



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, OCTOBER 21, 2019, AT 9:00 A.M.,
SOUTH MEETING ROOM, MCNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE

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

ABSENT: N/A

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

II. Prayer and Pledge.

The prayer was delivered by Commissioner Jackson and the pledge was delivered by Commissioner Self.

III. Consent Agenda:

- A. Consideration of approving the September 16, 2019, Planning Commission Regular Meeting minutes.

Commissioner Jackson made a motion to approve the Consent Agenda. Commissioner Uherik seconded the motion. The motion carried unanimously, 7-0.

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 Forty-Two-A

A request for approval of a Final Plat for Bentwood Country Club Estates, Sec 42-A, being 9.879 acres located approximately 300 feet east of Karsten Creek Drive near Pine Valley Street and Crystal Point Drive; and a variance from Chapter 9.v of the Land Development and Subdivision Ordinance to exempt required sidewalks along Wolf Creek Drive, an urban Minor Collector.

B. Bentwood Country Club Estates, Section Forty-Two-B

A request for approval of a Final Plat for Bentwood Country Club Estates, Section 42-B, being 6.46 acres located approximately 500 feet east of Karsten Creek Drive near Pine Valley Street and Crystal Point Drive.

Items 1A and 1B were presented concurrently as they pertain to adjacent subdivisions, with two separate motions.

Hillary Bueker, Planning Manager, presented the proposed final plat for 42-A with eleven conditions of approval. She explained that the current Zoning is RS-1 and the plat is for 24 residential lots and a variance to exempt a sidewalk on Karsten Creek Drive. Ms. Bueker outlined Staff's recommendation to approve the final plat for conforming to the City's Comprehensive Plan and purpose statements. She then outlined Staff's recommendation for denial of the sidewalk variance in that the street is a minor collector and unsafe for walkers; that there are no sidewalks within 0.6 miles of the development; and that the northern edge is zoned commercial. She indicated that part of the approval will be to rectify sewer lift station capacity issues.

Ms. Bueker then presented the proposed final plat for 42-B with four conditions of approval. She explained that this plat was east of the previous plat, and is only for drainage areas and the remaining portion of Crystal Point Drive. She then outlined Staff's recommendation for conforming to the City's Comprehensive Plan and purpose statements.

Chair Strilbing asked if there were sidewalks proposed for 42B.

Ms. Bueker responded there were no sidewalks proposed but that TXDOT has plans to build them along Loop 306 and there will be a connection point to this neighborhood.

Chair Strilbing opened public comment.

Mr. Russell Gully indicated that 42B will act as a drainage area and wanted a variance from the sidewalk requirement given this is not a large commercial area. Mr. Gully also discussed a new sewer lift station and wanted to be able to move forward and record the plat with a developer agreement.

Ms. Bueker said this may be possible.

Chair Strilbing closed public comment.

Chair Strilbing asked where the apartment complex would be developed.

Ms. Bueker indicated the complex would be located north of the plat.

Chair Strilbing asked if there were any sidewalks in this area.

Ms. Bueker indicated this was correct and that this area was a higher rate of speed and therefore a sidewalk should be considered.

Mr. Gully asked if this street would be of higher speed as other collector street do not have a higher rate of speed.

Vice Chair Spano asked why sidewalks would not be a good idea in this area.

Mr. Gully responded that cost impacts needed to be assessed which could be up to \$4,000 per lot.

Vice Chair Spano responded asked if on a \$350,000-400,000 home that a \$4,000 sidewalk would be a dealbreaker.

Ms. Bueker indicated that this is a major north-south collector to connect to different developments and there are several hundred homes it would connect to.

Chair Strilbing indicated that the City would not want to miss the opportunity to obtain a sidewalk in this location and that this would be a start.

Commissioner Smith made a Motion to APPROVE the final plat of Bentwood Country Club Estates, Section 42A and DENY a variance to exempt sidewalks from Wolf Creek Street, subject to the eleven conditions of approval as presented. Vice Chair Spano seconded the motion. The motion carried 4-3 with Chair Strilbing, Vice Chair Spano, and Commissioners Smith and Self voting in favor, and Commissioners Jackson, Uherik, and Brooks voting against.

Commissioner Jackson made a Motion to APPROVE the final plat of Bentwood Country Club Estates, Section 42B subject to the four conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

C. Bentwood Country Club Estates, Section Forty-C

A request for approval of a Final Plat for Bentwood Country Club Estates, Sec 40-C, being 2.085 acres located west of intersection of Colonial Drive and Silver Creek Pass.

Hillary Bueker, Planning Manager, presented the proposed final plat for 40-C with five conditions of approval. Ms. Bueker outlined Staff's recommendation to approve the final plat for conforming to the City's Comprehensive Plan and purpose statements.

Chair Strilbing opened public comment.

Chair Strilbing closed public comment.

Vice Chair Spano made a Motion to APPROVE the Final Plat for Bentwood Country Club Estates, Section 40-C, subject to the five conditions of approval as presented. Commissioner Jackson seconded the motion. The motion carried unanimously, 7-0.

D. First Replat in Tract 27 & 28, Concho River Estates

A request for approval of a First Replat in Tracts 27 and 28, Concho River Estates, located at the intersection of Christoval Road and Strawn Road; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 32 feet and no curb and gutter for Strawn Road, an urban local street.

Shelly Paschal, Planner, presented the proposed replat for tracts from two, and a variance to allow a reduced paving width of 32 feet with no curb and gutter. Ms. Paschal outlined Staff's recommendation to approve the replat with three conditions of approval for conforming to the City's Comprehensive Plan and purpose statements. She then outlined Staff's request for a sidewalk in that there will be future development that will need a sidewalk. She indicated that the sidewalk would be a note and required prior to permit issuance.

Chair Strilbing opened public comment.

Mr. Herb Hooker, SKG Engineering, indicated that four additional feet of paving would not make the road more effective. He requested deferral of Condition #3 for the drainage study to prior to permitting. Mr. Hooker also indicated that a

sidewalk should not be required in this case because there is not heavy pedestrian traffic. He indicated that he would like the sidewalk note removed.

Mr. Jon James, Planning and Development Services Director, explained that because the sidewalk was not a requirement of the plat, that the note did not need to be removed. He said that while it could be removed, it serves as a reminder to a future developer that a sidewalk is required.

Chair Stribling asked about the drainage deferral request.

Mr. Lance Overstreet, City Engineer, responded that the drainage study could be deferred only if the City obtained a preliminary drainage study and that we would still want to final drainage study later.

Chair Stribling asked if Staff can speak to the street variance.

Hillary Bueker, Planning Manager, indicated that this was a highly traveled area used by large trucks that take extra wide turns.

Mr. Trinidad Aquire, owner of the property, indicated that there is almost zero traffic.

Chair Strilbing closed public comment.

Commissioner Jackson indicated that she believed the existing 32-foot road was sufficient.

Vice Chair Spano indicated that he does not believe that growth will happen.

Commissioner Jackson made a Motion to APPROVE a First Replat in Tracts 27 and 28, Concho River Estates, and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 32 feet and no curb and gutter for Strawn Road, an urban local street, subject to two conditions of approval with a preliminary drainage study to be submitted prior to plat recordation, and a final drainage study prior to building permit issuance. Vice Chair Spano seconded the motion. The motion carried unanimously, 7-0.

E. Replat of Tract 51-A of Replat of Tract 51 and 52, Block 1, Group Fisherman's Road, Lake Nasworthy Addition

A request for approval of a replat of Tract 51-A, Block 1, Group Fisherman's Road, Lake Nasworthy Addition, located near the intersection of Sleepy Hollow Road and Kings Road; 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 Kings Road, an urban local street.

Shelly Paschal, Planner, presented the proposed replat of Tract 51-A into two lots. She explained that in 2013 this was two lots and was replatted into one and is now going back into two. Ms. Paschal outlined Staff's recommendation to approve the replat with two conditions of approval for conforming to the City's Comprehensive Plan and purpose statements. She then outlined Staff's request to deny the variance to maintain the existing paving width on the grounds the street is the primary access for this area and reflects the Subdivision Ordinance requirements.

Chair Strilbing opened public comment.

Mr. Herb Hooker, SKG Engineering, indicated that no variances were required back when the lots were replatted into one to build a house.

Chair Strilbing asked if this area was fully developed.

Mr. Hooker responded this was correct and displayed a map of the area.

Chair Strilbing closed public comment.

Commissioner Uherik made a motion to APPROVE a request for approval of a replat of Tract 51-A, Block 1, Group Fisherman's Road, Lake Nasworthy Addition; and APPROVE 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 Kings Road, an urban local street; subject to two conditions of approval as presented. Vice Chair Spano seconded the motion. The motion carried unanimously, 7-0.

F. First Replat of Lots 37-48, Mallena Heights Addition

A request of a First Replat of Lots 37-48, Blk. 1, Mallena Heights Addition, being approximately 3.2680 acres on East 39th Street west of Crockett Street; and variances from Chapter 9.V, Chapter 10.III.A.2, and Chapter 10.III.B of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 26 feet in lieu of 40 feet with no sidewalk or curb and gutter for East 39th St.

Sherry Bailey, Principal Planner presented the proposed revised replat from 11 lots into 17 lots. She explained the plat leaves out one lot due to one owner not wanting to be a part of the subdivision request. Ms. Bailey outlined Staff's recommendation to approve the replat subject to five conditions of approval as presented for conforming to the City's Comprehensive Plan and purpose

statements. She also outlined Staff's recommendation to deny the variance because the road is below City standards and there is no curb and gutter.

Chair Strilbing asked what were the road widths in the surrounding area.

Ms. Bailey responded they were on average between 32 and 36 feet and that this one is 26 feet.

Chair Strilbing opened public comment.

Ms. Erica Carter, Carter-Fentress Engineering, indicated that this street had the same with no curb and gutter as the adjacent area to the north and that improvements in that area will not be made because the area is already developed.

Ms. Bailey responded that these lots were already platted which does not trigger improvements.

Mr. Lance Overstreet, City Engineer, indicated that during the City's seal coat process, the developer would install the base and the City would be putting in a two-course. He explained the importance of curb and gutter.

Ms. Carter indicated that she would prefer a ribbon curb and not a stand-up curb.

Mr. Overstreet responded that a stand-up curb would be required unless the drainage study indicated it would not be necessary.

Mr. Jon James, Planning and Development Services Director, indicated Staff would support a partial variance to 32 feet but not to maintain the current road width of 26 feet.

Chair Strilbing expressed the importance of a curb due to runoff issues.

Chair Strilbing closed public comment.

Commissioner Jackson made a motion to APPROVE a request for approval of a First Replat of Lots 37-48, Blk. 1, Mallena Heights Addition, and APPROVE a PARTIAL VARIANCE from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow a minimum paving width of 32 feet with a ribbon curb and gutter for East 39th Street, an urban local street; subject to five conditions of approval as presented. Commissioner Brooks seconded the motion. The motion carried unanimously, 7-0.

2. Rezonings

City Council has final authority for approval of rezonings.

A. Z19-16: Minjarez

Public hearing and consideration of a request for a rezoning from the Ranch & Estate (R&E) Zoning District to the Light Manufacturing (ML) Zoning District, on 10 acres located at 3927 Old Ballinger Highway.

Shelly Paschal, Planner, indicated that the applicant is proposing to rezone the property to allow a truck mechanic shop. She outlined Staff's rationale to approve the rezoning on the grounds that the request is compatible with the Industrial designation in the Comprehensive Plan; that the proposed use will be consistent with the ML standards; and that the development will be consistent with the adjacent mixed use development.

Chair Stribling asked if the existing improvements conform with the existing R&E Zoning.

Hillary Bueker, Planning Manager, indicated that they do not, as the previous use was an old dance hall which is a commercial use.

Chair Stribling opened public comment.

Ms. Stephanie Minjarez, representing the owner, indicated the rezoning would assist in the sale of the property.

Chair Stribling closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of a rezoning from the Ranch & Estate (R&E) Zoning District to the Light Manufacturing (ML) Zoning District, on the subject property. Commissioner Smith seconded the motion. The Motion passed unanimously 7-0.

3. Special Uses

City Council has final authority for approval of special uses.

A. SU19-04 RW Senior Housing

A request for approval of a Special Use to allow a Nursing Home on property zoned Heavy Commercial (CH), being 8.25 acres generally located on YMCA Drive, 705 feet northwest of the intersection of YMCA Drive and Sunset Drive.

Sherry Bailey, Principal Planner, indicated that the applicant is requesting a Special Use to allow a 119-unit Skilled Nursing Facility on the subject property, subject to four conditions of approval as presented. She outlined Staff's rationale

to approve the Special Use on the grounds that the design is commercial in nature yet single-story with landscaping to minimize visual impacts; that the use will be less intense than most heavy commercial uses and more consistent with the surrounding residential character of the area; that the proposed use will have a low traffic generation; and that the facility will serve a community need for the middle income and Medicare clientele. Ms. Bailey further indicated that three notices were received in favor, and zero against.

Chair Stribling opened public comment.

Mr. Ray Watt, representing the applicant, indicated that he was available for questions.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of a Special Use to allow a Nursing Home on the subject property, subject to the four conditions as presented. Commissioner Smith seconded the motion. The Motion passed unanimously 7-0.

Commissioner Jackson left the meeting at 10:12am and did not return.

4. Conditional Uses

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

A. CU19-13: Campbell

Public hearing and consideration of a request for approval of a Conditional Use to allow for an Animal Kennel with indoor boarding, pet retail store, pet grooming, and pet day care in the Heavy Commercial (CH) Zoning District, being 2.5 acres, located at 5433 Ben Ficklin Road.

Jeff Fisher, Principal Planner, presented the proposed conditional use for a new pet day care with indoor overnight boarding, pet retail store, and pet grooming. He displayed for the Commissioners a concept plan from the applicant that delineated the existing building to be used for retail and indoor boarding, and an outdoor fenced dog run area. Mr. Fisher explained that Staff is requesting a 6-foot tall privacy fence be erected along the south property to provide screening from residences. Mr. Fisher outlined Staff's rationale to approve the conditional use subject to seven conditions of approval on the grounds that impacts will be minimized with the privacy fence; dog run fence; striped parking spaces and lighting restrictions; that the property will comply with the underlying CH zoning; and that the business will provide a transition between heavy commercial uses to the north and residences to the south.

Chair Stribling opened public comment.

Mr. Roger Ellison, a nearby resident expressed concerns about noise and dogs barking.

Mr. Tad Logan, a resident of Becker Lane, expressed worry about more dogs; that he would prefer an 8-foot fence instead of a 6-foot fence, and said he is against the development.

The applicants Buzz and Jenni Campbell indicated that he would prefer to have a fence around the dog run area, and that they will remove the barn on the AEP property by the end of the year.

Mr. Billy Langley of Sun Valley Lane, expressed concerns with noise and worried they will expand and add more dogs.

Ms. Dana Larson, a resident of Becker Lane, said she supports women in business but opposes this development, raising environmental impacts and feces disposal. She also asked about soundproofing options and wanted an environmental impact study.

Ms. Ramona Miller, a resident, raised noise concerns, and that other kennels were further away from residential areas. She says she wants this business moved to another location.

Ms. Stacy Elkins of Sun Valley Lane, expressed concerns that the dog kennel dogs will make her dogs anxious.

Chair Stribling closed public comment.

Chair Stribling expressed concerns about noise due to dogs barking.

Commissioner Self suggested the applicant work with the residents.

Mr. Fisher indicated that Condition #7 could be amended to allow the barn until end of the year and not tied to a change of occupancy.

Chair Stribling asked what would happen if the building was not removed by the end of the year.

Ms. Hillary Bueker, Planning Manager, indicated that Code Compliance would be initiated at that point.

Commissioner Brooks made a Motion to DENY a Conditional Use to allow for an Animal Kennel with indoor boarding, pet retail store, pet grooming, and pet day care. Commissioner Self seconded the motion. The Motion to DENY passed unanimously 6-0.

B. CU19-14: Gonzales

Public hearing and consideration of a request for approval of a Conditional Use to allow for a Religious Institution in the Two-Family (RS-2) Zoning District, being 0.230 acres, located at 103 and 107 West 14th Street.

Jeff Fisher, Principal Planner, presented the proposed conditional use for a new church. He explained that the applicant plans to relocate from another location. He displayed the applicant's concept plan which delineates the new proposed church and nine parking spaces.

Mr. Fisher outlined Staff's rationale to approve the conditional use subject to five conditions of approval on the grounds that impacts will be minimized with the required privacy fencing, landscaping, and sidewalk along West 14th Street; that the lots will comply with the underlying RS-2 zoning; and that the church will be compatible with the surrounding area including another church a few blocks west that also received a conditional use.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Smith made a Motion to APPROVE a Conditional Use to allow for a Religious Institution in the Two-Family (RS-2) Zoning District, being 0.230 acres, located at 103 and 107 West 14th Street. Commissioner Uherik seconded the motion. The Motion to APPROVE passed unanimously 6-0.

5. Street Name Change.

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

A. La Cruz Street to "Trinidad Street"

A request to rename La Cruz Street over a 2,067-foot length of street right-of-way beginning at Knickerbocker Road continuing south to the terminus at the intersection with West Avenue W.

Sherry Bailey, Principal Planner, presented the proposed street name change from La Cruz Street to Trinidad Street. She explained this street is over 2,067 linear feet. Ms. Bailey explained that while the street name change satisfies the three criteria used in past, including that it would likely not confuse motorists; that there are no streets with the same name; and that San Angelo has approved

street name changes for living persons before; Staff is recommending denial because most of the adjacent property owners opposed the request.

Chair Strilbing asked if the church fronts onto La Cruz Street.

Ms. Bailey responded that it does not but that it does abut La Cruz Street.

Chair Strilbing opened public comment.

Ms. Juanita Ibarra, a resident of La Cruz Street, asked why the street should be changed.

Mr. Ignacio Luna, a resident of La Cruz Street, stated his opposition.

Ms. Sylvia Rodriguez, a resident of La Cruz Street, indicated that the applicant has not done anything for the community. She recommended that instead the church rename their social hall after the pastor.

Ms. Deborah Lombrana, a resident of La Cruz Street, indicated that she handed out a petition opposed to the request. She explained that she was concerned about the elderly and an inconvenience to have to change bank and utility statements.

Ms. Mary Barrera, church treasurer of Segunda Iglesia Bautista, and applicant representative, expressed her support for the request. She indicated that Pastor Trinidad has free English classes, and kindergarten classes for those less fortunate. She explained that the church is already naming their social hall after a different member who has passed away.

Chair Strilbing closed public comment.

Commissioner Smith made a Motion to DENY a request to rename La Cruz Street to Trinidad Street over a 2,067-foot length of street right-of-way beginning at Knickerbocker Road continuing south to the terminus at the intersection with West Avenue W. Commissioner Uherik seconded the motion. The Motion passed unanimously 6-0.

6. Right-Of-Way Abandonments

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

A. Street and Alley Right-Of-Way Abandonments: Angelo Christian Ministries

A request to approve the abandonment and vacation of approximately 2.378 acres of land that includes portions of Houston Street, Dallas Street, and alleys between Block 77, 78 and 86 of the Hatcher Addition; generally located between

West Houston Harte Expressway Frontage Road, Millspaugh Street, Freeland Avenue and Howe Street.

Jeff Fisher, Principal Planner, presented the proposed street and alley abandonment request. Mr. Fisher explained that the applicant, Angelo Christian Ministries which occupies TLC church to the west owns almost all of the properties abutting the proposed street and alley abandonments. He explained that the abandonments would allow for future development, and that Council had approved an associated Rezoning (Z19-04) to rezone the abutting properties CG and CO. Mr. Fisher further explained that as a condition of approval, the applicant would have to replat the abandoned portions into the adjacent lots.

Mr. Fisher outlined Staff's rationale to approve the rezoning with five conditions of approval as presented, on the grounds that the existing streets and alleys were never paved; that residential lots use Alexander and Howe Streets to access the expressway and not these streets; that utility easements will be provided at time of platting; that notice letters were sent to property owners within 200' and two signs were posted and there was no opposition; and that the applicant owns 54 of the 58 abutting properties.

Commissioner Self asked if the adjacent property owners would still have access in some form.

Mr. Fisher responded this was correct and identified the adjacent owners on the aerial map for the Planning Commission.

Commissioner Brooks asked why a quit claim deed would be required.

Mr. Fisher explained that a quit claim deed is needed to transfer ownership of the city-owned street and alley portions to the adjacent property owners.

Chair Stribling opened public comment.

Pastor Don Crabtree, representing the applicant Angelo Christian Ministries and The Life Church spoke in his support of the request. He explained that the small pie-shaped piece of land at the end of Dallas Street has been acquired by the applicant. Mr. Crabtree indicated that the other property owners would continue to have access to their properties after the alleys and streets are abandoned. He explained that the purpose of the request is to allow the church to better plan the future. Mr. Crabtree indicated that he was unclear on how access would change for their parsonage if Dallas Street was closed.

Chair Stribling closed public comment.

Commissioner Self made a Motion to recommend APPROVAL of the proposed abandonment and vacation of approximately 2.378 acres of land that includes portions of Houston Street, Dallas Street, and east-west alleys between Block 77, 78 and 86 of the Hatcher Addition; generally located between West Houston Harte Expressway Frontage Road, Millspaugh Street, Freeland Avenue and Howe Street, subject to five Conditions of Approval as presented. Commissioner Uherik seconded the motion. The Motion passed unanimously 6-0.

7. Text Amendments.

City Council has final authority for approval of Text Amendments.

- A. Amendments to the Land Development and Subdivision Ordinance, Chapters 1, 9, and 10 to create an administrative exemption for reduced street standards in infill areas, to address circumstances where streets are "built-out", and to clarify that missing infrastructure is the responsibility of the property owner and/or developer of a property.

Jon James, Planning and Development Services Director, presented the proposed text amendment. He explained that the amendment would create an administrative exception in infill areas to allow the City Engineer and Planning Director to reduce certain subdivision standards administratively. Mr. James outlined some of these administrative exceptions including allowing existing streets or new streets with a lesser width, and the waiving of curb and gutter. He further explained that the new amendment confirms the existing policy that development must be served by adequate public facilities.

Chair Stribling opened public comment.

Commissioner Brooks asked Russell Gully of SKG Engineering who was in the audience his opinion of the amendment.

Mr. Gully responded that he was in support to allow an administrative exception.

Ms. Erica Carter of Carter-Fentress Engineering indicated it was a good move.

Chair Stribling indicated it made sense and will help the development of infill lots.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of Amendments to the Land Development and Subdivision Ordinance, Chapters 1, 9, and 10 to create an administrative exemption for reduced street standards in infill areas, to address circumstances where streets are "built-out", and to clarify that missing

infrastructure is the responsibility of the property owner and/or developer of a property. Commissioner Self seconded the motion. The Motion passed unanimously 6-0.

V. Director’s Report

Jon James, Planning Director, indicated there were no items 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, November 18, 2019**, in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VII. Adjournment.

Commissioner Uherik made a Motion to adjourn at 11:32 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 6-0.



Travis Stribling, Chair,
Planning Commission

