



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, AUGUST 17, 2020, 9:00 A.M.  
**VIA Audio/Video Broadcast**

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

**ABSENT:** Joe Spano

**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  
Lance Overstreet, City Engineer  
Mitchell Gatlin, Project Engineer-EIT  
Charlie Kemp, Building Official  
Austin Ayers, Deputy Building Official  
Ross Coleman, Fire Prevention Administrator

**I. Call to order.**

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

**II. Consent Agenda:**

**A.** Consideration of approving the July 20, 2020, Planning Commission Regular Meeting minutes.

**Commissioner Brooks made a motion to approve the Consent Agenda. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.**

**III. Regular Agenda**

**1. Subdivision Plats**

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

**A. First Replat in Block G, College Hills South Business Park Addition, Section Two**

A request for approval of a First Replat in Block G, College Hills South Business Park Addition, Section Two, being 3.632 acres located on West Loop 306 between South College Hills Boulevard and Billie Bolin Drive.

Jeff Fisher, Principal Planner, presented the proposed replat. He explained that the applicant is replatting two tract portions of the original plat into two new platted lots for commercial development. 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). Mr. Fisher explained that there is an existing sidewalk at the front of the property that will connect to a future TXDOT sidewalk along West Loop 306. He also noted that at time of permitting, the applicant will be required to install a 6-foot tall privacy fence along the east property line adjacent to a seniors living facility. He concluded his presentation by outlining the seven conditions of approval in the Staff Report.

Chair Stribling opened public comment.

Mr. Casey McBroom, Engineer with Cross Engineering Consultants, indicated that he was available for questions.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a First Replat in Block G, College Hills South Business Park Addition, subject to seven conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

**B. First Replat in Block 2, Kenley Addition**

A request for approval of a First Replat in Block Two, Kenley Addition, being 0.850 acres located southeast of North Bell Street and East Houston Harte Expressway Frontage Road, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36 feet and no sidewalk in lieu of the required 40 feet for Ellis Street, an urban local street.

Sherry Bailey, Principal Planner, presented the proposed replat. She explained that the alley which sits under the building has now been abandoned by City Council and this replat was a condition of the alley abandonment approval. Ms. Bailey explained that the zoning is CG/CH with a Future Land Use of commercial. She outlined the requested variance from the paving width for Ellis Street, and indicated that a separate administrative variance was being granted for North Bell Street. 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 then outlined Staff's rationale to approve the variance for Ellis Street which included that the current width meets the area's needs; that the same street immediately to the

east has 36 feet of pavement and is completely developed; that the additional paving width is unnecessary as street traffic is handled with the existing 36-foot width; and that the variance will not vary the applicable ordinances. Ms. Bailey concluded her presentation with three conditions of approval, and indicated that Staff will add a fourth condition to show the front building line as 25 feet on the plat, requiring any future buildings to meet this setback consistent with the Zoning Ordinance.

Chair Stribling asked Staff to clarify that new building improvements would have to meet a 25-foot front setback.

Ms. Bailey responded that this was correct, that if the building was removed and new improvements were made, they would have to comply with this 25-foot setback. Hillary Bueker, Planning Manager indicated that this condition was for future development but that the current building is pre-existing and can remain as is.

Chair Stribling asked when the improvements were constructed.

Ms. Bailey indicated that the building has existed for 40 years or more.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, asked the Commission to approve the plat and variance request.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a First Replat in Block Two, Kenley Addition, subject to four conditions of approval as presented, and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36 feet and no sidewalk in lieu of the required 40 feet for Ellis Street, an urban local street. Commissioner Brooks seconded the motion. The motion carried unanimously, 6-0.**

## **2. Related Comprehensive Plan Amendment & Rezoning**

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

### **A. CP20-04 - 1209, 1213, and 1217 South Oakes Street**

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Industrial Future Land Use, being 0.59 acres located at 1209, 1213 & 1217 South Oakes Street.

**B. Z20-10 - 1209, 1213, and 1217 South Oakes Street**

A request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District, being 0.59 acres located at 1209, 1213 & 1217 South Oakes Street.

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

Shelly Paschal, Planner presented the proposed Comprehensive Plan and Rezoning cases. She indicated the Comprehensive Plan Amendment would change the future land use on the properties from Neighborhood Center to Industrial and the Rezoning would rezone the properties from General Commercial (CG) to Light Manufacturing (ML). Ms. Paschal showed a map that ML zoning is several blocks from the properties, and photos of a residence directly abutting the property. She indicated that of the notices that were mailed, there were no responses in favor or against. Ms. Paschal provided background for the Commissioners on one of the properties, 1217 South Oakes Street. She explained that in November 1977, a zone change was approved from RS-2 to CG with a conditional option for vehicle sales, service, and repair, and later in January 1986 a zone change request from CG to ML was denied but a Special Permit SP1150A was approved to allow manufacturing of awning and ornamental iron with the requirement for a privacy fence and no outdoor storage. She explained that the proposed request is to allow the applicant to expand his business to the two adjoining lots to the north. Ms. Paschal outlined Staff's rationale to deny both cases on the grounds that the Comprehensive Plan Amendment from Neighborhood Center to Industrial would not be a good fit nor compatible with surrounding development; the proposed ML zoning would be incompatible with the land uses in the area; that since 2009 the properties have been designated Neighborhood Center in the Comprehensive Plan and a less industrial use would better serve the area than the proposed use.

Vice Chair Jackson asked to clarify that in 1986 a Special Permit was given to the property at 1217 South Oakes Street.

Ms. Paschal responded that this was correct and that in 1986 they also requested rezoning to ML which was denied. Hillary Bueker, Planning Manager, explained that a special use was also an option in today's Zoning Ordinance but that the applicant would have to demonstrate a transition from more restrictive and less restrictive zoning and that Staff did not believe this could be demonstrated. She explained that Staff gave several options to the applicant and they chose the rezoning.

Vice Chair Jackson asked if a rezoning to ML would address the outdoor storage concerns.

Ms. Bueker responded that this would be best answered by the applicant but she understood that the new building would be for storage. Ms. Paschal indicated that the zone change would also change the outdoor storage to unlimited in the ML zone.

Chair Stribling asked what uses are allowed in Light Manufacturing (ML) but not allowed in General Commercial (CG).

Ms. Bueker listed uses allowed in ML but not in CG which included industrial service, manufacturing, warehouse and freight movement, and wholesale trade.

Vice Jackson asked to confirm if there was any opposition from the notices that were mailed out.

Ms. Paschal confirmed this was correct. She indicated that she did receive a few telephone calls asking about the development in response to the zoning sign that was placed on the property.

Chair Stribling opened public comment.

Mr. David Mazur, representing the applicant, explained that this is not a large manufacturing business, and that while it involves welding and cutting, there is no heavy machinery. He indicated that there has never been a complaint in 34 years. Mr. Mazur explained that the applicant wants to put all the storage inside the building and already has a Special Permit for 1217 South Oakes Street, one of the properties. He further explained that the new properties will be for storage and an office, not manufacturing, and another company across the street, A+ Fabrication has the same uses as the applicant. Mr. Mazur concluded by indicating that there are only 3 houses on this side of the street and the rest is commercial, and that there will be no expansion of manufacturing.

Vice Chair Jackson asked why the current CG zoning couldn't allow the proposed uses.

Ms. Bueker explained that the proposed storage and office are related to a manufacturing use which is not allowed in CG.

Mr. Mazur asked what the zoning was across the street for A+ Fabrication.

Ms. Bueker responded that it was CG/CH.

Mr. Mazur indicated that he did not understand why the zoning across the street was CG/CH but CG here.

Ms. Bueker explained that if the properties across the street were to be rezoned today, CN would be recommended because the current Future Land Use is Neighborhood Center.

Chair Stribling asked if CG/CH would allow this use.

Ms. Bueker explained that she would have to check, but that they may require ML zoning for what they want to do.

Vice Chair Jackson asked to clarify that in order to build their office building and add more storage, an ML zone is required.

Ms. Bueker responded that this was correct, and that several options were given.

Commissioner Brooks asked what the applicant's specific request was.

Chair Stribling confirmed the applicant intends to rezone to ML to allow the manufacturing use to expand.

Chair Stribling explained that this was a tough case because it is a long standing business but that the Comprehensive Plan calls for different zoning. He indicated that a special use makes more sense than a rezoning, and that he supports a special use but not a rezoning because we do not know what can happen if this business goes away as all of the ML uses would be allowed.

Ms. Bueker indicated that the current Zoning Ordinance requires a special use to show a transition.

Chair Stribling asked if only an office was to be built could this be a special use.

Ms. Bueker responded that this was possible but that the applicant indicated he did not want to be limited to only office and storage in the future.

Vice Chair Jackson expressed her opinion that ML Zoning would be the best alternative given it would allow of the proposed uses, that the applicant plans to build a fence, and that there were no opposition from neighbors.

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 the subject properties from the Neighborhood Center Future Land Use to the Industrial Future Land Use, and RECOMMEND APPROVAL of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District on the subject properties.**

**Commissioner Brooks seconded the motion. The motion to RECOMMEND APPROVAL of both cases carried 5-1 with Vice Chair Jackson, and Commissioners Brooks, Self, Uherik, and Smith voting in favor, and Chair Stribling voting against.**

**3. Related Rezonings & Conditional Use**

*City Council has final authority for approval of Rezonings. 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 one of the same properties.***

**A. Z20-09 – 1901-2023 & 2105 Knickerbocker Road**

A request for approval of a rezoning from the Light Manufacturing (ML) Zoning District to the General Commercial (CG) Zoning District, located at 1901-2023 and 2105 Knickerbocker Road, being 7.01 acres on Knickerbocker Road between Industrial Avenue and Commerce Street.

**B. CU20-10 – 1901-2023 Knickerbocker Road**

A request for approval of a Conditional Use to allow approximately 3,500 square feet of retail sales and service floor area within a building in a Light Manufacturing (ML) Zoning District, located at 1901-2023 Knickerbocker Road, being 4.694 acres on Knickerbocker Road between Industrial Avenue and Commerce Street.

Jeff Fisher, Principal Planner presented the proposed Rezoning and Conditional Use. He explained that the Rezoning was for both properties and the Conditional Use only for 1901-2023 Knickerbocker Road. He further explained that these applications were triggered by a furniture store that wanted to locate in a portion of the old Zentner's Daughter restaurant but was not allowed by right in the Light Manufacturing (ML) zoning on the property. Mr. Fisher then indicated that the Rezoning to CG would recognize the furniture store, and the Conditional Use would expedite the permitting process for this new store as only Planning Commission is required for the Conditional Use while the Rezoning must continue to City Council for a final decision. Mr. Fisher outlined Staff's rationale to recommend approval both cases on the grounds that the properties contain existing retail uses and located within the Knickerbocker commercial corridor; that the lots comply with CG zoning standards and there is adequate on-site parking; that there are other retail uses and restaurants already along this corridor; that the ML zoning is no longer reflective of this immediate area; and that there is direct, abutting access onto Knickerbocker Road, a TXDOT arterial road designed to accommodate heavy traffic. Mr. Fisher concluded his presentation by outlining the two recommended conditions of approval for CU20-10 by Staff which included installing a pedestrian connection from the existing building to the future TXDOT sidewalk adjacent to Knickerbocker Road.

Vice Chair Jackson asked what happens to the Conditional Use once the Rezoning is approved.

Mr. Fisher explained that the applicant will have 12 months to complete the conditions of the Conditional Use and this will complete the Conditional Use process.

Hillary Bueker, Planning Manager, explained that Staff was considering a future ordinance change where a Conditional Use would be removed once a Rezoning was approved, but that Staff has not made a decision yet.

Chair Stribling opened public comment.

Mary Jane Steadman, the applicant, indicated that she has not seen the TXDOT plan and requested that the sidewalk not be built until TXDOT constructs their sidewalk.

Mr. Fisher indicated that he would be willing to share with the applicant a copy of the TXDOT sidewalk construction plan for the area. Jon James, Planning and Development Services Director indicated that he would be willing to defer the applicant's sidewalk until when TXDOT puts in their sidewalk.

Chair Stribling asked if there was a requirement for ADA compliance that a sidewalk had to be installed to get access to the building.

Mr. James responded that if the applicant constructs their sidewalk first they may not be required to address it because there is no other sidewalk to connect to. In addition, Mr. James indicated that the applicant may be exempt anyway if the only improvement is a retrofit. Ms. Bueker agreed with Mr. James that a deferral would be the best option.

Ms. Steadman explained that she would appreciate the deferral to allow her tenant to open and not have the final certificate of occupancy delayed.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to RECOMMEND APPROVAL of a rezoning from the Light Manufacturing (ML) Zoning District to the General Commercial (CG) Zoning District; and APPROVE the Conditional Use to allow approximately 3,500 square feet of retail sales and service floor area within a building in a Light Manufacturing (ML) Zoning District, subject to two conditions of approval, deferring Condition #2 requiring a paved pedestrian connection to the building until the time of construction of a TXDOT sidewalk adjacent to Knickerbocker Road. Commissioner Smith seconded the motion. The motion to RECOMMEND APPROVAL of the rezoning and APPROVE the Conditional Use carried unanimously 6-0.**



**4. Conditional Uses**

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

**A. CU20-11 – 411 West Avenue C**

A request for approval of a Conditional Use to allow for Household Living (6 units maximum) in the Office Commercial (CO) Zoning District, on a 0.21-acre property located at 411 W. Avenue C.

Sherry Bailey, Principal Planner presented the Conditional Use to allow six units for household living and showed the surrounding land uses. She explained that the applicant wanted to replace the front building which was burned down. Ms. Bailey indicated that she had reviewed information from Appraisal District, Angelo State University, the library, 410 W Ave C, AEP, and the property owner to determine when the units were built. She explained that the front house and two units in the back were built in 1959 when the zoning was R-2, and that the zoning changed in 1986 to Commercial Office. She further indicated that in 1996 all the existing meters were changed out for new meters for the six units.

Ms. Bailey continued to explain that in 2000, the Zoning Ordinance changed to allow household living with a conditional use, and that since there was not sufficient history to affirm all of the units were pre-existing, the Conditional Use would be the way to legalize all six units.

Ms. Bailey outlined Staff's rationale for approval on the grounds that there will be no impacts given the buildings have existed for years; that all setbacks will be met once the front duplex is rebuilt; that the use is compatible with the surrounding area; and that there is a community need for rental housing in this area. She concluded her presentation by outlining the two conditions of approval as presented.

Vice Chair Jackson asked why the property could not be rezoned to RM-1 instead of a maintaining the underlying Office Commercial (CO) zoning with a Conditional Use.

Ms. Bailey responded that this was because the rezoning takes longer and the applicant wanted to get started on the rebuilding sooner.

Vice Chair Jackson asked how long ago the fire was.

Ms. Bailey indicated that she believed it was about three months ago.

Mr. Jackson reiterated that a rezoning would be better.

Hillary Bueker, Planning Manager, indicated that this Conditional Use would allow the proposed use but that the underlying CO zoning would also be compatible with the area should this current use ever go away.

Chair Stribling opened public comment.

Ms. Tracy Kennemer, the applicant, confirmed her request to approve the Conditional Use to replace what was on the property before the fire in March. She indicated that she will be renting to nurses and ASU students.

Russell Gully, SKG Engineering, indicated that he was not necessarily opposed and believed that commercial zoning long term was best. He did indicate however that the applicant's tenants often use his dumpster at SKG Engineering and wanted to discuss this.

Ms. Kennemer explained that she has requested additional trash cans for her tenants, and has an on-site manager who wheels out these cans regularly. Ms. Kennemer further indicated that she is willing to address this with her tenants and believes this will not be a problem in the future.

Commissioner Brooks asked Mr. Gully if he is in favor of this requested conditional use.

Mr. Gully said he is not opposed. He explained that while he prefers office commercial uses, he understands the applicant's need for this request.

Chair Stribling closed public comment.

**Commissioner Jackson made a motion to APPROVE a Conditional Use to allow for Household Living (6 units maximum) in the Office Commercial (CO) Zoning District, subject to two conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

## **5. Master Thoroughfare Plan Amendments**

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

### **A. Master Thoroughfare Plan Amendment**

Consideration of an amendment to the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan to designate South Concho Drive, South Country Club Road, and Country Club Road from a parkway to a major collector street.

Sherry Bailey, Principal Planner presented the proposed MTP amendment. She explained that the current stretch of roadway designated as a parkway is 4.5 miles long and extends from Knickerbocker Road to where Country Club meets the City Limits. She explained that this area is anticipated to grow into more residential with

the Lake Nasworthy sewer improvement project. Ms. Bailey indicated that the current parkway road classification requires a right-of-way of 50 feet and a pavement width of 40 feet but does not function in this capacity for daily traffic. She explained that re-designation to a collector road would better handle future development traffic. Ms. Bailey concluded her presentation by indicating she received 49 telephone calls about this amendment with residents raising concerns and asking questions.

Lance Overstreet, City Engineer, explained that the MTP amendment is being largely driven by the new trunk main project near Lake Nasworthy. He explained that if the current moratorium goes away, that there are concerns of deficiencies and addressing them. Mr. Overstreet explained that one reason justifying the upgrade to a collector road is that the currently right-of-way is between 80 and 100 feet throughout corridor and where this does not exist, it is adjacent to City owned property. He explained that based on this information, an upgrade to a collector road would not require any acquisition from adjacent private property owners. Mr. Overstreet continued by explaining that there are over 5,100 acres along South Concho Drive that could be developed in future which would allow up to 20,400 homes. He indicated that the current street is only two lanes wide which is not safe. He explained the importance of planning for the long term and that a Parkway doesn't have a defined standard. Mr. Overstreet displayed maps of existing water and sewer mains already on South Concho which future development could be connected into. Mr. Overstreet provided a traffic scenario map showing that currently to get from Pecan Creek to Jack's convenience store at Loop 306 and Knickerbocker Road using Knickerbocker Road and South Concho Drive it takes 9 minutes (5.2 miles) but 11 minutes (7.5 miles) going the other way on Country Club Road. He explained based on this map that he anticipates more people take Knickerbocker and South Concho Drive, another reason to support the MTP Amendment. Mr. Overstreet concluded his presentation by reiterating that with the completion of the sewer trunk main and the fact South Concho Drive already functions as a collector, that the re-classification as a collector road will ensure additional right-of-way, improve pedestrian safety, and plan long term for this corridor.

Chair Stribling asked for the eastern boundary of the MTP Amendment and whether it goes to U.S. 277.

Ms. Bueker responded that the amendment would connect to where Country Club Road is already a collector.

Chair Stribling opened public comment.

There was no public comment.

Ms. Bueker indicated that letters were received including one in support and that these were given to the Planning Commissioners in their packet.

Ms. Bailey indicated that there were six in favor of the amendment and nine against.

Chair Stribling closed public comment.

Chair Stribling asked if there were other options to connect to Knickerbocker Road.

Mr. Overstreet responded that this was correct, that the closest connection is 277 or Knickerbocker right now. He explained that there has been talk about a future bridge but that this may be a long time. He further reiterated the traffic scenario presented earlier that it would take 1/3 less time to use South Concho Drive to get to Knickerbocker Road than going the other way.

Chair Stribling agreed with Staff that the current road today is not sufficient for future subdivision development. He expressed concerns however of how construction would affect traffic and how this would affect adjacent homeowners.

Ms. Bueker explained that acquiring additional right-of-way will allow for better alignment of road.

Vice Chair Jackson asked if there is sufficient right-of-way already.

Mr. Overstreet explained that the current right-of-way is 80-100 feet wide or owned by the City, and therefore, he does not anticipate any right-of-way dedication from private property owners.

Ms. Bailey indicated that surrounding property owners mentioned that they want to be able to walk and bike ride and this amendment would be able to better accommodate for this.

**Vice Chair Jackson made a motion to recommend APPROVAL of an amendment to the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan to designate South Concho Drive, South Country Club Road, and Country Club Road from a parkway to a major collector street. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

## **6. Text Amendments.**

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

- A.** Consideration of a text amendment to the City of San Angelo Code of Ordinances Section 5.01.F, additional standards for manufactured homes.

Sherry Bailey, Principal Planner presented the proposed amendment. She explained that due to changes in State Law, Staff is bringing forward a text amendment to standards for manufactured homes in the Zoning Ordinance that do not comply with

State Law. She further explained that this included where there is an existing manufactured home in the RS-1, RS-2 and R&E districts, a Special Use is no longer required. Ms. Bailey indicated that the new changes would also allow the replacement an existing manufactured home with a new one that is the same or larger, as well as a mobile home which could be replaced by a manufactured home. Under both options, Ms. Bailey indicated that replacement would still have to be within 365 days.

Vice Chair Jackson asked to confirm that this change will replace the previous process of obtaining a special use.

Ms. Bueker replied this was correct, and that now a resident will just need to prove that the manufactured home is newer or the same size as what is existing and they can obtain a building permit.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

**Commissioner Jackson made a motion to recommend APPROVAL of a text amendment to the City of San Angelo Code of Ordinances Section 5.01.F, additional standards for manufactured homes. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

**IV. Director's Report.**

Jon James, Planning and Development Services Director, indicated that the Governor extended his order for another 30 days to allow video conference meetings. He explained that virtual meetings will continue until the Governor's order changes. He indicated that we will advise the Commission when this changes.

**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, September 21, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

**VI. Adjournment.**

**Vice Chair Jackson made a Motion to adjourn at 10:52 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 6-0.**

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Travis Stribling, Chair,  
Planning Commission