



## RECORD OF MINUTES

### CITY OF SAN ANGELO, TEXAS PLANNING COMMISSION MONDAY, OCTOBER 18, 2021, 9:00 A.M.

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

**ABSENT:** Joe Self

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

#### I. Call to order.

- A. Chair Stribling called the meeting to order at 9:01 a.m. and established that a quorum of six was present.

#### II. Consent Agenda:

- A. Consideration of approving the September 20, 2021, Planning Commission Regular Meeting minutes.

**Vice Chair Jackson made a motion to approve the Consent Agenda. Commissioner Davis 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. Replat of Lots 3 & 4, Block 1, Ramsey Subdivision

A request for approval of a Replat of Lots 3 & 4, Block 1, Ramsey Subdivision, being 0.306 acres northwest of Era and Fulton Streets; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 30' paving width for Fulton Street, an urban local street.

Jeff Fisher, Chief Planner, explained that the applicant has requested that this replat be withdrawn.

**Vice Chair Jackson made a motion to APPROVE to accept the applicant's request to WITHDRAW a Replat of Lots 3 & 4, Block 1, Ramsey Subdivision. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**B. Adrod Subdivision**

A request for approval of a final plat for Adrod Subdivision, being 5.00 acres northwest of Lake Drive and W. 33rd Street; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 30-foot paving width without curb-and-gutter for Lake Drive, an urban collector street.

Jeff Fisher, Chief Planner, presented the proposed plat to divide the existing lot into two lots. He provided Staff's rationale to recommend approval of the replat for conforming to the City's Comprehensive Plan and Subdivision Purpose Statements, and approval of the paving width variance on Lake Drive based on previous variances granted and the street functioning adequately.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, questioned condition #5 and why a note about fire hydrants needing to be provided has to be on the plat. He requested that there be further discussion with the Fire Marshal about this, and requested approval of the plat.

Chair Stribling asked Staff to speak to the issue about fire hydrants.

Jon James, Planning and Development Services Director, explained that infrastructure requirements are triggered at the platting stage which is why this issue is reviewed now. He indicated that because we do not know where future buildings will be located, that Staff was comfortable with a deferral. He indicated that in the past, the Fire Marshal has expressed concerns that this information was not passed down to the builder, and therefore, a note on the plat is a way to inform a future buyer that a fire hydrant is still required. He further indicated that Staff was hesitant to remove the condition because the Fire Marshal requested it.

Chair Stribling asked if this was a requirement of the plat.

Mr. James responded that he will defer to the Fire Marshal but that this issue was raised before with the Fire Marshal and at that time they wanted to keep it as a plat requirement.

Mr. Gully asked if this note is placed on the plat, how many other notes should be required.

Chair Stribling asked when the plat is recorded, if water and sewer mains and taps are put in.

Mr. Gully responded that usually water will be in place before, and that sometimes a sewer main is deferred.

Chair Stribling asked what the main size will be to accommodate fire hydrants.

Mr. Gully responded that it will be an 8-inch line.

Chair Stribling asked if there is a conversation at the time of a water main extension.

Mr. Gully responded that this is correct, that the Fire Marshal signs off before a water main extension is installed.

Chair Stribling closed public comment.

Chair Stribling asked if placement of hydrants is determined by the location of structures.

Mr. James responded that this was correct.

Chair Stribling asked if the water service line installation comment addresses the Fire Marshal's concerns.

Mitchell Gatlin, Project Engineer-EIT, responded that water and wastewater lines refer to only domestic lines and not a main extension, and therefore, the Fire Marshal is not involved. In this case, Mr. Gatlin explained that there is already a main extension on Lake Drive.

Chair Stribling asked that if a water main needed to be extended, would the Fire Marshal need to sign off.

Mr. Gatlin responded this would be correct, but that in this case, no main extension is required, only a tap and therefore the Fire Marshal would not need to sign off.



Chair Stribling suggested that this may be an issue to raise with the Development Task Force.

Vice Chair Jackson made a motion to APPROVE a final plat for Adrod Subdivision, subject to five conditions, being 5.00 acres northwest of Lake Drive and W. 33rd Street; and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 30-foot paving width without curb-and-gutter for Lake Drive, an urban collector street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

**C. Atmos Energy Subdivision, Section One**

A request for approval of a final plat for Atmos Energy Subdivision, Section One, being 2.617 acres northeast of N. Main Street and E. 14th Street; and a variance from Chapter 10.III.A.1 of the Subdivision Ordinance to maintain a 60-foot right-of-way width for N. Main St., an urban arterial street; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 34-foot paving width for N. Main St., an urban arterial street.

Jeff Fisher, Chief Planner, presented the proposed final plat to consolidate three tracts into one platted lot to allow future development. He displayed a photo showing an existing building and parking on the two west tracts. He provided Staff's rationale to recommend approval of the final plat for conforming to the City's Comprehensive Plan and Subdivision Purpose Statements, and approval of the right-of-way and paving width variance on North Main Street based on Main Street being the same width for over a mile-and-a-half, and that additional increments would create an irregular jog in the street and required removal of curbs.

Commissioner Uherik asked why there is not a variance for a sidewalk given N. Main Street is an arterial road.

Mr. Fisher responded that the current ordinance is subjective, and in this case, Staff believes that a sidewalk should not be required given there are no schools and that this area is more industrial in nature.

Jon James, Planning and Development Services Director, explained that a sidewalk variance is not required because in this case, a sidewalk is discretionary.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, indicated that in a pre-development meeting it was agreed that no sidewalks would be required. He asked that plat is approved as presented.

Commissioner Uherik made a motion to APPROVE a final plat for Atmos Energy Subdivision, Section One, subject to six conditions, being 2.617 acres northeast of N. Main Street and E. 14th Street; APPROVE a variance from Chapter 10.III.A.1 of the Subdivision Ordinance to maintain a 60-foot right-of-way width for N. Main St., an urban arterial street; and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 34-foot paving width for N. Main St., an urban arterial street. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.

**D. Replat of Lots 2 and 3, Sunset Terrace Addition**

A request for approval of a replat of Lots 2 & 3, Sunset Terrace Addition, being 0.303 acres southwest of Howard Street and Houston Harte Expressway; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 36-foot paving width for Howard Street, an urban collector street.

Jeff Fisher, Chief Planner, presented the proposed replat of two existing lines that would shift a lot line to remove an encroaching building. He provided Staff's rationale to recommend approval of the replat for conforming to the City's Comprehensive Plan and Subdivision Purpose Statements, and approval of the paving width variance on Howard Street given that the street functions adequately, that it has the same width for 1.75 miles, and that there is a 4-foot sidewalk in front of the property.

Chair Stribling opened public comment.

Erica Carter, Carter Fentress Engineering, representing the applicant, requested that the plat be approved as presented.

Chair Stribling opened public comment.

Commissioner Davis made a motion to APPROVE a replat of Lots 2 & 3, Sunset Terrace Addition, subject to four conditions, being 0.303 acres southwest of Howard Street and Houston Harte Expressway; and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 36-foot paving width for Howard Street, an urban collector street. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.

**E. B & R Subdivision, Section Five**

A request for approval of a final plat for B & R Subdivision, Section Five, being 0.910 acres southwest of Cox Lane and Ben Ficklin Road; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 24-foot paving width without curb-and-gutter for Cox Lane, an urban collector street.



Jeff Fisher, Chief Planner, presented the proposed final plat of one lot for a future telecommunications office. He provided Staff's rationale to recommend approval of the replat for conforming to the City's Comprehensive Plan and Subdivision Purpose Statements. However, he recommended denial of the paving width variance for Cox Lane given that this would leave a deficiency of 13 feet and that the narrower street would not be sufficient to serve future development along Cox Lane which stretches another 1.37 miles to the west. Mr. Fisher also indicated that Staff is recommending a sidewalk along Cox Lane to close in the gap in the existing sidewalk network in the area.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested that the plat be approved as requested. He asked for the Commissioner, if not inclined to grant both variances, to at least remove the sidewalk requirement. He indicated that the property's purpose is for an unmanned telecommunication facility, and they will not have employees regularly, only the occasional employee. Mr. Gully asked that conditions #4 and #5 be deferred to time of permitting.

Commissioner Aguirre raised concerns that there is a lot of foot traffic in the area, with people walking to Stripes. He explained that while this new building may be unstaffed, there are lots of bike and foot traffic in the area, and it does get busy.

Chair Stribling agreed with Commissioner Aguirre, that there is not just egress to the property but through the property. Chair Stribling expressed his opinion that the road should be widened and a sidewalk installed.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **APPROVE** a final plat for B & R Subdivision, Section Five, subject to three conditions of approval, deferring Conditions #4 and #5 to time of permitting, being 0.910 acres southwest of Cox Lane and Ben Ficklin Road; **REQUIRE** a sidewalk adjacent to Cox Lane at time of permitting, and **DENY** a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 24-foot paving width without curb-and-gutter for Cox Lane, an urban collector street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

**F. First Replat in Block 13, Frary's Addition**

A request for approval of the First Replat in Block 13, Frary's Addition, being 2.052 acres north of Pulliam Street between N. Main Street and Malone Street.

Jeff Fisher, Chief Planner, presented the proposed replat consolidating 9 lots and an abandoned portion of a street into one platted lot for future development. He

provided Staff's rationale to recommend approval of the replat for conforming to the City's Comprehensive Plan and Subdivision Purpose Statements. He also outlined Staff's rationale for a sidewalk to close the gap in an existing 1.6-mile stretch of Pulliam Street that contains mostly sidewalks. He concluded his presentation by striking condition #2 as a sewer main already exists.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, said that the applicant is willing to remove the parking in the right-of-way. He also said that the applicant told him that if they have to build a sidewalk, they will have to leave San Angelo.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE the First Replat in Block 13, Frary's Addition, subject to one condition of approval, removing the sewer requirement as there already is one, deferring the drainage study to time of permitting, being 2.052 acres north of Pulliam Street between N. Main Street and Malone Street, and NOT REQUIRE a sidewalk adjacent to Pulliam Street. Commissioner Davis seconded the motion. The motion carried 5-1 with Commissioner Spano voting against.**

**G. Campos Subdivision, Section One**

A final plat of Campos Subdivision, Section One, being 1.089 acres northwest of Coliseum Drive and E. 40<sup>th</sup> Street; and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 48-foot paving width for Coliseum Drive, an urban collector street; and to maintain a 24-foot paving width without curb-and-gutter for East 40<sup>th</sup> Street, an urban local street.

Zack Rainbow, Planning Manager, indicated that the applicant has requested a 30-day waiver to defer this case to the Special Planning Commission Meeting of November 1, 2021.

**Vice Chair Jackson made a motion to APPROVE to accept the applicant's request to TABLE a final plat of Campos Subdivision, Section One, being 1.089 acres northwest of Coliseum Drive and E. 40<sup>th</sup> Street along with the associated variances to the Special Planning Commission Meeting of November 1, 2021. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**H. Day Addition, Section One**

A request for approval of a final plat of the Day Addition Section 1, being 2.13 acres located at the southeast corner of 30th and Travis streets; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 36 feet for 30th Street, an urban local street.



Kyle Warren, Planner, presented the plat. He indicated that a variance was requested for paving width on 30<sup>th</sup> St. He expressed Staff's support for the variance as 30<sup>th</sup> St. will not have additional traffic; is an infill project; that widening would create an irregular jog; and that the paving is exclusively on one side of the street.

Chair Stribling opened public comment.

Erica Carter, Carter Fentress Engineering, representing the applicant, indicated that she was available for questions and that the plat and variance be approved.

**Vice Chair Jackson made a motion to APPROVE a final plat of the Day Addition Section 1, subject to six conditions of approval, being 2.13 acres located at the southeast corner of 30th and Travis streets; and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 36 feet for 30<sup>th</sup> Street, an urban local street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**I. First Replat in Block 168, Amaker's Subdivision of Love's Annex to Angelo Heights Addition**

A request for an approval of a First Replat in Block 168, Amaker's Subdivision of Love's Annex to Angelo Heights Addition, being 0.430 acres located at the southeast corner of N. Jackson and Bailey Streets; and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 37 feet for N. Jackson Street, an urban local street, and to maintain a paving width of 30 feet for Bailey Street, an urban local street.

Kyle Warren, Planner, presented the proposed replat. He explained that the replat is a reorientation of two lots to go east-west. He also outlined Staff's recommendation to approve both street width variances for Bailey and North Jackson Street on the grounds that there will not be additional traffic, that this is for an infill development with curbs and gutters, and that additional paving would create an irregular jog in street.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, explained that the purpose of the replat was to allow the homeowner to build a carport. He expressed his opinion that the owner should not have to replat to build this carport.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to APPROVE a First Replat in Block 168, Amaker's Subdivision of Love's Annex to Angelo Heights Addition, subject to four**



conditions of approval, being 0.430 acres located at the southeast corner of N. Jackson and Bailey Streets; and **APPROVE BOTH** variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 37 feet for N. Jackson Street, an urban local street, and to maintain a paving width of 30 feet for Bailey Street, an urban local street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

**J. Third Replat in Block 8, Mrs. Julia A. Bailey Subdivision**

A request for approval of a Third Replat in Block 8, Mrs. Julia A. Bailey Subdivision, being 1.156 acres southeast of US Highway 87 and Cauley Lane; and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 45 feet for N. Chadbourne Street, an urban arterial street, and to maintain a paving width of 30 feet for Cauley Lane, an urban local street.

Rafael Alvarado, Planner, presented the proposed replat to subdivide one lot into two. He explained that there were existing structures on the lot. Mr. Alvarado outlined Staff's support for the street variances to maintain the current paving widths for Chadbourne Street and Cauley Lane.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, requested to set aside condition #5 for a septic system because the property is less than 0.5 acres. He explained that the owner intends to buy the remainder of Lot 1A in the future and add it to 1B to get over 0.5 acres.

Chair Stribling asked if the Commission could put a condition not to occupy improvements on 1B without a septic system.

Jon James, Planning and Development Services Director, indicated that he did not if this could be a condition.

Mr. Gully responded that perhaps the condition could be not to allow a septic system on the lot 1B unless it is more than 1 acre.

Mr. James indicated that a condition could grant a 5-year period to either extend the sewer line or replat 1B into a larger piece greater than 0.5 acres with a septic system.

Vice Chair Jackson made a motion to **APPROVE** a Third Replat in Block 8, Mrs. Julia A. Bailey Subdivision, subject to five conditions, deferring for five years Conditions #5 and #6 for either the extension of a sewer main and installation of water and wastewater lines, or the replat of Lot 1B into a larger piece greater than 0.5 acres with a septic system, being 1.156 acres southeast of US Highway 87 and Cauley Lane; and **APPROVE** both variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a paving width of 45 feet for N. Chadbourne Street, an urban arterial

street, and to maintain a paving width of 30 feet for Cauley Lane, an urban local street. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

## 2. Rezonings

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

### A. 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 David Street, south of 4th Street, and west of Emerick Street.

Jeff Fisher, Chief Planner, explained that this presentation is a culmination of previous meetings, including a Town Hall Meeting on September 9<sup>th</sup> where several owners attended including Mayor Gunter and Staff. He explained that after the Town Hall, it was recommended that the Downtown boundary expand west to the River Corridor so there would be a continuous design area on both sides of Koenigheim and Abe Streets. Mr. Fisher indicated that Staff's position is now to include the westerly expansion to the River Corridor.

Chair Stribling opened public comment.

Steve Eustis, a real estate agent downtown, asked what the process is for painting only.

Jon James, Planning and Development Services Director responded that painting is a simple review process, that if the colors meet the historic color palette, it is automatically approved, but even if not, Staff would review and may still approve.

Mr. Eustis expressed concerns about policies being too static and not creative. He explained that not all buildings are historical and should not have standards too rigid.

Mr. James responded that this would be a design review area, not a stricter historic overlay zone. He indicated that only properties already designated historic would have to go through a historic review.

Chair Stribling expressed concerns with going to the Design and Historic Review Commission. He indicated that he prefers specific guidelines on materials and colors and not the opinions of a board.

Mr. Eustis also expressed concerns if these standards be applied outside downtown, such as on CVS, Walgreens, and banks.



Mr. James responded that the River Corridor Master Development Plan (RCMDP) is context-specific, and that industrial areas for instance would be looked at differently. He explained that those businesses Mr. Eustis referred to on Bryant Boulevard will not be held to the same standard as a building on Concho Avenue.

Vice Chair Jackson indicated that we need a written definition of historic.

Mr. James responded that the City just received a grant for a historic area for downtown, and that there are Federal and State standards that define historic.

James Thomas, a real estate agent, located at the northeast corner of David and Concho Avenue asked if the Downtown standards would help or hurt him.

Mr. James responded that repainting his building or changing the exterior would require an approval, but that this process also guarantees that his neighbor cannot do something bad next to him.

Mr. Ron Landers, indicated that he has a property on N. Main Street, located just outside of the Downtown District. He asked if there were any plans to expand to the east.

Mr. Fisher responded that there are currently no plans to expand eastward.

Chair Stribling closed public comment.

Commissioner Uherik explained that he understood the need to protect properties and preserve history, but is concerned that existing guidelines make it complicated. He asked that the process be simplified.

Mr. James indicated that Staff was looking at a new grant to allow us to write new guidelines.

Spano approve as presented including the red line alternative, Jackson seconded, 6-0.

**Commissioner Spano made a motion to RECOMMEND APPROVAL of a request for approval to expand the boundary of the Downtown District Overlay Zone, generally located north of Neff's Way, east of David Street, south of 4th Street, and west of Emerick Street. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.**

**B. Z21-12: 3017 Southwest Boulevard**

A request for approval of a rezoning from the Neighborhood Commercial (CN) to the General Commercial (CG) Zoning District, being approximately 0.209 acres, located at 3017 Southwest Boulevard.

Rafael Alvarado, Planner, presented the proposed zone change. He outlined Staff's recommendation to approve on the grounds that the zoning conforms to the comprehensive plan; meeting the minimum zoning standards; that the size of the building is not changing; that parking requirements are already met; and that the lot would match the CG zoning to the north.

Commissioner Aguirre asked the differences between CG and CN zoning.

Zack Rainbow, Planning Manager, responded that the CG zoning would allow more auto-related uses.

Vice Chair Jackson asked what is around the property.

Mr. Alvarado responded that there is CN on the block but to the north is exclusively CG.

Commissioner Uherik asked the rationale for a zone change instead of a special use.

Chair Stribling opened public comment.

Ms. Taylor Jenkins, the applicant that they have another location on Chadbourne Street, but needed to rezone CG on this property in order to then obtain a conditional use to sell wine based daiquiris drive thru. She explained that TABC treats this as on premise alcohol sales.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of a rezoning from the Neighborhood Commercial (CN) to the General Commercial (CG) Zoning District, being approximately 0.209 acres, located at 3017 Southwest Boulevard. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.**

**3. Special Uses**

*City Council has final authority for approval of special uses.*

**A. SU21-02 (Amendment to SU05-01): 503 W. Avenue R and 502 W. Avenue S**



A request for approval of an amendment to a Special Use to allow the sale of retail merchandise including outdoor sales in a Single-Family Residential (RS-1) Zoning District, being approximately 0.298 acres, located at 503 W. Avenue R and 502 W. Avenue S.

Jeff Fisher, Chief Planner, presented the proposed Special Use which would expand the applicant's existing retail and tree sales business to a second property to the south. He indicated that the current Special Use, granted in 2005 only applies to the property to the north. He explained that the special use complies with all criteria in the Zoning Ordinance, and that approval conditions including shielding for any lighting, setbacks for outdoor merchandise, and two additional paved parking spaces will mitigate any impacts on surrounding property owners.

Chair Stribling opened public comment.

Mr. Elias Flores, the applicant, indicated that he wants to expand his business onto the second lot.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to RECOMMEND APPROVAL of an amendment to a Special Use to allow the sale of retail merchandise including outdoor sales in a Single-Family Residential (RS-1) Zoning District, subject to ten conditions, being approximately 0.298 acres, located at 503 W. Avenue R and 502 W. Avenue S. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.**

#### **4. Conditional Uses**

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

##### **A. CU21-14: 214 W. 27<sup>th</sup> Street**

A request for approval of a Conditional Use to allow for household living in the General Commercial/Heavy Commercial (CG/CH) Zoning District, being approximately 0.3 acres, located at 214 W 27<sup>th</sup> St, San Angelo.

Rafael Alvarado, Planner, presented the conditional use to allow three lots for single-family homes in the future. He explained that the conditional use complies with all criteria in the Zoning Ordinance. Mr. Alvarado indicated that of the 11 notices mailed, Staff received no responses.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a Conditional Use to allow for household living in the General Commercial/Heavy Commercial (CG/CH) Zoning District, being approximately 0.3 acres, located at 214 W 27<sup>th</sup> St, San Angelo. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**B. CU21-15: 123 S. Park Street**

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, being approximately 0.321 acres, located at 123 S. Park Street.

Jeff Fisher, Chief Planner, presented the conditional use to allow a short-term rental in an existing single-family home on the property. He explained that there was adequate parking for seven spaces on the property, and that the conditional use complies with all criteria in the Zoning Ordinance. Mr. Fisher indicated that of the 14 notices mailed, Staff received three responses in favor and none against.

Chair Stribling opened public comment.

Katie Carruth, the applicant, explained that she has another home in Colorado and when living there she would rent this out as a short-term rental.

Chair Stribling closed public comment.

**Vice Chair Jackson made a motion to APPROVE a Conditional Use to allow a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, subject to two conditions, being approximately 0.321 acres, located at 123 S. Park Street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**IV. Director's Report.**

Jon James, Planning and Development Services Director, indicated there will be a Special Planning Commission Meeting on November 1, 2021, to discuss the new sidewalk ordinance. He mentioned he is not sure at this point if it will be a discussion or a final ordinance ready for action. Mr. James explained that since the Task Force Meeting, Staff have met with a smaller group and the question now remains where we want sidewalks.

Vice Chair Jackson asked if Staff would be able to send the draft ordinance to Commissioners at least one week in advance.

Mr. James responded that if we were not able to get the ordinance out at least one week in advance, the item would just be a discussion and not an action item.

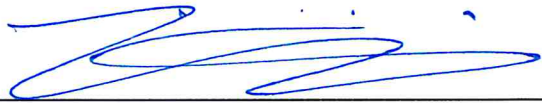


**V. Future meeting agenda and announcements.**

A special meeting of the Planning Commission is tentatively scheduled to begin at 9:00 a.m. on **Monday, November 1, 2021**. The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, November 15, 2021**.

**VI. Adjournment.**

Commissioner Spano made a Motion to adjourn at 11:41 a.m., and Vice Chair Jackson seconded the Motion. The Motion passed unanimously, 6-0.



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Travis Stribling, Chair,  
Planning Commission