

**MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, DECEMBER 17, 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, CONOLY O. BROOKS III

**ABSENT:** JOE SELF

**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  
Austin Ayers, Deputy Building Official  
Andy Vecellio, Assistant City Engineer  
Mitchell Gatlin, Project Engineer-EIT  
Jeff Fisher, AICP, Senior Planner  
Hillary Bueker, RLA, Senior Planner  
Sherry Bailey, 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 five was present.

**II. Prayer and Pledge.**

The prayer was delivered by Pastor Javier Santos of the Church of the Bread of Life. The pledge was led by Chair Stribling.

**III. Consent Agenda:**

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

**A Motion to APPROVE the Consent Agenda was made by Commissioner Smith and seconded by Vice Chair Spano. 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. Amended Plat of Lot 3, Block 16, Section Eight, and Open Space, Section Twenty-Five, The Bluffs Addition**

Public hearing and consideration of a request for approval of an Amended Plat, of Lot 3, Block 16, Section Eight, and Open Space, Section Twenty-Five, The Bluffs Addition, being 2.579 acres located at 726 Ashford Drive and adjacent open space.

Hllary Bueker, Senior Planner, presented the proposed amend plat to transfer ownership of open space to the adjacent lot. She indicated that the proposed amended plat conforms with the City's Comperhensive Plan and the Intent of Purpose Statements. She then outlined Staff's recommendation to approve the plat with one condition of approval as presented.

Chair Stribling asked Ms. Bueker to show the difference between the old and new plat.

Ms. Bueker displayed the plat drawings on the PowerPoint slides addressing Chair Stribling's question.

Chair Stribling asked if more open space was being added.

Ms. Bueker responded no additional open space was being added, only the transfer of existing open space to the adjacent lot.

Chair Stribling opened the meeting for public comment.

Mr. Herb Hooker with SKG Engineering indicated he was available for questions.

Mr. Bill Pritchard, a nearby resident, asked if there were any future plans for more open space or only for Lot 3.

Ms. Bueker responded that this land was privately held and would be transferred to Lot 3, and that the City had no plans to create additional open space in this area.

Mr. Hooker affirmed that the existing open space was being added to Lot 3.

There was no further public comment.

**Commissioner Brooks made a motion to APPROVE the proposed amended plat, subject to the one condition as presented. Commissioner Uherik seconded the motion. The motion passed unanimously, 5-0.**

**2. Related Comprehensive Plan Amendments & Rezonings**

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

**A. Socha/COSA**

**i. CP18-08: Socha/COSA**

Public hearing and consideration of a request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, located at 3210 - 3230 Abilene Street.

**ii. Z18-23: Socha**

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial (CG) Zoning District to the Single Family (RS-1) Zoning District, located at 3218, 3214, 3210 Abilene Street.

***Items i) and ii) include some of the same properties and were therefore presented as one item with two separate motions.***

***Commissioner Jackson arrived at 9:11 a.m. establishing a quorum of six.***

Hillary Bueker, Senior Planner, presented the proposed Comprehensive Plan Amendment and associated Rezoning request. She explained that the applicant proposed to rezone the interior lots and the City decided to initiate a Comprehensive Plan Amendment for the corner lot consistent with the proposed Rezoning. Ms. Bueker outlined Staff's rationale to approve both applications on the grounds that the Comprehensive Plan Amendment to "Neighborhood" provides a transition between the existing residential lands to the north and commercial lands to the south; that the lots comply with all RS-1 standards; and that the parcels fit with the surrounding residential lots.

Chair Stribling opened the meeting for public comment.



Mr. Russell Socha, the applicant, spoke in support of his request. He indicated that he owns the subject properties including the City-initiated lots to be rezoned, and that building is already taking place around the properties.

Chair Stribling closed public comment.

**Commissioner Jackson made a Motion to recommend APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, located at 3210 - 3230 Abilene Street. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 6-0.**

**Commissioner Brooks made a Motion to recommend APPROVAL of a Rezoning from the General Commercial (CG) Zoning District to the Single Family (RS-1) Zoning District, located at 3218, 3214, 3210 Abilene Street. Commissioner Smith seconded the Motion. The Motion passed unanimously, 6-0.**

**B. Socha/COSA**

**i. CP18-09: Socha/COSA**

Public hearing and consideration of a request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, located at 2900 - 2920 Houston Street.

**ii. Z18-24: Socha**

Public hearing and consideration of a request for approval of a Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family (RS-1) Zoning District, located at 2920, 2916, 2912 Houston Street.

***Items i) and ii) include some of the same properties and were therefore presented as one item with two separate motions.***

Hillary Bueker, Senior Planner, presented the proposed Comprehensive Plan Amendment and associated Rezoning request. She explained that the applicant proposed to rezone the interior lots and the City decided to initiate a Comprehensive Plan Amendment for the easterly lots consistent with the proposed Rezoning. Ms. Bueker outlined Staff's rationale to approve both applications on the grounds that the

Comprehensive Plan Amendment to “Neighborhood” allows for compatibility with the associated rezoning to RS-1; that the lots comply with all RS-1 standards; and that the parcels fit with the already platted surrounding residential lots.

Chair Stribling opened the meeting for public comment.

There was no public comment.

**Commissioner Smith made a Motion to recommend APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, located at 2900 - 2920 Houston Street. Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.**

**Commissioner Brooks made a Motion to recommend APPROVAL of a Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family (RS-1) Zoning District, located at 2920, 2916, 2912 Houston Street. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 6-0.**

**3. Rezoning**

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

**A. PD18-05: United Supermarkets LLC / Texas State Bank**

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage, located at 4206 South College Hills Boulevard, and 3121 and 3131 Sunset Drive.

Jeff Fisher, Senior Planner, presented the PD rezoning request. He explained that Market Street intends to construct a shared sign with Texas State Bank on the Texas State Bank property facing South College Hills Boulevard. Mr. Fisher further explained that this sign is considered an “off-site” sign under the Sign Ordinance and requires a PD Rezoning to allow this shared sign. Mr. Fisher displayed a rendering of the sign and its proposed location facing South College Hills Boulevard. The rendering confirmed that the 15-foot tall sign will not impede vision of the adjacent Compass Bank sign located further east.



Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the existing commercial uses and signage are consistent with the "Commercial" Future Land Use designation; all uses will comply with the underlying CG standards; and that all uses are compatible with the commercial uses in the area.

Chair Stribling opened the meeting for public comment.

Mr. Kevin Little, owner of surrounding property, spoke in support of the request.

Chair Stribling closed public comment.

**Commissioner Jackson made a Motion to recommend APPROVAL of the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage, located at 4206 South College Hills Boulevard, and 3121 and 3131 Sunset Drive, subject to the five conditions of approval as presented. Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.**

**B. Z18-25: von Rosenberg**

Public hearing and consideration of a request for approval of a Rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Neighborhood Commercial (CN) Zoning District, located at 5205 South Bryant Boulevard.

Jeff Fisher, Senior Planner, presented the rezoning request. He explained that in 2014 the same applicant was approved for a rezoning of the subject property from General Commercial (CG) to Low Rise Multifamily Residential (RM-1) but due to market conditions no apartments were built and the property has remained vacant.

Mr. Fisher outlined Staff's rationale to approve the Rezoning to Neighborhood Commercial (CN) on the grounds that the CN zoning is consistent with the Future Land Use designation "Neighborhood Center"; that the lot complies with all CN standards; and that the existing rock fence along the west lot line and wooden fence along the south lot line provides screening from the adjacent residential properties. Mr. Fisher also explained that the CN limits the total floor area on the property as well as prohibits any outdoor storage past 5 feet from the building wall. He concluded his presentation with one concern, that even though Staff supports the request, there was no northbound access from

South Bryant Boulevard which would require at least some vehicles to enter through Ben Ficklin Road and Kimrey Lane.

Chair Stribling opened the meeting for public comment.

Ms. Ami-Mizell Flint representing Moasic located north of the property asked what uses were allowed in the CN zone.

Mr. Fisher responded that the CN zoning allows retail sales and services, offices, restaurants, gyms, and day cares, in addition to other similar uses.

Mr. Eric von Rosenberg, owner of the subject property expressed he was available to answer any questions.

Mr. Bruce Davidson, owner of surrounding property, spoke in opposition of the request. He expressed concerns with commercial traffic using Kimrey Lane which he believes is too narrow.

Chair Stribling asked about parking requirements for the CN Zone.

Mr. Fisher responded that parking is based on use, not zoning district. He provided some examples of parking for various uses, included retail stores which require one space per 200 square feet of accessible floor area to the public; one space per 300 square feet for offices; and one space per 400 square feet for private clubs. Mr. Fisher stated that he believes there is sufficient space on the property to accommodate these parking requirements.

Commissioner Jackson asked what the width was of Kimrey Lane.

Mr. Fisher responded that he believed it was approximately 24 to 26 feet, which is deficient under current standards, but that the lot was previously platted and would have met the required mimimums at the time it was platted.

Chair Stribling spoke in support of the request and believes that the CN uses would generate less traffic that other commercial types of zoning.

Chair Stribling closed public comment.

**Commissioner Brooks made a Motion to recommend APPROVAL of a Rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Neighborhood Commercial (CN) Zoning District, located at 5205 South Bryant Boulevard. Commissioner Smith seconded the Motion. The Motion passed unanimously, 6-0.**



**C. Z18-27: Brite Mara LLC**

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, located at 3608 North Chadbourne Street.

Jeff Fisher, Senior Planner, presented the rezoning request. He explained that last month the Planning Commission approved a related request for a Partial Reconstruction of the apartment building from damage due to inclement weather. Mr. Fisher indicated that the Partial Reconstruction only allowed the owner to repair the apartment complex, but not to occupy it as it had lost its legal non-conforming status due to more than 12 months of inactivity without water service. He explained that Staff found a Special Permit which allowed apartments on the RS-1 portion of the lot but not the full lot, and therefore, and that this Rezoning request would allow the owner to re-occupy the entire apartment complex.

Mr. Fisher outlined Staff's rationale to approve the Rezoning to Low Rise Multifamily (RM-1) on the grounds that the "Commercial" Future Land Use designation supports transitional uses and the apartment complex provides a transition between adjacent commercial and residential uses; that the existing apartment complex complies with all RM-1 standards; and that the apartment complex has existing on the property since 1976 and located along an arterial road and a Concho Valley Transit bus route.

Chair Stribling opened the meeting for public comment. There was no public comment.

Chair Stribling spoke in support of the request and believes the Rezoning is consistent with the area.

Commissioners Jackson and Spano agreed.

**Commissioner Jackson made a Motion to recommend APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, located at 3608 North Chadbourne Street. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 6-0.**



**4. Conditional Uses.**

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

**A. CU18-21: Martinez**

Public hearing and consideration of a request to renew a Conditional Use to allow a Short Term Rental in the Single-Family Residential (RS-1) Zoning District, located at 1810 Shady Point Circle Drive.

Sherry Bailey, Senior Planner, presented the case for a Conditional Use to renew a Conditional Use to allow a Short Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District on the subject property. Ms. Bailey explained that the request if approved would renew the existing Short-Term rental for an additional two years. She then outlined Staff's rationale for approval on the grounds that the property has already operated as an STR for one year with no complaints; that the STR complies with all zoning standards; and that the property has maintained its residential character.

Chair Stribling opened the meeting for public comment.

Ms. Anna Martinez the owner and applicant spoke in support of the request. She indicated that she is pleased to serve military families.

**Commissioner Smith made a Motion to APPROVE the Conditional Use to renew a Conditional Use to allow a Short Term Rental in the Single-Family Residential (RS-1) Zoning District, located at 1810 Shady Point Circle Drive, subject to the six conditions of approval as presented. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 6-0.**

**B. CU18-22: Rodriguez**

Public hearing and consideration of a request for approval of a Conditional Use to allow a Single-Family Residence within a General Commercial/Heavy Commercial District (CG/CH) Zoning District, located at 251 Koberlin Street.

Sherry Bailey, Senior Planner, presented the case for a Conditional Use to allow a Single-Family Residence within a General Commercial/Heavy Commercial District (CG/CH) Zoning District on the subject property. Ms. Bailey explained that there is an existing duplex and the applicant requires a conditional use to allow it to be converted into a single detached dwelling. She explained that there is an existing single-

detached dwelling immediately to the west. Ms. Bailey then outlined Staff's rationale for approval on the grounds that a single family use should not impact adjacent properties; that conversion into a single-detached dwelling is in keeping with the existing neighborhood; and that a mix of existing single and multifamily structures in this neighborhood encourages this conversion.

Chair Stribling opened the meeting for public comment.

Ms. Janie Rodriguez the owner and applicant spoke in support of the request.

Chair Stribling asked for confirmation that the existing duplex would be remodeled into a single-detached dwelling.

Ms. Rodriguez responded that this was correct.

Chair Stribling closed public comment.

**Commissioner Jackson made a Motion to APPROVE a Conditional Use to allow a Single-Family Residence within a General Commercial/Heavy Commercial District (CG/CH) Zoning District, located at 251 Koberlin Street, subject to the two conditions of approval as presented. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 6-0.**

***Commissioner Brooks left the meeting at 9:55 a.m. and did not return.***

**C. CU18-23: Reyna's Tacos**

Public hearing and consideration of a request for approval of a Conditional Use to allow a food truck operation as Retail Sales and Service within an Office Commercial (CO) Zoning District, located at 226 S. Abe Street.

Sherry Bailey, Senior Planner, presented the case for a Conditional Use to allow a food truck operation as Retail Sales and Service within an Office Commercial (CO) Zoning District on the subject property. Ms. Bailey indicated that the applicant will also use this site for their food truck commissary and there will be a dining area inside the building.

Ms. Bailey then outlined Staff's rationale for approval on the grounds that impacts will be minimized with proper paving and sidewalks to be reviewed at the site plan stage; that the use is consistent with surrounding commercial uses; and that the use is close to downtown.



Commissioner Jackson asked if they planned on moving the mobile unit.

Ms. Bailey responded that they will maintain the site for their commissary but may decide to move the mobile unit in future.

Chair Stribling asked if the applicant required a building permit for their work on the building.

Ms. Bailey responded that this was correct.

Chair Stribling asked if the proposed parking will be included as part of the permitting process.

Ms. Bailey responded that this was correct and that the applicant has been made aware of this.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Chair Strilbing asked if the applicant was proposing a one-way entry from Concho Avenue.

Ms. Bailey responded that this was correct, and would be a one-way in from Concho Avenue and a one-way out onto South Abe Street.

Chair Stribling expressed his support for the request.

**Commissioner Jackson made a Motion to APPROVE a Conditional Use to allow a food truck operation as Retail Sales and Service within an Office Commercial (CO) Zoning District, located at 226 S. Abe Street, subject to the two conditions of approval as presented. Commission Uherik seconded the Motion. The Motion passed unanimously, 5-0.**

**D. CU18-24: Church**

Public hearing and consideration of a request for approval of a Conditional Use to allow a Religious Institution, located at 200-206 West 14th Street.

Hillary Bueker, Senior Planner, presented the case for a Conditional Use to allow a Religious Institution on the subject property zoned Two-Family

Residential (RS-2). Ms. Bueker indicated that the building has been used as a church in the past. She further indicated that required paved parking will be made a condition of approval since on-street parking is limited due to a bike lane. Ms. Bueker then outlined Staff's rationale for approval on the grounds that impacts will be minimized through parking and screening requirements; that churches are allowed in the RS-2 zone with a Conditional Use; and that churches are compatible within residential areas provided proper development standards are met.

Commissioner Jackson asked if there was a specific number of spaces the applicant has to have.

Ms. Bueker responded that churches require the greater of one parking space per 400 square feet of gross floor area or one space per 10 seats.

Chair Stribing asked if the applicant would require a building permit to pave parking.

Ms. Bueker responded a building permit would not be required to pave the parking area, only an approach permit to connect to the street.

Chair Stribling opened the meeting for public comment.

Pastor Javier Santos, the applicant with Bread of Life Church, read a letter from the Wesley Trinity United Methodist Church of San Angelo to the Commissioners in support of the request.

Chair Stribling closed public comment.

**Commissioner Jackson made a Motion to APPROVE a Conditional Use to allow a Religious Institution in the Two-Family Residential (RS-2) located at 200-206 West 14th Street, subject to the four conditions of approval as presented. Commission Uherik seconded the Motion. The Motion passed unanimously, 5-0.**

5. **Related Right-of-Way Abandonment and Easement Release**  
*City Council has final authority for approval of the vacation and abandoning of public right-of-way and of easement releases.*

A. **SKG Engineering, LLC**

i. **Street Right-of-Way Abandonment: SKG Engineering, LLC**

Public hearing and consideration of a request to approve the abandonment of approximately 14,778 Sq. Ft. of King Mill Drive and



14,777 Sq. Ft. Wedgewood Court public right-of-ways; located within Block 101, Section 16C, Bentwood Country Club Estates, Tom Green County, Texas.

ii. **Easement Release: SKG Engineering, LLC**

Public hearing and consideration of a request for approval of an Easement Release of approximately 12,416 sq. ft. of a 20-foot wide drainage easement and 1,688 sq. ft. of a 10-foot wide drainage easement within Bentwood Country Club Estates, Section eleven and Section sixteen-C, generally located at King Mill Drive and Wedgewood Court.

***Items i) and ii) include some of the same properties and were therefore presented as one item with two separate motions.***

Hillary Bueker, Senior Planner, present the proposed requests. She explained that the associated subdivision plat was approved last month with a variance to allow the two cul-de-sac streets to be private streets. Ms. Bueker explained that the right-of-way abandonment would allow portions of these public streets to function as private drives as well as to remove drainage easements that no longer function in that capacity.

Ms. Bueker outlined Staff's rationale for approval of both requests on the grounds that all departments and utilities circulated had no responses or objections; that existing and anticipated traffic patterns would not be affected; and that the applicant and Staff believe that the existing easements no longer function in their original capacity.

Chair Stribling asked if the drainage study was part of the requirement for the associated subdivision.

Andy Vecellio, Assistant City Engineer, responded this was correct.

Chair Stribling opened the meeting for public comment.

There was no public comment.

**Commissioner Jackson made a Motion to recommend APPROVAL of a request to approve the abandonment of approximately 14,778 Sq. Ft. of King Mill Drive and 14,777 Sq. Ft. Wedgewood Court public right-of-ways; located within Block 101, Section 16C, Bentwood Country Club Estates, Tom Green County, Texas, subject to the two conditions of approval as presented. Commissioner Uherik seconded the Motion. The Motion passed unanimously, 5-0.**

**Commissioner Smith made a Motion to recommend APPROVAL of a request for approval of an Easement Release of approximately 12,416 sq. ft. of a 20-foot wide drainage easement and 1,688 sq. ft. of a 10-foot wide drainage easement within Bentwood Country Club Estates, Section eleven and Section sixteen-C, generally located at King Mill Drive and Wedgewood Court, subject to the two conditions of approval as presented. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 5-0.**

**6. Street Name Changes.**

*City Council has final authority for approval of Street Name Changes.*

**A. A portion of Ellis Street to “East Houston Harte Expressway”**

Public hearing and consideration of a request to change “Ellis Street” to “East Houston Harte Expressway”, over a 2,900-foot length of this street's right-of-way beginning at Montague Avenue and continuing east to its terminus past Smith Boulevard to the East Houston Harte Expressway Ramp.

Jeff Fisher, Senior Planner, present the proposed street name change request. He explained that the request was initiated by the property owner located at the southeast corner of Montague Avenue and Ellis Street. Mr. Fisher indicated that this owner claimed that customers were unable to locate their property with a Montague Avenue address using electronic and phone searches and that this portion of Ellis Street located adjacent to Houston Harte Expressway acts as the frontage road and not Ellis Street. Mr. Fisher explained that essentially there are two “Ellis Streets” – the Ellis Street one block south of the Expressway, and the Ellis Street along the Expressway which acts as the Houston Harte Expressway Frontage Road and is labelled as such west and east of the portion in question.

Mr. Fisher outlined Staff’s rationale for approval on the grounds that the proposed street name change will reduce confusion for motorists, renaming the street “East Houston Harte Expressway Frontage Road” consistent with the segments of the same street west and east of the portion in question; that all City departments; TXDOT and the San Angelo Police Department were in support; and that the renaming will avoid duplication and confusion of two Ellis Streets.

Commissioner Jackson asked to see the location map. She asked Mr. Fisher asked why the street signs already say “Houston Harte Expressway Frontage Road”. Mr. Fisher indicated that he did not know



how the signs were originally changed, and that the City's Traffic Operations Division was currently looking into this.

Commissioner Jackson indicated that there were other sections of Ellis Street that also have this problem, as well as other portions of the Expressway Frontage Road with different names.

Mr. Fisher agreed.

Commissioner Jackson also asked why other portions of the frontage road were not renamed Ellis Street.

Mr. Fisher responded this would exacerbate the problem because the real Ellis Street is located one block south so would make more sense to rename Ellis Street adjacent to the Expressway to the Houston Harte Expressway Frontage Road.

Vice Chair Spano acknowledged the confusion of naming Expressway frontage roads with different names.

Chair Strilbing expressed support for the street name change, indicating it is a step in the right direction.

Mr. Fisher concurred and concluded that the proposed request would allow the business owner to obtain a Houston Harte address and remove at least a portion of the street name problem going forward.

Chair Strilbing opened the meeting for public comment. There was no public comment.

**Commissioner Uherik made a Motion to recommend APPROVAL of a request to change "Ellis Street" to "East Houston Harte Expressway Frontage Road", over a 2,900-foot length of this street's right-of-way beginning at Montague Avenue and continuing east to its terminus past Smith Boulevard to the East Houston Harte Expressway Ramp, subject to the one condition of approval as presented. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 5-0.**

## V. Director's Report

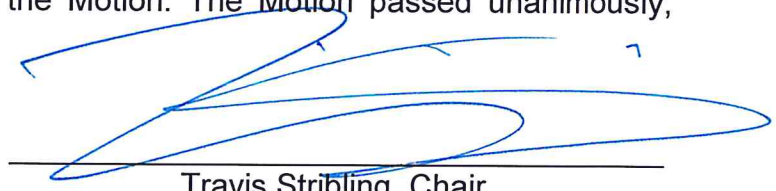
Jon James, Planning Director, reintroduced Sherry Bailey, new Senior Planner with the Planning Division. He also indicated that proposed changes to the Land Development and Subdivision Ordinance are intended to be brought back to the Planning Commission in January or February 2019.

**VI. 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, January 28, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**VII. Adjournment.**

Commissioner Jackson made a Motion to adjourn at 10:25 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 5-0.



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Travis Stribling, Chair,  
Planning Commission