



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, APRIL 19, 2021, 9:00 A.M.
VIA Audio/Video Broadcast

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

ABSENT: N/A

STAFF: Jon James, AICP, Director of Planning and Development Services
Aaron Vannoy, Assistant Director of Planning and Development Services
Sherry Bailey, Principal Planner
Jeff Fisher, AICP, Principal Planner
Shelly Paschal, Planner
Cooper Carroll, Planning Intern
Brandon Dyson, Assistant City Attorney
Mitchell Gatlin, Project Engineer-EIT
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 seven was present.

II. Consent Agenda:

A. Consideration of approving the March 15, 2021, Planning Commission Regular Meeting minutes.

B. Williams Addition, Section One

A request for approval of a Final Plat of Williams Addition, Section One, being 0.360 acres located at 3014 Bowie Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 40' with curb-and-gutter and sidewalk in lieu of the required 50' for Bowie Street, an urban collector street.

Vice Chair Jackson made a motion to approve the Consent Agenda. Commissioner Smith seconded the motion. The motion carried unanimously, 7-0.

III. Regular Agenda

1. Subdivision Plats

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

A. Preliminary Plat of City Business Park North

A request for approval of a Preliminary Plat of City Business Park North, being approximately 320 acres north of Paulann Boulevard and North U.S. Highway 67.

B. Replat of Lot 2, City Business Park North

A request for approval of a Replat of Lot 2, City Business Park North, being 34.856 acres north of Paulann Boulevard and North U.S. Highway 67.

Jeff Fisher, Principal Planner, outlined the proposed preliminary plat and replat. He explained that the City's Fire Training Facility was going to expand which required a replat and that this expanded area would encroach into unplatted land, requiring a preliminary plat for all the acreage. He then indicated that the replat will conform to the new preliminary plat and the City's Comprehensive Plan and Intent of Purpose Statements. Mr. Fisher concluded his presentation by outlining the one recommended condition for the preliminary plat, and three recommended conditions of the replat.

Chair Stribling asked if he needed to read the replat into the record separately.

Mr. Fisher stated that he can but that both cases could be decided in one motion.

Chair Stribling asked what the requirements are for platting and why deferrals on drainage studies continue to be granted.

Mitchell Gatlin, Project Engineer-EIT, explained that deferrals are common for commercial lots because the developer may not know the location of their development this early on. He explained that requiring a drainage study now, may require the developer to have to revise their grading pond and detention pond location later.

Chair Stribling asked if the drainage study would only be for the replat of 35 acres and not the full 320 acres of the preliminary plat.

Mr. Gatlin responded this was correct.

Chair Stribling expressed concerns of what will happen on the remaining acreage.

Mr. Gatlin explained that there is an existing detention pond at the Fire Training Facility.

Aaron Vannoy, Assistant Director of Planning and Development Services, asked what the triggers were for a drainage study.

Mr. Gatlin responded that the site had to be more than 1 acre and change the impervious cover by more than 5% of the land area.

Mr. Vannoy explained that for this property the developer is not sure what the future development will be.

Chair Stribling asked if the drainage study would be required with the preliminary plat or the final plat.

Mr. Gatlin responded it would be required for the final plat.

Chair Stribling asked what is normally required.

Mr. Gatlin responded that it depends, it may be required with the preliminary plat unless there is an associated final plat submitted at the same time, in which case a drainage study could accompany the final plat.

Russell Gully, SKG Engineering, as a member of the public but not representing this case, explained that typically, a detention pond limits downstream conditions and that deferrals can assist the developer minimize cost impacts.

San Angelo Fire Chief Brian Dunn displayed the proposed replat area and that he is not planning on developing at this time, and will have fire training props in future.

Brandon Dyson, Assistant City Attorney, explained that from the relevant City Ordinances, the City Engineer has the authority to require a drainage study or waive it.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Preliminary Plat of City Business Park North, being approximately 320 acres north of Paulann Boulevard and North U.S. Highway 67, subject to one condition of approval; and APPROVE a Replat of Lot 2, City Business Park North, being 34.856 acres north of Paulann Boulevard and North U.S. Highway 67, subject to three conditions of approval and one note to

defer the drainage study to prior to building permit issuance. Commissioner Ionita seconded the motion. The motion carried unanimously, 7-0.

Items 1C, 1D, and 1E were presented concurrently in one presentation.

C. Arden Estates, Section One

A request for approval of a Final Plat for Arden Estates, Section One; being 4.438 acres generally located 450 feet south of the intersection of Arden Road and Northwest Drive.

D. Arden Estates, Section Two

A request for approval of a Final Plat for Arden Estates, Section Two; being 2.910 acres, generally located 450 feet south of the intersection of Arden Road and Northwest Drive.

E. Arden Estates, Section Three

A request for approval of a Final Plat for Arden Estates, Section Three; being 7.787 acres, generally located 450 feet south of the intersection of Arden Road and Northwest Drive.

Sherry Bailey, Principal Planner, outlined the proposed replats. She explained that the Commission approved the preliminary plat for this area in March, and that an associated rezoning will be presented at tomorrow's City Council Meeting for CG and RS-1 zoning. Ms. Bailey provided a plat map showing the acreages for each section and the number of lots in each. She explained there is a total of 15.135 acres and 57 single-family residential lots. She then indicated that 14 notices were mailed and two responses were received in favor. She then indicated that the replats will conform to the City's Comprehensive Plan and Intent of Purpose Statements. Ms. Bailey concluded her presentation by outlining the eight recommended conditions for each replat.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, explained that the drainage studies for these plats will not be deferred.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Final Plat for Arden Estates, Section One, being 4.438 acres generally located 450 feet south of the intersection of Arden Road and Northwest Drive, subject to eight conditions of approval; APPROVE a Final Plat for Arden Estates, Section Two, being 2.910 acres, generally located 450 feet south of the intersection of Arden Road and Northwest Drive, subject to eight conditions of approval; and APPROVE a Final Plat for Arden Estates, Section Three,

being 7.787 acres, generally located 450 feet south of the intersection of Arden Road and Northwest Drive, subject to eight conditions of approval. Commissioner Ionita seconded the motion. The motion carried unanimously, 7-0.

F. First Replat of Lot 1 & Lot 2, Block 1, Reece Albert Subdivision and Lot 1, Block G, Sunnyside Addition

A request for approval of a First Replat of Lot 1 & Lot 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street; and two variances 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' or 36' with a 4' sidewalk for Deaton Street, an urban local street, and to maintain a paving width of 48' with curb-and-gutter in lieu of the required 50' for Currier Street, an urban collector street.

Chair Stribling indicated that the Planning Commission was in receipt of the applicant's 30-day waiver, requesting that this replat be tabled until the May Planning Commission Meeting.

Cooper Carroll, Planning Intern, responded that this was correct.

Commissioner Smith made a motion to TABLE a request for approval of a First Replat of Lot 1 & Lot 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street; and two variances 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' or 36' with a 4' sidewalk for Deaton Street, an urban local street, and to maintain a paving width of 48' with curb-and-gutter in lieu of the required 50' for Currier Street, an urban collector street; until the May 17, 2021, Planning Commission Meeting. Commissioner Uherik seconded the motion. The motion carried unanimously, 7-0.

G. First Replat of the North 100 Feet of Lot 5 1/2, Sheppard's Addition

A request for approval of a First Replat of Lot 5 1/2, Sheppard's Addition, being 0.135 acres located at 1031 Preusser Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 30' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for North Irene Street, an urban local street.

Shelly Paschal, Planner, presented the proposed replat. She explained that the proposed replat will allow a new single-family home on the property. Ms. Paschal indicated that 20 notices were mailed and one response was received in favor. She then indicated that the replat will conform to the City's Comprehensive Plan and

Intent of Purpose Statements. Ms. Paschal provided reasons for Staff's support for the paving width variance on Irene Street which included that the current paving width is not detrimental as Irene functions adequately with existing curb and gutter; is not applicable to other properties; would result in a hardship if not granted; and would not vary significantly any ordinances. She concluded her presentation by outlining the two recommended conditions of approval.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested approval of the plat and associated variance.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a First Replat of Lot 5 1/2, Sheppard's Addition, being 0.135 acres located at 1031 Preusser Street subject to two 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 30' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for North Irene Street, an urban local street. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

H. First Replat in Lots 8 & 9, Block R, Spencer's Addition No. 2

A request for approval of a First Replat of Lots 8 & 9, Spencer's Addition #2, being 0.160 acres located at 218 South Browning Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 23.5' without curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for South Browning Street, an urban local street.

Shelly Paschal, Planner, presented the proposed replat. She explained that the proposed replat will allow a new carport by reorienting the property lines. She then indicated that the replat will conform to the City's Comprehensive Plan and Intent of Purpose Statements. Ms. Paschal provided reasons for Staff's support for the paving width variance on South Browning Street which included that the current paving width is not detrimental; and due to the drastic topography on South Browning next to and south of the property. She concluded her presentation by outlining the three recommended conditions of approval, and that 13 notices were mailed with one response was received in favor and one against.

Chair Stribling asked what the opposition response was for.

Ms. Paschal responded that the opponent believed that the subject owner's fence was encroaching into their property. She indicated that this owner may have been confused as to where the physical property lines were located.

Chair Stribling asked if the new carport will have to meet all setbacks.

Ms. Paschal responded that this was correct and that the carport is in the Open Structure Overlay Zone and also need to meet these requirements.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested approval of the plat and associated variance.

Chair Stribling closed public comment.

Commissioner Ionita made a motion to APPROVE a request for approval of a First Replat of Lots 8 & 9, Spencer's Addition #2, being 0.160 acres located at 218 South Browning Street subject to three 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 23.5' without curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for South Browning Street, an urban local street. Commissioner Uherik seconded the motion. The motion carried unanimously, 7-0.

2. Rezoning

City Council has final authority for approval of rezonings.

A. Z20-03 CBD Expansion (northwest)

A request for approval of a rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Heavy Commercial (CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 67 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West Houston Harte Expressway; and west of North Chadbourne Street.

Jeff Fisher, Principal Planner, presented the proposed CBD expansion. He explained that this request was brought forward in March 2020, and that property owners who objected at that time were removed from the proposed CBD zoning. Mr. Fisher further explained that of the 84 properties subject to the current request, staff received three letters in favor and none opposed; and two letters opposed from

owners not affected but within 200 feet. Mr. Fisher then outlined for the Commission the reasons some property owners were opposed, mainly those zoned Light Manufacturing (ML) which if rezoned CBD, would be limited to 10% outside storage; would not be allowed to have intermodal storage containers; and would not be allowed to have manufacturing uses. He then displayed a map showing nine properties with existing uses, eight of which would require a Conditional Use to expand, if rezoned to CBD. Mr. Fisher then outlined Staff's recommendation to approve the rezoning on the grounds that the Comprehensive Plan designates this area Downtown and the CBD Zoning would conform to the Downtown policies; that the CBD would allow more flexible zoning standards including 0-foot front setbacks and no parking requirement; and that much of the area already has residential and commercial uses that would be allowed by right in CBD.

Chair Stribling asked if uses currently legal non-conforming would be allowed to continue.

Mr. Fisher responded if the uses were legal when constructed, they would still be legal non-conforming, but if they want to expand on the property, they would require Planning Commission approval for an expansion of a non-conforming use, or a conditional use.

Chair Stribling asked for the uses that would be non-conforming if rezoned to CBD, why they would not conform.

Mr. Fisher explained that for instance, two of the properties were major vehicle repair which would need a conditional use.

Chair Stribling asked for clarity on the two options.

Mr. Fisher responded that the businesses could stay as is and would be legal non-conforming but would not be able to expand; the business could obtain an expansion of a non-conforming use and expand to the footprint proposed; or the business could obtain a conditional use approval and have multiple expansions without needing a new approval each time.

Commissioner Uherik asked if the use stays with the property if sold.

Mr. Fisher responded this is correct.

Vice Jackson asked if a property was sold but not occupied for 12 months, if the legal non-conforming use would go away.

Jon James, Planning and Development Services Director, indicated that if the business closes for 12 months, they would lose the legal non-conforming status.

Vice Chair Jackson asked if the new letters received today were added to what was presented.

Mr. Fisher indicated that what was presented was correct, and that the two new letters received were for a different case.

Chair Stribling opened public comment.

Ms. Karen Best, 202 West Beauregard Avenue, indicated she wanted to speak.

Mr. Fisher explained that he understood she wanted to speak for a separate case, Z21-04 for the Downtown District.

Ms. Best responded that this was correct and she wanted to notify the Commission she was now in the virtual zoom meeting and would return to speak later when Z21-04 is presented.

Mr. Winn Palmer, who owns Palmer Feed at 316 Martin Luther King Drive within 200 feet of the proposed rezoning, explained that he is opposed to the rezoning immediately west of his property because he is in contract to buy these properties from the Harrisons. He explained that Palmer does not have room to park on their current holdings.

Mr. Fisher displayed the subject properties on the zoning map, and explained that the properties are zoned mainly CH and CG/CH which would allow the parking of heavy vehicles and equipment, with two lots zoned CO that could allow offices.

Mr. James explained that Staff is comfortable excluding these properties from the CBD rezoning.

Vice Chair Jackson asked why Staff is proposing to rezone to CBD.

Mr. Fisher responded that this area is in the Downtown Future Land Use area of the Comprehensive Plan which supports CBD zoning, and that Staff believed that this area served as an extension of the existing downtown.

Chair Stribling indicated that he is not opposed to CBD provided existing uses are allowed to continue. He explained that much of this area is still industrial.

Mr. Fisher explained that the current Zoning Ordinance considers those uses existing since 2000 in zones where they would be allowed with a conditional use, as lawful as if they had a conditional use approval.

Mr. James explained that Staff removed the industrial owners who expressed opposition.

Chair Stribling indicated that he preferred rezoning to CBD but still allowing all uses that are currently allowed on those properties.

Mr. James indicated that a provision could be added that would allow those existing uses.

Chair Stribling asked if this item could be tabled to allow Staff to do additional research.

Mr. James responded that the rezoning could be tabled.

Commissioner Ionita concurred with Chair Stribling that the item should be tabled, and that many owners may not have understood the potential issues.

Vice Chair Jackson also agreed to table the item, and that several owners may have a third party receive their mail and they may not have had time to review the notice letter.

Chair Stribling asked the other Commissioners if uses allowed in industrial that are not allowed in CBD could be added as permitted uses with this CBD rezoning.

Mr. James asked for clarification if only an existing industrial use is allowed but not all industrial uses.

Chair Stribling responded that his intent was to allow all industrial uses, even those not already operating on the property.

Commissioner Ionita expressed her opinion that if an existing use wants to expand they should be allowed to, and not have their property rights taken away.

Mr. James explained that he did not believe that we have the authority to rezone to CBD and still allow all the uses in the previous zoning district. He did say however, that there may be a way to allow the rezoning to CBD and allow the current use of the property to continue.

Commissioner Ionita made a motion to TABLE the rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Heavy Commercial (CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 67 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West

Houston Harte Expressway; and west of North Chadbourne Street, to the next Planning Commission Meeting of May 17, 2021. Commissioner Self seconded the motion. The motion carried 6-1 with Commissioner Spano voting against.

B. Z21-04 Downtown District (COSA)

A request for approval to expand the boundary of the Downtown District Overlay Zone, generally located north of Neff's Way; east of Abe Street; south of 5th Street and west of Emerick Street.

Jon James, Planning and Development Services Director, presented the proposed Downtown District Overlay expansion. He explained that the current Downtown District used to be part of the River Corridor Overlay which was split into three districts. Mr. James displayed a map showing the current boundary, a larger boundary originally approved, and the new proposed boundary which is between these two. He explained that City Council had expressed interest in an expanded boundary, but just not as large as the larger boundary initially proposed. Mr. James then displayed a map showing some property owners who requested that they are not part of the Downtown Overlay which are north of 3rd Street and 4th Street. These included the Palmer Feed properties and some of Mr. Lee Pfluger's properties. He then indicated that of the 263 notices that were sent to affected property owners, which included those already in the current Downtown District boundary, 10 letters were received in favor and 10 against; and of the 112 notices sent to owners within 200 feet, 0 were received in favor, and 2 were received against. He explained that one of the objecting owners, the Episcopal Church, were already subject to the Historic Overlay Zone and therefore, would not be subject to any stricter standards if they become part of the Downtown Overlay. Mr. James also mentioned that in this case, any new development would only require the historic review application and not the Downtown District application.

Mr. James then outlined Staff's recommendation to approve the Downtown Overlay expansion on the grounds that it would include properties part of the associated CBD zoning district expansion (Z20-03); are located within the historic core of the City requiring a stronger emphasis on quality design; and that several of the industrial properties in this area are being converted to residential or commercial over time.

Vice Chair Jackson asked about properties that are already designated historic.

Mr. James displayed this map showing the 7 properties already historic that would have design control within the CBD expansion area.

Vice Chair Jackson then asked if each of the three districts, Downtown, River Corridor, and Cultural all had their own design standards.

Mr. James responded that the regulations are the same for now, but that in future, Staff could create separate standards for each district. He also mentioned that the current standards are broad and a development on the River or Downtown would be looked at differently than one in an industrial area.

Vice Chair Jackson asked if it was better to set the guidelines first before the boundary expansion.

Mr. James responded that the current regulations work well because they are flexible.

Chair Stribling indicated that broad regulations can be troublesome because they are not predictable, and developers may not know what will be required until they go to the Design and Historic Review Commission (DHRC). He gave an example of paint colors.

Mr. James indicated that for paint colors this can be approved administratively and not having to go to the DHRC.

Chair Stribling opened public comment.

Ms. Karen Best, who is an attorney who works at 202 W. Beauregard Avenue, expressed concerns about notification of the meeting. She explained that the mailed notice did not provide enough information to understand what was being proposed. She also indicated that she did not receive her notice until one week after it was mailed. Ms. Best requested that the Commission table this item so the public can obtain more information.

Mr. Lee Pfluger, who owns several properties within the proposed expansion area, expressed concerns about additional requirements that may be added later. He indicated that he would be satisfied if some of his properties north of 4th Street were removed from the overlay expansion as presented by Staff.

Mr. Winn Palmer of Palmer Feed indicated that he does not want to be in the overlay zone and would support Staff's alternative option of having his properties removed from the overlay zone.

Commissioner Uherik indicated that his employer, First Financial Bank, is within the overlay zone and asked if he should recuse himself from the vote.

Brandon Dyson, Assistant City Attorney, indicated that it would be a good idea for Mr. Uherik to recuse himself from the vote.

Mr. James indicated that Staff could consider a town hall meeting to provide more information to affected property owners.

Vice Chair Jackson made a motion to **TABLE** the request for approval to expand the boundary of the Downtown District Overlay Zone, generally located north of Neff's Way; east of Abe Street; south of 5th Street and west of Emerick Street. Commissioner Ionita seconded the motion. The motion carried 5-1 with Commissioner Spano voting against.

3. Conditional Uses

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

A. CU21-04 – 2310 West Twohig Avenue

A request for approval of a Conditional Use for a Short-Term Rental in a Single-Family Residential (RS-1) Zoning District, located at 2310 West Twohig Avenue.

Shelly Paschal, Planner, indicated that the request is for a new short-term renewal in an existing single-family home on the property. She then outlined Staff's rationale for approval on the grounds that there does not appear to be any adverse impacts; that the existing home where the STR will be located meets all setbacks and has two required parking spaces; and that the STR is compatible with the surrounding area. She indicated that of the 24 notices mailed, three were received in favor and none against. Ms. Paschal concluded her presentation by outlining the seven conditions of approval as presented.

Chair Stribling opened public comment.

Mr. Eleazar Cano, the applicant, explained that the house was recently remodeled.

Chair Stribling closed public comment.

Commissioner Ionita made a motion to **APPROVE** a request for approval of a Conditional Use for a Short-Term Rental in a Single-Family Residential (RS-1) Zoning District, located at 2310 West Twohig Avenue, subject to seven conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously 7-0.

B. CU21-05 – 212 North Magdalen Street

A request for approval of a renewal of a Conditional Use for a Short-Term Rental in a Low-Rise Multi-Family (RM-1) Zoning District, located at 212 North Magdalen Street. Shelly Paschal, Planner, indicated that the request is for a renewal of a short-term renewal in an existing single-family home on the property. She then outlined Staff's

rationale for approval on the grounds that there does not appear to be any adverse impacts; that the existing home where the STR will be located meets all setbacks and has two required parking spaces along the north side of the home; and that the STR is compatible with the surrounding area. She indicated that of the 8 notices mailed, one was received in favor and none against. Ms. Paschal concluded her presentation by outlining the seven conditions of approval as presented.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Smith asked if San Angelo Police Department was circulated.

Ms. Paschal responded Police, Fire, and Code Compliance were circulated and that there were two police reports filed, one for a false alarm, and one for theft for stolen property.

Vice Chair Jackson made a motion to APPROVE a request for approval of a renewal of a Conditional Use for a Short-Term Rental in a Low-Rise Multi-Family (RM-1) Zoning District, located at 212 North Magdalen Street, subject to seven conditions of approval as presented. Commissioner Ionita seconded the motion. The motion carried unanimously 7-0.

C. CU21-06 – 1001 East 28th Street

A request for approval of a Conditional Use for Telecommunication Facilities within a General Commercial/Heavy Commercial (CG/CH) Zoning District, located at 1001 E. 28th Street.

Sherry Bailey, Principal Planner, indicated that the request is for the replacement of two broadcast towers at the KLST/NEXSTAR property for one new 190-foot tower. Ms. Bailey indicated that the tower will be in the same location as the existing one, and will be a single monopole tower without guy wires. She indicated that of the 10 notices mailed, there were none received in favor or against. She then outlined Staff's rationale for approval on the grounds that there are no other towers in the area; the tower will comply with zoning; and that it is compatible with the surrounding area replacing the two older towers. Ms. Bailey concluded her presentation by outlining the five conditions of approval as presented.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **APPROVE** a request for approval of a **Conditional Use for Telecommunication Facilities within a General Commercial/Heavy Commercial (CG/CH) Zoning District, located at 1001 E. 28th Street, subject to five conditions of approval as presented. Commissioner Ionita seconded the motion. The motion carried unanimously 7-0.**

V. Director's Report.

Jon James, Planning and Development Services Director, indicated that we are moving towards in-person meetings again soon, which could be as early as the next Planning Commission. He indicated that we would let the Commissioners know in advance.

A. 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, May 17, 2021**, in either virtually or in City Hall East Mezzanine Meeting Room, 72 W. College Ave.

B. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 11:22 a.m., and Commissioner Ionita seconded the Motion. The Motion passed unanimously, 7-0.



Travis Stribling, Chair,
Planning Commission