

**MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, OCTOBER 15, 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), RYAN SMITH, TERI JACKSON, LUKE UHERIK, JOE SELF, CONOLY O. BROOKS III

**ABSENT:** N/A

**STAFF:** Jon James, AICP, Director of Planning and Development Services  
Aaron Vannoy, Development Administrator  
Dan Saluri, Deputy City Attorney  
Charlie Kemp, Interim Building Official, Permits and Inspections  
Andy Vecellio, Assistant City Engineer  
Mitchell Gatlin, Project Engineer-EIT  
Thomas Truett, Fire Code Plans Reviewer  
Jeff Fisher, AICP, Senior Planner  
Hillary Bueker, RLA, Senior Planner

**I. Call to order.**

Chair Travis Stribling called the meeting to order at 9:00 a.m. and established that a quorum of six was present.

**II. Prayer and Pledge.**

The prayer was delivered by Commissioner Jackson. The pledge was led by Commissioner Smith.

**V. Consent Agenda:**

A. Consideration of approving the September 17, 2018, Planning Commission Regular Meeting minutes.

**B. Rio Concho West, Section Seven**

A request for approval of a Final Plat, Rio Concho West, Section Seven, being 1.259 acres located southwest of Stage Coach Trail and Pueblo Pass.

**A Motion to APPROVE the Consent Agenda was made by Commissioner Smith and seconded by Vice Chair Spano. The motion carried unanimously, 6-0.**

**Commissioner Self arrived at 9:03 a.m. establishing a full quorum of seven.**

**VI. Regular Agenda:**

**1. Rezoning**

*City Council has final authority for approval of Rezoning.*

**A. PD18-03: Spring Creek - COSA**

Public hearing and consideration of a request for approval of a Rezoning from the Single-Family Residence (RS-1) Zoning District and General Commercial (CG) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park; being 16.36 acres located to the north and northwest of the Lake Nasworthy Addition – Group Fishermans Road residential subdivision.

Hillary Bueker, Senior Planner, presented the Planned Development (PD) rezoning request. She explained that the 16.36-acre property had a Future Land Use of “Open Space” and a combination of CG and RS-1 Zoning. Ms. Bueker explained that the Planned Development will include the existing RV park area, boat ramp, marina, and Tule Princess boat. She outlined Staff’s rationale to approve the Rezoning on the grounds that the Future Land Use of Open Space allows the current mix of uses for recreation; that the proposed development is consistent with the new PD; that the area has mixed uses but is mostly recreational based; and that the area has developed as a regional recreation destination. Ms. Bueker concluded her presentation by summarizing the seven proposed conditions of approval outlined in her Staff Report.

Chair Stribling asked if the maximum stay of 6 months a year which applies to 15% of the park spaces is the current rule.

Ms. Bueker responded this was correct and that this rule is already in the Zoning Ordinance.

Commissioner Jackson asked if this rule applied to all RV parks.

Ms. Bueker responded this was correct.

Chair Stribling opened the meeting for public comment

There was no public comment.

**Commissioner Smith made a Motion to recommend APPROVAL of the proposed Rezoning from the Single-Family Residence (RS-1) Zoning District and General Commercial (CG) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park on the property, subject to the seven conditions of approval as presented. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 7-0.**

**3. Conditional Uses.**

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

**A. CU18-18: WTRC**

Public hearing and consideration of a request for approval of a Conditional Use to allow for the lodging of student trainees in the Office Commercial (CO) Zoning District, located at 1925 University Avenue, 3001 South Jackson Street, and a 1.18-acre tract in the J. McNeese Survey No. 176.25, Abstract No. 1641, comprising a total of 9.306 acres.

Jeff Fisher, Senior Planner, presented the case for a Conditional Use to allow for the lodging of student trainees in the Office Commercial (CO) Zoning District. He explained that West Texas Rehabilitation Center, (WTRC) which owns the subject properties, intends to construct a new office building and utilize a portion of the space for their student trainees to reside during their rotations. Mr. Fisher explained that the current CO Zoning does not allow overnight lodging and therefore, the conditional use is required. He outlined Staff's rationale for approval of the Conditional Use on the grounds that the use is consistent with the surrounding office, schools, and other institutional uses in the area; that the new building will comply with all CO Zoning standards including sufficient parking; that there is community need as students could live where they are being trained; and that there would be no effect on existing development patterns. Mr. Fisher concluded his presentation by reading the four proposed conditions of approval outlined in his Staff Report into the record.

Chair Stribling opened the meeting for public comment.

Commissioner Jackson asked what the current definition is for temporary housing in the Zoning Ordinance.

Mr. Fisher responded that the current Zoning Ordinance does not have a definition for “student trainee housing”. He explained there are other housing categories such as “Group Living” which would not apply here because it requires lodging for at least 30 days and students could stay less than this, and “transient lodging” for hotels and motels which is separate from this use. Mr. Fisher concluded that since there was no specific definition in the Zoning Ordinance for student trainee living, Staff requests that this Conditional Use be approved with the specific allowance for “the lodging of student trainees” as proposed.

Mr. Steve Marr, President and CEO of WTRC, spoke in support of the request. He explained that WTRC trains 40-60 students a year and student lodging would be for approximately 8-12 weeks during their three-month rotations. He explained that student lodging would be convenient given that most students do not have vehicles and this would allow them to live where they work. He indicated that the goal of WTRC would be to hopefully rehire students once they completed their rotations.

There was no further public comment.

**Vice Chair Spano made a Motion to APPROVE the Conditional Use to allow for the lodging of student trainees in the Office Commercial (CO) Zoning District, subject to the four conditions of approval as presented. Commissioner Smith seconded the Motion. The Motion passed unanimously, 7-0.**

#### **4. Director’s Report**

Jon James, Planning & Development Services Director, reminded Planning Commissioners of the workshop for appointed and elected officials in Midland on November 8, 2018, and that this was a day trip from 10am-3pm. He requested all those interested to contact the Planning Division by the following week so transportation could be arranged.

#### **5. 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, November 19, 2018**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**6. Adjournment.**

Commissioner Brooks made a Motion to adjourn at 9:17 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 7-0.

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Travis Stribling, Chair,  
Planning Commission