



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, NOVEMBER 16, 2020, 9:00 A.M.  
**VIA Audio/Video Broadcast**

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

**ABSENT:** Ryan Smith

**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  
Ross Coleman, Fire Prevention Administrator

**I. Call to order.**

**A.** Chair Stribling called the meeting to order at 9:03 a.m. and established that a quorum of six was present.

**II. Consent Agenda:**

**A.** Consideration of approving the October 19, 2020, Planning Commission Regular Meeting minutes.

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

**A. Preliminary Plat, San Angelo Tractor Supply Subdivision**

A request for approval of a Preliminary Plat of Lot 1 and Lot 2, San Angelo Tractor Supply Subdivision, being 12 acres located southeast of the intersection of North Bryant Boulevard and West 33rd Street.

**B. San Angelo Tractor Supply Subdivision**

A request for approval of a Final Plat of Lot 1, San Angelo Tractor Supply Subdivision, being 5.231 acres located at 3150 North Bryant Boulevard.

**Vice Chair Jackson recused herself from this item due to potential conflict of interest, and left the meeting at 9:05 a.m.**

Mr. Juan Vasquez, Vasquez Engineering, representing the applicant, requested a 30-day waiver for both items until the December Planning Commission Meeting to create a smaller lot per the seller's request.

**Commissioner Self made a motion to TABLE the Preliminary Plat of Lot 1 and Lot 2, San Angelo Tractor Supply Subdivision, and a Final Plat of Lot 1, San Angelo Tractor Supply Subdivision until the December Planning Commission Meeting. Commissioner Uherik seconded the motion. The motion carried unanimously, 5-0.**

**Vice Chair Jackson returned to the meeting at 9:08 a.m.**

**C. First Replat of Block 13, Carruthers Addition**

A request for approval of a First Replat of Block 13, Carruthers Addition, being 4.084 acres located at the northeast corner of South Bell Street and Roosevelt Street; and three variances 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 64 feet with curb-and-gutter for Roosevelt Street, an urban arterial street; to maintain a paving width of 47.5 feet with curb-and-gutter in lieu of the required 64 feet with curb-and-gutter for South Bell Street, an urban arterial street; and to allow Bryan Street, an urban local street 50 feet wide, to maintain an all-weather surface without curb-and-gutter in lieu of the required paved surface with curb-and-gutter.

Jeff Fisher, Principal Planner, presented the proposed replat which will combine a 70-foot wide abandoned portion of South Marie Street with the Talk O' Texas property to the west into one lot. He indicated that the plat was a requirement of the abandonment approval from 2017. Mr. Fisher indicated that of the 10 notices that were mailed, one was received in favor and none against. Mr. Fisher explained that the replat will conform to the City's Comprehensive Plan and purpose statements of

the Land Development and Subdivision Ordinance (LDSO) provided Roosevelt and Bryan Streets were improved to City Standards. He then outlined Staff's rationale to support the variance on South Bell Street to maintain the current width as part of a City CIP project; but to deny the variances to allow Roosevelt Street to remain with deficient width given it is an arterial road, and Bryan Street to remain all-weather surface due to stormwater runoff and edge deterioration issues. He concluded his presentation by outlining Staff's recommendation of approval of the replat subject to seven conditions.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, representing the applicant, Talk of Texas, explained that this business has been operating for years in its current capacity. He further explained that they will not go forward if they have to do full improvements to the streets. Mr. Gully made the point that although Roosevelt Street is designated as an arterial road, it does not serve as an arterial. He believed that Roosevelt Street functions sufficiently as it is today, and a hardship would be created if improvements had to be made. Mr. Gully further explained that Bryan Street is a very short street and would be a good candidate for an abandonment given it is an underutilized area.

Chair Stribling asking if the paved abandoned area would be added to the lot.

Mr. Gully responded this was correct and that the applicant plans to park in this area.

Lance Overstreet, City Engineer, indicated that the City will be rebuilding and widening the intersection at Roosevelt Street and South Bell Street which will be widened out to accommodate future development.

Mr. Fisher asked what portion along Roosevelt Street would be widening as part of the City's project.

Mr. Overstreet responded that this would be only as far as the radius return, approximately 20-30 feet.

Mr. Gully outlined his request for all three variances and at least a variance on Bell Street. He explained that if the variance on Roosevelt Street was not granted, that he would like to consider a developer agreement and make a contribution to its improvement in the future.

Chair Stribling asked how paving of Bryan Street would work.

Mr. Gully responded that the developer would be responsible for paving 26 feet, their incremental half. He further explained that the developer could have requested to abandon this street.

Chair Stribling asked about the fire lane condition.

Mr. Fisher explained that he believed the fire lane was already paved but that it may need to be striped per the Fire Marshal.

Mr. Ross Coleman, Fire Prevention Administrator, confirmed that this was correct, that only striping is still required.

Chair Stribling asked for clarification what triggered this replat.

Mr. Fisher explained that a condition of the 2017 abandonment of South Marie Street next to the property was that a replat was required. He explained that without a replat it would have left a remnant strip and that without the abandonment condition, the street improvements would not have been required.

Mrs. Bueker indicated that Staff had communicated to the applicant that street improvements would be triggered as part of a plat, unless variances were granted.

Mr. Fisher explained that another abandonment was approved to the southeast and this will also require a replat and trigger street improvements on Roosevelt Street. He indicated that this was an opportunity to get the street widening now, as eventually more development will take place to the east along Roosevelt Street.

Chair Stribling asked to clarify that the only issue is the paving width and that sufficient right-of-way has been granted.

Mr. Fisher responded this was correct.

Chair Stribling provided his opinion that Bryan Street should be paved given that it is used for truck access and connects to Bell Street.

Commissioner Davis explained that it would not be fair to place the burden on Talk O' Texas to pave Roosevelt given further development to the north along Bell Street, and that this could be readdressed in future. Ms. Davis agreed with Chair Stribling that Bryan Street should have to be paved.

Vice Chair Jackson asked if the variances were not approved if Talk O' Texas would not have to plat.

Chair Stribling responded this would be correct but that in this case they want to move forward and acquire the abandoned strip.

Chair Stribling explained that he did not believe it was reasonable to pave Roosevelt given how long the business has been there.

Vice Chair Jackson made a motion to APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 47.5 feet with curb-and-gutter in lieu of the required 64 feet with curb-and-gutter for South Bell Street, an urban arterial street. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

Vice Chair Jackson made a motion to 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 in lieu of the required 64 feet with curb-and-gutter for Roosevelt Street, an urban arterial street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

Vice Chair Jackson made a motion to APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow Bryan Street, an urban local street 50 feet wide, to maintain an all-weather surface without curb-and-gutter in lieu of the required paved surface with curb-and-gutter. Commissioner Davis seconded the motion. The motion FAILED due to a tie vote 3-3 with Vice Chair Jackson, Commissioner Davis and Commissioner Uherik voting in favor, and Chair Stribling, and Commissioners Spano and Self voting against.

Vice Chair made a motion to APPROVE a First Replat of Block 13, Carruthers Addition with the above variances that were voted on, and subject to seven conditions as presented, being 4.084 acres located at the northeast corner of South Bell Street and Roosevelt Street; Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

**D. Replat of Tract 19, Forest Park Acreage Addition**

A request for approval of a Replat of Tract 19, Forest Park Acreage Addition, being 1 acre located at 2702 Lindell Avenue.

Sherry Bailey, Principal Planner, presented the proposed replat. She indicated that applicant lives at the rear and wanted to subdivide to create four lots in the front and have a flag access to their lot. Ms. Bailey explained that an administrative variance was granted to allow the front four lots with 47-foot wide frontages. She indicated that 20 notices were mailed and that Staff received one response in favor. Ms. Bailey explained that the replat 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 four conditions of approval and a note that a fire hydrant may be required.

Chair Stribling opened public comment.

Sherry Bailey indicated that the applicant's representative had an emergency and could not be in attendance today.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to APPROVE a Replat of Tract 19, Forest Park Acreage Addition, being 1 acre located at 2702 Lindell Avenue, subject to four conditions of approval as presented. Commissioner Self 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.*

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

**A. 607 and 609 Locust Street**

**i. CP20-07: 607 and 609 Locust Street**

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use, being 0.321 acres located at 607 and 609 Locust Street.

**ii. Z20-18: 607 and 609 Locust Street**

A request for a rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District, being 0.321 acres located at 607 and 609 Locust Street.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning cases. She explained that the applicant purchased these lots from the city and plans to put duplexes on them and requires an RS-2 zoning. She further explained that the Future Land Use of one of the lots is Open Space and the other is Neighborhood Center, both of which require the Comprehensive Plan Amendment to Neighborhood to allow the residential uses.

Chair Stribling asked if there was an apartment complex in this area.

Ms. Bailey responded that an apartment complex was located further west.

Ms. Bailey showed a floodplain and floodway map to show that the lots were not in the floodway but were in the floodplain and that the applicant is aware he has to build above the base floor level. She indicated that Staff mailed out 9 notices and did not receive any responses in favor or opposed. Ms. Bailey then outlined Staff's recommendation to approve the Comprehensive Plan on the grounds that

the community has historically been residential or mixed use; that amending the plan allows the existing mix of uses in the area to continue; and that the Open Space designation is more appropriate across Veterans Memorial River Drive in the open area by the water. Ms. Bailey then outlined Staff's support for the rezoning on the grounds that this is an area with a mix of uses already; that the existing lots will comply with the RS-2 provisions; that the neighborhood area has two-family uses and other uses already; and that duplexes will help meet the need for additional rental property.

Chair Stribling opened public comment.

Hillary Bueker, Planning Manager, mentioned that there was no one available for public comment.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use; and to RECOMMEND APPROVAL of a rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District; being 0.321 acres located at 607 and 609 Locust Street. Vice Chair Jackson seconded the motion. The motion carried unanimously 6-0.**

### **3. Rezoning**

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

#### **A. PD20-03: 2838 South College Hills Boulevard**

A request for approval of a rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard.

Jeff Fisher, Principal Planner, presented the zoning case. He explained that the applicant received a Special Use for a sports facility and outdoor recreational uses last year, but added a new caliche parking lot a few months ago without an approval. Mr. Fisher explained that a PD option would allow a caliche parking lot if approved by City Council, and that the Special Use option does not allow the paving requirements of the Zoning Ordinance to be waived. He also indicated that the PD will allow Staff to impose some new conditions on the outdoor lighting. Mr. Fisher then advised the Commissioners that of the 6 notices that were mailed, Staff received one opposition letter to the PD, and three letters objecting to the outdoor light fixtures. He also displayed the applicant's concept plan, lighting plan, and light fixture details from the

applicant showing the LED lumens reduced by 70% once the new fixtures are installed. Mr. Fisher then outlined Staff's recommendation to approve the proposed PD zoning with a paved parking lot and subject to eight conditions as presented, on the grounds that the multi-use sports facility and outdoor uses are compatible with the Open Space Future Land Use; that the property will comply with the underlying CG standards except for the parking lot which staff requests is paved and striped; and that the use is compatible with other recreational uses in the area including the Red Arroyo Trails and College Hills Swim and Racquet Club.

Commissioner Davis asked when the Swim and Racquet Club turned off their lights.

Daniel Fisher, City Code Compliance Officer, responded that he believes they turn their lights off by 10:00 p.m.

Commissioner Davis if the applicant will be placing screens on the lights.

Daniel Fisher indicated that the lights were brighter than what was originally.

Jeff Fisher indicated that he understood that the lights have been titled on an angle, but that the applicant has chosen not to shield them for concern of his driving range not being visible for his customers.

Vice Chair Jackson asked if the LED lights were brighter than a regular bulb.

Hillary Bueker, Planning Manager, indicated that we would require more information from a lighting expert to know specifics, but that she concurred that the lights were visible.

Jeff Fisher indicated that one of the complainants in her letter had requested a lighting engineer to ensure that lights would not disturb surrounding properties.

Chair Stribling asked if Staff had details about the boundary line between the FEMA floodplain and floodway and if the applicant was allowed to develop in each of these areas.

Lance Overstreet, City Engineer, indicated that construction in the floodway would require a no-rise study and that no rise in flood levels would be allowed. He further explained that in the floodplain, development could occur provided it was at least two feet above flood elevation.

Chair Stribling asked if that meant the developer could construct a parking lot in the floodway.

Mr. Overstreet responded that this would not be allowed without the no-rise study.



Chair Stribling opened public comment.

Marianne White, owner of 302 Cumberland Drive, recommended a lighting expert, and that the LED lights are four times brighter at night. She explained that the applicant lowered the lights down but titled one back out.

Mr. Shawn Box, applicant, indicated that the original lights were shining outward but now they have been adjusted, and a lighting plan shows there is no light trespass past the property line. He acknowledged there was still some glare. Mr. Box also explained that all parking in the floodway has been removed. He indicated that having to pave the parking lot would require him to have to remove it again if he constructs a building here.

Jeff Fisher indicated that if Mr. Box constructs a building in the caliche parking area, he will not require to pave the parking lot because a building is now in this location instead. However, he also explained that if a building goes in this location, it too will require parking and the applicant is tight for space as most of the remainder of the land is within the floodway.

Jennifer Pape and Shane Bearden, residents of 2014 Cumberland Drive, expressed their opposition due to uncontrolled light. Ms. Pape explained that LED lights are brighter and despite shining downward they are more visible than the previous fixtures. She expressed concerns that a light meter cannot be used to adequately measure LEDs. Mr. Bearden concurred that there is no reduction in light.

Ms. Bueker explained to the Commissioners that any PD conditions must be enforceable and that Staff does not have the equipment to measure lumens. She explained that shielding the lights could be an option.

Mr. Bearden raised additional concerns if the new baseball fields were added in future.

Chair Stribling closed public comment.

Commissioner Spano indicated he was comfortable with the current parking lot as it is but not necessarily for ten years.

Chair Stribling asked what could be done to ensure that eventually the parking lot is paved.

Mrs. Bueker indicated that a condition could be implemented to ensure that parking is eventually paved within a certain amount of time, but expressed concerns of this timeframe being too long, given the caliche parking lot is in the floodplain.

**Commissioner Uherik left the meeting at 10:45 a.m.**

Jeff Fisher explained that the Commission could choose to approve with a caliche parking lot, require it be paved immediately after Council approval, or require it be paved within a certain amount of time after Council approval, should Council approve the case.

Chair Stribling asked if three years would be long enough before having to pave the parking lot.

Mr. Box explained that would be plenty of time.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of a rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard, subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded. Vice Chair Jackson seconded the motion. The motion carried unanimously 5-0.**

**B. Z20-19: 1602 Kenwood Drive**

A request for a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, being 0.207 acres located at 1602 Kenwood Drive.

Shelly Paschal, Planner, presented the zoning case. She explained that the property abuts an RS-2 district already and would expand the RS-2 zone to this lot. She indicated that Staff sent out 25 notices and received one in opposition. Ms. Paschal then outlined Staff's recommendation to approve the rezoning on the grounds that RS-2 zone is consistent with the Neighborhood Future Land Use and these policies to support a diversity of housing in this area; that the lots meet the RS-2 requirements; that the request is compatible with the surrounding area which has RS-2 zoning directly east; and because this area is known to have accessory apartments.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, indicated that he was available for questions and requested for approval as presented.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to RECOMMEND APPROVAL of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, being 0.207 acres located at 1602 Kenwood Drive. Commissioner Spano seconded the motion. The motion carried unanimously 5-0.**

**4. Conditional Uses**

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

**A. CU20-16 – 3150 North Bryant Boulevard**

A request for approval of a Conditional Use to allow Wholesale Trade in the General Commercial (CG) Zoning District, located at 3150 North Bryant Boulevard.

**Vice Chair Jackson recused herself from this item due to potential conflict of interest, and left the meeting at 11:05 a.m.**

Shelly Paschal, Planner, presented the proposed Conditional Use. She indicated that a rezoning was approved a few months back for this property now zoned General Commercial (CG). She indicated that the Conditional Use will allow wholesale trade which is not allowed by right in the CG zone. Ms. Paschal outlined Staff's rationale for approval with two conditions as presented, on the grounds that wholesale trade will not have impacts with added conditions for fence screening and shielding of lights; that the use is similar in intensity to what would be allowed by right in the CG zone; that this development is directly adjacent to North Bryant Boulevard which is mostly commercial; and that Staff believes this is a good location for more commercial. Ms. Paschal indicated that of the nine notices sent out, Staff received none in favor or against.

Chair Stribling opened public comment.

Mr. Juan Vasquez, Vasquez Engineering, representing the applicant, expressed that the applicant was in agreement with installing a privacy screening fence, and that the only lights will be on the building or at the rear and will be shielded.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to APPROVE a request for approval of a Conditional Use to allow Wholesale Trade in the General Commercial (CG) Zoning District, located at 3150 North Bryant Boulevard, subject to two conditions of approval. Commissioner Spano seconded the motion. The motion carried unanimously 4-0.**

**Vice Chair Jackson returned to the meeting at 11:11 a.m.**

**B. CU20-17 – 1810 Shady Point Circle**

A request for approval of a Renewal of a Conditional Use for a Short Term Rental within an existing single-family dwelling in the Single Family Residential (RS-1) Zoning District, located at 1810 Shady Point Circle.

Sherry Bailey, Principal Planner, presented the proposed Renewal of a Conditional Use for a Short Term Rental. Ms. Bailey indicated they were first approved in 2017 and that this is their second renewal. She explained that there have been no police calls or code enforcement complaints on this property. She indicated that of the 13 notices that were mailed, Staff received one letter in favor. Ms. Bailey outlined Staff's rationale for approval with two conditions on the grounds that there are no anticipated impacts; that the short-term rental is consistent with the RS-1 zoning district; that it has been functioning properly since 2017; and that it is popular in the Lake area where short-term rentals are in demand.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a Renewal of a Conditional Use for a Short Term Rental within an existing single-family dwelling in the Single Family Residential (RS-1) Zoning District, located at 1810 Shady Point Circle, subject to two conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**5. Right-Of-Way Abandonments**

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

**A. Alley Right-Of-Way Abandonment – 0-100 block of East Washington Drive (Garcia)**

A request to approve the abandonment of approximately 7,200 square feet (0.165 acres) of alley right-of-way, located north of East Washington Drive between South Chadbourne Street and Orient Street.

Jeff Fisher, Principal Planner, presented the proposed alley right-of-way abandonment. He explained that the owners of 18 East Washington Drive who own an auto collision business want to abandon this L-shaped alley to use for a new driveway and additional parking. He indicated that of the 13 notices mailed, Staff received none in favor or against. Mr. Fisher explained that Staff is recommending approval based on no opposition from adjacent owners. He indicated that at least one owner directly north according to the applicants, property owner #12 on the notification list, had no objections. Mr. Fisher outlined Staff's rationale to recommend approval with three conditions on the grounds that the east-west portion is unused and unpaved and only one other owner can access the north-south portion but has their storefront facing Chadbourne Street; that an unobstructed access easement will

satisfy City Engineering and all private utility companies who have lines in the alley; that there is no community impact; and no public benefit provided the adjacent owners confirm they have no objections.

Chair Stribling asked if the City received written responses yet from all abutting property owners.

Mr. Fisher responded that as of now Staff have not received written responses from abutting owners but that it is Staff's intent to attempt to have these responses before City Council.

Chair Stribling asked what the timeframe is for receiving these responses.

Mr. Fisher explained that ideally this is as soon as possible, and normally, if the abutting owners do not respond, that Council would approve the abandonment with abutting owners entitled to half of the alley abutting their properties.

Chair Stribling expressed that adjacent owners need adequate time to respond.

Hillary Bueker, Planning Manager, explained that the Real Estate Division sends out certified letters to abutting owners to allow them time to respond.

Mr. Brandon Dyson, Deputy City Attorney, explained that all abutting owners have the opportunity to acquire their half of the alley but that an owner that wants to acquire part of an alley must have land touching it.

Chair Stribling clarified that he wanted to make sure the abutting property owners were in agreement and received notice.

Ms. Bueker explained that Staff would attempt to have the majority of responses from adjacent owners before taking this abandonment to Council.

Chair Stribling opened public comment.

Mr. Mario Garcia, one of the applicants, explained that they were purchasing the Gunter Building to the west, and that they own the property to the east abutting the east end of the alley. He further explained that he wants to the alley to expand his business.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of a request to approve the abandonment of approximately 7,200 square feet (0.165 acres) of alley right-of-way, located north of East Washington Drive between South Chadbourne**

**Street and Orient Street, subject to three conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**IV. Director’s Report.**

Jon James, Planning and Development Services Director, indicated that given the recent spike in COVID-19 cases, that the December Planning Commission Meeting will likely be virtual.

**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, December 14, 2020**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

**VI. Adjournment.**

**Chair Stribling made a Motion to adjourn at 11:30 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 5-0.**

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Travis Stribling, Chair,  
Planning Commission