



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, SEPTEMBER 20, 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 9:02 a.m. and established that a quorum of six was present.

Jeff Fisher, Chief Planner, introduced the new Planning Commissioner, Mr. Trinidad Aguirre, and two new planners, Kyle Warren and Rafael Alvarado.

II. Consent Agenda:

A. Consideration of approving the August 16, 2021, Planning Commission Regular Meeting minutes.

Vice Chair Jackson requested that the minutes be corrected on page 11 that it was Chair Stribling who indicated the date of the next meeting, not Vice Chair Jackson.

Vice Chair Jackson made a motion to approve the Consent Agenda with the above change to the Minutes. 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. Alexander - Cargile Addition, Section One

A request for an approval of a final plat of the Alexander Cargile Addition, being 1.575 acres located southwest of Jackson St and Industrial Ave; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 50 feet for Jackson Street, an urban arterial street.

Kyle Warren, Planner, introduced the plat. He indicates that he supports the variance from additional paving on S. Jackson Street due in part to a City capital improvement project and being close to railway crossing. He indicated that the current 50-foot paving width functions adequately. Mr. Warren outlined Staff's recommendation to approve with the variance, subject to four conditions of approval as presented.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked to defer the drainage study, and the water and sewer lines to a later stage of development.

Kevin Pate, City Engineer, indicated that Engineering Services do not have any issue with the deferral. However, he requested that a condition be added that any future development require a drainage study.

Sylvia Martinez, resident on San Jacinto, asked staff to look at drainage due to flooding in the area around Jackson St.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a final plat of the Alexander Cargile Addition, being 1.575 acres located southwest of Jackson St and Industrial Ave, subject to four conditions, deferring Condition #2 requiring a drainage study to prior to any future development; and deferring Condition #4 to install water and wastewater service lines to time of permitting; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 50 feet for Jackson Street, an urban arterial street. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

B. First Replat in the Southwest ¼ of Block 52, Fort Concho Addition

A request for an approval of a First Replat in the Southwest ¼ of Block 52, Fort Concho Addition; and a variance to maintain a paving width of 36 feet paving width for East Highland Avenue, an urban local street.

Kyle Warren, Planner, introduced the replat. He indicated that Staff determined through further review that the street width variance was not required because the street is 36 feet wide with a 4-foot sidewalk meeting City requirements. Mr. Warren outlined Staff's recommendation to approve the replat, subject to two conditions of approval as presented.

Chair Stribling asked what the approximate square footage was of these lots.

Jeff Fisher, Chief Planner, responded that a Zoning Board variance was recently granted allowing these lots to be less than the required 5,000 sq. ft.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that because there are existing structures on the property that he believes there is already water and sewer lines on the property.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a First Replat in the Southwest ¼ of Block 52, Fort Concho Addition, subject to two conditions of approval; and APPROVE a variance to maintain a paving width of 36 feet paving width for East Highland Avenue, an urban local street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

C. Fifth Replat in Lot 27, Lakeview Towne Center, Section One

A request for approval of a Fifth Replat in Lot 27, Lakeview Towne Center, Section One located southeast of N. Bryant Blvd. and W. 29th St; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 56 feet for W. 29th St, an urban arterial street.

Jeff Fisher, Chief Planner, introduced the replat. He explained that the applicant plans to subdivide this existing lot into two, with the existing shopping center to the north, and a vacant lot to the south. He explained that Staff is requesting a sidewalk prior to plat recordation along W. 29th Street to close the gap in the existing sidewalks in the area and along W. 29th Street. Mr. Fisher then outlined Staff's support of the variance to maintain the current 56-foot paving width for W. 29th Street given it is close to the required width; that it adequately serves the area; is part of a CIP project; and that

there are existing curbs and gutters on both sides. He concluded his presentation by outlining eight conditions of approval for the replat.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that he was okay with a sidewalk but requested that it be deferred to time of permitting for a possible future hotel on Lot 27F.

Jon James, Planning and Development Services Director, expressed that Staff is in support of the sidewalk deferral.

Davis, Jackson deferral of sidewalk to future development of 27F.

Chair Stribling closed public comment.

Commissioner Davis made a motion to **APPROVE** a request of a Fifth Replat in Lot 27, Lakeview Towne Center, Section One located southeast of N. Bryant Blvd. and W. 29th St, subject to eight conditions and one note as presented, deferring the construction of a required sidewalk adjacent to W. 29th Street prior to final occupancy of Lot 27F; and **APPROVE** a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 56 feet for W. 29th St, an urban arterial street. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.

D. First Replat of Lot 4, Fred Beck's Subdivision

A request for approval of a First Replat of Lot 4, Fred Beck's Subdivision, located east of Armstrong and E. 47th Streets; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 0' without curb-and-gutter for an unnamed urban local street.

Jeff Fisher, Chief Planner, introduced the replat. He explained that the applicant was seeking to replat three remainder portions into one lot and either demolish their existing home or build a new one. He further explained that the applicant has applied for a variance to allow 0' paving width for an unnamed future street to the east of the plat which has been designated for over 100 years but never built. Mr. Fisher explained that Staff is recommending a compromise position where the applicant does not have to dedicate the pavement now, but if the lots immediately east develop, at that time this applicant would be responsible for paving their side of the unnamed street. He indicated that nine notice letters were mailed out, and Staff received two in support. Mr. Fisher concluded his presentation by outlining four conditions of approval for the replat.

Commissioner Aguirre asked how much pavement the applicant would be responsible for installing.

Mr. Fisher explained that the applicant is only responsible for paving their incremental half which would be 20 feet, plus an additional 6 feet for fire and public safety, for a total of 26 feet.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that the land to the east of this development was for a packing company. He indicated that if the applicant had to pave their incremental half it would cost \$56,000.00. Mr. Gully further explained that the packing company owns both sides of the future street.

Chair Stribling expressed his opinion that the lots to the east are unlikely to be developed anytime soon.

Commissioner Davis indicated that there is vegetative brush within the street so clearing this would also be expensive.

Vice Chair Jackson explained that it could be a long time before this area develops.

Chair Stribling indicated that the lot will have access from Armstrong Street which is paved.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a First Replat of Lot 4, Fred Beck's Subdivision, located east of Armstrong and E. 47th Streets, subject to four conditions of approval; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 0' without curb-and-gutter for an unnamed urban local street. Commissioner Uherik Seconded the motion. The motion carried unanimously, 6-0.

E. Replat of Lots 7 & 8, Roy R. Boykin Subdivision

A request for approval of a Replat of Tracts 7 and 8, Roy R. Boykin Subdivision located southwest of Paint Rock Road and Loop 306; and a variance from Chapter 10.III.A.1 of the Land Development and Subdivision Ordinance to maintain a right-of-way width of 50 feet for Decoty Drive, a rural local street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 27 feet for Decoty Drive, a rural local street.

Jeff Fisher, Chief Planner, introduced the replat. He explained that the replat is to remove an encroachment by shifting a lot line and that no new lots are being created. He also explained that the applicant is seeking variances from additional right-of-way or paving width.

Mr. Fisher explained that the applicant is only responsible for paving their incremental half which would be 20 feet, plus an additional 6 feet for fire and public safety, for a total of 26 feet. Mr. Fisher outlined Staff's support for the variances given there are existing septic system drain fields in the right-of-way and that the current street width functions adequately.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that the land to the east of this development was for a packing company. He indicated that if the applicant had to pave their incremental half it would cost \$56,000.00. Mr. Gully further explained that the packing company owns both sides of the future street.

Chair Stribling expressed his opinion that the lots to the east are unlikely to be developed anytime soon.

Commissioner Davis indicated that there is vegetative brush within the street so clearing this would also be expensive.

Vice Chair Jackson explained that it could be a long time before this area develops.

Chair Stribling indicated that the lot will have access from Armstrong Street which is paved.

Chair Stribling closed public comment.

Commissioner Uherik made a motion to APPROVE a Replat of Tracts 7 and 8, Roy R. Boykin Subdivision located southwest of Paint Rock Road and Loop 306, subject to five conditions of approval; APPROVE a variance from Chapter 10.III.A.1 of the Land Development and Subdivision Ordinance to maintain a right-of-way width of 50 feet for Decoty Drive, a rural local street; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 27 feet for Decoty Drive, a rural local street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

F. Preliminary Plat of Block 4, Section Two, Old Christoval Road Industrial Park

A request for approval of a Preliminary Plat in Block 4, Section Two, Old Christoval Road, Industrial Park, being 30.35 acres southeast of Old Christoval Road and S. Chadbourne Street.

G. First Replat of Block 4, Section Two, Old Christoval Road Industrial Park

A request for approval of a First Replat in Block 4, Section Two, Old Christoval Road, Industrial Park, being 2.35 acres southeast of Old Christoval Road and S. Chadbourne Street.

Items 1.F and 1.G were presented together as they pertain to portions of the same property.

Jeff Fisher, Chief Planner, introduced the plats. He explained that the applicant is seeking future development on Lot 1 which is the replat, and will preliminary plat the entirety of the property.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that he was available to answer questions.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **APPROVE** a Preliminary Plat in Block 4, Section Two, Old Christoval Road, Industrial Park, being 30.35 acres, subject to five conditions of approval; and **APPROVE** a First Replat in Block 4, Section Two, Old Christoval Road, Industrial Park, being 2.35 acres, southeast of Old Christoval Road and S. Chadbourne Street, subject to six conditions of approval. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

H. Preliminary Plat, Aermotor Addition

A request for approval of a preliminary plat of Aermotor Addition, being 10.16 acres southeast of Old Christoval Road and S. Chadbourne Street.

I. Final Plat, Aermotor Addition

A request for approval of a final plat of Aermotor Addition, being 9.134 acres southeast of Old Christoval Road and S. Chadbourne Street; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 25 feet for Dan Hanks Lane, an urban collector street.

Items 1.H and 1.I were presented together as they pertain to portions of the same property.

Jeff Fisher, Chief Planner, introduced the plats. He explained that the plats were triggered by a building permit for a new industrial building. Mr. Fisher indicated that the applicant planned to final plat the area where the existing buildings and new building would be located, and the remainder would be part of a preliminary plat. He explained that the applicant was seeking a variance as part of the request to maintain the existing 25 feet of paving on Dan Hanks Lane, an urban collector street. Mr. Fisher concluded his presentation outlining the one condition for the preliminary plat and five conditions for the final plat.

Chair Stribling asked where the paving would have to be.

Mr. Fisher showed the Commission the subject area, which is the part of the final plat that touches Dan Hanks Lane, and that this could be deferred through a deferral agreement.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, Aermotor, explained that a plat was triggered because the new building was over 5,000 sq. ft. and the new Subdivision Ordinance added this stipulation to the ordinance. He explained that the old stipulation allowed a building expansion up to 50% of the gross floor area, but it is now 25% to a maximum of 5,000 sq. ft. Mr. Gully thanked Staff for their help. He explained that the goal was to find the most efficient way to move forward. Mr. Gully also asked for a full variance, and said he was willing to do a deferral agreement for the 98 feet that touches Dan Hanks Lane. He also requested deferral of the drainage study of the preliminary plat to the permitting stage.

Nick Ohman, General Manager of Aermotor, the applicant, realized that the business needed more space, and only discovered after his pre-development meeting with the City that a plat was required. He asked the Commission for their support due to this oversight. He further indicated that the company was hiring more employees and wants to move forward.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a request of a preliminary plat of Aermotor Addition, being 10.16 acres southeast of Old Christoval Road and S. Chadbourne Street, subject to one note, deferring the drainage study to prior to building permit issuance; APPROVE a final plat of Aermotor Addition, being 9.134 acres southeast of Old Christoval Road and S. Chadbourne Street, subject to five conditions of approval, and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 25 feet for Dan Hanks Lane, an urban collector street. Commissioner Spano seconded the motion. The motion passed 5-1 with Chair Stribling voting against.

J. Second Replat of Hawkins Addition

A request for approval of a Second Replat of Hawkins Addition; being 2.447 acres northwest of the intersection of Millbrook Drive and College Hills Boulevard; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 56 feet for College Hills Boulevard, an urban arterial street.

Zack Rainbow, Planning Manager, presented the proposed replat. He explained that this is for YMCA, they are replatting two tracts into one. He also indicated that a variance is being requested to maintain a 56-foot wide street in lieu of the required 64 feet. Mr. Rainbow outlined Staff's support of the plat subject to four conditions and variance, citing that the City is completing its CIP project on S. College Hills Blvd.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, and representing the applicant, requested that the plat and street width variance be approved, with deferral of the fire hydrant to the permitting stage.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Second Replat of Hawkins Addition; being 2.447 acres northwest of the intersection of Millbrook Drive and College Hills Boulevard, subject to four conditions of approval as presented, deferring Condition #3 requiring a fire hydrant to time of permitting; and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 56 feet for College Hills Boulevard, an urban arterial street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

K. First Replat of Lots 9, 10 and 11, Block 1, Arroya Addition

A request for approval of a First Replat of Lots 9, 10 and 11, Block 1, Arroya Addition; and a variance to Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 30 feet for Antonio Street, an urban local street.

Zack Rainbow, Planning Manager, presented the proposed replat to adjust lot lines in order to build new homes. He explained that two of the lots received an administrative zoning variance to allow narrower lot widths. Mr. Rainbow outlined the variance request to maintain a deficient paving width on Antonio Street and that Staff is recommending approval of the replat and variance, subject to six conditions of approval as presented.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that he was available to answer questions.

Chair Stribling asked if the lots meet the minimum square footage.

Mr. Rainbow responded that they do.

Ms. Sylvia Martinez, a resident in this area, expressed concerns that there is no parking in this area; that the streets are too narrow; that people park on the street which doesn't leave room; and that there are safety concerns with children playing in the area.

Chair Stribling closed public comment.

Commissioner Davis made a motion to APPROVE a First Replat of Lots 9, 10 and 11, Block 1, Arroya Addition, subject to six conditions of approval as presented; and APPROVE a variance to Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 30 feet for Antonio Street, an urban local street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

L. 1st Replat of Lots 8 & 9 and 2nd Replat of Lots 10 & 11, Section One, River Valley Estates

A request for a First Replat of Lots 8 & 9 and Second Replat of Lots 10 & 11, Section 1, River Valley Estates, located north of River Valley Lane and approximately 835' west of the South Concho River; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 24 feet for River Valley Lane, an urban local street.

Zack Rainbow, Planning Manager, presented the proposed replat and variance to maintain a 24-foot paving width. He explained that these are Ranch and Estate (R&E) zoned lots. Mr. Rainbow indicated that Staff is in support of the replat and variance as presented given this street serves adequately as it is and is already built-out.

Chair Stribling opened public comment.

Blake Wilde, Wilde Engineering, representing the applicant, requested that the replat be approved with the variance as requested.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a request for a First Replat of Lots 8 & 9 and Second Replat of Lots 10 & 11, Section 1, River Valley Estates, located north

of River Valley Lane and approximately 835' west of the South Concho River, subject to three conditions of approval; 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 for River Valley Lane, an urban local street. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

M. Replat of the East 50' of Lots 5, 6, and 7, Lakeview Addition

A request for a First Replat of the East 50' of Lots 5, 6, and 7, Block 58, Lakeview Addition.

Zack Rainbow, Planning Manager, presented the proposed replat which was triggered by an alley abandonment condition. The replat will combine the abandoned alley with the adjacent property into one lot. He explained that there were no ownership issues as the applicant owns property on both sides of alley. Mr. Rainbow concluded his presentation by outlining three 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 a First Replat of the East 50' of Lots 5, 6, and 7, Block 58, Lakeview Addition, subject to three conditions of approval as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

2. Conditional Uses

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

A. CU21-13: W. 1981 Loop 306

A request for approval of a Conditional Use to allow warehousing and freight movement in the General Commercial (CG) Zoning District, being approximately 3.126 acres, located at W. 1981 Loop 306.

Kyle Warren, Planner, presented the proposed Conditional Use request. He explained that this is for a small warehousing operation. He indicated that 3 opposition letters were received, and a fourth as he was on his way to meeting. Mr. Warren provided Staff's recommendation for approval on the grounds that the request meets all criteria for a Conditional Use including that there was no change to the neighborhood character; that it complies with the Zoning Ordinance; and that there is a demonstrated need for more job creation in San Angelo. Mr. Warren concluded his presentation by outlining the four conditions of approval as presented.

Chair Stribling asked why lighting would need to be turned off if they are shielded within the boundaries of the lot.

Zack Rainbow, Planning Manager indicated that he would be okay with shielding the lights instead of turning off.

Commissioner Davis asked what the opposition letters said.

Mr. Warren responded that the opposition letters were concerned about trucks entering and exiting, noise, and light pollution. However, Mr. Warren indicated that the applicant said that trucks will only deliver two times per month.

Ms. Brea Parks, the applicant, explained that her business is growing from the Dallas-Fort Worth area, and that they want a warehouse here. She explained that this would be a small operation, that there are no plans to expand the building, and that she believes this would be a good investment.

Vice Chair Jackson made a motion to APPROVE a Conditional Use to allow warehousing and freight movement in the General Commercial (CG) Zoning District, being approximately 3.126 acres, located at W. 1981 Loop 306, subject to four conditions of approval as presented. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

3. Rezonings

City Council has final authority for approval of rezonings.

A. 221-04 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 Koenigheim Street, south of 4th Street, and west of Emerick Street.

Jeff Fisher, Chief Planner, presented the proposed Comprehensive Plan and rezoning as one presentation. He explained that since the last meeting, Staff have removed all of the proposed district north of 4th Street in response to several owners who did not want to be in the Downtown District.

Mr. Fisher indicated that a Town Hall Meeting was conducted at the Tom Green Library downtown on Thursday, September 9, 2021, in response to several owners from the last meeting that wanted more opportunities to understand how the expanded district will affect their properties. At that meeting, Mr. Fisher indicated that Mayor Gunter suggested moving the expansion line further west from Koenigheim to S. David Street up to the River Corridor. He explained that this would allow consistent design standards on both sides of Koenigheim St. Mr. Fisher

concluded his presentation by explaining the Commission could approve two different options – the original proposed expansion which stops at Koenigheim, or the Mayor’s suggestion to extend all the way west to S. David Street. He handed out large-scale printed maps of the area to the Commissioners.

Chair Stribling opened public comment.

Karen Best, who has a law office 202 W Beauregard, Suite E, expressed that expanding to the red area (S. David St.) makes the most sense. However, she raised concerns about fees and some businesses not wanting to pay. She concluded by expressing her support for the Downtown District extending to S. David Street which will create a cohesiveness along Koenigheim.

Mr. Fisher explained that Staff began with a smaller area for the Downtown but agree after hearing from Mayor Gunter and Ms. Best to expand further to the red line.

Mr. Del Velasquez, Downtown San Angelo, indicated that they totally agree with Ms. Best and expanding westward to the red line. He explained that this would be accommodating for us as a Main Street City, as well as for aesthetics, especially given large amounts of traffic coming in from Koenigheim and Abe.

Jess Stanford, Emmanuel Episcopal Church, indicating his church is a historic building. He expressed concerns about having to do two applications, but is on board with this. He asked about maintenance for like-for-like replacements and was not aware this needed an approval.

Jon James, Planning and Development Services Director, addressed Mr. Stanford’s question about two applications, and if historic, only this fee would be required and this is a stricter review process already.

Mr. Chris Younts, 202 W. Beauregard Avenue, explained that he was more accepting of this with the red line, and that his initial opposition was because he was surrounded by governmental offices.

Chair Stribling closed public comment.

Chair Stribling expressed that he was in support of the red area, but remains concerned though about the process and what standards would be reviewed by the Design and Historic Review Commission (DHRC) in deciding on Downtown District application requests.

Mr. Fisher indicated that he would send a copy of the current standards to the Commissioners.

Vice Chair Jackson made a motion to TABLE a rezoning from the Single-Family Residential (RS-1) Zoning District to the Neighborhood Commercial (CN) Zoning District, being approximately 0.728 acres, located at the southwest corner of Lillie Street and W. 19th Street to the November Planning Commission Meeting, to allow notice letters to be sent to the expanded area shown in red on the map. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

IV. Director's Report.

Jon James, Planning and Development Services Director, indicated that the sidewalk ordinance will be coming soon, either as a special meeting on November 1st, or as part of the November PC Meeting.

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, October 18, 2021, in City Hall East Mezzanine Meeting Room, 72 W. College Ave.

VI. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 11:20 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.



Travis Stribling, Chair,
Planning Commission