



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, DECEMBER 16, 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
Hillary Bueker, RLA, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, AICP, Principal Planner
Shelly Paschal, Planner
Brandon Dyson, Assistant City Attorney
Aaron Vannoy, Assistant Director of Planning and Development Services
Lance Overstreet, City Engineer
Mitchell Gatlin, Project Engineer-EIT

I. Call to order.

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

B. Prayer and Pledge.

The prayer and pledge was delivered by Commissioner Jackson.

II. Consent Agenda:

A. Consideration of approving the October 21, 2019, Planning Commission Regular Meeting minutes.

B. Consideration of approving the November 18, 2019, Planning Commission Regular Meeting minutes.

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

III. Regular Agenda

1. Subdivision Plats

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

Items 1A and 1B were presented concurrently as they pertain to portions of the same properties.

A. Preliminary Plat of J.C.M. Addition, Section Two

A request for approval of a preliminary plat of part of Tract 2, all of Tract 3, Block 1, all of Block 2, and all of former Parkview Drive, Section Two, J.C.M. Addition, located at the northwest intersection of Sunset Drive and YMCA Drive.

B. First Replat of Tract 3, Block 1 and part of Block 2, J.C.M. Addition, Section Two

A request for approval of a First Replat of Tract 3, Block 1 and part of Block 2, J.C.M. Addition, Section Two, being 8.013 acres located near the northwest of the intersection of Sunset Drive and YMCA Drive.

Shelly Paschal, Planner, presented the proposed plats. She explained that the applicant is asking for a 30-day extension on the replat as they are working through some of the conditions. Ms. Paschal explained that two motions are needed, one for the preliminary plat and one for the replat.

Ms. Paschal outlined Staff's recommendation to approve the proposed preliminary plat for conforming to the City's Comprehensive Plan and Purpose Statements in the Land Development and Subdivision Ordinance (LDSO). She explained that the replat is specifically for a skilled nursing facility.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested the extension of the replat until the next Planning Commission Meeting.

Chair Stribling closed public comment.

Commissioner Smith made a motion to APPROVE a Preliminary Plat of J.C.M. Addition, Section Two, as presented; Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

Commissioner Smith made a motion to APPROVE the applicant’s request for a 30-DAY EXTENSION of the First Replat of Tract 3, Block 1 and part of Block 2, J.C.M. Addition, Section Two. Commissioner Brooks seconded the motion. The motion carried unanimously, 7-0.

Items 1C and 1D were presented concurrently as they pertain to portions of the same properties.

C. Shriner’s Point, Preliminary Plat

A request for approval of a Preliminary Plat for Shriner's Point Subdivision, being 27.237 acres located at the southeast corner of East 40th Street and Blum Street.

D. Shriner’s Point, Section 1

A request for approval of a Final Plat within the Shriner's Point Subdivision, being 12.097 acres located at the southeast corner of East 40th Street and Blum Street.

Hillary Bueker, Planning Manager, presented the proposed plats. She explained that the preliminary plat is for 63 lots for single-family development, and the final plat is for 1 lot within 12 acres of the 27-acre preliminary plat. Ms. Bueker outlined Staff’s recommendation to approve both plats for conforming to the City’s Comprehensive Plan and Purpose Statements in the Land Development and Subdivision Ordinance (LDSO).

Chair Stribling asked to confirm if the final plat is for north tract of land and if it being rezoned to RS-1.

Ms. Bueker responded that the location is correct but is already zoned RS-1.

Chair Stribling opened public comment.

Erica Carter, Carter-Fentress Engineering, representing the applicant indicated that she was available for questions, as were the owners Chad Decker and Michael Biggerstaff with Nu-Home Constructors, and Hunter Patterson with McDonald Company.

Mr. Clay Hubbard, a resident of 3721 Armstrong, expressed him and his wife’s opposition to the request which would facilitate a 156-unit apartment complex. He indicated that he is submitting a petition with 53 names and including his wife and him, all of whom are opposed to the apartment complex.

Ms. Bueker explained this case was for the plat, not the rezoning.

Chair Stribling clarified that the case being discussed is for a preliminary plat and that the rezoning is a separate case Z19-19 to rezone a portion of this property

from Single-Family Residential (RS-1) to High Rise Multifamily Residential (RM-2).

Sherry Bailey, Principal Planner, indicated that he can only protest against the plat at this point.

Mr. Hubbard indicated that he will return later when the rezoning case is brought forward.

Chair Stribling closed public comment.

Commissioner Smith made a motion to APPROVE Shriner’s Point, Preliminary Plat, subject to four conditions of approval as presented; and APPROVE Shriner’s Point, Final Plat, subject to 11 conditions of approval as presented. Commissioner Spano seconded the motion. The motion carried unanimously, 7-0.

Chair Stribling moved item 3.D. on the Agenda, Rezoning Z19-19, to next on the agenda as it relates to Items 1C and 1D that were just approved.

D. Z19-19: Carter-Fentress

Public hearing and consideration of a request for approval a rezoning from the Single Family Residential (RS-1) Zoning District to the High Rise Multifamily Residential (RM-2) Zoning District on 12.097 acres generally located at the southeast corner of Blum Street and East 40th Street.

Sherry Bailey, Principal Planner, presented the proposed rezoning. She explained that the purpose of the rezoning from RS-1 to RM-2 is to allow a 156-unit apartment complex comprising of 15 buildings. She explained that the original application was for RM-1 but because some of the buildings are three-story, the application is now for RM-2 to allow this.

Ms. Bailey displayed a concept plan of the proposed site for the Commissioners. She explained that the RM-2 zone allows 35 units/acre and the applicant is only proposing 13 units/acre. Ms. Bailey indicated that of the 32 notices mailed, 9 were opposed.

Ms. Bailey outlined Staff’s rationale to approve the rezoning request on the grounds that it will conform with the Future Land Use of Neighborhood in the Comprehensive Plan; that the proposed rezoning is consistent with the RM-2 provisions and less than the allowable number of units per acre; that it is compatible with the surrounding area which includes a mix of residential uses; that the street network can accommodate the traffic; that more affordable

housing has been demonstrated by a recent study; and that edge placement for multiple family is reasonable.

Chair Stribling asked for clarification that the proposed rezoning is RM-2 to allow three-story structures.

Ms. Bailey responded that this was correct.

Chair Stribling asked how many units would be allowed if zoned RS-1 for single family units.

Hillary Bueker, Planning Manager, indicated that about 70-80 units would be allowed at RS-1.

Ms. Bailey indicated this would be a bit more than double what the applicant is proposing now.

Chair Stribling opened public comment.

Ms. Erica Carter, Carter-Fentress Engineering, representing the applicant, indicated that she was available for questions. She also indicated that Hunter Patterson with McDonald Company was in attendance to answer building questions, as was Chad Decker and Michael Biggerstaff who are in partnership with McDonald Company on this project.

Chair Stribling if there were any public meetings for this case.

Ms. Carter responded she did not believe so.

Mr. Clay Hubbard, a resident of 3721 Armstrong, expressed him and his wife's opposition to the request which would facilitate a 156-unit apartment complex. He indicated that he is submitting a petition with 53 names and including his wife and him, and those who live in the surrounding area whom are opposed. He said he found no one who he petitioned in favor of this request. Ms. Hubbard indicated that the neighborhood did not want an apartment complex and it does not belong in this area. He indicated that no one was objecting to houses but that they are opposed to the apartment complex.

Ms. Diana Mirez, a resident on 41st Street, asked how kids would be divided up and was worried about an increased number of kids from the apartments leading to more kids in her son's school.

Ms. Bueker responded that staff cannot address school district questions.

Ms. Mirez responded that apartments were not a good idea in this location but was in support of houses. She expressed her concerns that apartment dwellers will not take care of their apartments the way homeowners do.

Mr. James McWhorter, a resident of 3939 Armstrong, explained that he has lived on his property since 1968. He raised concerns about additional traffic. He believed that most traffic will come down 40th Street where his house is. He understand there were plans for sidewalks and he did not want to have to give up more land for sidewalks.

Ms. Carter responded that a sidewalk will be only be along the subject property, and there will be no reason to acquire more land.

Ms. Julia Sanchez, a resident of 3825 Armstrong, explained that she purchased her property because it would not be overcrowded and is now considered about overcrowding and traffic from the apartments.

Ms. Sandy Sancero, a resident of 1021 E 40th Street, indicated that she purchased her house not too far from the City, and raised concerned about flooding.

Ms. Carter indicated plans for a detention pond and park that will capture any excess water.

Ms. Beth Hawman, a resident of East 40th and Blum, indicated that a 3-story building can look into her backyard despite having a privacy fence. She also indicated that traffic is already intense and that she has lived in this quiet area for 20 years.

Mr. Hunter Patterson with McDonald Company, representing the applicant, spoke on behalf of the request. He explained that San Angelo has a need for housing as per housing studies and his company already has apartments in San Angelo at River Place and Red Creek. Mr. Patterson indicated that these complexes have increased property values. He indicated that the current property has been used as a dumping ground and has caught fire. He concluded that while traffic will be busy before and after work, traffic will be minimal during the day as per a preliminary traffic study.

Chair Stribling asked if there had been any meetings with neighbors.

Mr. Patterson responded that there has not been, but that he would arrange one.

Chair Stribling closed public comment.

Chair Stribling indicated that this a lot of density in a residential area and advised the applicant to meet with neighbors first.

Commissioner Jackson made a motion to recommend DENIAL of a rezoning from the Single Family Residential (RS-1) Zoning District to the High Rise Multifamily Residential (RM-2) Zoning District. Vice Chair Spano seconded the motion. The motion passed 6-1 with all Commissioners voting to DENY, except for Commissioner Smith who voted against the denial.

Items 1E and 1F were presented concurrently as they pertain to portions of the same properties.

E. Preliminary Plat, Denny Addition

A request for approval of a Preliminary Plat for Denny Addition, being 5.005 acres located at the northeast corner of the intersection of Buchanan Street and Roosevelt Street.

F. Denny Addition, Section One

A request for approval of a Final Plat of Denny Addition, Section One, being 4.665 acres located at the northeast corner of Buchanan Street and Roosevelt Street, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain the existing built street right of way width and pavement width for Buchanan Street, an urban local street.

Sherry Bailey, Principal Planner, presented the proposed plats. She indicated that the zoning is RS-1 and RM-1 and displayed the proposed plats. Ms. Bailey explained that the owner is consolidating properties in the area to erect a home and keep horses. Ms. Bailey outlined Staff's recommendation to approve both plats for conforming to the City's Comprehensive Plan and Purpose Statements in the Land Development and Subdivision Ordinance (LDSO). Ms. Bailey concluded her presentation by outlining the one condition of approval for the preliminary plat and two conditions of approval for the final plat.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, thanked staff and requested approval of the preliminary and final plat with the proposed variances.

Ms. Elise Denny, the property owner thanked planning and engineering staff for their efforts on her plat requests.

Chair Stribling closed public comment.

Commissioner Jackson made a motion to APPROVE a Preliminary Plat, Denny Addition, subject to one condition of approval as presented; and APPROVE Denny Addition, Section One, subject to two conditions of approval as presented. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

Items 2A and 2B were presented concurrently as they pertain to portions of the same properties.

2. Related Comprehensive Plan Amendments & Rezonings

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

A. COSA/Sonrisas Trails

i. CP19-03: COSA

Public hearing and consideration of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Commercial and Neighborhood Future Land Uses to the Neighborhood Center Future Land Use, being 30.267 acres located between South Bryant Boulevard, Kimrey Lane, and Ben Ficklin Road.

ii. Amendment to PD06-05: Sonrisas Trails

Public hearing and consideration of a request for approval of a rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD06-05 boundary to allow for a new ropes challenge course and accessory structures associated with an existing day care and therapeutic horse riding facility, being a total of 10.954 acres located at 5185 and 5191 South Bryant Boulevard.

Jeff Fisher, Principal Planner, presented the proposed Comprehensive Plan Amendment and PD Amendment. He indicated that these will be presented together in one presentation as they pertain to portions of the same properties and that two separate motions could be made.

He explained that after the applicant's major site plan expansion was approved by Planning Commission last month, it was discovered that approximately 150 feet of the zip line extension from the Sonrisas challenge course encroached past the PD boundary into the Ranch and Estate (R&E) Zoning District. Mr. Fisher explained that the purpose of this rezoning application is to expand the PD boundary to allow this zip line area to remain on the Sonrisas properties. He then explained that the Comprehensive Plan Amendment is to re-designate the Sonrisas, Mosaic, church and City properties in the area from Neighborhood and

Commercial to Neighborhood Center which will be consistent with the Sonrisas PD zoning, and allow future rezonings to commercial for the other properties.

Mr. Fisher displayed the most recent PD concept plan showing the new challenge course area, zip line, and the tree buffer recommended by Planning Staff along the west properties lines to screen the development from residential uses. He then displayed slides showing the original PD zoning requirements, and the two additional requirements for the tree buffer and the new uses of a challenge course and related accessory structures which would include the zip line.

Mr. Fisher outlined Staff's recommendation to approve the rezoning and Comprehensive Plan on the grounds that the Neighborhood Center designation will recognize the underlying PD Zoning and commercial uses in the area; that the PD concept plan will comply with all zoning standards; that the tree buffer will provide compatibility with the surrounding through screening from adjacent residential uses; and that there is a community need for Sonrisas services for disabled children and adults.

Commission Jackson asked to clarify the proposed Comprehensive Plan designation.

Mr. Fisher responded with the correction as presented, that the Comprehensive Plan designation if approved would be Neighborhood Center.

Chair Stribling opened public comment.

Mr. Jeremy Benson, representing Sonrisas, requested that the Planning Commission approve the requests consistent with Staff's recommendations.

Chair Stribling closed public comment.

Chair Stribling indicated that he understood that two separate motions were needed.

Ms. Hilary Bueker, Planning Manager, indicated that the either two motions could be taken, or a single motion to approve both items.

Commission Jackson asked about whether any additional parking would be provided as this was raised in one of the resident letters.

Mr. Fisher explained that the resident concern was whether additional parking would be provided along the flag portion facing Ben Ficklin Road where the residential homes have access. Mr. Fisher confirmed that the existing parking

lot facing Bryant Boulevard is sufficient and that no new parking is proposed on the Ben Ficklin Road side.

Chair Stribling asked to confirm that new parking is not part of the proposed PD expansion.

Mr. Fisher responded this was correct.

Commissioner Jackson made a motion to recommend approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Commercial and Neighborhood Future Land Uses to the Neighborhood Center Future Land Use, as presented. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

Commissioner Uherik made a motion to recommend approval of a rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD06-05 boundary to allow for a new ropes challenge course and accessory structures associated with an existing day care and therapeutic horse riding facility, with the stipulation that there be no new parking within the 1.48-acre PD expansion area, and subject to all previous standards in the original PD06-05 ordinance and one additional standard as presented. Commissioner Jackson seconded the motion. The motion carried unanimously, 7-0.

3. Rezoning

City Council has final authority for approval of rezonings.

A. PD19-09: Favre

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 a multifamily housing development with associated management office and storage units; and an existing telecommunication tower facility; being 2.15 acres located between East Avenue D, South Oakes Street, East Washington Drive, and Orient Street.

Mr. Fisher presented the proposed PD Zoning request. He explained that the purpose of the request is to allow a multifamily housing complex on the property comprising of 20 duplex buildings and a total of 40 units. Mr. Fisher displayed the applicant's concept plan. He explained that the PD would allow flexibility in zoning standards including allowing 0-foot front setbacks and recognition of the existing telecommunication tower and proposed commercial storage units at the northwest corner of the site. He further explained that the PD would allow fencing up to 8 feet in height on portions of the commercial and management office lots for security reasons.

Chair Stribling asked if the setback will be 0 feet on Oakes Street and Orient Street.

Mr. Fisher responded that this was correct.

Mr. Fisher outlined Staff's recommendation to approve the PD rezoning on the grounds that the multifamily development will provide a transition between the single-family residential development to the southwest and commercial buildings along South Oakes Street; that the proposed development will comply with the underlying RM-1 zoning standards except for the front setbacks of 0 feet; that the proposed front facades will be consistent with historic Fort Concho; and that the PD will recognize the mixed-use character of the site. Mr. Fisher also referenced some statistics from a 2019 *ResIntel* housing study calling for more affordable housing and duplexes in San Angelo.

Chair Stribling asked why an 8-foot tall fence was needed along the west side of the property and not a 6-foot tall fence.

Mr. Fisher explained that the applicant wanted additional security on this side.

Commissioner Jackson asked about the proposed front setback on Oakes Street.

Mr. Fisher responded that many of the properties along South Oakes are at or close to 0 feet and allowing the new buildings to be at 0 feet on this side would be consistent with the surrounding development pattern.

Chair Stribling opened public comment.

Mr. Mickey Favre, the applicant, indicated that he bought the property four years ago and intends to make the development consistent with Fort Concho. He explained that the PD will allow the zero lot line consistent with the surrounding area, and that the 8-foot fence on the westerly lots would keep these separate from the rest of the development.

Commissioner Jackson asked how many units were part of this development.

Mr. Favre responded there will be 40 units within duplexes no more than two-stories tall.

Mr. Ross Coleman, Fire Prevention Officer, indicated that the applicant will be installing fire sprinklers for the buildings.

Mr. Fisher indicated that the portion of the fence on the management office lot facing East Washington Drive shall be a maximum height of 6 feet and non-opaque to allow residents to be able to locate the management office.

Chair Stribling asked for clarification that all units have to be sprinklered.

Mr. Coleman indicated that each unit will have its own sprinkler system unlike a commercial building and that his office is in support of the proposed system.

Mr. Favre indicated that these units are not required to be sprinklered as duplexes.

Commissioner Uherik left the meeting at 10:28 a.m.

Chair Stribling closed public comment.

Mr. Fisher reiterated that Lot 4A with the management office shall not have a fence taller than 6 feet and that this fence shall be non-opaque within the front yard facing East Washington Drive.

Chair Stribling expressed that an 8-foot fence is aggressive in his opinion.

Mr. Jon James, Planning and Development Services Director, indicated an 8-foot fence was only allowed on the two westerly properties, not on the four duplex properties.

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 a multifamily housing development comprising of 20 two-family (duplex) buildings with a total of 40 residential units with associated management office and storage units, and an existing telecommunication tower facility, subject to the five conditions of approval as presented, amending Condition #1.c. to require that any fencing on Lot 4A within the front yard facing East Washington Street shall be a maximum height of 6 feet and non-opaque. Commissioner Smith seconded the motion. The motion carried unanimously, 6-0.

B. Z19-17: Rust Street Ministries

Public hearing and consideration of a request for a rezoning from the Light Manufacturing (ML) zoning district to the General Commercial (CG) zoning district, being 2.93 acres located at 801 Rust Street and an unaddressed lot directly north across East Avenue D.

Shelly Paschal, Planner, presented the proposed rezoning. She explained the purpose of the request to rezone the lot for the purpose of a parking lot for a business to the south.

Ms. Paschal outlined Staff's recommendation to approve the rezoning on the grounds of compatibility with the comprehensive plan; that a parking lot is allowed in the CG zone but not the ML zone and would therefore be compatible with the proposed CG zoning; that the use is consistent with the adjacent mixed use development; and that it will allow an existing business to expand and serve the community. Ms. Paschal indicated that she received one notice in favor, and none opposed for the proposed rezoning.

Chair Stribling asked if the rezoning was for a parking lot.

Ms. Paschal replied that this was correct, and would allow the business to the south to expand.

Chair Stribling asked a drainage study is required for the parking lot.

Jeff Fisher, Principal Planner explained that a parking lot permit would be required as per the newest parking section of the Zoning Ordinance; and would include review of drainage and grading.

Chair Stribling opened public comment.

Mr. Ed Huston, representing the applicant with Rust Street Ministries, indicated that business started about 25 years. He said the business began by distributing clothes and now give out food, clothes, and household goods to 40-50 families a day. He indicated that they are affiliated to Neighbors Kitchen serving 125 people a week and Young Lives, an at-risk youth and young moms organization. He also indicated that they have outgrown their current parking needs and require the rezoning to add a new parking lot. Mr. Huston concluded that discussions have taken place with Mr. Bob Bluthardt at Fort Concho about additional land on their property but that they plan to build this parking lot regardless.

Chair Stribling closed public comment.

Commissioner Brooks made a motion to recommend approval of a rezoning from the Light Manufacturing (ML) zoning district to the General Commercial (CG) zoning district. Commissioner Jackson seconded the motion. The motion carried unanimously, 6-0.

C. Z19-18: Jacobs

Public hearing and consideration of a request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Neighborhood Commercial (CN) Zoning District, being 1.307 acres located at 401, 405, 406 and 409 W. Avenue Y, 2815 Ben Ficklin Road, and 410 West Avenue Z.

Sherry Bailey, Principal Planner, presented the rezoning. She indicated that the applicant wanted to rezone two of the lots for single-family housing but after examining four others which are also zoned CG/CH, Staff believed that a rezoning to CN was more appropriate given that the Future Land Use is Neighborhood Center and CG/CH is not compatible because it is very heavy. She explained that COSA joined with the applicant to rezone the other adjacent lots plus the two the applicant wanted rezoned. Ms. Bailey indicated that 30 notices were mailed out and that there were no responses.

Ms. Bailey outlined Staff's recommendation to approve the rezoning on the grounds that it is compatible with the Comprehensive Plan designation of Neighborhood Center; that the rezoning will allow the homes by Conditional Use; that there will be little or no effect on the natural environment; that there is a need for neighborhood commercial in this area; and the change is a local need; change reflects well for the nearby school use.

Commissioner Jackson asked if the other four lots were aware of the zone change request.

Ms. Bailey responded they were made aware and that she spoke to two of the owners and there was no opposition.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Jackson expressed concerned with removing CG/CH without other owners agreeing.

Chair Stribling asked if the rezoning could be approved just for the applicant's lots and not the city-initiated lots.

Mr. Jon James, Planning and Development Services Director, indicated this would be possible.

Ms. Bailey displayed a map of the lots in question.

She explained that the owner of the northwest corner lot did not confirm they approve of the zone change.

Vice Chair Spano explained however, that even if this owner did not respond they were notified so this should not be an issue and that there was ample opportunity to respond.

Commissioner Self asked what they would be able to do with this lot.

Mr. James indicated that heavy commercial uses are allowed in the CG/CH zoning but that the lot may be too small and therefore a rezoning makes sense.

Commissioner Smith made a motion to recommend APPROVAL of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Neighborhood Commercial (CN) Zoning District. Commissioner Self seconded the motion. The motion passed 4-2 with Chair Stribling, Vice Chair Spano, and Commissioners Smith and Self voting in favor, and Commissioners Jackson and Brooks opposed.

4. Master Thoroughfare Plan Amendments

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

A. Master Thoroughfare Plan Amendment: City of San Angelo

A request for amending the Major Thoroughfare Plan component of the San Angelo Comprehensive Plan in an area south of Pulliam Street, north of the Concho River, east of Bell Street, and west of Loop 306.

Hillary Bueker, Planning Manager presented the proposed Thoroughfare Plan Amendment. She explained that the subject area was over 1,000 acres and included several different zoning categories including CG, RM-1, ML and a PD and displayed for the Commission which roads are being added and which ones removed. Ms. Bueker outlined the proposed amendment which included the realignment of Smith Boulevard to make it one consecutive north-south collector; Harris Avenue would be extended to a future east-west arterial; the extension of Roosevelt Street would be realigned further south; some southern minor collectors will be removed due to lack of necessity; and a parkway would be realigned to prevent through traffic into a park. Ms. Bueker concluded her presentation by outlining staff's recommendation of approval and explained that the amendment was brought on by a preliminary plat.

Chair Stribling if the areas in yellow were being removed.

Ms. Bueker responded they were being relocated in most cases.

Chair Stribling asked where the western boundary was of the golf course.

Ms. Bueker illustrated the location of the golf course.

Commissioner Jackson asked how the parkway is changing.

Ms. Bueker explained that the parkway will now have a t-intersection.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, explained that the golf course is looking at an additional 9 holes and clubhouse, and an extension of Smith Boulevard. He said that the developer will come back early next year with a final plat for the clubhouse area.

Chair Stribling closed public comment.

Commissioner Smith made a motion to recommend approval of a request for amending the Major Thoroughfare Plan component of the San Angelo Comprehensive Plan in an area south of Pulliam Street, north of the Concho River, east of Bell Street, and west of Loop 306. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

IV. Director's Report.

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

V. Future meeting agenda and announcements.

Chair Stribling indicated that the next regular meeting of the Planning Commission is tentatively scheduled to begin at 9:00 a.m. on **Monday, January 27, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment.

Commissioner Jackson made a Motion to adjourn at 11:01 a.m., and Commissioner Brooks seconded the Motion. The Motion passed unanimously, 6-0.



Teri Jackson, Vice Chair,
Planning Commission