



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020, 9:00 A.M.
VIA Audio/Video Broadcast

PRESENT: Travis Stribling (Chair), Teri Jackson (Vice Chair), Joe Spano, Ryan Smith, Joe Self, Luke Uherik, Brittany Davis

ABSENT: N/A

STAFF: Jon James, AICP, Director of Planning and Development Services
Aaron Vannoy, Assistant Director of Planning and Development Services
Hillary Bueker, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, AICP, Principal Planner
Shelly Paschal, Planner
Brandon Dyson, Assistant City Attorney
Mitchell Gatlin, Project Engineer-EIT
Charlie Kemp, Building Official
Ross Coleman, Fire Prevention Administrator

I. Call to order.

- A.** Chair Stribling called the meeting to order at 9:01 a.m. and established that a quorum of seven was present.

Hillary Bueker, Planning Manager, introduced Brittany Davis, new Planning Commissioner. She indicated that Ms. Davis is replacing Mr. Conoly Brooks who resigned.

II. Consent Agenda:

- A.** Consideration of approving the August 17, 2020, Planning Commission Regular Meeting minutes.

B. Ellison Estates, Section Seven-B

A request for approval of a final plat of Ellison Estates, Section Seven-B, being 5.174 acres northwest of the intersection of Sedona Trail and Rimrock Circle.

Vice Chair Jackson made a motion to approve the Consent Agenda. Commissioner Smith 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.

A. Paulann West Addition, Section Fifteen

A request for approval of a final plat of Paulann West Addition, being 4.560 acres north of the intersection of 1st Atlas Street and Johnny Lane.

Russell Gully, SKG Engineering, representing the applicant, requested that this plat be postponed with a 30 day waiver to allow more time to discuss sidewalk requirements with Staff.

Chair Stribling confirmed that this item could be tabled until the October 19, 2020 Planning Commission Meeting.

Vice Chair Jackson made a motion to TABLE with a 30 day wavier, a final plat of Paulann West Addition, Section Fifteen, until the October 19, 2020 Planning Commission Meeting. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

B. First Replat of Block 3, Monterrey Addition

A request for approval of the First Replat of Block 3, Monterrey Addition, being 0.764 acres located at the southeast corner of West Avenue Y and South Bryant Boulevard; and a variance from Section 10.II.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 26 feet in lieu of the required 36 feet with a 4-foot sidewalk, or 40 feet with no sidewalk, for West Avenue Y, an Urban Local Road.

Hillary Bueker, Planning Manager, presented the proposed replat. She explained this is for two new lots and a variance to maintain existing 26-foot paving width with existing curb and gutter on West Avenue Y. Ms. Bueker indicated that the plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO). She explained that the CN zoning is consistent with the Future Land Use of Neighborhood Center, and the addition of a sidewalk will provide for convenience for pedestrians. She then explained that staff is recommending denial of the variance given that the addition of a commercial business would add enough traffic to make the current street width detrimental. She explained that the widening would be at the intersection to allow increased turning room, and that the with the addition of the sidewalk, 4.5 feet of additional paving width is required but that this would not be considered a hardship. Ms. Bueker showed photos of a new home being built which has already increased traffic, and cars parked on the adjacent street which currently would only allow one lane to pass.

Ms. Bueker concluded her presentation by outlined the five conditions of approval in the staff report.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, asked about the water main condition #5 as there is already a four-inch water main to adequately service this plat. He explained that a Church's Chicken is proposed to be located here and that he believes that the existing water main and hydrant is adequate. He asked if this condition could be reworded to say "as determined by conversations with Engineering Services and the Fire Department" to allow time to discuss with Fire Marshal's Office. Mr. Gully also discussed the variance and that there is a utility pole and guide wire near the back of the existing curb, and that he does not believe this portion of the street would necessity widening. He indicated that additional right-of-way will be given to allow widening later but that he believes these are already platted lots and requests a variance.

Chair Stribling asked if there is already a curb cut on Bryant.

Mr. Gully explained that there is an alleyway that comes onto Bryant and that the architect is proposing a curb cut.

Chair Stribling asked if there was a proposed curb cut on Avenue Y.

Ms. Bueker responded that there is a proposed curb cut and access on Avenue Y, and that vehicles would travel southbound if exiting using this access.

Mitchell Gatlin, Engineering Services, indicated that the service lines will be deferred.

Chair Stribling asked if this included the water main sizing that Mr. Gully requested.

Mr. Gatlin responded that the wording of this condition needs to be worded in a way that it meets Fire Prevention requirements.

Chair Stribling asked if Engineering would agree to a reduced sized water if the Fire Marshal agreed.

Mr. Gatlin indicated that it would depend on the Fire Marshal requirements to upsize this line.

Vice Chair Jackson asked if the Fire Prevention requirements were based on the square footage of the building.

Mr. Gatlin responded that it would be depend on the fire suppression system and if there was a fire hydrant in close proximity to the building.

Ross Coleman, Fire Prevention Administrator, explained that upsizing would not be required. He indicated that the sprinkler system is based on the number of people and occupancy type, but that in this instance, it would be an A2 occupancy load which would have to get up to 100 persons, and he believes the applicant is good on these issues right now.

Ms. Bueker responded that it would still be good to have this condition to allow for upsizing should anything change between now and time of development.

Chair Stribling closed public comment.

Chair Stribling explained that he believes it makes sense to widen this street for better egress.

Vice Chair Jackson said she went out to the property, and that the vehicles parked in the pictures were contractors working in the area. She believes that the current street width is sufficient. Ms. Jackson indicated that she was worried about an irregular jog that would be created by widening only the portion of the street adjacent to the property.

Commissioner Uherik indicated that the alley would be the primary access to the site.

Vice Chair Jackson made a motion to APPROVE a First Replat of Block 3, Monterrey Addition, subject to five conditions of approval, REVISING Condition #5 to install a water main if determined by fire prevention requirements; and APPROVE a variance from Section 10.II.A.2 of the Land Development and Subdivision Ordinance to maintain a minimum paving width of 26 feet for West Avenue Y, an Urban Local Road. Commissioner Uherik seconded the motion. The motion carried unanimously, 7-0.

C. Denny Addition, Section Two

A request for approval of a replat of Denny Addition, Section Two, being 2.588 acres located west of the intersection of Irene Street and Roosevelt Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36 feet without curb-and-gutter in lieu of the required 36 feet with a 4 foot sidewalk or 40 feet with curb-and-gutter for Irene Street, an urban local street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance for a proposed paving width of 32 feet in lieu of the required 36 feet with 4 foot sidewalk or 40 feet with curb-and-gutter for Denny Way, an urban local street.

Sherry Bailey, Principal Planner, presented the proposed replat for Section Two. She explained that the Commission approved Section One recently to the west. She indicated that the zoning is mainly RS-1 with some RM-1. Ms. Bailey further indicated that the plat is for 10 residential lots with one lot fronting onto Irene Street. Ms. Bailey indicated that 19 notices were sent out for this replat but no letters were received in support or against. Ms. Bailey indicated that the plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO). She explained that the plat will provide for orderly development of the City and will provide for a systematic and accurate record of land development. Ms. Bailey outlined Staff's support for the variance to maintain Irene Street with its current paving width explaining that it meets the area's functional need and that adding curb and gutter on Irene would not make sense for just one lot. She then outlined Staff's support for only a 32-foot wide new street, Denny Way, provided sidewalks are installed to keep pedestrians off the street. Ms. Bailey concluded her presentation by outlining the eight conditions of approval in the Staff Report.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, thanked staff for working with him and the applicant. He explained that this will be a great infill project to fulfill housing needs in the area. Mr. Gully asked if the sidewalks could be deferred until time of permitting.

Chair Stribling closed public comment.

Commissioner Smith made a motion to APPROVE a replat of Denny Addition, Section Two, subject to eight conditions of approval; APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36 feet without curb-and-gutter for Irene Street, an urban local street; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance for a proposed paving width of 32 feet for Denny Way, an urban local street; and REQUIRING sidewalks on both sides of Denny Way allowing deferral of these sidewalks to the time of permitting. Vice Chair Jackson seconded the motion. The motion carried unanimously, 7-0.

D. First Replat of Lots 4A and 5A, Industrial Developers Addition, Tract Five

A request for approval of the First Replat of Lots 4A and 5A, Industrial Developers Addition, Tract Five, being 3.329 acres located at the intersection of Executive Drive, Sunset Drive, and Hamilton Way; and a variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to provide two lots that do not have direct and abutting access to a dedicated and improved public street.

Russell Gully, SKG Engineering, representing the applicant, indicated this replat was complicated given leases and acquisitions, and requested a postponement until the

next Planning Commission Meeting to allow buyer and seller to come up with solution to these issues.

Hillary Bueker, Planning Manager clarified that the request would be to table the replat until the October 19, 2020 Planning Commission Meeting.

Vice Chair Jackson made a motion to TABLE with a 30 day waiver, the First Replat of Lots 4A and 5A, Industrial Developers Addition, Tract Five until the October 19, 2020, Planning Commission Meeting. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

E. Replat of Lots 29-37, Block 38, Forest Park Addition

A request for approval of a Replat of Lots 29-37, Block 38, Forest Park Addition, being 0.72 acres located south of Forest Park Avenue between Hatcher Street and Childress Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 30 feet with curb-and-gutter in lieu of the required 36 feet with 4 foot sidewalk or 40 feet with curb-and-gutter for Forest Park Avenue, an urban local street.

Jeff Fisher, Principal Planner, presented the proposed replat. He explained that this was a replat of nine substandard lots into four new complying lots zoned RS-1 for single-family homes. Mr. Fisher indicated that the replat will remove an encroachment of an existing home and allow three new homes to be built. He also explained that two of the new lots, Lot 29A and 31A received an administrative variance from the Planning Director to have lot frontages of 47 feet, slightly less than the minimum 50 feet of frontage in the RS-1 zone. Mr. Fisher indicated that the plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO). He then outlined Staff's recommendation to approve the variance on the road width. Mr. Fisher explained there were four variances already granted within a one-block radius of the subject properties to allow Forest Park Avenue to maintain its current width. He also explained that requiring the additional paving width would require removal and replacement of existing curb and gutter, creating a hardship for the applicant.

Chair Stribling opened public comment.

Ms. Erica Carter, Carter-Fentress Engineering, representing the applicant, asked that the replat and variance be approved as presented.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Replat of Lots 29-37, Block 38, Forest Park Addition, subject to five conditions of approval; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to

maintain a paving width of 30 feet with curb-and-gutter for Forest Park Avenue, an urban local street. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

F. The Palms, Section Three

A request for approval of a final plat of The Palms, Section Three, being 5.591 acres located north and west of Hillside Drive approximately 1 mile west of the intersection of Hillside Drive and Knickerbocker Road; and a variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to exempt the requirement for lots to have direct abutting access to a public street right-of-way.

Jeff Fisher, Principal Planner, presented the proposed final plat. He explained that this is a final plat for 10 new lots with a 26-foot private road easement to access the lots. He also explained that the City and developer had entered into a developer agreement to sell the subject land in exchange for subdivision to tracts with certain conditions including installing the 26-foot wide access easement road. Mr. Fisher indicated that proposed final plat generally confirms with the preliminary plat. Mr. Fisher explained that the plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO). Mr. Fisher outlined staff's rationale to support the variance request exempting direct and abutting access to a public street right-of-way on the grounds that the future 26-foot wide access easement will service the development and meet the minimum standard in the Land Development and Subdivision Ordinance (LDSO); that other access easements have been granted by the City for road access; that the access easement will alleviate the topographical slope issues by providing two access points; and that each lot will comply with the minimum RS-1 zoning standards.

Chair Stribling opened public comment.

Vice Chair Jackson asked if curb and gutter would be required for the 26-foot wide new access road.

Mitchell Gatlin, City Project Engineer, indicated that the City does not require curb and gutter for private roads.

Mr. Russell Gully, SKG Engineering, representing the applicant, indicated that if curbs are provided, they will be concrete and that they will work with Engineering Services on this. He thanked Planning Staff and legal services for working with him and the applicant on this case.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a final plat of The Palms, Section Three, subject to six conditions of approval; and APPROVE a variance from Chapter

9.III.A.1 of the Land Development and Subdivision Ordinance to exempt the requirement for lots to have direct abutting access to a public street right-of-way. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

2. Related Comprehensive Plan Amendment & Rezoning

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

Items 2.A and 2.B were presented concurrently in one presentation as they apply to portions of the same properties.

Vice Chair Jackson recused herself from these cases.

A. 913 West 33rd Street (San Angelo WF LLC)

i. CP20-05 - 913 West 33rd Street

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood and Neighborhood Center Future Land Uses to the Commercial Future Land Use, being 12 acres located at 913 West 33rd Street.

ii. Z20-11 - 913 West 33rd Street

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 10 acres located at 913 West 33rd Street.

Shelly Paschal, Planner presented the proposed Comprehensive Plan and rezoning cases. She explained that the Comprehensive Plan Amendment which is for 12 acres is from Neighborhood Center and Neighborhood to Commercial, and the Rezoning which is for 10 acres is changing from Single-Family Residential (RS-1) to General Commercial (CG). Ms. Paschal showed the boundaries of each case on the land use maps. She indicated that 27 mailed notifications were sent but no responses were received. Ms. Paschal provided background on these cases which explained that the current zoning does not allow the proposed use of wholesale trade, and that the proposed rezoning to CG will allow wholesale trade with a Conditional Use option. She explained that the front two acres that abuts North Bryant Boulevard is already zoned CG. Ms. Paschal outlined Staff's rationale to approve both cases on the grounds that the Comprehensive Plan Amendment to Commercial would be consistent with the surrounding development pattern in the area; that the proposed zone change will allow a wide variety of commercial uses; that the property is located within an area that has mixed commercial to the south and an existing commercial development pattern along North Bryant Boulevard; that single-family homes never developed on this property; and that rezoning to CG would be more reflective of commercial uses already in the area.

Chair Stribling opened public comment.

Mr. Bo Clark, the applicant, indicated that the intended business on the property is Tractor Supply which is thrilled to be in San Angelo. He also indicated that being located on North Bryant Boulevard will assist the development.

Chair Stribling closed public comment.

Commissioner Smith left the meeting at 9:51 a.m.

Commissioner Davis made a motion to RECOMMEND APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood and Neighborhood Center Future Land Uses to the Commercial Future Land Use, being 12 acres located at 913 West 33rd Street; and to RECOMMEND APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 10 acres located at 913 West 33rd Street. Commissioner Uherik seconded the motion. The motion carried unanimously 5-0.

Vice Chair Jackson returned to the meeting at 9:58 a.m.

3. Related Comprehensive Plan Amendment & Conditional Use

City Council has final authority for approval of Comprehensive Plan Amendments. The Planning Commission has final authority for approval of Conditional Uses; appeals may be directed to City Council.

Items 3.A and 3.B were presented concurrently in one presentation as they apply to the same property.

A. Bell Street and Paint Rock Road (Kilcon Properties, LLC)

i. CP20-06 – Bell Street and Paint Rock Road

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Neighborhood Center Future Land Use, being 0.553 acres located at the northwest corner of South Bell Street and Paint Rock Road.

ii. CU20-12 – Bell Street and Paint Rock Road

A request for approval of a Conditional Use to allow for Retail Sales and Service in the Office Commercial (CO) Zoning District, being a 0.553-acre property located at the northwest corner of South Bell Street and Paint Rock Road.

Commissioner Smith returned to the meeting at 10:03 a.m.

Hillary Bueker, Planning Manager, presented the proposed Comprehensive Plan Amendment and Conditional Use cases. She explained that the zoning was already Office Commercial (CO) which allows a conditional use option for retail sales. She showed photographs of the site and surrounding area. Ms. Bueker outlined Staff's rationale to recommend approval of the Comprehensive Plan Amendment on the grounds that the Future Land Use of Neighborhood Center allows the proposed future use; that this future land use would create a transition from commercial to residential with sidewalks and screening; and that the current Neighborhood designation which supports residential homes has not developed because it is at a major intersection. Ms. Bueker then outlined Staff's recommended approval of the Conditional Use on the grounds that impacts will be minimized with screening and sidewalks; that the proposed development is consistent with the current CO zoning; that the area is a mix of uses which includes commercial to the east and southeast; and that the proposed development will fit into the commercial area along South Bell Street, and that sidewalks and screening will help it blend with the residential uses nearby. Ms. Bueker indicated that 23 notifications were mailed out and no responses were received in support or against the requests. She concluded her presentation by outlining the three conditions of approval for the Conditional Use which included a landscape plan and a requirement for a sidewalk along La Salle Drive. She mentioned that she believes a sidewalk already exists along Paint Rock Road.

Chair Stribling opened public comment.

Russell Gully with SKG Engineering, representing the applicant, asked how a landscape plan could be designed to resemble the neighborhood and there is not a lot of landscaping in this area. He also asked if the landscaping plan and sidewalk conditions could be deferred to the building permit phase.

Ms. Bueker indicated that a deferral on the sidewalk and landscape plan could be achieved. She explained that adding some landscaping would help as well as screening.

Mr. Gully indicated that a 3-foot fence may help as well.

Ms. Bueker responded that this could be done.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Neighborhood Center Future Land Use on the subject property; and to APPROVE a Conditional Use to allow for Retail Sales and

Service in the Office Commercial (CO) Zoning District on the subject property, subject to three conditions of approval as presented, DEFERRING Conditions #2 and #3 to the building permit phase. Commissioner Self seconded the motion. The motion carried unanimously 7-0.

4. Rezonings

City Council has final authority for approval of rezonings.

A. PD20-02: 3824 Green Meadow Drive

A request for approval of a rezoning from a Planned Development (PD) Zoning District which allowed for retail sales and service uses and offices with Type 1 outdoor storage, to a Planned Development (PD) Zoning District to allow for a multifamily housing development; being 1.425 acres located at 3824 Green Meadow Drive.

Jeff Fisher, Principal Planner, presented the proposed Planned Development Rezoning case. He explained that the property allowed multifamily residential development until 2019 when it was rezoned to a Planned Development (PD19-06) to allow retail and offices with some warehousing to the rear. Mr. Fisher explained that the proposed PD20-02 is for a multifamily development of 14 duplex buildings, a total of 28 units, with 12 of these being 1-bedroom units and 16 being two-bedroom units. Mr. Fisher outlined Staff's rationale to recommend approval on the grounds that the use provides a transition between commercial uses to the east and residential ones to the south and west; that the lots comply with all underlying RM-1 zoning provisions and the PD will allow 0-foot side and rear setbacks adjacent to the FEMA floodway; that the previous office/retail development was never built and the proposed development would reinstate multifamily as an allowable use which was allowed from 1983 to 2019; and that there is a community need for duplexes in San Angelo given rents increasing 25% over the past two years, and only 4% of new housing being two, three or four-unit dwellings per the *ResIntel Study*. Mr. Fisher displayed the concept plan for the development provided by the applicant and presented the five conditions of approval as outlined in the Staff Report. These conditions include the requirement for an Urban Design Review.

Commissioner Uherik left the meeting at 10:14 a.m.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Smith made a motion to RECOMMEND APPROVAL of a rezoning to a Planned Development (PD) Zoning District to allow for a multifamily housing development; being 1.425 acres located at 3824 Green Meadow Drive, subject to five conditions of approval as presented. Commissioner Davis seconded the motion. The motion carried unanimously 6-0.

B. Z20-12: 2314 Carlton Way

A request for approval of a rezoning from the Single Family Residence (RS-1) Zoning District to the Low Rise Multi-Family (RM-1) Zoning District, being 0.415 acres located at 2314 Carlton Way.

Commissioner Smith left the meeting at 10:16 a.m.

Sherry Bailey, Principal Planner, presented the proposed Rezoning case. Ms. Bailey explained that the entire lot is almost half an acre. She displayed photographs of the site showing the drop off parking area, front street parking, play are, and resident parking with possible staff parking. Ms. Bailey indicated that the applicant plans to have a staff of five and between 15-25 children. She indicated that of the 19 notifications that were mailed, Staff received no responses in favor or opposition. Ms. Bailey explained that the applicant was granted a Special Use in 2000 but that it expired because she did not complete the conditions, and that she was only made aware when the State conducted a review of the day care. Ms. Bailey indicated that the applicant and her family live in the home and that they want to reestablish this day care. Ms. Bailey outlined Staff's rationale to recommend approval on the grounds that the proposed zoning is residential but allows daycares which is a good transition; that the home is directly across from neighborhood commercial and a short walk to Angelo State University; that the intended use is compatible with residential uses in the area and there are a number of day cares already in the area; that there is a community need for this use in the area; and that the existing development pattern shows a transition area which is a good balance for growth of a mix of uses.

Commissioner Uherik returned to the meeting at 10:26 a.m.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of a rezoning from the Single Family Residence (RS-1) Zoning District to the Low Rise Multi-Family (RM-1) Zoning District, being 0.415 acres located at 2314 Carlton Way. Commissioner Davis seconded the motion. The motion carried unanimously 6-0.

IV. Discussion Items

A. Old Stone Ranch, Section Two

Discussion on an annexation of 10.480 acres of the C. Berberich Survey No. 177, Abstract No. 52.

Commissioner Smith returned to the meeting at 10:28 a.m.

Sherry Bailey, Principal Planner, presented the proposed Annexation item for discussion. She explained that this is the second part of the Old Stone Ranch annexation. Ms. Bailey indicated that this annexation will facilitate the rezoning and platting of a new property next to Old Stone Ranch, Section One, which was previously approved by the Planning Commission.

Hillary Bueker, Planning Manager, indicated that this annexation is for discussion purposes only, and that City Council has final authority for approval.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

No motion was required as this item was for discussion only.

B. Bentwood CC LLC

Discussion on an annexation of 18.753 acres of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210.

Jeff Fisher, Principal Planner, presented the proposed Annexation item for discussion. He explained that this will be extension of previous phases of Bentwood Country Club Estates. Mr. Fisher indicated that an associated rezoning and preliminary plat will be brought forward for approval, and presented a summary of the annexation timeline.

No motion was required as this item was for discussion only.

V. Director's Report.

Jon James, Planning and Development Services Director, indicated that the Governor has extended his order for another 30 days for virtual meetings.

VI. 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, October 19, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

VII. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 10:32 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 7-0.

Travis Stribling, Chair,
Planning Commission