

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, JUNE 17, 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), TERI JACKSON, LUKE UHERIK, RYAN SMITH

ABSENT: CONOLY O. BROOKS III, JOE SELF

STAFF: Jon James, AICP, Director of Planning and Development Services
Aaron Vannoy, Planning and Development Administrator
Hillary Bueker, RLA, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, AICP, Principal Planner
Shelly Paschal, Planner
Dan Saluri, Deputy City Attorney
Charlie Kemp, Building Official
Lance Overstreet, City Engineer
Mitchell Gatlin, Project Engineer-EIT

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

III. Consent Agenda:

A. Consideration of approving the May 20, 2019, Planning Commission Regular Meeting minutes.

Jeff Fisher, Principal Planner stated that the motion record for Case Z19-08 will be corrected by Staff which currently lists Commissioner Jackson as making both the initial and seconding of the motion.

Commissioner Smith made a motion to approve the Consent Agenda with the one change noted by Mr. Fisher. Commissioner Jackson seconded the motion. 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.

Items A and B which apply to the same property were presented concurrently with two separate motions.

A. Preliminary Plat, Hardin Addition

Public hearing and consideration of a request for approval of a Preliminary Plat, Hardin Addition, being 29.520 acres out of that certain 76.69-acre tract described and recorded in Volume 988, Page 72, O.P.R., Tom Green County, Texas, located north of Melrose Avenue and Stafford Avenue.

B. Hardin Addition, Section One

Public hearing and consideration of a request for approval of a final plat of Hardin Addition, Section One, being 20.432 acres out of that certain 76.69-acre tract described and recorded in Volume 988, Page 72, O.P.R., Tom Green County, Texas, located north of Melrose Avenue and Stafford Avenue.

Jeff Fisher, Principal Planner, presented the proposed preliminary and final plats. He explained that the 20.432-acre final plat is for a proposed multi-family housing complex subject to an associated Conditional Use request. The remainder, Mr. Fisher explained, would be reserved for commercial development. Ms. Fisher outlined Staff's recommendation to approve both plats for conforming to the City's Comprehensive Plan and purpose statements; and that the final plat will conform to the new preliminary plat. He also indicated that a new sidewalk would be constructed along Melrose Avenue at the time of development, and an easement along the north and west of the property would be reserved for drainage and a future bike path.

Stribling opened the meeting for public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, requested that the required drainage study and service connections be deferred to the building permit phase.

Chair Stribling asked why he would object to a preliminary drainage study being done.

Mr. Gully indicated that a preliminary study states what is known but often the site layout and size is not known at this stage.

Mr. Lance Overstreet, City Engineer, indicated that he was okay with the deferral requests but that these were required to be noted on the recorded final plat.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to APPROVE the preliminary plat subject to the two conditions of approval as presented, with a note that a water main extension will be required at time of final platting of Lot 2. Commissioner Jackson seconded the motion. The motion carried unanimously, 5-0.

Commissioner Uherik made a Motion to APPROVE the final plat subject to the five conditions of approval as presented, deferring conditions #2 and #3 prior to building permits. Commissioner Jackson seconded the motion. The motion carried unanimously, 5-0.

Item 4A was moved from the list of Conditional Uses to be presented next as it relates to the same property as the above final plat.

2. Conditional Uses.

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

A. CU19-08: Flat Creek Builders

Public hearing and consideration of a request for approval of a Conditional Use to allow for a multi-family housing complex comprised of single-family dwellings in the Planned Development (PD02-03) Zoning District, being 20.432 acres, located northwest of Melrose Avenue and Stratford Avenue.

Jeff Fisher, Principal Planner, presented the proposed Conditional Use. He explained that the purpose of this request was to allow a new multi-family housing complex comprising 255 single-family dwelling units. He presented the concept plan submitted by the applicant which included an amenity center, BBQ areas, pocket park, and a future sidewalk requested by Planning Staff along Melrose Avenue.

Mr. Fisher outlined Staff's recommendation to approve the request on the grounds that the underlying Planned Development (PD) zoning requires a buffer of evergreen trees, 80-feet back from the west side of

the property; that the development will comply with all RM-1 development standards; and that the development's low density residential character and requirement for sidewalks enhance compatibility with the surrounding area. Mr. Fisher explained that the applicant's target market were military, families, and young professionals. He also provided statistics supplied by the Chamber of Commerce from a local management company showing average rents in San Angelo for February 2019 and that the applicant's proposed rents would be higher than these rents. The statistics also indicated that the rental occupancy in San Angelo was between 94% and 100% for various housing types, which conveyed a community need for more rental housing in the City. Mr. Fisher concluded his presentation with the applicant's request to remove Condition 3d. requiring delineating of a shared bike path on the concept plan as the applicant has agreed to install internal sidewalks at Staff's request.

Chair Stribling asked the maximum density allowed with the underlying RM-1 standards for the conditional use.

Mr. Fisher responded the maximum density would be 25 units per acre and the applicant is proposing 13 units per acre.

Chair Stribling opened the meeting for public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, indicated that the PD requirement for a berm would not appropriate in a floodway and that this condition should be removed. He also mentioned that the privacy fence requirement along the north should be removed as it faces ASU land.

Mr. Fisher indicated that the privacy fence requirement could not be waived without a variance as it was already required by the Zoning Ordinance zoned residential.

Jon James, Planning and Development Services Director, indicated that this condition can be removed as part of the Conditional Use because it is already required by the Zoning Ordinance.

Ms. Laurie Decillo, a Bluffs resident, stated concerns about the proposed development. She indicated that owners beyond 200 feet from the proposed development should have been notified given the development is adjacent to the existing neighborhood. She also indicated that there are no other sidewalks in the neighborhood or potential for connectivity. Ms. Decillo also expressed concerns about the proposed siding design as most of the homes in the Bluffs were brick.

Finally, she expressed concerns about devaluation of her property given that the applicant may not be able to obtain the proposed rents.

Mr. James Touchy, a resident of Ashford Drive, requested that this case be postponed as he believed that insufficient information was provided to the residents, and that only 23 notices were sent. He expressed concerns about the economic impact of the development.

Mr. Bill Pritchard, a Bluffs resident reiterated other resident's concerns about notification and that he believed more residents beyond 200 feet should have been notified. He cited traffic, ingress, and egress concerns.

Mr. Jerry Galvan, a resident expressed concerns about inadequate notice, safety, and property values.

Mr. Lance Overstreet, addressed Mr. Gully's earlier question on the berm condition from the underlying PD zoning. He explained that the berm is located in the FEMA floodway and that this would be deferred to FEMA to determine if the berm could be constructed and that he believed that FEMA would likely not allow it.

Mr. James indicated that the Commission could not waive the condition for a berm today as it is required by the PD zoning.

Ms. Jennifer Touchy, a Bluffs resident, expressed concerns about safety, drugs, crime, and property value.

Mr. Justin Hardin, the applicant, expressed his intent to provide safety to the residents. He explained that building single-family homes instead of walk-up apartments provides additional convenience for residents, and the location was ideal given it is close to commercial developments.

Chair Stribling closed public comment.

Commissioner Stribling expressed concerns about notification and that this development impacts more than property owners more than 200 feet. He indicated that while most traffic is anticipated from Houston Harte Expressway, that there would be additional traffic on Melrose Avenue.

Commissioner Jackson asked if a notice sign was placed on the property.

Mr. Fisher indicated that a notice sign was not placed on the property.

Mr. James indicated that State law requires that Staff notify within 200 feet of the property, and that in past issues have arisen because Staff had over-notified and that a previous Council had told Staff to only notify what is required.

Chair Stribling indicated that the proposed development is appropriate for the area, that there is a community need for more rental housing, and that it would unlikely develop commercially.

Commissioner Jackson expressed her belief that this would be a great addition to the community. However, she indicated that a motion should be made to table until next month in order to install a notice sign and provide residents more time to review.

Commissioner Jackson made a Motion to TABLE the Conditional Use until next month's meeting to allow posting of a sign and additional review time. There was no second. The Motion failed.

Vice Chair Spano indicated that he does not believe any future residents of the multi-family complex will go down Melrose Avenue to other streets. He also explained that renters should be allowed to live in the subject area as much as owners. Vice Chair Spano expressed hope that residents and the applicant resolve any issues given his belief that this is an appropriate development for the area.

Commissioner Smith made a Motion to APPROVE the Conditional Use to allow for a multi-family housing complex comprised of single-family dwellings in the Planned Development (PD02-03) Zoning District, subject to five conditions, removing 3a, 3b, and 3d. Commissioner Uherik seconded the motion. The motion carried 4-1 with Vice Chair Spano and Commissioners Uherik, Smith and Jackson voting in favor, and Chair Stribling voting against.

3. Subdivision Plats (Continued)

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

C. Bentwood Country Club Estates, Section 41

Public hearing and consideration of a request for approval of a final plat of Bentwood Country Club Estates, Section 41, being 23.521 acres of land generally located southeast of North Bentwood Drive and East Loop 306 Frontage Road.

Sherry Bailey, Principal Planner, presented the proposed version two of the subject plat which was withdrawn at last month's Planning Commission Meeting. The proposed new plat encompasses three zoning districts, RS-1, CG and CO and is subject to an associated Conditional Use to be presented later today. Ms. Bailey explained that the new plat will be for a proposed multi-family housing complex and that Staff is requesting a sidewalk along Wolf Creek Drive. Ms. Bailey further indicated that Staff believes that the plat conforms with the City's Comprehensive Plan and purpose statements; that the sidewalk will improve safety for pedestrians; and that there are no sidewalks nearby.

Chair Stribling asked if the developer is building Wolf Creek Drive and the cul-de-sac.

Ms. Bailey responded that this was correct.

Chair Stribling opened the meeting for public comment.

Mr. Michael Wells, a resident in Bentwood, asked about the density of the complex, and if those residents will have unimpeded access into Bentwood. He also expressed concerns about increased traffic.

Mr. Ron Meeds, a resident in Bentwood, explained that unless that the access road is made two-way, traffic will continue to be an issue.

Mr. David Currie, owner on properties in Castle Pines Drive, requested that Castle Pines Drive be extended and that single-family homes be placed along this extension.

Mr. Russell Gully, SKG Engineering, representing the applicant, requested that a variance be granted for the sidewalk given that Wolf Creek Drive is a collector street.

Mr. Chad Meeks, a resident of Bentwood, agreed with Mr. Currie that Castle Pines Drive should be extended for single-family homes, with multi-family housing along the access road.

Ms. Krissy Price, a resident of Bentwood, expressed concerns of traffic through the new street.

Chair Stribling mentioned that he received a resident call expressing concerns with additional traffic.

Mr. Gully indicated that Wolf Creek is being constructed the way it is because it is identified in the City's Master Thoroughfare Plan (MTP).

Chair Stribling closed public comment.

Commissioner Jackson expressed her opposition to sidewalks given there are no other sidewalks in the area.

Commissioner Jackson made a Motion to APPROVE the final plat subject to eight conditions of approval, removing condition #2 for a sidewalk and adding a new condition for evaluation of a lift station to ensure downstream infrastructure is adequately sized for additional flow. Commissioner Uherik seconded the motion. The motion carried 4-1 with Chair Stribling, Vice Chair Spano and Commissioners Uherik and Jackson voting in favor, and Commissioner Smith voting against.

Vice Chair Spano left the meeting at 10:35 a.m.

Item 4B was moved from the list of Conditional Uses to be presented next as it relates to the same property as the above final plat.

4. Conditional Uses (Continued)

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

B. CU19-09: Bentwood C. C., LLC

Public hearing and consideration of a request for approval of a Conditional Use to allow for household living including multi-family living in the General Commercial (CG), Office Commercial (CO), and Single-family Residential (RS-1) zoning districts, being 20.192 acres located within the 1800 block of West Loop 306 near North Bentwood Drive.

Shelly Paschal, Planner, presented the proposed Conditional Use. She explained that the proposed conditional use is for a multi-family living apartment complex. She outlined Staff's recommendation to approve the request on the grounds that the use would have less of an impact than commercial development and has direct access onto Loop 306. However, she did raise concerns that the site plan did not show required fencing, landscaping or buffering which will be required as conditions of approval.

Chair Stribling opened the meeting for public comment.

Mr. Harley Simmons, a nearby resident requested that the property does not gain access onto Wolf Creek Drive.

Mr. Ron Meeds, a resident in Bentwood, expressed concerns about increased traffic and if the case is approved, that the access road become two-way.

Ms. Krissy Price, a resident of Bentwood, expressed concerns about the apartment parking lot facing her backyard.

Russell Gully, SKG Engineering, representing the applicant, asked for clarification on the condition requiring 10 feet of open space.

Ms. Paschal explained this would be adjacent to residential zoning.

Mr. Gully indicated that the developer would not want more than RS-1 zoning density and that this to be a first-class facility managed out of Lubbock. He further mentioned that the CG could allow more intense development than apartments.

Mr. Kevin Collins with Bentwood Country Club explained that they went to great lengths to ensure that access points would be off of Loop 306, that the complex would be only single-story.

Chair Stribling expressed his opinion that this was the best use of the land.

Commissioner Uherik asked if a condition could be imposed that the complex is only one-story.

Jon James, Planning and Development Services Director, responded that this could be done.

Commissioner Uherik made a Motion to APPROVE the Conditional Use to allow for household living including multi-family living in the General Commercial (CG), Office Commercial (CO), and Single-family Residential (RS-1) zoning districts, subject to seven conditions of approval including that the proposed buildings be only one-story in height. Commissioner Smith seconded the motion. The motion carried unanimously, 4-0.

5. Subdivision Plats (Continued)

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

D. Third Replat in Lot 27, Lakeview Towne Center, Section One

Public hearing and consideration of a request for approval of a third replat of Lakeview Towne Center, Section One, Lot 27 being 10.597 acres of land generally located near North Bryant Boulevard and West 29th Street.

Shelly Paschal, Planner, presented the proposed replat which will create two new lots, 27B and 27C in the existing subdivision. She outlined Staff's recommendation of approval of the replat that it conforms to the City's Comprehensive Plan and purpose statements. Ms. Paschal also indicated that Staff is requiring sidewalks along North Bryant Boulevard and West 29th Street prior to final occupancy.

Chair Stribling opened the meeting for public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, indicated that there will be a new restaurant on the lot facing Bryant Boulevard and that the developer agrees to a sidewalk on Bryant but not on West 29th Street as this was not discussed at the pre-development (DRC) meeting. He indicated that he would be okay deferring the sidewalk on West 29th Street to when new development on this Lot 27C takes place.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to APPROVE the replat subject to three conditions of approval, deferring a sidewalk adjacent to West 29th Street until such time that changes and/or improvements are made on Lot 27C. Commissioner Smith seconded the motion. The motion carried unanimously, 4-0.

E. Seventh Replat in Tract 1, Section Twenty-Nine, Lot 1C and 1D, Block 46, The Bluffs Addition

Public hearing and consideration of a request for approval of a Replat of The Bluffs Addition Lots 1C and 1D, Block 46, generally located southeast of the intersection of Drexel Dr. and FM 2288.

Sherry Bailey, Principal Planner, presented the proposed replat which will divide one lot into two lots and provide sidewalks adjacent to street frontages consistent with the original approval. She outlined Staff's recommendation of approval of the replat because it conforms to the City's Comprehensive Plan and purpose statements.

Chair Stribling opened the meeting for public comment.

Mr. Lance Overstreet, City Engineer, indicated that this area has already had a preliminary drainage study, and that a final drainage study can be waived until the site plan stage.

Chair Stribling closed public comment.

Commissioner Smith made a Motion to APPROVE the replat subject to three conditions of approval, deferring the final drainage study to the time of building permit. Commissioner Uherik seconded the motion. The motion carried unanimously, 4-0.

6. Related Comprehensive Plan Amendments & Rezonings

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

Cases CP19-01 and Z19-09 were presented concurrently as they pertain to the same properties, with two separate motions.

A. Raspberry

i. CP19-01: Raspberry

Public hearing and 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 Industrial Future Land Use, on 8.98-acres located at the southeast of East Houston Harte Expressway Frontage Road and Smith Boulevard.

ii. Z19-09: Raspberry

Public hearing and consideration of a request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District, on 8.98 acres located at East Houston Harte Expressway Frontage Road and Smith Boulevard.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning. She explained that the intended use is for a sausage smoking and processing facility.

Ms. Bailey outlined Staff's recommendation to approve both cases on the grounds that the Industrial designation and ML zoning are the appropriate designation and zoning for the intended use; that the proposed use is compatible with the existing uses along Smith Boulevard; that the uses in the area have consistently developed as industrial; that the smoke smell will be addressed at the site plan stage;

and that the applicant's new contract with HEB is necessitating construction of this use.

Chair Stribling opened public comment.

Mr. David Currie spoke in support of the requests on behalf of his son-in-law, Kurt Rasberry, the applicant. He believes that the location is appropriate for this business.

Commissioner Jackson if this was the same sausage that was sold on Airport Road.

Mr. Currie responded this was correct.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of an amendment CP19-01 to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Industrial Future Land Use, on 8.98-acres located at the southeast of East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0 with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning Z19-09 from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District, on 8.98 acres located at East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0 with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

7. Rezoning

City Council has final authority for approval of Rezoning.

A. PD19-06: Benson

Public hearing and consideration of a request for approval of a Rezoning from the Low Rise Multi-family Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Drive.

Jeff Fisher, Principal Planner, presented the PD rezoning request. He explained that the applicant is proposing to construct an office building with the rear portion for indoor warehousing and storage. He displayed a concept plan and building elevations provided by the applicant that show the front of the building facing Green Meadow Drive will have a stucco, EIFS or similar quality finish.

Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the request is compatible with the Commercial Future Land Use in the Comprehensive Plan; will comply with all CG zoning standards including setbacks and parking; and that Staff's requirement for indoor storage only, quality building design, landscaping, and a sidewalk along Green Meadow Drive will enhance the compatibility of the surrounding neighborhood.

Chair Stribling left at 10:23 a.m.

Chair Stribling returned at 10:27 a.m.

Chair Stribling opened the meeting for public comment.

Mr. Bryan Benson, the applicant, with Clearview Custom Homes and Silver Fox Construction, spoke in support of the request. He referenced a similar project in Lubbock and indicated a need for similar projects in San Angelo. He explained that he did not know the specific users which may vary.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of the Rezoning from the Low Rise Multi-family Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, subject to the four conditions of approval as presented. The Motion passed unanimously 4-0.

8. Conditional Uses (Continued)

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

C. CU19-10: Favre

Public hearing and consideration of a request for approval of a Conditional Use for a Bed and Breakfast in the Single-Family Residence (RS-1) Zoning District, on property located at 2458 Fishermans Road.

Sherry Bailey, Principal Planner, presented the proposed Conditional Use for a bed and breakfast which has been operating since 2005. She outlined Staff's recommendation to approve the request on the grounds that there have been no concerns from surrounding neighbors, police or fire departments, and that the request is consistent with the Zoning Ordinance.

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

Chair Stribling closed public comment.

Commissioner Smith made a Motion to APPROVE the Conditional Use for a Bed and Breakfast in the Single-Family Residence (RS-1) Zoning District, subject to two conditions of approval as presented. Commissioner Uherik seconded the motion. The motion carried unanimously, 4-0.

9. Text Amendments.

City Council has final authority for approval of Text Amendments.

- A. Public hearing and consideration of an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions," requiring platting for the combining of land, exempting adjacent single-family residential lots under common ownership from replatting, and revising the floor area exception for properties with existing buildings; Chapter 3 "Definitions," removing redundant language from the definition of subdivision; Chapter 5 "Procedural Requirements for Subdivisions," modifying expiration of plats; Chapter 6 "Guarantee of Performance," creating a deferral of obligation option and extension of performance guarantees with a developer's agreement; Chapter 9 "Subdivision Design Policies" allowing the deferral of drainage studies and authorizing the City Engineer as their approval authority; and Chapter 11 "Water Facilities" and Chapter 12 "Wastewater Facilities" regarding installation of service connections.

Jon James, Planning and Development Services Director, presented the proposed text amendment which was tabled from last month's Planning Commission Meeting. Mr. James explained that he met with Mr. Russell Gully to address his request from last month's meeting to defer service connections to the permitting stage. He indicated that staff agreed to make a proposed change to Chapter 11.1.B.2 of the Subdivision Ordinance to address Mr. Gully's request. He presented the language of the amended section to the Commissioners, that service connections "may be deferred to a later stage of the development process at the discretion of the Director of Public Works

or designee.” Mr. James indicated that this language would be consistent with language in the drainage plan section of the Subdivision Ordinance.

Mr. James also reiterated that under the new ordinance provisions, preliminary plats would expire within five years, a compromise between three years originally recommended by staff and 10 years originally recommended by the development community.

Commissioner Jackson asked about Chapter 1.V.A.2.c. pertaining to all resulting parcels meeting the minimum requirements in the Zoning Ordinance and what those requirements were.

Mr. James responded that these minimum requirements are in the Zoning Ordinance, and that you cannot plat a lot that does not comply with these requirements.

Chair Stribling opened the meeting for public comment.

Lance Overstreet, City Engineer, indicated that if the deferral option for service connections is approved, Engineering Services will create a Standard Operating Procedure (SOP) to be reviewed by the Development Task Force.

Chair Stribling closed public comment.

Commissioner Smith made a Motion to recommend APPROVAL of the text amendment to the City’s Land Division and Subdivision Ordinance as presented. Commissioner Uherik seconded the motion. The motion carried unanimously 4-0 with Chair Stribling, and Commissioners Uherik, Smith, and Jackson voting in favor.

V. Director’s Report

Jon James, Planning Director, indicated that there were no items to discuss today.

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, July 15, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. Adjournment.

Commissioner Smith made a Motion to adjourn at 11:53 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 4-0.



Travis Stribling, Chair,
Planning Commission