



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
PLANNING COMMISSION  
MONDAY, SEPTEMBER 16, 2019, AT 9:00 A.M.,  
SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE

**PRESENT:** Joe Spano (Vice-Chair), Teri Jackson, Ryan Smith, Conoly O. Brooks III, Joe Self

**ABSENT:** Travis Stribling (Chair), Luke Uherik

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

**I. Call to order.**

Chair Spano 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 and the pledge was delivered by Commissioner Self.

**III. Consent Agenda:**

A. Consideration of approving the August 19, 2019, Planning Commission Regular Meeting minutes.

**Commissioner Smith made a motion to approve the Consent Agenda. Commissioner Self 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.*

**A. Duran West Addition**

A request for approval of a Final Plat of Duran West Addition, and one variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain an existing paving width of 36 feet with an existing stand up curb in lieu of 40 feet on West 37th Street, an urban local street, being 2.426 acres generally located west of the intersection of Grape Creek Road and 37th Street.

Sherry Bailey, Principal Planner, presented the proposed final plat. She explained that the applicant is proposing to create two platted lots, and had received a variance to create these 115-foot wide lots in the Ranch and Estate (R&E) Zoning District which requires 150-foot wide lots from the Zoning Board of Adjustment last month. Ms. Bailey explained that the variance was granted because these were the largest lots in the area. Ms. Bailey outlined Staff's recommendation to approve the final plat and variance request for conforming to the City's Comprehensive Plan and purpose statements.

Vice Chair Spano opened public comment. There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Smith made a Motion to APPROVE the final plat of the Duran West Addition, and one variance to maintain an existing paving width of 36 feet with an existing stand up curb in lieu of 40 feet on West 37th Street, an urban local street, subject to the three conditions of approval as presented. Commissioner Jackson seconded the motion. The motion carried unanimously, 5-0.**

**B. Replat of the East 40 feet of Lot 7 and all of Lots 8 thru 10, Block 22, Lasker's Addition**

A request for approval of a Replat of the East 40 feet of Lot 7 and all of Lots 8 thru 10, Block 22, Lasker's Addition, and one variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain an existing paving width of 56 feet in lieu of the required 64 feet on North Chadbourne Street, an urban arterial street, being 0.611 acres generally located at the southwest corner of the intersection of North Chadbourne Street and West 18th Street.

Sherry Bailey, Principal Planner, presented the proposed replat. She explained that the applicant intends to replat four lots into two with 10-A being for residential and 10-B for commercial and parking. Ms. Bailey outlined Staff's

recommendation to approve the replat request for conforming to the City's Comprehensive Plan and purpose statements. She also outlined Staff's support for the variance request to allow North Chadbourne Street at 56 feet of paving in lieu of the required 64 feet on the grounds that it would not be detrimental; that the street functions in its current condition and is sufficient for the area; and that this is a small in-fill development.

Vice Chair Spano opened public comment. There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Jackson made a Motion to APPROVE the Replat of the East 40 feet of Lot 7 and all of Lots 8 thru 10, Block 22, Lasker's Addition, and one variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain an existing paving width of 56 feet in lieu of the required 64 feet on North Chadbourne Street, an urban arterial street, subject to the one condition of approval as presented. Commissioner Smith seconded the motion. The motion carried unanimously, 5-0.**

***Items C and D which apply to portions of the same properties were presented concurrently.***

**C. Preliminary Plat, Houston Harte Commercial Park, Western Part**

A request for approval of a Preliminary Plat, Houston Harte Commercial Park, Western Part; being 4.223 acres generally located south of the intersection of TLC Way and Glenna Street.

**D. Houston Harte Commercial Park, Section Six**

A request for approval of a Final Plat, Houston Harte Commercial Park, Section Six, and one variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to allow Glenna Street, an urban arterial street, to maintain a 48-foot pavement width in lieu of the required 64 feet; being 1.498 acres generally located south of the intersection of TLC Way and Glenna Street.

Hillary Bueker, Planning Manager, presented the proposed preliminary and final plats. She explained that the applicant was intending to divide unplatted land into two lots. She displayed the preliminary plat for the two lots, and the final plat which is for only the north lot on the preliminary plat. Ms. Bueker outlined Staff's recommendation to approve the plats for conforming to the City's Comprehensive Plan and purpose statements. She also outlined Staff's support for the variance request to allow Glenna Street, an urban arterial street, to maintain a 48-foot pavement width in lieu of the required 64 feet on the grounds that the street functions in its current condition; that this section of Glenna Street is adjacent to a TXDOT bridge at full capacity with existing lanes; and that the current City CIP does not propose to widen Glenna Street north of Houston Harte Expressway.

Vice Chair Spano opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, expressed his support for the variance, and requested that the drainage study and sewer line and connections are deferred to the building permit stage.

Vice Chair Spano indicated that he was okay with the deferrals.

Ms. Bueker responded that the deferrals would be appropriate.

Mr. Dan Saluri, Deputy City Attorney indicated that one motion could be taken to approve both plats.

Vice Chair Spano closed public comment.

**Commissioner Smith made a Motion to APPROVE the Preliminary Plat, Houston Harte Commercial Park, Western Part; APPROVE the final plat of Houston Harte Commercial Park, Section Six subject to the four conditions of approval as presented, deferring Conditions #3 and #4 prior to building permit; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to allow Glenna Street, an urban arterial street, to maintain a 48-foot pavement width in lieu of the required 64 feet. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.**

**E. Replat of the South Part of Lot 1, Block 7, S. B. Ratliff Addition**

A request for approval of a Replat of the South Part of Lot 1, Block 7, S. B. Ratliff Addition, and two variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a minimum paving width of 30 feet and no curb and gutter in lieu of the required 50 feet for Lake Drive, an urban collector street, and to maintain a paving width of 36 feet with existing curb and gutter in lieu of the required 40 feet for West 34th Street, an urban local street, being 0.801 acres generally located at the northeast corner of Lake Drive and West 34th Street.

Jeff Fisher, Principal Planner presented the proposed replat of one lot into three lots. He explained there is an existing home on the south lot and the two new lots would accommodate single-family homes on each. Mr. Fisher outlined Staff's recommendation to approve the replat subject to four conditions of approval as presented for conforming to the City's Comprehensive Plan and purpose statements. He also expressed Staff's support for both street width variances on the grounds that the majority of lots are already built-out; that there was a street variance already granted in 2018 on Lake Drive; that requiring increased paving

width would create an irregular jog and removal of existing curbing; and that all lots will comply with the RS-1 zoning standards.

Commissioner Jackson asked what were the current street widths.

Mr. Fisher responded that Lake Drive was currently 30 feet and is required to be 50 feet, and West 34<sup>th</sup> Street is 36 feet and is required to be 40 feet.

Vice Chair Spano opened public comment. There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Smith made a Motion to APPROVE the replat, subject to the four conditions of approval as presented; APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a minimum paving width of 30 feet and no curb and gutter in lieu of the required 50 feet for Lake Drive, an urban collector street; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36 feet with existing curb and gutter in lieu of the required 40 feet for West 34th Street, an urban local street. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.**

**F. First Replat of Tract C, The Bluffs Addition, Section Twenty-Two**

A request for approval of the First Replat of Tract C, The Bluffs Addition, Section Twenty-Two, and three variances from Chapter 9.V of the Land Development and Subdivision Ordinance, to exempt the requirement for sidewalks along Weston Rd, Arden Rd, and Hunters Glen Rd, being 5.150 acres generally located south of Arden Rd between Weston Rd and Hunters Glen Rd.

Jeff Fisher, Principal Planner presented the proposed replat of one lot into four lots. Mr. Fisher explained that the three lots facing Arden Road are zoned CG and will be for future commercial development, and the southerly lot zoned RS-1 will remain open space.

Mr. Fisher outlined Staff's recommendation to approve the replat subject to four conditions of approval as presented for conforming to the governing preliminary plat, and the City's Comprehensive Plan and purpose statements. He also outlined Staff's rationale to deny all variance requests and are requiring sidewalks adjacent to all three street frontages. He explained that sidewalks are needed to provide pedestrian connectivity to the future commercial development; that there is no uniqueness about the subject property to warrant variances; that there is an inconvenience given the drainage ditch but that the sidewalk could be moved if necessary onto private property with an easement; and that a sidewalk is needed under Chapter 9.V of the Subdivision Ordinance for public safety. Mr.

Fisher displayed photographs from a recent site visit to explain Staff's rationale for requiring sidewalks.

Vice Chair Spano indicated that there is a lot of new construction in the area and expressed his support for sidewalks.

Hillary Bueker, Planning Manager, explained that TXDOT was in support of sidewalks along their roadways, in this case, Arden Road.

Commissioner Smith also expressed support for sidewalks in this area.

Commissioner Jackson agreed, citing heavy traffic along Arden Road.

Vice Chair Spano opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, explained it would be better to defer sidewalks to the time of development once the site layout is determined. He indicated that the sidewalk may be best placed between the future parking area and building. He also indicated that he did not anticipate much pedestrian traffic going east to west. Mr. Gully asked if the conditions for a drainage study and water service lines be deferred to the permit stage.

Vice Chair Spano asked if variances could be granted and allow the sidewalks to be built later with the Planning Commission being able to review their locations.

Mr. Jon James, Planning and Development Services Director, explained that there would be no mechanism later to return to Planning Commission.

Mr. Dan Saluri, Deputy City Attorney explained that the sidewalk locations could be tied to the site plan.

Mr. Gully explained that he would be okay deferring the sidewalks, drainage study and water service connections to the permit phase.

Vice Chair Spano expressed he would be good with this.

Mr. James clarified that the variances would still have to be denied if sidewalks are required, but that these sidewalks could be deferred to permitting.

Vice Chair Spano closed public comment.

**Commissioner Smith made a Motion to APPROVE the replat, subject to the three conditions of approval as presented, deferring Conditions #2 and #3 prior to building permit; DENY the three variances from Chapter 9.V of the Land**

**Development and Subdivision Ordinance, and REQUIRE sidewalks along Weston Rd, Arden Rd, and Hunters Glen Rd prior to permitting. Commissioner Jackson seconded the motion. The motion carried unanimously, 5-0.**

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

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

***Items A.i and A.ii which apply to portions of the same property were presented concurrently with two separate motions.***

**A. Blanek**

**i. CP19-02: Blanek**

Public hearing and consideration of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Commercial Future Land Use, being the east 5.9 acres of an unaddressed 11.3374-acre tract located approximately 250 feet west of the intersection of Sunset Drive and YMCA Drive.

**ii. Z19-15: Blanek**

Public hearing and consideration of a request for approval of a rezoning from the Heavy Commercial (CH) Zoning District to the General Commercial (CG) Zoning District, being an unaddressed 11.3374-acre tract located approximately 250 feet west of the intersection of Sunset Drive and YMCA Drive.

Jeff Fisher, Principal Planner, presented the proposed Comprehensive Plan amendment and associated Rezoning. He explained that the applicant is applying to redesignate the east 5.9 acres of the property to Commercial to facilitate the Rezoning on the entire 11.3374 acres to CG. Mr. Fisher indicated that the applicant intended to construct a dental office on a portion of the property and use the remainder for future commercial development.

Mr. Fisher outlined Staff's rationale to approve the rezoning on the grounds that the Commercial designation and underlying CG zoning will provide a transition between the apartments and more intense uses to the west and south; that the property will be able to comply with the CG zoning; that the required six-foot high privacy fence will provide screening between the apartments and future commercial uses; and that the property has remained vacant since 1979 when it was rezoned to CH.

Vice Chair Spano opened public comment. There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Brooks made a Motion to recommend APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing the east 5.9 acres from the Neighborhood Future Land Use to the Commercial Future Land Use as presented. Commissioner Smith seconded the motion. The Motion passed unanimously 5-0.**

**Commissioner Jackson made a Motion to recommend APPROVAL of a rezoning from the Heavy Commercial (CH) Zoning District to the General Commercial (CG) Zoning District on the entire 11.3374-acre tract. Commissioner Smith seconded the motion. The Motion passed unanimously 5-0.**

**3. Rezoning**

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

**A. Amendment to PD19-04: Concho Collision**

Public hearing and consideration for a request for an amendment to a Planned Development (PD19-04) to modify an approved off-site monument sign at 1909 West Beauregard Avenue, generally located on West Beauregard Avenue between South Tyler Street and South Harrison Street.

Sherry Bailey, Principal Planner, presented the proposed amendment to allow a new monument sign. She explained that the Planning Commission has approved the original PD which allowed a previous static monument sign and the new monument sign will be digital on a stucco base. Ms. Bailey displayed a graphic showing the proposed location of the new sign in a triangle along West Beauregard Avenue. She explained that the applicant will also landscape the sight triangle.

Ms. Bailey outlined Staff's rationale to approve the PD amendment with four conditions of approval as presented, on the grounds that the request is in keeping with the intent of the City's Comprehensive Plan; that the sign will meet ordinance requirements; that the applicant is working on landscaping the triangle; and the sign will reflect positively in this commercial area.

Commissioner Jackson asked how tall the sign was.

Ms. Bailey responded that the sign is five feet tall including the base.

Vice Chair Spano expressed concerns whether this sign was a good idea given its location in the triangle and drivers trying to traverse this triangle.

Commissioner Brooks indicated that he did not see a blind spot.



Ms. Bailey indicated that the Planning Commission already approved a previous sign about the same size as this one.

Mr. Jon James, Planning and Development Services, indicated that staff was concerned about the digital nature of the sign and traffic distractions. He explained that this is why staff recommended the sign be limited to the same static image for at least eight seconds.

Vice Chair Spano explained that even if the sign was not illuminated that he would still have concerns.

Hillary Bueker, Planning Manager, indicated that the digital sign area is only six square feet, and that the Commission already approved a sign with the original PD but that it was not digital.

Vice Chair Spano opened public comment.

There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Self made a Motion to recommend APPROVAL of an amendment to a Planned Development (PD19-04) to modify an approved off-site monument sign subject to the four conditions of approval as presented. Commissioner Jackson seconded the motion. The Motion FAILED 3-2 and the item was not approved, with Vice Chair Spano, and Commissioners Brooks and Smith voting against.**

**B. PD19-08: Ionita/Benson**

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 an indoor entertainment facility with accessory alcoholic beverage sales for on-premise consumption, outdoor recreation and entertainment, and mobile food units, being 1.0720 acres located at 4382 Southwest Boulevard.

Jeff Fisher, Principal Planner, presented the proposed amendment to allow a family entertainment facility on the property. He explained that all of the proposed uses were allowed by right in the CG/CH Zoning District, except for the alcoholic beverage sales and outdoor entertainment component which triggered the PD rezoning. Mr. Fisher displayed the applicant's concept plan for the Commission which included utilizing the existing buildings for indoor seating, games, and beer and wine sales, the existing parking area in front, an outdoor games area with covered seating, and an area along the east side for food trucks.

Mr. Fisher outlined Staff's rationale to approve the rezoning with seven conditions of approval as presented, on the grounds that the request is compatible with the Commercial designation in the City's Comprehensive Plan providing a transition from more intense commercial uses to the north and apartments to the south; that the proposed development will comply with underlying CG zoning; that there is a community need for more family entertainment facilities; and that the development will be compatible with the surrounding once Planning conditions are imposed that include sidewalks adjacent to both street frontages, landscaping; new fencing and early closing hours, by 10:30pm Sunday to Wednesday, and 12:00am on Thursday, Friday and Saturday.

Vice Chair Spano asked if the limited hours of operation would be restricting the business operation, and that we would not ask McDonalds or another restaurant to have early closing hours.

Mr. Fisher responded that the difference is that McDonalds does not sell alcohol. He also mentioned that the proposed hours submitted by the applicant includes that the business will be closed on Mondays; closed by 10pm Tuesday to Thursday; closed by 11pm on Fridays and Saturdays; and closed by 9pm on Sundays, all of which are within the times Staff is proposing.

Ms. Hillary Bueker, Planning Manager, expanded that the business includes an outdoor component.

Vice Chair Spano asked if anything took place inside.

Ms. Bueker responded that there is some indoor activity as well. She mentioned that the earlier closing hours would better protect the nearby residents across the street.

Vice Chair Spano expressed concerns about being too prohibitive on hours of operation.

Commissioner Jackson explained that the hours proposed by staff is past what the applicants were asking for.

Commissioner Smith asked about whether there was sufficient parking based on the proposed square footage.

Mr. Fisher responded that the applicant is short one parking space based on proposed square footage but that an alternative parking plan or shared parking with another business would be an option.

Vice Chair Spano opened public comment.

Ms. Brittany Ionita, one of the applicants, indicated that there was a lack of family entertainment facilities in the City and believed that this project would serve the community. She explained that the applicants will enclose the current chain link fence abutting the east side of the property.

Vice Chair Spano closed public comment.

**Commissioner Brooks made a Motion to recommend APPROVAL of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for an indoor entertainment facility with accessory alcoholic beverage sales for on-premise consumption, outdoor recreation and entertainment, and mobile food units, subject to the seven conditions of approval as presented. Commissioner Jackson seconded the motion. The Motion passed unanimously 5-0.**

**3. Special Uses**

*City Council has final authority for approval of special uses.*

**A. SU19-03 Lifepoint Baptist Church**

Public hearing and consideration of a request for a Special Use to allow an indoor multi-use recreational facility and related recreational activities, daycare, community outreach, community services, and educational programs, on properties zoned Single-Family Residential (RS-1) and Two-Family Residential (RS-2); located at 810 & 811 Austin Street and 818 Kenwood Drive.

***Commissioner Self left the meeting at 10:35 a.m. due to a conflict of interest.***

Shelly Paschal, Planner, presented the proposed Special Use. She explained that the applicant for an indoor multi-use recreational facility and related recreational activities, daycare, community outreach, community services, and educational programs. Mrs. Paschal displayed photos of the existing church and the proposed gymnasium. She outlined Staff's recommendation for approval subject to the five conditions as presented, on the grounds that the proposed uses will occupy an existing building and will not increase the floor area of the buildings; and that the recreational facility will fulfill a community need for this type of facility. Ms. Paschal did note however, that there will be some impacts on nearby residents but that they could be minimal.

Vice Chair Spano asked what the intended use will be and what traffic will occur that does not already exist.

Ms. Paschal responded that the gym will operate every day unlike the church which is only Wednesday and Sunday.

Commissioner Smith expressed concerns over the constant flow of traffic and his opposition to the requested uses.

Commissioner Brooks indicated that this is a quite neighborhood and that Santa Rita does not need this development.

Vice Chair Spano opened public comment.

Pastor Jay Clatworthy with Lifepoint Baptist Church, the applicant, spoke in support of the request. He explained that most of the negative comments came from River Terrace but that they generate lots of their own traffic. He said that federal courts have ruled that a special permit for a church had to be approved if a non faith-based organization was also approved for a special permit.

Commissioner Brooks asked if it is a problem that River Terrace pays taxes.

Vice Chair Spano directed all parties to stick to the Planning Commission Agenda.

Mr. Dan Saluri, Deputy City Attorney indicated to all parties to respect the Vice Chair.

Mr. Clatworthy explained that the church is above par of what is required by Tom Green County, and that they will comply with any federal or state regulations. He indicated that they are not changing traffic flow.

Vice Chair Spano asked how traffic flow was not changing.

Mr. Clatworthy explained that there is one proprietor inside that rents as opposed to a group of smaller businesses. He indicated that there was sufficient parking and that despite an evening influx it will not be much beyond what is currently there.

Ms. Grisham of 715 Austin Street indicated that she sent in an opposition letter, and expressed concerns about parking, traffic, and home values. She explained that she was adamantly opposed to the request.

Bryan Kendrick of 2733 Yale Avenue explained that the request would be so much better at this location than their current location off on South A&M Avenue.

Mr. Don Payne of 801 West Avenue D, expressed concerns that the church has not reached out to the residents, that no traffic study was done, that the streets

are not particularly wide, and raised questions about outdoor uses, pick-up and drop-off areas, and hours of operation.

Mr. Kendrick indicated that all of the proposed uses the church can do already at the South A&M Avenue location.

Ms. Jody White, Don Payne's wife, explained that her driveway is located behind the gym and that she has heard music and noise before.

Commissioner Jackson explained that she has had no issues when she lived in this area and that the church has right to conduct these uses already. She asked to confirm that the hours of from 6am to 11pm.

Ms. Paschal responded this was correct.

Mr. Clatworthy indicated that there will be no gymnasium activity on Sunday.

Commissioner Brooks indicated that the gymnasium, Tumbleweeds, was not a non-profit.

Ms. Clatworthy responded that he understands this was a for-profit business.

Mr. Payne explained that does not believe the proposed hours were compatible with the neighborhood.

Mr. Clatworthy responded that he was okay limiting the hours to between 8am to 8pm.

Vice Chair Spano asked if the church was removed, would the gymnasium be allowed.

Mr. Jon James, Planning and Development Services, responded that any commercial business at this location would also require a special use.

Mr. Payne expressed that hours and use need to be discussed. He asked if the case could be tabled for now.

Mr. Clatworthy indicated that that lease required patrons to park on private property.

Vice Chair Spano expressed that he would have liked a representative from the gym business to be in attendance to answer questions.

Commissioner Jackson asked if Mr. Clatworthy could meet with the neighbors to get everyone on the same page.

Mr. Clatworthy indicated that he would try to do this.

Vice Chair closed public comment.

**Commissioner Brooks made a Motion to recommend DENIAL of a Special Use to allow an indoor multi-use recreational facility and related recreational activities, daycare, community outreach, community services, and educational programs on the property. Commissioner Smith seconded the denial motion. Vice Chair Spano and Commissioner Jackson opposed the denial and the motion to deny FAILED 2-2.**

**Commissioner Jackson made a Motion to TABLE a Special Use to allow an indoor multi-use recreational facility and related recreational activities, daycare, community outreach, community services, and educational programs on the property. The motion to table FAILED for lack of a second vote.**

**Jon James, Planning and Development Services Director, indicated that since there was no further motion, the item will be forwarded to City Council tomorrow with a NO RECOMMENDATION due to a 2-2 vote to deny that failed.**

***Commissioner Self returned to the meeting at 11:20 a.m.***

**4. Conditional Uses**

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

**A. CU19-12: Shannon West Texas Memorial Hospital**

Public hearing and consideration of a request for approval of a Conditional Use to allow a hospital in the General Commercial (CG) zoning district, located at 3177 Appaloosa Trail.

Shelly Paschal, Planner, presented the proposed conditional use for a new hospital. Ms. Paschal displayed the applicant's concept plan and rendering of the hospital. Ms. Paschal outlined Staff's rationale to approve the conditional use subject to five conditions of approval on the grounds that the hospital will benefit this area and community as a whole; will create more jobs for health professionals and support staff; and connects to F.M. 2288, an arterial road. Ms. Paschal mentioned that conditions of approval will minimize impacts including a detailed landscape plan that will screen the service yard from adjacent residential homes.

Vice Chair Spano asked for clarification on landscaping.

Ms. Paschal explained that the landscape plan is required consistent with other landscape plans and at the time of building permit.

Vice Chair Spano opened public comment.

Mr. Dale Droll, of Shannon Medical Center representing the applicant, indicated that he was available for questions.

Vice Chair Spano expressed his support for this project and that would fit within this area.

Mr. Bob Brewer, Executive Director of Rio Concho asked to see the presentation slides on the proposed entryway from F.M. 2288.

Mr. Droll displayed an aerial photo showing an entryway from F.M. 2288 with two access points onto Apaloosa Trail.

Commissioner Self asked about the area not being developed yet.

Mr. Droll responded there were no plans for the vacant area on the property at this time.

Vice Chair Spano closed public comment.

**Commissioner Jackson made a Motion to APPROVE a Conditional Use to allow a hospital on the property in the General Commercial (CG) zoning district, subject to the five conditions of approval as presented. Commissioner Smith seconded the motion. The Motion passed unanimously 5-0.**

**5. Right-Of-Way Abandonments**

*City Council has final authority for approval of right-of-way abandonments.*

**A. Alley Right-Of-Way Abandonment: Fausnacht**

A request to approve the abandonment of approximately 3,800 square feet of a north-south alley within Block 30 of the Angelo Heights Addition located north of the intersection of Cottonwood Street and Shiloh Street.

Sherry Bailey, Principal Planner, presented the proposed alley right-of-way amendment. She explained that the original part of the alley was abandoned in 2012. Ms. Bailey displayed photographs of the undeveloped alley and the property which has a significant portion that drops off in the floodplain. Ms. Bailey outlined Staff's rationale to approve the right-of-way abandonment with

three conditions of approval as presented, on the grounds that the alley is not used for access; that there are no utilities located in the alley; that there is no evidence that there would be any negative impacts; and that the alley area once combined and replatted will be available for future development.

Vice Chair Spano opened public comment. There was no public comment and Vice Chair Spano closed public comment.

**Commissioner Smith made a Motion to recommend APPROVAL the alley abandonment subject to the three conditions of approval as presented. Commissioner Jackson seconded the motion. The Motion passed unanimously 5-0.**

**6. Text Amendments.**

*City Council has final authority for approval of Text Amendments.*

- A.** Consideration of a text amendment to the City of San Angelo Zoning Ordinance, Sec. 501.F Additional standards for manufactured homes in the RS-1, RS-2, or R&E Zoning Districts.

Sherry Bailey, Principal Planner, presented the proposed text amendment to allow the replacement of a manufactured or mobile home with a new manufactured home on a property in various zoning districts without requiring a special use. She explained that the text amendment will match the State rules, and will allow replacement within one year of the previous home being vacated provided it meets or exceeds the median taxable value for each single-family home within 500 feet. If approved, Ms. Bailey explained that manufactured homes would now be allowed in the RS-1, RS-2, R&E, CG, CN and ML zoning districts provided they complied with the above criteria.

Vice Chair Spano opened public comment.

Mr. Jon James, Planning and Development Services Director indicated that Staff would be working with Legal to confirm the final wording before the item is presented to City Council. He explained that any substantive change would come back to Planning Commission.

Vice Chair Spano closed public comment.

**Commissioner Jackson made a Motion to recommend APPROVAL of a text amendment to the City of San Angelo Zoning Ordinance, Sec. 501.F Additional standards for manufactured homes in the RS-1, RS-2, or R&E Zoning Districts. Commissioner Smith seconded the motion. The Motion passed unanimously 5-0.**



**V. Director's Report**

Jon James, Planning Director, explained the the recent Central Business District (CBD) expansion and Subdivision Ordinance amendments were approved by City Council, and that the River Corridor Amendments was also approved on first reading with a second reading to be presented to Council tomorrow.

**VI. Future meeting agenda and announcements.**

Vice Chair Spano indicated that the next regular meeting of the Planning Commission was scheduled to begin at 9:00 a.m. on **Monday, October 15, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**VII. Adjournment.**

Vice Chair Spano made a Motion to adjourn at 11:41 a.m., and Commissioner Jackson seconded the Motion. The Motion passed unanimously, 5-0.



---

Travis Stribling, Chair,  
Planning Commission