

**MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING
HELD ON MONDAY, AUGUST 19, 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, Conoly O. Brooks III, Joe Self

ABSENT: Ryan Smith

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
Brandon Dyson, Assistant City Attorney
Charlie Kemp, Building Official
Austin Ayers, Deputy Building Official
Lance Overstreet, City Engineer
Ross Coleman, Fire Prevention Administrator

I. Call to order.

Chair Travis Stribling called the meeting to order at 9:00 a.m. and established that a quorum of six was present.

II. Prayer and Pledge.

The prayer and pledge was delivered by Commissioner Jackson.

III. Consent Agenda:

A. Consideration of approving the July 15, 2019, Planning Commission Regular Meeting minutes.

B. **Glenn Park Addition, Section One**

A request for approval of a final plat of Glenn Park Addition, being 5.00 acres generally located at 4001 South Chadbourne Street.

Mr. Jon James, Planning and Development Services Director agreed that revised language could be added. He explained one option could be that if other development reduces the number of units on a single access below 165, that the condition will not be required. A second alternative would be to state that prior to plat recordation, that there is compliance with the relevant section of the Fire Code.

Chair Strilbing opened the meeting for public comment. Seeing no one come forward, the Chairman closed public comment.

Commissioner Brooks made a Motion to APPROVE the final plat of Baker Ranch, Section Three-A, subject to the seven conditions of approval as presented, amending condition #7 to read, "Prior to plat recordation, show compliance with the 2015 International Fire Code Appendix D, Section D107.1. requiring a secondary access, which may include additional road connections or a fire apparatus access easement connecting across the railroad tracks to Dominion Ridge." Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

Commissioner Brooks made a Motion to APPROVE the final plat of Baker Ranch, Section Three-B, subject to the seven conditions of approval as presented, amending condition #7 to read, "Prior to plat recordation, show compliance with the 2015 International Fire Code Appendix D, Section D107.1. requiring a secondary access, which may include additional road connections or a fire apparatus access easement connecting across the railroad tracks to Dominion Ridge." Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

C. Country Club West Estates, Section 1

Public hearing and consideration of a request for approval of a final plat of Country Club West Estates, Section One; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a minimum paving width of 24 feet and no curb and gutter for Country Club Road, an urban major collector street, being 6.254-acres located 1700 ft. west of the intersection of Hilton Head Blvd. and Country Club Road.

Sherry Bailey, Principal Planner, presented to the proposed final plat. She explained that the applicant was required to plat the 6.254-acre property because it required a paving variance. Mrs. Bailey outlined Staff's recommendation to approve the plat for conforming to the City's Comprehensive Plan and purpose statements. She explained that the Neighborhood Center and Rural designations in the Comprehensive Plan provide a buffer/transitional area from the single family neighborhood to the

of 24 feet and no curb and gutter for Country Club Road. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

D. First Replat of Tract 54, Section One, Fuessel Farm Tracts

A request for approval of a First Replat of Tract 54, Section One, Fuessel Farm Tracts, comprising 2.996 acres generally located east of Lorine Lane between Terry Trail and Herbert Road in the City's Extraterritorial Jurisdiction (ETJ).

Jeff Fisher, Principal Planner presented the proposed replat of one existing single-family home into two lots to allow for new construction on the vacant lot. He explained that this property was in the City's Extraterritorial Jurisdiction (ETJ) and if ever brought into the City limits would comply with zoning. He also mentioned that Staff communicated to the applicant and their engineer that there were deed restrictions prohibiting the subdivision of this lot but that the City does not have the authority to enforce these restrictions. Mr. Fisher outlined Staff's recommendation to approve the replat for conforming to the City's Comprehensive Plan and purpose statements. He explained that there were eight other lots in the subdivision that were also at least 1.5 acres consistent with the proposed lots. He further explained that the same owner also replatted the adjacent property into two lots. Mr. Fisher concluded his presentation by indicating that one letter was received in favor by the property owner, and three in opposition.

Commisioner Brooks mentioned concerns about mobile homes.

Mr. Fisher explained that because there was no zoning in this area to prevent mobile homes. He did say that the deed restrictions prohibit pre-fab metal buildings but that the City does not have the authority enforce them.

Chair Stribling opened the meeting for public comment.

Mr. Herb Hooker, SKG Engineering, representing the applicant, clarified that she intends to build a single-family home on the vacant lot, not a mobile home.

Mr. David Ramirez, owner and resident of Tract 61, expressed his opposition on the grounds that the deed restrictions should apply and not allow further subdivision.

Chair Stribling asked what recourse the neighborhood has in enforcing the deed restrictions.

that TXDOT will be okay if this sidewalk is constructed along back of curb and that he will forward the final plans to them.

Commissioner Jackson asked if condition #2 should change to require approval of the sidewalk location from TXDOT. She also raised concerns of what happens if TXDOT denies the sidewalk.

Mr. James suggested adding to the end of the condition “subject to TXDOT approval.”

Commissioner Jackson made a Motion to APPROVE the replat, subject to the three conditions of approval as presented, amending Condition #2 that “sidewalks are subject to Texas Department of Transportation (TXDOT) approval. Vice Chair Spano seconded the motion. The motion carried unanimously, 6-0.

2. Rezoning

City Council has final authority for approval of Rezoning.

A. Amendment to PD18-03: Golden Antlers Corp.

Public hearing and consideration of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD18-03 boundary to allow for uses permitted in the General Commercial (CG) Zoning District, with a principal use of Campground/Recreational Vehicle Park, being 40.63 located at 2680 and 2698 Camper Road.

Jeff Fisher, Principal Planner, presented the proposed amendment to the existing PD which was approved last year for Spring Creek Marina. He explained that a new applicant is seeking to expand the existing PD for more RV spaces and various recreational uses, and an amended lease with the City is being prepared. He displayed a map that showed the current PD which is 16.36 acres and the expanded area which will be 24.27 acres. Mr. Fisher explained that the applicant will have to provide a paved secondary access to satisfy the Fire Code.

Mr. Fisher displayed the site concept plan provided by the applicant which outlines all proposed uses. These included 22 new RV spaces; a future area for approximately an additional 11 RV spaces; boat parking and storage areas, and a future restaurant “cantina” building which could allow accessory alcohol sales. Mr. Fisher explained that the Parks and Recreation Director, Mr. Carl White, is working on finalizing the new lease. He also indicated that the current PD zoning would allow all of the proposed uses and that this is just an expansion of the current boundary.

Chair Stribling opened the meeting for public comment and asked the secondary access issue to be addressed.

Mr. Ross Coleman, Fire Prevention Administrator, indicated that the road within the development can remain unimproved and used for access.

Mr. David Poe, a resident of 2686 Sleepy Hollow Drive expressed concerns regarding the number of RV spaces and wanted a total number.

Mr. Raymond Broadway, the applicant, indicated that there will be approximately 100 RV spaces.

Mr. Poe indicated that there are 25 additional spots which would be 125 RV spaces. He expressed concerns about the proposed caretaker's residence being a mobile home in the "finger" of land located north of Sleepy Hollow Drive and wanted a buffer distance between this home and the existing residences. He also wanted clarification whether Sleepy Hollow would be opened up or used as an emergency access.

Chair Stribling asked Mr. Poe if he wanted Sleepy Hollow Drive to be opened.

Mr. Poe indicated that he did not want this street opened and vehicles from the park driving down his street.

Mr. Gary Pierce of 2682 Sleepy Hollow Drive also expressed concerns of opening Sleepy Hollow Drive and a mobile home in this area.

Mr. Fisher indicated that a maximum of 229 RV units is allowed by zoning, however, these could not be built without an amendment to the concept plan which requires Planning Commission approval.

Chair Stribling asked if the proposed PD was for all of the acreage.

Mr. Fisher responded this was correct, that while the concept plan was for the new expansion area only, the PD zoning would apply to all properties.

Mrs. Judy May of 2678 Sleepy Hollow Drive, requested that the finger of land immediately north of Sleepy Hollow be a buffer zone of no development and no mobile home be allowed.

Mrs. Bueker indicated that the current Zoning Ordinance prohibits mobile homes in the underlying CG zoning which applies within the PD boundary.

Mr. Jon James, Planning and Development Services Director, indicated that the secondary access would not have to be paved and only have to meet Fire access standards. He explained that it was up to the Commission whether to exempt paved roads, and if so, the secondary access would not have to be paved based on the current expansion proposal.

Chair Stribling closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD18-03 boundary to allow for uses permitted in the General Commercial (CG) Zoning District, with a principal use of Campground/Recreational Vehicle Park, with one condition of approval requiring the approval of a revised concept plan by the Planning Director that removes the proposed caretaker's residence, has a designated natural buffer area in the finger of land north of Sleepy Hollow Drive, and removes the Sandy Beach area; and that no paved roads or paved parking is required. Vice Chair Spano seconded the motion. The Motion passed 5-1 with Commissioner Jackson voting against on the grounds that she wanted the roads to be paved.

2. Right-Of-Way Abandonments

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

A. Street Right-Of-Way Abandonment: COSA

A request to approve the abandonment of approximately 105,000 square feet of the East Avenue D public right-of-way; generally located on East Avenue D extending between South Oakes Street and Rust Street in the Fort Concho Addition.

Shelly Paschal, Planner, presented the proposed abandonment of a portion of East Avenue D within historic Fort Concho between Oakes Street and the alley before Rust Street. Mrs. Paschal outlined Staff's recommendation for approval on the grounds that there are no negative affects; that closing it would provide more safety and security to visitors to historic Fort Concho; and that Frontier and Suddenlink stated they do not have any lines within the proposed abandonment area. She indicated that the City of San Angelo Utilities Department will require an unobstructed easement.

Chair Stribling opened the meeting for public comment.

Commissioner Uherik seconded the motion. The Motion passed unanimously 6-0.

V. Director's Report

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

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, September 16, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. Adjournment.

Commissioner Jackson made a Motion to adjourn at 11:15 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.



Travis Stribling, Chair,
Planning Commission