Neighborhood Center” which would be compatible with the associated proposed rezoning from Light Manufacturing (ML) to Low Rise Multifamily Residential (RM-1). Mr. Fisher indicated that the applicant intended to rezone the property to RM-1 to allow for a 60-unit apartment complex. He further explained that the City recently endorsed the applicant’s request for a State housing tax credit for the development. Mr. Fisher outlined Staff’s rationale for approval of both requests on the grounds that the Neighborhood Center designation was compatible with the proposed multifamily apartment project; that the development would comply with the RM-1 development standards; that the development was close to other residential living including the mobile home park to the northwest; and that the property was also close to commercial employers and Goodfellow Air Force Base.

Chair Stribling opened the meeting for public comment.

Mr. Paul Holden, the applicant, indicated that he was excited about the proposed development.

Commissioner Jackson made a Motion to recommend APPROVAL of the Comprehensive Plan Amendment, changing the Future Land Use designation from “Industrial” to “Neighborhood Center”, on the subject property. Commissioner Smith seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Jackson made a Motion to recommend APPROVAL of a Rezoning from the Light Manufacturing (ML) Zoning District to the Low Rise Multifamily (RM-1) Zoning District, on the subject

property. Commissioner Smith seconded the Motion. The Motion passed unanimously, 7-0.

3. Rezoning.

City Council has final authority for approval of Rezoning.

A. Z18-09-A & Z18-09-B: Sepulveda & Perez / City of San Angelo

Public hearing and consideration of requests for approval of:

- i. A Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District on 409 West 34th Street, being 1.01 acres located at 409 West 34th Street;
- ii. A Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and the Single-Family Residential (RS-1) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 1.01 acres located at 405 West 34th Street; and
- iii. A Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and the Single-Family Residential (RS-1) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 1.01 acres located at 401 West 34th Street.

Jeff Fisher, Senior Planner, presented the proposed rezoning requests. He explained that the applicants owned the two most westerly properties and were seeking to rezone them from CG/CH to RS-1 to allow new single-family homes to be built on them. He clarified that the existing structures were legal non-conforming, but that their replacement with new homes would require a rezoning to RS-1. Mr. Fisher further explained that Planning Staff was requesting that the third property furthest east, 401 West 34th Street, also be rezoned exclusively to RS-1 as there was a small triangular portion that remains CG/CH which was incompatible with the existing single family home on the property. Mr. Fisher then outlined Staff's rationale for approval of the rezoning requests on the grounds that the Neighborhood designation was compatible with the proposed and existing single-family homes; that all lots had already been platted and would comply with the RS-1 development standards; and that all properties were surrounded by residential housing in all directions.

Chair Stribling opened the meeting for public comment.

Mr. Rick Sepulveda, one of the applicants, indicated that he intended to build two new homes on his properties, and that there were already other

new homes built in close proximity. He explained to the Commission that his properties have remained unoccupied for at least 6 years.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District on all three properties. Commissioner Self seconded the Motion. The Motion passed unanimously, 7-0.

4. Conditional Uses.

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

A. CU18-06: Valles

Public hearing and consideration of a request for approval of a Conditional Use to allow for Household Living in the General Commercial/Heavy Commercial (CG/CH) Zoning District, being 0.47 acres located at 2728 Martin Luther King Drive.

Hillary Bueker, Senior Planner, presented the case. She explained that the purpose of the request was to allow expansion of the residential use on the property which was currently not allowed in the CG/CH Zoning District. She indicated that the applicant planned to erect a carport and the Conditional Use for household living would allow the carport and all existing residential uses on the property. Ms. Bueker outlined Staff's rationale for approval of the Conditional Use on the grounds that there was already an existing home on the property built in 1944; that household living was allowed in commercial zoning districts with a Conditional Use; and that the entire block was already residential.

Chair Stribling opened the meeting for public comment.

Mr. Alex Valles, the owner and applicant, indicated that he had lived on the property since 1987 and that he required a carport for additional storage.

Chair Stribling asked if the applicant needed the Conditional Use in order to make household improvements. Ms. Bueker responded that this was correct and that the applicant required this approval in order to obtain the necessary permits.

Chair Stribling made a Motion to APPROVE the Conditional Use to allow for Household Living in the General Commercial/Heavy Commercial (CG/CH) Zoning District on the property, subject to the

two conditions of approval as presented. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 7-0.

B. CU18-07: Lighthouse

Public hearing and consideration of a request for approval of a Conditional Use to allow for Retail Sales and Service in the Light Manufacturing (ML) Zoning District, being 0.406 acres located at 1953 Austin Street.

Hillary Bueker, Senior Planner, presented the case. She explained that the purpose of the request is to allow a retail sales and service use in the existing ML zone for the Lighthouse for the Blind.

She outlined Staff's rationale for approval of the Conditional Use on the grounds that the existing building would continue to function the same as the surrounding area; that the proposed land uses were consistent with the ML zoning with a Conditional Use; and that while there was a mix of different uses, most of the uses were commercial along Austin Street.

Chair Stribling opened the meeting for public comment.

Vice Chair Spano asked what determined the parking standard. Ms. Bueker answered that half of the staff was legally blind and a maximum of only two persons would be on site at one time, which led to the need for alternative parking requirements.

Chair Stribling asked if Staff saw any issues with the current parking situation. Ms. Bueker responded that a survey was currently being completed to show the two required on-site parking spaces and these spaces could directly back out onto the street, as allowed by the Zoning Ordinance.

Mr. Joshua Glaze, representing the applicant, indicated that the goal of the request itself was to create jobs for the blind or visually impaired.

Commissioner Brooks asked how much parking was normally required for the retail space. Ms. Bueker indicated that normally, retail uses required one parking space for every 200 square feet but that in this case, Staff was asking for two parking spaces total on-site, and that a third space could be provided once the survey had been completed.

Commissioner Brooks expressed his opinion that this business should not be treated differently than other businesses with respect to parking. Rebeca Guerra, Planning Manager, clarified for the Commission that in

addition to the two parking spaces on-site, the alternative parking plan allowed for substitutions for additional parking on adjacent properties. Mr. Jon James, Director of Planning and Development Services, further clarified that there were other examples in the City of off-street parking within a certain distance of the site.

Commissioner Smith made a Motion to APPROVE the Conditional Use to allow for Retail Sales and Service in the Light Manufacturing (ML) Zoning District on the property, subject to the two conditions of approval as presented. Commissioner Jackson seconded the Motion. Commissioners Smith, Jackson, Stribling, Spano, Uherik, and Self voted in favor, and Commissioner Brooks III voted against. The Motion passed 6-1.

C. CU18-08: Lopez

Public hearing and consideration of a request for approval of a Conditional Use to allow for Household Living in the Heavy Manufacturing (MH) Zoning District, being 0.5174 acres located at 2009 Old Ballinger Highway.

At 10:13 a.m., Commissioner Brooks recused himself from voting on this item due to a conflict of interest.

Hillary Bueker, Senior Planner, presented the case. She outlined the purpose of the conditional use request to allow household living in the Heavy Manufacturing (MH) Zoning District. Ms. Bueker explained that the current MH did not allow household living, and the Conditional Use would recognize the existing residential uses on the property, as well as construction of a new garage. Ms. Bueker outlined Staff's rationale for approval of the Conditional Use on the grounds that the property would continue to function the same as the surrounding area; that the proposed land uses were consistent with the MH zoning with a Conditional Use; and that while there was currently a mix of uses along Old Ballinger Highway, several homes already existed.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Commissioner Jackson made a Motion to APPROVE the Conditional Use to allow for Household Living in the Heavy Manufacturing (MH) Zoning District on the property, subject to the two conditions of approval as presented. Commissioner Smith seconded the Motion. The Motion passed unanimously, 6-0.

At 10:16 a.m., Commissioner Brooks returned to the Meeting.

VII. Text Amendments.

City Council has final authority for approval of Text Amendments.

- A. Public hearing and consideration of a Text Amendment to Chapter 12, Exhibit “A” Zoning Ordinance, redesignating Sections 309 through 317 as Sections 310 through 318; establishing a new Section 309 entitled “River Corridor District,” “Downtown District,” and “Cultural District” Overlay Zones with new boundary maps and a new application process and standards in these districts; and repealing Article 12.06, River Corridor Development Ordinance and the Old Town District (Z10-14) and boundary map.**

Hillary Bueker, Senior Planner, presented for the Commission the proposed new overlay districts and associated maps. She explained that there was currently a River Corridor Overlay District and that the proposed changes would now create a total of three overlay districts – a revised River Corridor District; a Downtown District, and a Cultural District. Ms. Bueker indicated that the intent in future was to create design standards for each of the three districts.

Jeff Fisher, Senior Planner, outlined the proposed changes to the River Corridor Review process, including the new and revised standards for development in these districts, and which entity was responsible for these decisions. He explained that in addition to a new definition of construction which now included restoration, rehabilitation, and reroofing, certain improvements such as painting and landscaping within a park or public street right-of-way would now require approval by the Planning Director. Mr. Fisher displayed for the Commissioners a table that outlined the full list of improvements that could be approved by the Planning Director, and which ones would require approval by the Design and Historic Review Commission (DHRC). He expressed Planning Staff’s support for the changes, and indicated that Staff believed that the changes would provide for consistency of standards and clarity for the public of the process.

Commissioner Smith expressed his opinion that the DHRC had too much decision making power.

Chair Stribling opened the meeting for public comment.

Commissioner Smith made a motion to table this item until the next Planning Commission Meeting. There was no second and the motion failed for lack of quorum.

Commissioner Spano indicated that he understood Commissioner Smith's concerns, but was not sure whether to revise the proposed changes to address them.

Jon James, Director of Planning and Development Services, explained that under the proposed changes, many of the required improvements could now be reviewed by the Planning Director and not have to go to the DHRC. He also explained that under the current process, only improvements that required a building permit could be reviewed, which would allow someone to paint their building any color they wanted without review or approval. Mr. James referenced an example of a building downtown that was repainted a garish color without going through a review process. He explained that under the new process, changing a paint color – which did not require a permit on its own – could now be reviewed for consistency with the historical City color palette, and that this was already done when it was part of a larger set of improvements that required a permit.

Commissioner Brooks III asked if something could be done to improve dilapidated buildings. Mr. James indicated that the Vacant Buildings Task Force would bring forward an Ordinance to deal with vacant buildings within a few months. He also indicated that a property maintenance code would be implemented in the future for buildings downtown.

Commissioner Brooks III made a Motion to recommend APPROVAL of the proposed Text Amendment as presented. Commissioner Uherik seconded the Motion. Commissioners Brooks III, Uherik, Jackson, Stribling, Spano, and Self voted in favor, and Commissioner Smith voted against. The Motion passed 6-1.

VIII. Director's Report

Jon James, Planning & Development Services Director, informed the Planning Commission that the March 2018 Planning Commission cases that required City Council approval would be presented to Council at their meeting. He then explained that the River Corridor Text Amendment discussed today, as well as other cases that required City Council approval, will be presented to Council in May. Mr. James further indicated that Staff attended a recent training session which was very informative on fiscal impacts of development, and intended to share some of this information with the Commission in future. Mr. James concluded that Staff would be bringing forward future policies and procedures to the Commission on when they could communicate between one another and members of the public.

IX. Future meeting agenda and announcements.

Chair Stribling indicated that the next regular meeting of the Planning Commission was scheduled to begin at 9:00 a.m. on **Monday, May 21, 2018**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

X. Adjournment.

Commissioner Brooks III made a Motion to adjourn at 10:33 a.m., and Vice-Chair Spano seconded the Motion. The Motion passed unanimously, 7-0.



Travis Stribling, Chair,
Planning Commission