



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, OCTOBER 19, 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.

**II. Consent Agenda:**

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

**Commissioner Smith made a motion to approve the Consent Agenda. Vice Chair Jackson 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 in one presentation as they apply to portions of the same property.***

**A. Preliminary Plat for The Homestead**

A request for approval of a Preliminary Plat for The Homestead, being 25.943 acres generally located west of the intersection of Twin Mountain Drive and Massenburg Drive.

**B. The Homestead, Section Two**

A request for approval of a Final Plat for The Homestead, Section Two, being 7.975 acres generally located west of the intersection of Twin Mountain Drive and Massenburg Drive.

Shelly Paschal, Planner, presented the proposed preliminary plat being 25.943 acres and the final plat being 7.975 acres. She explained that the property is zoned RS-1 for single-family homes and that all streets and utilities will be installed as part of each final plat. Ms. Paschal further explained that the final plat is for 19 lots and that all lots meet City standards. Ms. Paschal explained that the plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO) and affirmed Staff's recommendation of approval subject to 10 conditions as presented.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, thanked staff and indicated that he was available for questions.

Chair Stribling closed public comment.

Hillary Bueker, Planning Manager, indicated that conditions were added from the Fire Marshal so there should be a total of 12.

**Commissioner Smith made a motion to APPROVE a Preliminary Plat for The Homestead, and APPROVE a final plat for The Homestead, Section Two, subject to 12 conditions of approval. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.**

**C. Preliminary Plat of Bentwood Country Club Estates, Southeast Area**

A request for approval of a Preliminary Plat of Bentwood Country Club Estates, Southeast Area, being 49.023 acres located east of the intersection of Clubhouse Lane and Enclave Court.

Jeff Fisher, Principal Planner, presented the proposed preliminary plat being 49.023 acres for up to 115 single-family homes. Mr. Fisher explained that a portion of this

preliminary plat is being annexed and zoned to RS-1 for single-family homes. Mr. Fisher explained that the preliminary plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO) by creating a wide range of lot sizes. He outlined Staff's recommendation of approval subject to one condition as presented for a preliminary drainage study prior to obtaining signatures.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, thanked staff and indicated that he was available for questions.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a Preliminary Plat of Bentwood Country Club Estates, Southeast Area, subject to one condition of approval as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.**

**D. Preliminary Plat for The Meridian**

A request for approval of a preliminary plat for The Meridian, being 33.045 generally located west of the intersection of Dominion Ridge and Coral Way.

Shelly Paschal, Planner, presented the proposed preliminary plat for 33.045 acres of land to be annexed and zoned to Single-Family Residential (RS-1) for 95 single-family homes. Ms. Paschal explained that the preliminary plat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO). She outlined Staff's recommendation of approval subject to one condition as presented for a drainage study.

Chair Stribling asked if this plat can move forward without being annexed into the City Limits.

Hillary Bueker, Planning Manager, explained that the lots need to be annexed into the City based on the current lot sizes which only fit in RS-1 zoning and need City water and sewer. She said that to remain outside of City Limits, the lots would need to be at least 0.5 acres to be on a private septic system.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, indicated the applicant wanted to start with the preliminary plat and get annexed into the City.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a preliminary plat for The Meridian, subject to one condition of approval as presented. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.**

**E. Paulann West Addition, Section Fifteen**

A request for approval of a final plat of Paulann West Addition, being 3.398 acres north of the intersection of 1st Atlas Street and Johnny Lane.

Hillary Bueker, Planning Manager, presented the final plat for 3.398 acres and 17 single-family residential lots zoned RS-1. She explained that this item was tabled for 30 days to resolve some issues and now has been brought back. Mrs. Bueker indicated that the Planning Commission approved the preliminary plat in March 2005. She explained that the final plat will conform to the preliminary plat and the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO), and that a temporary turnaround will be installed. She outlined Staff's recommendation of approval subject to six conditions of approval.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, indicated this was the next step to expand Paulann West. He indicated there will be temporary cul-de-sacs to tie into future extensions of streets

Mr. Joseph Cortese, the property owner, introduced himself, and indicated that he was the son of Gary Cortese, a homebuilder in San Angelo.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a final plat of Paulann West Addition, subject to six conditions of approval as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.**

**F. 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.

Sherry Bailey, Principal Planner, presented the proposed replat. She explained that this item was tabled for 30 days to resolve some issues and now has been brought back. Ms. Bailey indicates that the replat would divide two lots into four lots for a total of 3.329 acres zoned General Commercial (CG). She explained that two of the lots do not have direct and abutting access onto a street which is the variance request. She

explained that the final plat will conform to the preliminary plat and the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO), and that a temporary turnaround will be installed. She outlined Staff's recommendation of approval subject to six conditions of approval. Ms. Bailey outlined her rationale to deny the variance from direct, abutting access to a public street on the grounds that the buildings on the lots will not meet required setbacks and will set a negative precedent; and that separating the parking lot from the building lot undermines good planning and ordinance requirements.

Hillary Bueker, Planning Manager, explained that the replat will separate the buildings as their own lots from the parking areas, for a total of four lots.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, explained that the reason for this configuration is due to several real estate agreements in place tying these lots together for parking. The division will match the ownership lines.

David Pratt, attorney representing the property owners, explained that there is a ground lease agreement and believes that a replat will allow them to operate within a first right of refusal. He further explained that the other party disagrees, and therefore, decided to have the Planning Commissioners rule on the replat.

Chair Stribling closed public comment.

Chair Stribling indicated that he does not believe this plat is an appropriate method, and would like to see the replat consistent with city guidelines.

Hillary Bueker, Planning Manager, explained that if the replat is approved in its current configuration, that the buildings would have non-conforming setbacks.

Chair Stribling indicated they he does not want to set a negative precedent by approving this replat.

**Vice Chair Jackson made a motion to DENY the First Replat of Lots 4A and 5A, Industrial Developers Addition, Tract Five. Commissioner Self seconded the motion. The motion to DENY carried unanimously, 7-0.**

**G. First Replat of Lot 28, Block 3, Monterrey Addition**

A request for approval of the First Replat of Lot 28, Block 3, Monterrey Addition, being 0.22 acres located at the southwest corner of West Avenue Y and Ben Ficklin Road, 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 street.

Sherry Bailey, Principal Planner, presented the proposed replat combining one lot with an abandoned portion of Ben Ficklin Road. She explained that a conditional use was approved on this property for a single-family home. She further explained that the replat will conform to the City's Comprehensive Plan and purpose statements of the Land Development and Subdivision Ordinance (LDSO), and outlined Staff's support for the variance request to allow West Avenue Y to maintain the current paving width and no sidewalk. The variance rationale was based on West Avenue Y adequately serving the area with its current width; that the area is already developed with curb and gutter; and that a similar variance granted by the Planning Commission last month on the west corner of the same street. Ms. Bailey concluded her presentation by outlining the two conditions of approval as presented.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked for approval of the replat and variance.

Chair Stribling closed public comment.

Chair Stribling indicated that the other variance in this area was different because that lot has abutting access onto Bryant Boulevard. He explained that this variance makes sense. He asked what the proposed use was.

Ms. Bailey explained that the proposed use is for a single-family residence.

Chair Stribling if this was allowed by zoning.

Ms. Bailey responded it was allowed as a conditional use on the property.

***Commissioner Uherik left the meeting at 9:55 a.m.***

**Vice Chair Jackson made a motion to APPROVE the First Replat of Lot 28, Block 3, Monterrey Addition, being 0.22 acres located at the southwest corner of West Avenue Y and Ben Ficklin Road, 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 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 street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

***Commissioner Uherik returned to the meeting at 9:57 a.m.***

## 2. Rezonings

*City Council has final authority for approval of rezonings.*

### A. **Z20-13: 1801 and 1819 Knickerbocker Road**

A request for a rezoning from the Light Manufacturing (ML) Zoning District to the General Commercial (CG) Zoning District, being 2.97 acres located at 1801 and 1819 Knickerbocker Rd.

Hillary Bueker, Planning Manager, presented the rezoning case. She explained that the current zoning is Light Manufacturing (ML) and there was a recent rezoning approved to the south to General Commercial (CG). Ms. Bueker explained that the rezoning includes the Korona and Bonzai Garden properties and two properties immediately behind them. She indicated that of the 6 notices that were mailed, Staff did not receive any responses. Ms. Bueker then outlined Staff's recommendation to approve the rezoning on the grounds that the rezoning is compatible with the Commercial Future Land Use; that the property complies with the CG zoning standards including the front yard setbacks; that the area is already mostly commercial; that the properties have remained retail or vacant since at least 1970s and 1980s; and that the rezoning will allow continuity of commercial uses within the adjacent area.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

**Commissioner Smith made a motion to RECOMMEND APPROVAL of a rezoning from the Light Manufacturing (ML) Zoning District to the General Commercial (CG) Zoning District, being 2.97 acres located at 1801 and 1819 Knickerbocker Rd. Vice Chair Jackson seconded the motion. The motion carried unanimously 7-0.**

### B. **Z20-14: Old Stone Drive**

A request to zone a property to the Single Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive.

Sherry Bailey, Principal Planner, presented the zoning case. She explained that this request is for the second phase of Old Stone Ranch which was annexed and rezoned last year. Ms. Bailey indicated that the new phase will allow for 17 single-family home lots once the zoning and associated annexation are approved. She indicated that of the 4 notices mailed, she received no responses. Ms. Bailey then outlined Staff's recommendation to approve the rezoning on the grounds that the RS-1 zone is compatible with the Neighborhood Future Land Use; that the half acre lots will meet the minimum RS-1 standards; that single-family homes are compatible with the surrounding area which is residential away from Loop 306; that the homes are able to

connect to private septic systems until the City’s sewer capacity expansion project is complete; and that single-family housing remains a major need within San Angelo.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked that the Planning Commission approve the new zoning and that he was available for questions.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to RECOMMEND APPROVAL to zone a property to the Single Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive. Commissioner Self seconded the motion. The motion carried unanimously 7-0.**

**C. Z20-15: Club House Lane**

A request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave Court.

Jeff Fisher, Principal Planner, presented the zoning case. He explained that this request is only for the portion of the associated preliminary plat approved earlier this morning subject to annexation, being 18.753 acres. Mr. Fisher explained the new zoning would allow 62 single-family homes within the zoning boundary. He explained that most of the lots will be under half an acre but should be able to connect to city water and sewer mains. He indicated that of the 29 notices mailed, he did not receive any responses. Mr. Fisher then outlined Staff’s recommendation to approve the proposed zoning on the grounds that the RS-1 zone will be compatible with the Neighborhood Future Land Use which supports the different lot sizes ranging from 7,200 square feet to 20,000 square feet; that the RS-1 zone is a logical extension of the adjacent Bentwood subdivisions of single-family homes; and that the zoning is consistent with current development patterns, providing a logical extension of surrounding streets. He noted that future phases of Bentwood Country Club Estates to the east will eventually connect Club House Lane to the Buckskin Road/Foster Road future extension allowing a second access to the development.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked that the Planning Commission approve the new zoning and that he was available for questions.

Chair Stribling closed public comment.



**Commissioner Davis made a motion to RECOMMEND APPROVAL to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave Court. Vice Chair Jackson seconded the motion. The motion carried unanimously 7-0.**

**D. Z20-16: 122 West 2<sup>nd</sup> Street, 34 West 3<sup>rd</sup> Street, and 209 & 215 Gillis Street**

A request for a rezoning from Low Rise Multifamily Residence (RM-1), Neighborhood Commercial (CN), and Light Manufacturing (ML) Zoning Districts to the Central Business District (CBD) Zoning District, being 6.487 acres located at 122 West 2<sup>nd</sup> Street, 209 & 215 Gillis Street, 34 West 3<sup>rd</sup> Street, 214 & 218 Farr Street, and other unaddressed properties in the 100 and 200 blocks of West 2<sup>nd</sup> Street and West 3<sup>rd</sup> Street.

Sherry Bailey, Principal Planner, presented the rezoning case. She explained that the Salvation Army is the property owner and plans to rezone these properties and divest themselves of them. Ms. Bailey explained the properties are a mix of different zoning districts and the rezoning would change all of the properties to the Central Business District (CBD). She indicated that of the 34 notices mailed, she received one in favor and zero opposed. Ms. Bailey then outlined Staff's recommendation to approve the rezoning on the grounds that the proposed rezoning is in keeping with the City's Vision and Comprehensive Plan; that the CBD zoning is logical given the property is Downtown; that this an opportunity to combine several properties downtown for development; and there is a community need for more economic opportunities downtown.

Chair Stribling opened public comment.

Steve Eustis, representing the applicant, indicated that he was available for questions. Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to RECOMMEND APPROVAL of a rezoning from Low Rise Multifamily Residence (RM-1), Neighborhood Commercial (CN), and Light Manufacturing (ML) Zoning Districts to the Central Business District (CBD) Zoning District, being 6.487 acres located at 122 West 2<sup>nd</sup> Street, 209 & 215 Gillis Street, 34 West 3<sup>rd</sup> Street, 214 & 218 Farr Street, and other unaddressed properties in the 100 and 200 blocks of West 2<sup>nd</sup> Street and West 3<sup>rd</sup> Street. Commissioner Uherik seconded the motion. The motion carried unanimously 7-0.**

**E. Z20-17: Dominion Ridge Drive**

A request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, on 18.325 acres located west of the intersection of Dominion Ridge and Coral Way.

Shelly Paschal, Planner, presented the zoning case. She explained that the property being zoned to RS-1 is associated with an annexation for this area and the Meridian preliminary plat for 51 single-family home lots which the Planning Commission approved earlier this morning. Ms. Paschal indicated that of the 20 notices that were mailed, Staff did not receive any responses. She then outlined Staff's recommendation to approve the zoning on the grounds that the zoning to RS-1 is consistent with the Neighborhood Future Land Use; that the new lots will comply with the RS-1 zoning standards; that the lots will be serviced by the extension of streets; that the new zoning is compatible with surrounding area which is already single-family homes; and that the lots are currently vacant and are now being annexed into the City. Ms. Paschal noted that the lots are each under half an acre and will require water and sewer extensions but that these services are available directly east of the properties.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked that the Planning Commission for approval of the new zoning.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, on 18.325 acres located west of the intersection of Dominion Ridge and Coral Way. Vice Chair Jackson seconded the motion. The motion carried unanimously 7-0.**

### 3. Conditional Uses

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

#### A. **Amendment to CU19-03 – 325, 329, & 334 W 13<sup>th</sup> St. and 1210 N. Bryant Blvd**

A request to approve an amendment to a Conditional Use to allow additional retail sales of portable and ready-built buildings with Type 3 (unlimited) - General Outdoor Storage as defined in Section 504 of the Zoning Ordinance in the General Commercial (CG) Zoning District, located at 325, 329 and 334 West 13<sup>th</sup> Street and 1210 North Bryant Boulevard.

Jeff Fisher, Principal Planner, presented the proposed Conditional Use Amendment. He explained that the purpose of the amendment was to expand the existing portable and ready-built building sales business onto two new lots. Mr. Fisher explained that as with the original 2019 approval, an amendment was needed because the CG zoning only allows up to 10% outdoor storage and the applicant is seeking unlimited outdoor storage which triggers the amendment. Mr. Fisher then shared photos and outlined

the new conditions of approval which included adding a sidewalk adjacent to Wright Street, an extension of the existing sidewalk; adding new curb stops to prevent outdoor storage in the setbacks; extending a 3-foot privacy fence facing West 12<sup>th</sup> Street; and plant additional trees. Mr. Fisher outlined Staff's rationale to recommend approval with five conditions on the grounds that the new conditions will help to minimize impacts; that the expansion will comply with CG zoning; that there are no active Code violations and the use will be compatible once conditions are implemented. Mr. Fisher concluded his presentation by outlining one note that commercial vehicles accessing the property will be required to use Wright Street closest to North Bryant Boulevard in accordance with the City's Designated Truck Routes Plan.

Vice Chair Jackson asked if the storage buildings will be on the granite property.

Mr. Fisher explained that property was further north, that this approval to recognize the six lots already approved, plus two new lots between the granite facility and the six lots.

Chair Stribling opened public comment.

Howdy Johnson, one of the property owners, indicated that the applicants leasing the property have kept the properties clean. He explained that there was an entire line of trees along North Bryant Boulevard already and he did not believe he should have to plant more. He did agree to replanting any existing trees that were dead, as well as the new sidewalk if necessary.

Hillary Bueker, Planning Manager, indicated that Staff could work with the applicant on the tree situation and where they should be located.

Mr. Fisher addressed the sidewalk situation. He explained that TXDOT has plans to extend sidewalks adjacent to North Bryant Boulevard north of 14<sup>th</sup> Street, leaving a gap along properties fronting Wright Street located further south. He explained that if the applicant installs the sidewalk requested, there will be a very short gap to get to the new sidewalk to be installed north of 14<sup>th</sup> Street by TXDOT.

Ms. Davis indicated that there could be traffic issues if there are too many trees.

Ms. Bueker indicated that the condition could be for two trees total, and that they did not have to all be facing Wright Street.

Mr. Stribling indicated that he would rather see more convention development and keep the current facility as is.

Mr. Fisher indicated that the use would be a lower traffic generator than other uses and this is why Staff supported the request.

Mr. Stribling indicated that his concern was density and the amount of storage being proposed.

Vice Chair Jackson indicated that the new lots were not large enough in her opinion for a restaurant.

Commissioner Self asked about why curb stops and fencing was required.

Mr. Fisher responded that the fence was to provide screening from the homes to the south, and the curb stops were to prevent storage buildings from being placed within the zoning setbacks.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE an amendment to a Conditional Use to allow additional retail sales of portable and ready-built buildings with Type 3 (unlimited) - General Outdoor Storage as defined in Section 504 of the Zoning Ordinance in the General Commercial (CG) Zoning District, located at 325, 329 and 334 West 13st Street and 1210 North Bryant Boulevard, subject to five conditions of approval as presented, amending Condition #4 to have the applicant work with Planning Staff regarding placement of two new trees adjacent to the new properties and replace the three dead trees within the existing site. Commissioner Self seconded the motion. The motion carried unanimously 7-0.**

**B. CU20-13 – 2330 Fisherman’s Road**

A request for approval of a Conditional Use for a Short Term Rental within an existing single-family dwelling in the Single Family Residential (RS-1) Zoning District, for a property located at 2330 Fisherman's Road.

Sherry Bailey, Principal Planner, presented the proposed Conditional Use for a short-term rental. She explained that the applicant missed the renewal date for their existing short-term rental and therefore, a new Conditional Use as needed. She indicated since the original short-term rental, there were no complaints received from Code Compliance. She further indicated that the applicant originally purchased the home which was run down and fixed it up. Ms. Bailey also indicated that Staff received one email letter opposed. Ms. Bailey outlined Staff’s rationale to recommend approval with three conditions on the grounds that the owners upgraded their landscaping and installed an opaque fence; that there is ample parking which will not change the single-family appearance; that this home and boat dock is similar to other single-family homes along Fisherman’s Road; and that there are no other short-term rentals within 500 feet.

Hillary Bueker, Planning Manager, clarified that since this is a brand new application they will need to reapply in a year, then renew every two years.

***Chair Stribling left the meeting at 11:02 a.m.***

Vice Chair Jackson opened public comment.

Grant Odom, applicant, mentioned he is uncertain what is required for the additional parking or driveway.

Sherry Bailey, Principal Planner, indicated that he has to meet City requirements for an approach. He asked if Mitchell Gatlin with City Engineering was available to address this.

Mitchell Gatlin, Project Engineer-EIT, explained that the approach needed to be between 9 and 30 feet wide with a 6 inch thick section.

Mr. Odom responded that he did not understand why he needs an approach while other owners do not.

Ms. Bailey explained that this is because it is a new request and that changing the occupancy triggers a new approach.

Mr. Odom asked to request a waiver to not pave the driveway approach or install a curb and gutter.

Ms. Bueker responded that this board cannot grant this exception because the approach is part of separate process. She clarified that Planning Staff and the Commission can only look at parking and the driveway through this process, but not the approach. She asked Mr. Gatlin if there was a waiver process.

Mr. Gatlin explained that he would have to research this a bit more.

Mr. Odom indicated that he would pave the approach if everyone else has to, but did not want to be the only one.

Commissioner Davis indicated that she did not see any other approaches in the immediate area.

Ms. Bueker indicated that we will check into this but that the board cannot vary this, only Engineering Services.

Vice Chair Jackson closed public comment.

**Commissioner Uherik made a motion to APPROVE a Conditional Use for a Short Term Rental within an existing single-family dwelling in the Single Family Residential (RS-1) Zoning District, for a property located at 2330 Fisherman's Road. Commissioner Self seconded the motion. The motion carried unanimously 6-0.**

**C. CU20-14 – 121 East Avenue K**

A request for approval of a Conditional Use to allow for a residential dwelling unit (household living) in a non-residential building zoned General Commercial/Heavy Commercial (CG/CH) Zoning District, located at 121 East Avenue K.

Jeff Fisher, Principal Planner, presented the proposed Conditional Use by the owners to allow a 1,460-square foot residential unit inside a non-residential building. He indicated that Staff received one letter opposed. Mr. Fisher explained that Code Compliance received a complaint which triggered review by Staff and discussion with the owners who live in the building. He further explained that the owners have lived in the building for 13 years and did not realize they were non-complying. Mr. Fisher outlined Staff's rationale to recommend approval with four conditions on the grounds that the requirement for a residential courtyard and internal privacy fence will screen the residential unit from any commercial uses and storage; that the two new parking spaces will orient towards the side street, Duggan Street for better traffic safety; and that there is a Future Land Use of Neighborhood and new home to the north.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

**Commissioner Davis made a motion to APPROVE a Conditional Use to allow for a residential dwelling unit (household living) in a non-residential building zoned General Commercial/Heavy Commercial (CG/CH) Zoning District, located at 121 East Avenue K. Commissioner Spano seconded the motion. The motion carried unanimously 6-0.**

***Commissioner Davis left the meeting at 11:18 a.m.***

**IV. Discussion Items**

**A. Meridian Annexation**

Discussion on an annexation of 18.325 acres of land out of Abstract: 8108, Survey: 0008, A. Willeke, out of the west ½ of Survey 8, Tom Green County, Texas, generally located west of the intersection of Dominion Ridge and Coral Way to be annexed into the City of San Angelo City Limits.

Shelly Paschal, Planner, presented the proposed Meridian annexation. She explained that the annexation is related to the associated preliminary plat and rezoning approved by Planning Commission this morning, and that she is available to answer any questions.

Hillary Bueker, Planning Manager, indicated that this annexation will be presented to City Council for approval.

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

**B. County Jail Annexation**

Discussion on an annexation of 88.936 acres of land out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, generally located east of North US Highway 277 north of Tractor Trail.

Hillary Bueker, Planning Manager, presented the proposed County Jail annexation. She explained that this property was dis-annexed in 2014 and the County is now re-annexing the property. She indicated that this annexation will be presented to City Council on November 17, 2020 and a final reading on December 15, 2020. She further indicated that she was available to answer any questions.

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

**V. Director's Report.**

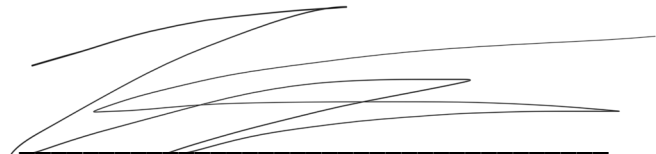
Jon James, Planning and Development Services Director, indicated that Staff was looking at the November Planning Commission Meeting being in-person, but will let you know when the meeting date gets closer.

**VI. 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, November 16, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

**VII. Adjournment.**

**Commissioner Self made a Motion to adjourn at 11:21 a.m., and Commissioner Spano seconded the Motion. The Motion passed unanimously, 5-0.**



Travis Stribling, Chair,  
Planning Commission