

**MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, MARCH 18, 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, LUKE UHERIK, CONOLY O. BROOKS III, JOE SELF

**ABSENT:** TERI JACKSON

**STAFF:** Jon James, AICP, Director of Planning and Development Services  
Aaron Vannoy, Planning and Development Administrator  
Charlie Kemp, Building Official  
Andy Vecellio, P.E., Assistant City Engineer  
Mitchell Gatlin, Project Engineer-EIT  
Sherry Bailey, Principal Planner  
Jeff Fisher, AICP, Senior Planner  
Hillary Bueker, RLA, Senior Planner

**I. Call to order.**

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

**II. Prayer and Pledge.**

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

**III. Consent Agenda:**

A. Consideration of approving the February 18, 2019, Planning Commission Regular Meeting minutes.

**B. Final Plat of Blocks 3, 4, & 5, San Angelo Gateway Addition, Section 2**

A request for approval of a Final Plat of Blocks 3, 4, & 5, San Angelo Gateway Addition, Section Two, being an unaddressed 153.007-acre tract, located in C.C.S.D & R.G.N.G. RR. CO., Survey No. 1111, City of San Angelo, Tom Green County, Texas.

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

**IV. Regular Agenda:**

**1. Subdivision Plats**

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

**A. Bentwood Country Club Estates, Section Sixteen-F**

Public hearing and consideration of a request for approval of a Final Plat of Bentwood Country Club Estates, Section Sixteen-F, and two variances, (a) a variance from Section 9.III.A.1 of the Land Development and Subdivision Ordinance to allow King Mill Drive, Wedgewood Court, and the connecting street to function as a private drive, and (b) a partial variance from Section 10.III.A.2 of the Land Development and Subdivision Ordinance to allow Beaty Road, an urban local street, to be widened by a portion of the full required incremental half width; being 8.782-acres located at Kings Mill Drive and Wedgewood Court.

Hillary Bueker, Senior Planner, presented the proposed final plat request. She explained that the applicant is platting the tracts into 30 lots with the new internal street acting as a private street, and that a similar plat in this area was approved in 2018 for 35 lots. Mrs. Bueker explained that the applicant is seeking variances to allow King Mill Circle to act as a private street and to allow Beaty Road to be improved less than required. Mrs. Bueker outlined Staff's rationale to approve the replat on the grounds it conforms with the City's Comprehensive Plan and Intent of Purpose Statements in that RM-1 zoning allows a mix of residential use in the Neighborhood Future Land Use designation, and that new streets will improve connections within the development. Mrs. Bueker also outlined Staff's rationale to deny the variance for a private street on the grounds that it conflicts with the currently adopted ordinances and is not unique to the property, but to approve the reduced paving width variance for Beaty Road as it sits close to private property with limited room for maintenance.

Chair Stribling asked if any of the 11 conditions presented were different from the previous plat.

Mrs. Bueker responded that condition #11 with respect to the required Beaty Road paving width was not included last time.

Chair Stribling opened the meeting for public comment.

Mr. Russell Gully, with SKG Engineering representing the applicant, indicated that the previous plat had narrower lots and the new plat by reducing the number of lots allowed wider lots. He also asked for

approval for the variance to allow the private street given Bentwood has a positive history of private streets in the City.

Chair Stribling closed public comment.

**Commissioner Brooks made a Motion to APPROVE the Final Plat of Bentwood Country Club Estates, Section Sixteen-F; APPROVE a variance from Section 9.III.A.1 of the Land Development and Subdivision Ordinance to allow King Mill Drive, Wedgewood Court, and the connecting street to function as a private drive, and APPROVE a partial variance from Section 10.III.A.2 of the Land Development and Subdivision Ordinance to allow Beaty Road, an urban local street, to be widened by a portion of the full required incremental half width; being 8.782-acres located at Kings Mill Drive and Wedgewood Court, subject to the 11 conditions of approval as presented. Commissioner Uherik seconded the Motion. The Motion passed unanimously 6-0.**

**B. First Replat of Lots 37-38 and Lots 40-48, Mallena Heights Addition**

Public hearing and consideration of a request for approval of a First Replat of Lots 37-38 and Lots 40-48, Mallena Heights Addition, and two variances, (a) a variance from Section 9.III.A.5(3) of the Land Development and Subdivision Ordinance to allow East 39<sup>th</sup> Street to have no curb or gutter; and (b) a variance from Section 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 26 feet in lieu of 40 feet with no sidewalk for East 39<sup>th</sup> Street, an urban local street, being 3.2680 +/- acres located on East 39<sup>th</sup> Street.

Sherry Bailey, Principal Planner, indicated that the applicant has requested to table this replat until the April 15, 2019 Planning Commission Meeting. She explained that the applicant is working with Staff and Engineering Services to put together a developer agreement.

**Commissioner Brooks made a Motion to TABLE the First Replat of Lots 37-38 and Lots 40-48, Mallena Heights Addition, and the two variances requested, (a) a variance from Section 9.III.A.5(3) of the Land Development and Subdivision Ordinance to allow East 39<sup>th</sup> Street to have no curb or gutter; and (b) a variance from Section 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 26 feet in lieu of 40 feet with no sidewalk for East 39<sup>th</sup> Street, an urban local street, until the April 15, 2019 Planning Commission Meeting. Commissioner Uherik seconded the Motion. The Motion passed unanimously 6-0.**

**2. Rezoning**

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

**A. Z19-03: Garcia**

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Two Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District, located at 918 North Chadbourne Street.

Sherry Bailey, Principal Planner, presented the proposed Rezoning. She explained that the applicant intends to rezone from CG/CH and RS-1 to CG to allow a parking lot for a bakery and restaurant. Ms. Bailey explained that the applicant already submitted a site plan which included the parking lot but required the rezoning. Ms. Bailey outlined Staff's recommendation to approve the rezoning request on the grounds that the CG zoning conforms with the Commercial Future Land Use designation in the Comprehensive Plan; that most of the site is already commercial and the parking lot acts as a transition for the adjacent residential area; and that the CG zone is less intense than the current CG/CH zoning. Ms. Bailey indicated that she received one letter in opposition concerned with commercial traffic through the neighborhood and vandalism.

Chair Stribling opened the meeting for public comment.

There was no public comment.

**Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Two Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District, located at 918 North Chadbourne Street. Commissioner Self seconded the motion. The motion passed unanimously 6-0.**

**B. Z19-04: Angelo Christian Ministries**

Public hearing and consideration of a request for approval of a rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District and Office Commercial (CO) Zoning District for land within a portion of Blocks 69, 77, 78, 79, and 86 in the Hatcher Addition, generally located between West Houston Harte Expressway, Howe Street, Freeland Avenue, and Millspaugh Street; comprising a total of 7.04 acres.

Jeff Fisher, Senior Planner, presented the proposed Rezoning request. He indicated that the applicants obtained a sign variance (SV19-01) at last month's Planning Commission Meeting for a freestanding sign on the two CN properties now part of this request. He indicated that the applicants indicated they would be returning for this Rezoning request to rezone the CN properties as well as other lands they own. Mr. Fisher explained that the current request would rezone a total of 54 properties between the TLC church and Millspaugh Street, with all of the lots being rezoned to General Commercial (CG) except for Block 86 further south to Office Commercial (CO). Mr. Fisher outlined Staff's recommendation to approve the rezoning on the grounds that the CG and CO provide a transition between the intense commercial properties to the north and residential neighborhood to the south; that all lots comply with CG or CO zoning except for the small triangular lots where right-of-way was previously dedicated and are thus exempt; and that the CG zone will provide a continuous line of commercial development along the expressway with CO acting as a buffer from CG and the RS-1 residential area to the south. He concluded his presentation by outlining that Staff received two letters in support, one being from the applicant, and none opposed.

Chair Stribling opened the meeting for public comment.

Pastor Don Crabtree representing the applicant spoke in support of the request. He thanked the Commission for considering his sign variance last month. He indicated that he had spoken to one neighbor who had concerns about the request and is in dialogue with them. Mr. Crabtree indicated that the applicants did not wish to consider a Planned Development (PD) Zoning due to some moving pieces including replatting and abandoning of streets and alleys, but did agree to rezone Block 86 to CO. He further indicated that if the applicants abandon the portion of Dallas Street north of Block 86 that he would like to have this block zoned CG.

Chair Stribling asked Mr. Crabtree to clarify that the CG on Block 86 would be something for consideration down the road.

Mr. Crabtree indicated that he would want an exception to allow Block 86 to be zoned CG once the adjacent portion of Dallas Street is abandoned.

Mr. Fisher explained to the Commission that the applicants may come back in future with a request to rezone Block 86 to CG, but that the current request is only for CO zoning on Block 86 and would not allow a conditional zoning for CG.

Commissioner Uherik made a Motion to recommend APPROVAL of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District for the properties within Blocks 69, 77, 78 and 79 and to the Office Commercial (CO) Zoning District for all of Block 86. Commissioner Self seconded the motion. The Motion passed 4-2 with Chair Stribling and Commissioners Uherik, Self, and Brooks voting in favor, and Vice Chair Spano and Commissioner Smith voting against.

**3. Street Name Changes.**

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

**A. King Mill Drive and Wedgewood Court to “King Mill Circle”**

Public hearing and consideration of a request to change “King Mill Drive” and “Wedgewood Court” to “King Mill Circle”, over the complete length of these street right-of-ways, 340 and 345 linear feet respectively, located west of Overhill Drive and Club Park Way.

Hillary Bueker, Senior Planner, presented the proposed Street Name Change request. She indicated that King Mill Drive and Wedgewood Court were part of a previously approved plat and will now be part of the new Bentwood Plat that was approved earlier in this meeting. She explained that the street name change to “King Mill Circle” will allow these two streets to turn into a circle drive. Mrs. Bueker outlined Staff’s recommendation to approve the street name change request on the grounds that it would clarify the street configuration and use for emergency personnel, residents, and visitors; that there are no existing streets in the City with the same or similar name; and that it will help to avoid confusion. Mrs. Bueker passed out one resident letter expressing concerns about the addressing change being on a corner lot.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Vice Chair Spano reviewed the resident letter and understood the concerns about having to change their mailbox, as well as the cost associated with removing the current address etched onto the home. He asked if there were any other homes affected by the change.

Mrs. Bueker responded that there was not.

Vice Chair Spano made a Motion to recommend APPROVAL to change “King Mill Drive” and “Wedgewood Court” to “King Mill Circle”, over the complete length of these street right-of-ways, 340 and 345 linear feet respectively, located west of Overhill Drive and Club Park Way, subject to the two conditions of approval as presented. Commissioner Smith seconded the motion. The motion passed unanimously 6-0.

**4. 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: Portion of North Chadbourne Street**

Public hearing and consideration of a request to approve the abandonment and vacation of approximately 45.6 square feet of public right-of-way immediately adjacent to 50 North Chadbourne Street.

Hillary Bueker, Senior Planner, presented the proposed street right-of-way abandonment request. She explained that the Roosevelt Hotel was built over a portion of the right-of-way of North Chadbourne Street and therefore this portion needed to be abandoned. Mrs. Bueker explained that the owners of adjacent properties had City Council realign North Chadbourne Street but did not consider this portion.

Mrs. Bueker outlined Staff’s rationale to approve the street abandonment on the grounds that there are no negative effects as the land in question is underneath the hotel; that there are no existing utilities affected; that there were no responses received to date from any residents; and that there is no public benefit since this right-of-way is occupied by the Roosevelt Hotel.

Commissioner Brooks asked how this issue arose.

Mrs. Bueker indicated that the hotel hired a survey company and the encroachment was found.

Chair Stribling opened the meeting for public comment.

Chair Stribling closed public comment.

**Commissioner Brooks made a Motion to recommend APPROVAL of the abandonment and vacation of approximately 45.6 square feet of public right-of-way immediately adjacent to 50 North Chadbourne Street, subject to the two Conditions of Approval as**

**presented. Vice Chair Spano seconded the Motion. The Motion passed unanimously 6-0.**

**V. Consideration of approving restated By-laws of the Planning Commission of the City of San Angelo.**

Jeff Fisher, Senior Planner, indicated that this was the same item presented as a discussion item at last month's Planning Commission. He indicated there were no changes in the draft Bylaws and the Commissioners are now asked to vote on this item, which will then be forwarded to City Council for final ratification.

Chair Stribling asked if these changes were driven by City Council.

Mr. Fisher responded this was correct.

Jon James, Planning Director, indicated that this item was brought back to allow the required two weeks notice for the Commission to review before voting.

**Commissioner Brooks made a Motion to APPROVE the restated By-laws of the Planning Commission of the City of San Angelo. Commissioner Smith seconded the Motion. The Motion passed unanimously 6-0.**

**VI. Director's Report**

Jon James, Planning Director, indicated that Staff is intending to bring back the proposed changes to the Subdivision Ordinance at the next Planning Commission meeting.

**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, April 15, 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 9:43 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.



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Travis Stribling, Chair,  
Planning Commission