



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, JULY 20, 2020, 9:00 A.M.  
**VIA Audio/Video Broadcast**

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

**ABSENT:** Travis Stribling (Chair)

**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.** Vice Chair Jackson 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 June 15, 2020, Planning Commission Regular Meeting minutes.

**Commissioner Smith made a motion to approve the Consent Agenda. Commissioner Self 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.*

***Items 1.A and 1.B were presented concurrently in one presentation as they apply to portions of the same property.***

**A. Preliminary Plat, Country Club West Estates**

A request for approval of a Preliminary Plat of Country Club West Estates, being 16.239 acres located west of the intersection of Hilton Head Boulevard and Country Club Road.

**B. Country Club West Estates, Section Two**

A request for approval of Country Club Estates, Section Two, being 7.425 acres located west of the intersection of Hilton Head Boulevard and Country Club Road; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 24 feet without curb-and-gutter in lieu of the required 50 feet with curb-and-gutter for Country Club Road, an urban collector street.

Sherry Bailey, Principal Planner, presented the proposed preliminary plat and final plat. She explained that the proposed plats are located adjacent to a recent approved final plat. Ms. Bailey indicated that the preliminary plat is for three residential lots, and that the two of them comprising the final plat will have flag lot access.

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 applicant intends to sell off the two final plat lots to build single-family homes.

Ms. Bailey then outlined Staff's rationale to approve the variance. She indicated that the street meets the functional needs of the area; that the street was already built to 24 feet wide by the City a few years ago; that the plat to the east was granted a variance; that the additional required one foot was not necessary and will not vary applicable ordinances; and that only two flag lots of 12 feet wide each are being created to access this street. Ms. Bailey concluded her presentation by outlining the four conditions of approval of the final plat contained in the Staff Report.

Vice Chair Jackson opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, requested the Planning Commission to approve both plats with the variance for the final plat as recommended by Staff.

Vice Chair Jackson closed public comment.

**Commissioner Spano made a motion to APPROVE a Preliminary Plat of Country Club West Estates, being 16.239 acres located west of the intersection of Hilton Head Boulevard and Country Club Road; APPROVE a request for approval of Country Club**

**Estates, Section Two, being 7.425 acres located west of the intersection of Hilton Head Boulevard and Country Club Road, 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 24 feet without curb-and-gutter for Country Club Road, an urban collector street. Commissioner Smith seconded the motion. The motion carried unanimously, 6-0.**

**C. Replat of Lots 1-4, Block 10, Santa Rita Addition**

A request for approval of a First Replat of Lots 1-4, Block 10, Santa Rita Addition, being 0.55 acres located at 1510 West Avenue J and near the northwest intersection of West Avenue J and Grierson 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 with curb-and-gutter in lieu of the required 40 feet for West Avenue J, an urban local street.

Shelly Paschal, Planner, presented the proposed replat. She explained the purpose of the replat to divide three lots into two single-family lots, and that the swimming pool on Lot 3A will be removed.

Ms. Paschal 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 which included that the current 36-foot width is sufficiently serving the area; that the property has already been developed; that there is already curb and gutter in front of the property; and that the existing street width is identical to the streets in the area. Ms. Paschal concluded her presentation by outlining the four conditions of approval of the replat contained in the Staff Report.

Lance Overstreet, City Engineer, indicated that the existing Lot 3A has sewer service but that he did not see a sewer easement on the plat for service to Lot 2A. He explained that Engineering will require as a condition of approval a sewer easement across Lot 3A to encompass the existing service line on Lot 2A.

Vice Chair Jackson asked if this requirement needs to be a condition of the plat approval.

Mr. Overstreet indicated that it does not have to be a condition, but needs to be part of the plat approval.

Hillary Bueker, Planning Manager, indicated that we can add this as a condition of this plat.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Uheik made a motion to **APPROVE** a First Replat of Lots 1-4, Block 10, Santa Rita Addition, being 0.55 acres located at 1510 West Avenue J and near the northwest intersection of West Avenue J and Grierson Street, subject to four conditions of approval as presented, and adding a fifth condition prior to plat recordation, to submit a revised plat illustrating dedication of a private sewer utility easement across Lot 3A to encompass the existing sewer line of Lot 2A; 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 with curb-and-gutter in lieu of the required 40 feet for West Avenue J, an urban local street. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

**D. First Replat of Lots 25 and 26, Lake Nasworthy Addition, Group Nine**

A request for approval of a First Replat of Lots 25 and 26, Lake Nasworthy Addition, Group Nine, being 1.104 acres located southeast of Knickerbocker Road and South Concho Drive; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 38 feet without curb-and-gutter in lieu of the required 40 feet with curb-and-gutter for South Concho Drive, an urban local street.

Jeff Fisher, Principal Planner, presented the proposed replat. He explained that the purpose of the replat is to expand Lot 25 to encompass the former access easement being leased from the City. In addition, he explained that the portion of the access easement in front of the adjacent property, Lot 24, would be dedicated as public right-of-way, preventing the property from being landlocked.

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 provided an aerial photograph depicting full paving and curbing on the west side of South Concho Drive as part of a previous plat, but also showing no curbs and street widening on the east side of South Concho Drive. He explained that previous variances were granted for plats along the east side of South Concho Drive to maintain the current paving width.

Mr. Fisher then outlined Staff's rationale to approve the variance based on previous plats being granted variances; that the current width of 38 feet is sufficient and only two feet less than the required width; and that no new lots were being created.

Vice Chair Jackson opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, requested the Planning Commission approve the replat with the variance as recommended by Staff.

Vice Chair Jackson closed public comment.

Commissioner Spano made a motion to **APPROVE** a First Replat of Lots 25 and 26, Lake Nasworthy Addition, Group Nine, being 1.104 acres located southeast of Knickerbocker Road and South Concho Drive, subject to four 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 38 feet without curb-and-gutter in lieu of the required 40 feet with curb-and-gutter for South Concho Drive, an urban local street. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

## 2. Right-Of-Way Abandonments

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

### A. **Street Right-Of-Way Abandonment – South Marie Street (South of Roosevelt St.)**

A request to approve the abandonment of approximately 0.688 acres (60' x 500') of South Marie Street, being an unpaved, north-south portion of street right-of-way, located southeast of the intersection of South Bell Street and Roosevelt Street.

Jeff Fisher, Principal Planner presented the proposed street right-of-way abandonment request. He explained that the subject request was for the south portion of South Marie Street, south of Roosevelt Street, and that a previous request to abandon the north portion of South Marie Street adjacent to Talk O' Texas was approved in 2017. He further explained that the purpose of this request was to provide additional land for the adjacent landowner for future commercial development. Mr. Fisher indicated that six notices were mailed to all property owners within 200 feet and no responses had been received to date.

Mr. Fisher outlined Staff's rationale to recommend approval of the street right-of-way abandonment request on the grounds that there were no responses received from any utility companies; that the street was never developed and remains a dead-end street; that the street is not identified in the City's Master Thoroughfare Plan (MTP); that all adjacent properties have frontage onto other streets; and, that the City has no plans to sell the property immediately south of the abandoned area leaving this a dead-end street. He concluded his presentation by outlining the two conditions of approval contained in the Staff Report.

Vice Chair Jackson opened public comment.

Mr. John Anderson, representing the applicant and owner, indicated he had no comment at this time.

Vice Chair Jackson closed public comment.

**Commissioner Self made a motion to recommend APPROVAL of the abandonment of approximately 0.688 acres (60' x 500') of South Marie Street, being an unpaved, north-south portion of street right-of-way, located southeast of the intersection of South Bell Street and Roosevelt Street, subject to two conditions of approval as presented. Commissioner Uherik 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. Mr. James also indicated that Staff had held off in past bringing ordinance amendments forward until meetings resumed in person, but that some amendments will be brought forward at the next meeting.

**V. Future meeting agenda and announcements.**

Vice Chair Jackson indicated that the next regular meeting of the Planning Commission is tentatively scheduled to begin at 9:00 a.m. on **Monday, August 17, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

**VI. Adjournment.**

**Commissioner Smith made a Motion to adjourn at 9:35 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 6-0.**



---

Travis Stribling, Chair,  
Planning Commission