

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, JANUARY 28, 2019, 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, JOE SELF

ABSENT: N/A

STAFF: Jon James, AICP, Director of Planning and Development Services
Dan Saluri, Deputy City Attorney
Jack Downey, Senior Plans Examiner, Permits and Inspections
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 full quorum of seven was present.

II. Prayer and Pledge.

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

III. Election of Chair and Vice-Chair

A Motion to RENOMINATE Commissioner Stribling as Planning Commission Chair was made by Commissioner Smith and seconded by Vice Chair Spano. The motion carried unanimously, 7-0.

A Motion to RENOMINATE Commissioner Spano as Planning Commission Vice Chair was made by Commissioner Smith and seconded by Commissioner Self. The motion carried unanimously, 7-0.

IV. Consent Agenda:

- A. Consideration of approving the December 17, 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, 7-0.

V. Regular Agenda:

1. Subdivision Plats

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

A. Resubmittal of Northwood Estates, Section Two-A

Public hearing and consideration of a resubmittal request for approval of Northwood Estates, Section Two, and a variance from Section 10.III.B of the Land Development and Subdivision Ordinance to allow Spindle Top Road to be constructed to the Tom Green County standard of two-course asphalt in lieu of the required City standard of hot mix asphalt, being 50.966 acres located north of F.M. 2105 and east of Grape Creek

Hillary Bueker, Senior Planner, presented the proposed final plat resubmittal request. She explained that the plat is located in the City's Extra-Territorial Jurisdiction (ETJ) and the original approval had expired in 2017. Ms. Bueker outlined Staff's rationale to approve the plat on the grounds it conforms with the City's Comprehensive Plan, Intent of Purpose Statements in the Subdivision Ordinance, and the governing preliminary plat. She also outlined Staff's support of the one variance requested to allow Spindle Top Road to be constructed with the Tom Green County standard of two-course asphalt in lieu of the City required hot mix asphalt. Staff's reasoning included that the road was constructed in 2015 with an agreement with the County; that the previously approved plat approved the road construction; and that the existing street will service the surrounding area satisfactorily and pose no safety risk.

Chair Stribling opened the meeting for public comment.

Mr. Herb Hooker, SKG Engineering, representing the applicant, stated he is available to answer questions.

Vice Chair Spano made a Motion to APPROVE the proposed resubmittal request for approval of Northwood Estates, Section Two, and APPROVE a variance from Section 10.III.B of the Land Development and Subdivision Ordinance to allow Spindle Top Road to be constructed to the Tom Green County standard of two-course asphalt in lieu of the required City standard of hot mix asphalt, subject to the four conditions of approval as presented. Commissioner Smith seconded the Motion. The Motion passed unanimously 7-0.

2. Rezoning

City Council has final authority for approval of Rezoning.

A. PD19-01: First Financial Trust

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 a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as self-service storage and a single-family detached dwelling, located at 909 West Beauregard Avenue.

Prior to the presentation, at 9:08 a.m., Commissioners Brooks and Uherik recused themselves due to conflict of interest.

Jeff Fisher, Senior Planner, presented the PD rezoning request. He explained that the same applicant recently received approval from City Council to rezone the subject property to Neighborhood Commercial (CN) Zoning District (Z18-21) and has now applied for this PD rezoning. Mr. Fisher explained that the proposed PD would be for two separate businesses, a 15, 570-square foot service storage facility and a 1, 834-square foot office building for Chick-Fil-A corporate offices. Mr. Fisher explained that unlike typical self-service storage facilities which have multiple small outdoor metal buildings, this facility would have all storage units located in one building with higher architectural standards on the building including a limestone base and EIFS stucco above as opposed to metal.

Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the proposal is consistent with the Neighborhood Center designation in the City's Comprehensive Plan; the rezoning will remove the CG/CH portion which would allow heavy commercial uses; and that quality materials will be used and the building will look like a retail-office building from the outside and not individual metal storage units.

Chair Stribling asked what proposed uses would be allowed in the CN zoning currently.

Mr. Fisher replied that offices are allowed by-right but that the self-service storage and single-family dwelling would require a conditional use in the CN District.

Vice Chair Spano asked what the plan was for signage on the property.

Mr. Fisher responded that the PD typically does not regulate signage. He mentioned that Staff would not be in support of the existing billboard sign if it was new today because the sign is not located in a corridor that would allow billboard signs. He explained that a condition of approval will be that this sign is removed at the end of its lease.

Chair Stribling opened the meeting for public comment and directed that the applicants present first.

Mr. Steve Eustis, real estate agent, representing the owner and applicant, indicated that 55% of the property is on a steep slope and is undevelopable. He indicated that the existing zoning would allow a vehicle service facility and that a storage facility would be a better use given it is a low traffic generator and storage would be fully within the building. Mr. Eustis also explained the site would have security measures and be landscaped. He passed out a letter that included signatures of support to the Commission.

Mr. Fisher indicated there were 18 signatures in support and asked Mr. Eustis how many of there were in the 200-foot mailing notification area.

Mr. Eustis responded that he did not know for sure but that the addresses were on the sheet and that regardless these residents were concerned about the project.

Commissioner Jackson spoke in support of the request. She explained that the PD was the best option for the property given that the property is commercial, and is better than what is there now.

Vice Chair Spano explained that the developer and residents deserve a decision today and that the developer has followed all of the rules.

Ms. Amberly Watkins, daughter of the potential buyer Robert Watkins, explained that she worked on the architectural finishes on the building and believes that the EIFS stucco and limestone are attractive and were inspired by the West Texas Rehab facility. She expressed her support

for the project and believes that self-service storage is needed in this area for Santa Rita residents.

Mr. Robert Watkins spoke in support of the project. He explained that he did not have a meeting with the residents because he was not aware of any opposition. He further explained that his letter with the 18 signatures in support was determined as a result of his door knocking efforts. Mr. Watkins also thanked Planning Staff and the Planning Director for their work on the case.

Chair Stribling opened the remaining public comment to anyone interested in speaking about the case, and limited speakers up to 2 minutes each.

Mr. Ron Champion, resident of 305 South Park Street spoke in opposition of the request, indicating he did not want storage units at this location.

Ms. Heidi Brooks, a resident of the surrounding neighborhood, spoke in opposition of the request. She expressed concerns about hazardous materials that could be stored in the units and the lack of control over potential fire hazards. Ms. Brooks also indicated that the billboard sign should be removed. She requested that this vote be tabled to allow time to discuss the project with the neighbors.

Ms. Anna Rinaldo, HR Director for Act As One, Inc. representing the Chick-Fil-A offices explained that more space was needed and this location is ideal given involvement with business in downtown San Angelo and local high schools.

Mr. Tommy Roberts, representing Lamar Signs spoke regarding the existing billboard sign. He expressed that he is not in favor of the City removing billboards at the end of their leases. However, he explained that he has discussions with the Planning Director about relocating this billboard for a project in a different location, and that he would be in support of moving this billboard from this property if necessary.

Me. Kyle Kuner, Marketing Executive of Act as One, Inc., indicated that approval of offices in this location would allow the company to grow and work with local high schools on a “leadership academy” project. He also explained that approval of the self-service storage units would also Chick-Fil-A to utilize some of this space if needed.

Ms. Tina Bean expressed her support for the Chick-Fil-A offices but not the 116 storage units. She expressed concerns with up to 116 vehicles coming in and out of the property. She asked if this was “spot zoning”.

Commissioner Jackson responded this would not be considered spot zoning.

Mr. Watkins responded that an average customer may only visit once or twice per year, which makes the 116 vehicle estimate misleading. He explained this is why there are only 9 parking spaces needed on-site and gates will be located after 5pm with 24-7 surveillance. Mr. Watkins also explained that the units would be small and not require large items being moved to the site.

Chair Stribling asked where self-service storage units are allowed by-right.

Mr. Fisher responded that this use is allowed by right in the CG, CH, CBD, OW, ML, MH, and CG/CH Districts. He clarified that a PD rezoning to allow the storage units would include more criteria than a conditional use (CU).

Jon James, Planning Director, indicated that another difference is the PD requires Council approval as well, whereas a CU requires only Planning Commission approval.

Commissioner Smith indicated that a self-service storage facility is a low impact development whereas an auto service facility allowed in the current zoning would generate much more traffic.

Commissioner Jackson made a Motion to recommend APPROVAL of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as Self-Service Storage and a Single-Detached Dwelling, located at 909 West Beauregard Avenue, subject to seven conditions of approval as presented. Vice Chair Spano seconded the Motion. The Motion passed 4-1 with Vice Chair Spano and Commissioners Jackson, Smith, and Self voting in favor and Chair Stribling voting against.

At 9:59 a.m., Commissioners Brooks and Uherik returned to the Meeting.

B. PD19-02: K. Moore

Public hearing and consideration of a request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face, located at 3410 Knickerbocker Road.

Hillary Bueker, Senior Planner, presented the PD rezoning request. She explained that the applicant is proposing to erect a static digital billboard sign and that the nearest billboard is 800 feet from the proposed sign.

Ms. Bueker outlined Staff's rationale to deny the proposed request on the grounds that the CG/CH Zoning is inconsistent with the Future Land Use of "Neighborhood Center"; that a digital billboard face is not currently allowed in the Zoning Ordinance on this property; and that it is not compatible with the existing commercial or residential area. Ms. Bueker indicated she received one response letter in support, and three opposed, with two of the opposed outside the 200-foot circulation area. She handed out the letters to the Commissioners.

Commissioner Jackson asked if the existing billboard sign would be removed with the new sign being placed onto the PD site.

Ms. Bueker confirmed that this was correct.

Chair Stribling asked if there is a condition of the PD Rezoning that the existing billboard would come down.

Ms. Bueker responded that it would not be a condition of approval.

Jon James, Planning Director responded that the existing sign would have to come down regardless because it would not be far enough away from the new sign.

Chair Stribling opened the meeting for public comment.

Mr. Tommy Roberts, representing Lamar signs, indicated that the billboard sign will be 10 feet by 21 feet, smaller than the existing sign. He explained that he is essentially shifting the new sign 65 feet over from the old sign. Mr. Roberts then referenced a Federal Highway Administration report that found a digital sign is only slightly more distracting than a non-digital billboard.

Chair Stribling asked the applicant why they could not put a digital component onto the existing billboard.

Mr. Roberts replied that this was because the current sign is non-conforming.

Dan Saluri, Deputy City Attorney, explained that a condition cannot be imposed to remove the old billboard not on the same property as the PD.

Mr. James indicated that in this case the old sign is not on the same property, and therefore, cannot be made a condition of this PD.

Ms. Lynn Deering spoke in support of the request.

Ms. Linda Wilson, resident of 2428 Lindenwood Drive, expressed her opposition to the request and indicated she had submitted a letter expressing her opposition. She explained that she supported private enterprise but did not want the billboard sign close to her house. She expressed concerns with the sign being digital which could be lit 24 hours a day, 7 days a week.

Ms. Susan Mertz, a local resident, also expressed opposition to her request. She indicated that she was pro-business but also has to live with commercial zoning and uses on Knickerbocker Road.

Ms. Janie Delaney, a resident on Vista Del Arroyo Drive, expressed her opposition and that a 10-foot by 21-foot digital billboard sign would be horrible for this area.

Ms. Kelly Jance-Briget, a local resident, indicated that she believes that the sign is a distraction.

Mr. Jason Hankins with Lamar Advertising explained that the lights on the billboard sign would be reduced to 3% at night.

Ms. Janie Smith of 2506 Vista Del Arroyo Drive, expressed her opposition and that she wanted to protect the quality of the neighborhood.

Mr. David Bryant, Director of Sonic in San Angelo, indicated that the franchisee has been operating since 1995 and is highly successful.

Ms. Courtney Carson of Lamar Advertising expressed her support for the billboard sign. She explained that the sign directs people to local businesses.

Commissioner Brooks his opinion that the sign would be bad for the neighborhood.

Vice Chair Spano made a Motion to recommend APPROVAL of the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face, located at 3410 Knickerbocker Road. Commissioner Smith seconded the Motion. The Motion passed 4-3 with Vice Chair Spano, and Commissioners Smith, Jackson, and Self voting in favor, and Chair Stribling, and Commissioners Brooks and Uherik voting against.

A. Z19-01: Aguero

Public hearing and consideration of a request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two Family Residential (RS-2) Zoning District, located west of Tarin Street and north of Twin Mountain Drive on a 3.353-acre unaddressed tract described by deed and recorded as Instrument No. 616893, O.P.R., Tom Green County, Texas.

Sherry Bailey, Senior Planner, presented the proposed Rezoning. She explained that the applicant is proposing to rezone from RS-1 to RS-2 to allow single-family homes that will exceed the maximum 40% floor area ratio (FAR) of the RS-1 zone. Ms. Bailey explained that previous variances were granted in this area for up to 44% FAR. She indicated that Staff recommended to the applicant to rezone to RS-2 instead of applying for individual variances. She then explained that of the 45 notices sent out within a 200-foot radius of the property, 6 were opposed, expressing concerns that the RS-2 zoning could allow two-family homes to be built. Ms. Bailey explained that it was the applicants' intent to build only single-family homes in this area.

Ms. Bailey outlined Staff's rationale to approve the rezoning on the grounds that the RS-2 zoning is consistent with the Neighborhood designation in the City's Comprehensive Plan; that the lots are consistent with the RS-1 standards except for FAR; that the lots will match the configuration of the surrounding lots and also be single-family homes; and that there is a community need in that the applicants' buyers want larger homes.

Chair Stribling asked what the FAR is in the RS-2 zoning.

Ms. Bailey responded the RS-2 FAR is 50%.

Commissioner Uherik asked what controls are in place to ensure that stated intent is followed.

Ms. Bailey responded that the platted lots have lot sizes of 6,325 square feet and a duplex would require 6,500 square feet and therefore could not be built on these smaller lots.

Chair Stribling asked if there was a single lot where a duplex could be built.

Jon James, Planning Director, responded that only the two corner lots were large enough for duplexes.

Chair Stribling asked if a condition could be put to only allow single-family homes.

Mr. James responded that conditions cannot be added with straight zoning.

Commissioner Jackson asked if patio homes were also restricted to 40% FAR.

Mr. James responded these were allowed in a different district but not RS-2.

Chair Stribling expressed concerns that if the lots were rezoned to RS-2, that duplexes could be built on the two corner lots.

Mr. James responded that a PD rezoning was an option which would allow RS-1 zoning but with the higher FAR.

Ms. Bailey indicated that the developer could remove the 2 corner lots from the rezoning request, and what the developer is doing is already allowed in the neighborhood.

One of the owners and applicants, Mr. Austin Aguero, expressed no intent to build duplexes and that he would be willing to exempt the two corner lots. He explained that he was trying to bring the same size homes as the surrounding development. He indicated that he preferred an RS-2 zoning over a PD because the RS-2 would already allow what he wants to build.

Commissioner Jackson asked if zero lot line homes could be built.

Austin Aguero responded that it would change the look of the neighborhood.

Chair Stribling asked what the setbacks were in RS-1, RS-2 and RS-3 zones.

Ms. Bailey responded that the RS-1 and RS-2 setbacks were the same, and the RS-3 zone allowed a 15-foot front yard and 10-foot rear yard.

Commissioner Jackson asked when the homes would be built.

Austin Aguero indicated that construction would not start until late this year.

One of the owners and applicants, Mr. Danny Aguero, indicated that a 4-bedroom house was needed for residents for their kids and storage.

Chair Stribling asked if he can meet all the RS-1 requirements on the corner lots.

Danny Aguero responded this was correct.

Chair Stribling asked if the corner lots could be exempt from the rezoning request.

Mr. James responded this could be done.

Chair Stribling opened the meeting for public comment.

Cindy Gebalding, President of the Saddle Club Homeowners' Association expressed opposition to RS-2 zoning which could allow duplexes.

Ms. Gerry Artel, Secretary of the Homeowners' Association, reiterated Ms. Gebalding's concerns, and opposes an RS-2 zoning.

Chair Stribling asked if variances were given with previous phases.

Mr. James responded this was correct, but that the RS-2 zoning was a cleaner way to allow the increased FAR.

Commissioner Jackson asked if the Planning Commission could give variances to allow the increased FAR but maintain the RS-1 zoning.

Mr. James responded that only the Zoning Board of Adjustment (ZBA) can approve variances, but that the Commission could approved a PD zoning to allow the greater FAR.

Commissioner Jackson asked if a PD could be received with an underlying RS-1 and an FAR of 50%.

Mr. James recommended that if the applicant wants a PD to table this rezoning request, allowing staff time to draft a PD Ordinance. He explained that the PD would not hold up recording of the plat.

Commissioner Jackson expressed her support for a PD.

Commissioner Uherik indicated the PD was preferred over individual variances.

Commissioner Jackson made a Motion to recommend APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to a Planned Development (PD) Zoning District to allow the Two-Family Residential (RS-2) Zoning District floor area ratio of 50%. Commissioner Smith seconded the motion. The motion FAILED due to lack of quorum.

Dan Saluri, Deputy City Attorney indicated that public notice was given for RS-2 and this item would have to come back in order to be considered as a PD zone.

Commissioner Jackson made a Motion to recommend APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the Two Family Residential (RS-2) Zoning District. The motion FAILED for lack of quorum.

Ms. Artel expressed support of the PD rezoning on behalf of the HOA.

Commissioner Jackson made a Motion to TABLE the proposed Rezoning from the Single-Family Residential (RS-1) Zoning District to the Two Family Residential (RS-2) Zoning District and bring back as a request for a Planned Development (PD) Zoning District with underlying Single-Family Residential (RS-1) standards but with the Two-Family Residential (RS-2) Zoning District floor area ratio of 50% at the February 18, 2019 Planning Commission Meeting. Commissioner Smith seconded the motion. The motion to TABLE PASSED unanimously 7-0.

3. Right-of-Way Abandonment

City Council has final authority for approval of the vacation and abandoning of public right-of-ways.

A. Street Right-of-Way Abandonment: A. Joseph

Public hearing and consideration of a request to approve the abandonment and vacation of a 15-foot wide by 400 foot long, 0.137-acre (6,000-square foot) public alley; generally located south of East 44th Street, west of Bonham Street, north of East 43rd Street, and east of Bowie Street; more specifically located between Lots 1-16 within Block 38 of the Lake View Addition.

Jeff Fisher, Senior Planner, presented the proposed alley right-of-way abandonment request. He explained that the original purpose of alleys in the City was to provide rear access to properties and also for trash pickup, the latter which is not being applied at present. Mr. Fisher outlined Staff's rationale to approve the alley abandonment on the grounds that there are no negative impacts; that the alley is unpaved and there are no known rear garages or carports from a recent site visit; that there were no negative responses from residents to date; and that closing the entire alley and not just one part would benefit all owners. Mr. Fisher explained that there was one letter received in favor and one in opposition but that the opposition letter appeared to be in support as the resident believed the alley was being opened, not closed. Mr. Fisher also communicated to Commissioners that an attempt was made in 2009 to close a portion of the alley by a previous homeowner who owned the same lots that the current applicant owns, but that this request was denied by Council.

Chair Stribling asked to confirm that the applicant of the request owns five of the lots.

Mr. Fisher responded that this was correct.

Chair Stribling asked if all of the adjacent property owners have to agree.

Mr. Fisher responded this was correct and that the City Attorney's Office would agree as well.

Dan Saluri, Deputy City Attorney agreed and stated this was an official policy position that the Planning Division has been implementing.

Jon James, Planning Director, confirmed this, but stated that the Planning Commission had the ability to provide an alternative recommendation.

Commissioner Jackson asked if the alley could be fenced in given there was a utility easement.

Mr. Fisher responded that AEP was opposed to fencing as they have an existing utility line in the alley and would need to be able to obtain access.

Commissioner Smith asked what the benefit would be for owners if the alley was closed.

Jon James, Planning Director, replied that a benefit would be additional setback measured to the new property line.

Ms. Anne Joseph, applicant, and owner of 4312 and 4314 Bowie Street, spoke on behalf of the request. She mentioned that she could put a gate across the alley to limit foot traffic and vandalism.

Commissioner Smith asked Ms. Joseph asked if she has spoken to the neighbors.

Ms. Joseph responded that she spoke to the resident #4 on the notification list who had no objection.

Mr. Eddie Garza, resident #6 on the notification list, was concerned with having to maintain the alley and would be okay with the abandonment as he could maintain his portion.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of the proposed abandonment and vacation of a 15-foot wide by 400-foot long, 0.137-acre (6,000-square foot) public alley, specifically located between Lots 1-16 within Block 38 of the Lake View Addition, subject to four Conditions of Approval as presented. Commissioner Smith seconded the Motion. The Motion passed unanimously 7-0.

V. Text Amendments.

City Council has final authority for approval of Text Amendments.

- A. Public hearing and consideration of an amendment to the City of San Angelo Zoning Ordinance to allow for an exception or variance procedure for on-premise sale of alcoholic beverages within 300 feet of a school in the Central Business District (CBD).

Sherry Bailey, Senior Planner, presented the proposed text amendment to Chapter 5.02.033 of the City Code of Ordinances. She explained that the amendment would allow Council to grant a variance option for restaurants serving alcohol in the Central Business District (CBD) to be located closer than 300 feet from a school. Ms. Bailey explained that State Law does allow city councils to grant variances from this setback. Ms. Bailey explained that the San Angelo Independent School District (SAISD) was opposed to the change based on the district policy as there is a school within this distance Central Freshman Campus.

Commissioner Smith asked what was asked of the Commission.

Chair Stribling responded that he understood this was for Planning Commission to decide on supporting the change to the text amendment allowing Council to grant variances from the separation distance between a restaurant selling alcohol and a school!

Jon James, Planning Director, explained that this issue was raised by a business owner who contacted the Planning Division and some council members to open a business that was close to a school. He explained that although the provision is not within the Zoning Ordinance, but is in a separate section of the City Code of Ordinances, because it relates to zoning, staff wanted the Commission to review and make a recommendation before the item goes to Council for a final vote.

Vice Chair Spano asked if a bar or retail owner selling alcohol could apply for this variance.

Dan Saluri, Deputy City Attorney, indicated that if 60% or less of a business is alcohol sales, the business could apply for a variance if this item is approved.

Commissioner Smith made a Motion to recommend APPROVAL of an amendment to Section 5.02.033 of the City of San Angelo Code of Ordinances for an exception or variance procedure for on-premise sale of alcoholic beverages within 300 feet of a school in the Central Business District (CBD). Vice Chair Spano seconded the Motion. The Motion passed 6-1 with Chair Stribling, Vice Chair Spano, and

Commissioners Smith, Brooks, Uherik, and Self voting in favor, and Commissioner Jackson voting against.

VI. Director’s Report

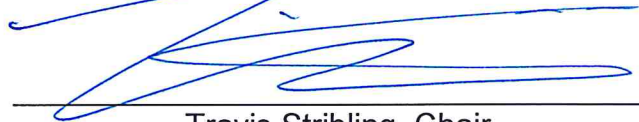
Jon James, Planning Director, indicated there were no items to report.

VII. 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, February 18, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VIII. Adjournment.

Commissioner Smith made a Motion to adjourn at 12:18 p.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 7-0.



Travis Stribling, Chair,
Planning Commission