



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, JUNE 21, 2021, 9:00 A.M.  
**VIA Audio/Video Broadcast**

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

**ABSENT:** Travis Stribling (Chair)

**STAFF:** Jon James, AICP, Director of Planning and Development Services  
Aaron Vannoy, Assistant Director of Planning and Development Services  
Zack Rainbow, Planning Manager  
Sherry Bailey, Principal Planner  
Jeff Fisher, AICP, Principal Planner  
Brandon Dyson, Assistant City Attorney  
Mitchell Gatlin, Project Engineer-EIT  
Melissa Szyplinski, 9-1-1 Addressing Coordinator

**I. Call to order.**

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

**II. Consent Agenda:**

A. Consideration of approving the May 17, 2021, Planning Commission Regular Meeting minutes.

**B. Second Replat in Block Two, Arden Estates, Section Three**

A request to approve the Second Replat in Block Two, Arden Acres, Section Three; being 11.819 acres.

*Vice Chair Jackson moved Item II.B to the Regular Agenda for discussion and action.*

**C. First Replat in Block 6, San Angelo Main Town Addition**

A request for approval of a First Replat in Block 6, San Angelo Main Town Addition, being 3.191 acres north of East Twohig Avenue; east of South Oakes Street; south of East Beauregard Avenue; and west of South Magdalen Street.

**D. Duran West , Section Two**

A request for approval of a final plat for Duran West Addition Section Two, being 0.136 acres generally located at 65 West 34th Street at the intersection of Hagelstein Street and West 34th Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk for West 34th Street, an urban local street.

**E. First Replat of Lots 9 and 10, Block 59, Hatcher Addition**

A request for approval of a First Replat of Lots 9 and 10, Block 59, Hatcher Addition, being 0.321 acres located at 904 and 908 N. Garfield Street; and variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36' with curb-and-gutter in lieu of the required 50' with curb-and-gutter for North Garfield Street, an urban collector street; and 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 Waco Street, an urban local street.

**F. First Replat of Lot 11, Block 34, Lakeview Addition**

A request for approval of a First Replat of Lot 11, and the abandoned 15' X 150' alley, Block 34 of Lake View Addition, being 0.224 acres located at 518 East 44th Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for East 44th Street, an urban local street.

**G. First Replat of Tracts 1A and 1B, of the First Replat in Tract 1, Revised Pecan Creek Subdivision**

A request for approval of the First Replat of Tracts 1A and 1B, of the First Replat in Tract 1, Revised Pecan Creek Subdivision, being 3.000 acres of land, generally located 500 feet west of the intersection of South US Highway 277 and RM 584 along RM Highway 584.

**H. Randall Motors Subdivision, Section One**

A request for approval of a final plat of Randall Motors Subdivision, Section One, being 0.599 acres located southeast of Austin Street and West Avenue N; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 42' feet without curb-and-gutter in lieu of the required 50' with curb-and-gutter for Austin Street, an urban collector street.

**I. First Replat of the north 105 feet of Lot 2, Block 5 of Sheppard's Addition**

A request for approval of a First Replat of the north 105 feet of Lot 2, Block 5 of Sheppard's Addition, being 0.120 acres located at 1227 Coke Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Coke Street, an urban local street.

Commissioner Uherik made a motion to approve the Consent Agenda except for Item II.B which was moved to Regular Agenda. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

III. Regular Agenda

1. Subdivision Plats

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

A. Second Replat in Block Two, Arden Estates, Section Three

A request to approve the Second Replat in Block Two, Arden Acres, Section Three; being 11.819 acres.

*This item was moved from the Consent Agenda for further discussion and action.*

Sherry Bailey, Principal Planner, indicated that the applicant requested item move to regular agenda so he could request a deferral of sidewalks.

Vice Chair Jackson opened public comment.

Mr. Steve Eustis, one of the property owners, asked for confirmation that Engineering Services have agreed to defer both water and service connections, drainage study, and also asked that the sidewalks be deferred to the permitting stage.

Mitchell Gatlin, Project Engineer-EIT, has confirmed that the service connections and drainage study have been deferred to the permitting stage.

Vice Chair Jackson asked if sidewalks would be deferred also.

Mr. Gatlin responded that sidewalk deferrals would be for Planning to address.

Ms. Bailey responded that Planning has agreed to sidewalk deferral.

Vice Chair Jackson closed public comment.

Commissioner Uherik made a motion to APPROVE the Second Replat in Block Two, Arden Acres, Section Three; being 11.819 acres, subject to one condition of approval as presented, deferring the other three conditions, sidewalks, water and wastewater service lines, and drainage study to the building permit stage. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

**B. Preliminary Plat, Shops of Sherwood Subdivision**

A request for approval of a Preliminary Plat, Shops of Sherwood Subdivision, being 35.017 acres south of Sherwood Way and west of Southland Boulevard.

*Vice Chair Jackson announced that this item was withdrawn by the applicant. No further action was required.*

**C. Second Replat of Block 2, Old Christoval Road, Industrial Park, Section Two**

A request for approval of a Second Replat of Block 2, Old Christoval Road, Industrial Park, Section Two, being 7.353 acres located at 4125 Dan Hanks Lane; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 24' feet without curb-and-gutter in lieu of the required 50' with curb-and-gutter for Dan Hanks Lane, an urban collector street.

Jeff Fisher, Principal Planner, outlined the proposed replat. He explained that the applicant was subdividing a full tract and two remainder tracts into one lot for future development. Mr. Fisher indicated that an associated Zone Change for Heavy Manufacturing was reviewed by the Planning Commission and has passed first reading at City Council. He then outlined Staff's recommendation to approve the replat which conforms to the the City's Comprehensive Plan and Intent of Purpose Statements. Mr. Fisher then proceeded to outline Staff's support for the variance to allow Dan Hanks Lane to remain 24 feet on the grounds that all 24 feet were constructed on their incremental half for the benefit of this and adjacent subdivisions, and therefore, the variance was in essence only for one more foot of paving. Mr. Fisher concluded his presentation by outlining the two conditions of approval in the Staff Report.

Vice Chair Jackson opened public comment.

Ms. Amy Zetzman, the attorney on behalf of the applicant, indicated she was available for questions.

Vice Chair Jackson closed public comment.

**Commissioner Uherik made a motion to APPROVE the Second Replat of Block 2, Old Christoval Road, Industrial Park, Section Two, being 7.353 acres located at 4125 Dan Hanks Lane 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 24' feet without curb-and-gutter in lieu of the required 50' with curb-and-gutter for Dan Hanks Lane, an urban collector street. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.**

**D. Ortiz Subdivision, Section One**

A request for approval of Ortiz Subdivision, Section One, being 0.500 acres located at 302 East 14th Street; and variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 40' in lieu of the required 50' for East 14th Street, an urban collector street; and to maintain a paving width of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Brian Street, an urban local street; and 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 East 15th Street, an urban local street; and 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 Pecan Street, an urban local street.

Sherry Bailey, Principal Planner, outlined the proposed final plat. She indicated that this was the last tract in the area that was not platted. She explained that the applicant wants to build a carport on property, and while not asking for any additional right-of-way, require street variances because their widths are deficient. Ms. Bailey elaborated that all four streets come together in an unusual configuration and that the area is built out to almost maximum capacity. She then provided her recommendation to approve all variances on the grounds that this is an older, established neighborhood; that all four streets functions adequately as they are; and that the area is almost fully developed.

Vice Chair Jackson opened public comment.

Mr. Jack Downey, SKG Engineering, on behalf of the applicant, indicated that he was available to answer any questions.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE a final plat, Ortiz Subdivision, Section One, being 0.500 acres located at 302 East 14th Street; and APPROVE all variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 40' in lieu of the required 50' for East 14th Street, an urban collector street; and to maintain a paving width of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Brian Street, an urban local street; and 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 East 15th Street, an urban local street; and 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 Pecan Street, an urban local street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

**2. Related Comprehensive Plan Amendments & Rezoning**

*City Council has final authority for approval of Comprehensive Plan amendments and rezonings.*

**A. 333, 404, and 412 Preusser Street**

**i. CP21-03: 404 and 412 Preusser Street**

A request for an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use on the subject property located at 404 and 412 Preusser Street.

**ii. Z21-07: 333, 404, and 412 Preusser Street**

A request for approval of a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.880 acres at 404, 412 and 331 Preusser Street.

Sherry Bailey, Principal Planner, presented the associated Comprehensive Plan Amendment and Rezoning. She explained that these cases were reviewed last month by the Planning Commission but were brought back because two of the properties were inadvertently not noticed. Ms. Bailey explained that of the 38 notices mailed out, Staff received one letter in support and one letter opposed. She explained that the letter opposed was regarding encroachment generally of commercial uses into residential areas. Ms. Bailey explained that in this case, Staff believes that the proposed Office Commercial (CO) is the best fit as it does not allow retail uses.

Vice Chair Jackson opened public comment.

Vice Chair Jackson 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 Neighborhood to the Commercial Future Land Use on the subject properties; and to **RECOMMEND APPROVAL** of a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.880 acres at 404, 412 and 331 Preusser Street. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

**B. 5702 Melrose Avenue**

*Commissioner Uherik recused himself from both cases at 9:20 a.m. due to potential conflict of interest.*

i. **CP21-04: 5702 Melrose Avenue**

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Commercial Future Land Use to the Neighborhood Center Future Land Use, being 20.432 acres, located at 5702 Melrose Avenue.

ii. **PD21-02: 5702 Melrose Avenue**

A request for approval of a rezoning from the Planned Development (PD02-03) Zoning District which allowed general commercial uses on approximately 30 acres to a Planned Development (PD21-02) Zoning District to allow for a multifamily housing complex comprised of single-family dwellings on 20.432 acres, located at 5702 Melrose Avenue.

Jeff Fisher, Principal Planner, presented the proposed Comprehensive Plan and PD rezoning as one presentation. He indicated that the Planning Commission approved the Conditional Use for this multifamily development of single-family homes in 2019, but that the applicant was bringing this back as a special PD zoning to allow a 6-foot tall front privacy fence in the front yard, as the underlying zoning only allowed 4 feet. Mr. Fisher explained that Staff is comfortable approving the fence provided it is moved back behind the utility box which is 10 feet from the front property line. He also indicated that the applicant is removing some of the internal sidewalk connections on their concept plan but that Staff is good with this because there is still connectivity to the amenities on site. Mr. Fisher then outlined Staff's recommendation to approve both cases on the grounds that the Neighborhood Center designation would support the PD zone change; that the houses already under construction comply with the underlying RM-1 development standards; and that the development provides a transition between commercial development along Houston Harte expressway and the single-family residential neighborhood to the north. Mr. Fisher concluded his presentation by outlining the five conditions of the PD as presented.

Vice Chair Jackson opened public comment.

Mr. Justin Hardin, the applicant with Flat Creek Builders indicated that he was available for comment.

Vice Chair Jackson 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 "Commercial" Future Land Use to the "Neighborhood Center" Future Land Use; and to **RECOMMEND APPROVAL** of a rezoning from the Planned Development (PD02-03) Zoning District which allowed general commercial uses on approximately 30 acres to a Planned Development (PD21-02) Zoning District to allow

for a multifamily housing complex comprised of single-family dwellings; being 20.432 acres, located at 5702 Melrose Avenue, to allow for specific uses and development standards outlined in the Ordinance, subject to five Conditions of Approval, as presented. Commissioner Smith seconded the motion. The motion carried unanimously, 5-0.

*Commissioner Uherik returned to the meeting at 9:32 a.m.*

**3. Conditional Uses**

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

**A. CU21-09 – 406 W. 49<sup>th</sup> Street**

A request for approval of a Conditional Use (CU) for a Short-Term Rental (STR) in a Ranch and Estate (R&E) Zoning District, located at 406 West 49th Street.

Sherry Bailey, Principal Planner, presented the proposed Conditional Use for a new short-term rental. She explained that the applicants recently purchased a home for the purpose of a short-term rental. Ms. Bailey indicated that the short-term rental will have sufficient parking, and is conveniently located just two blocks from the Coliseum where events take place. She indicated, that of the 13 notices sent out, Staff received no written responses in support or against but did receive several phone calls in support. Ms. Bailey then outlined Staff's recommendation for approval on the grounds that there will be no change to the residential character of the area; that it meets all zoning requirements for short-term rentals; and that it serves a demonstrated need providing accommodations in close proximity to the Coliseum where the Rodeo and other events take place. Ms. Bailey concluded her presentation by outlining the six conditions of approval as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

**Commissioner Uherik made a motion to APPROVE a request for a Conditional Use (CU) for a Short-Term Rental (STR) in a Ranch and Estate (R&E) Zoning District, located at 406 West 49th Street, subject to six conditions of approval as presented. Commissioner Smith seconded the motion. The motion carried unanimously 6-0.**

**V. Director's Report.**

Jon James, Planning and Development Services Director, announced the Planning Manager, Mr. Zack Rainbow, and thanked Sherry Bailey, Principal Planner, for her service and she is retiring.



**A. 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, July 19, 2021**, in City Hall East Mezzanine Meeting Room, 72 W. College Ave.

**B. Adjournment.**

Commissioner Smith made a Motion to adjourn at 9:40 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.

  
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Teri Jackson, Vice Chair,  
Planning Commission