



RECORD OF MINUTES SPECIAL MEETING

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, NOVEMBER 1, 2021, 9:00 A.M.

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

ABSENT: N/A

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
Brandon Dyson, Assistant City Attorney
Mitchell Gatlin, Project Engineer-EIT

I. Call to order.

A. Call to order and establish that a quorum is present.

Chair Stribling opened the meeting at 9:00 a.m. and established that a full quorum of 7 was present.

II. Regular Agenda

1. Subdivision Plats

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

A. Campos Subdivision, Section One

A final plat of Campos Subdivision, Section One, being 1.089 acres northwest of Coliseum Drive and E. 40th 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 40th Street, an urban local street.

Zack Rainbow presented the case. He mentioned that this plat was tabled at the October Planning Commission Meeting with a 30-day waiver. Mr. Rainbow explained that the plat conforms to the City's Comprehensive Plan and intent of purpose

Special Meeting Agenda – Planning Commission – November 1, 2021

statements. He outlined Staff's support of the variance for Coliseum Drive which functions adequately but to deny the variance on E. 40th Street as there are some significant drainage issues in the area.

Chair Stribling asked why Staff would not support the variance on 40th Street.

Mr. Rainbow explained this was because of drainage issues.

Mitchell Gatlin, Project Engineer-EIT, explained that every time it rains there are runoff issues and the water just sits there. He believes that installation of curb and gutter will help drain the water as it is a problem right now.

Chair Stribling asked what direction the water is going.

Mr. Gatlin responded it is travelling west.

Chair Stribling asked if staff is recommending curb and gutter only or widening also.

Mr. Gatlin indicated that he would like both but would be willing to compromise with only curb and gutter.

Vice Chair Jackson asked if the City has plans to improve 40th St.

Mr. Gatlin responded not now but that perhaps in future.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested that both variances be approved as requested. He explained that while he understands there are drainage issues, he does not believe that installation of a curb is going to solve the drainage issues in this area.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a final plat of Campos Subdivision, Section One, subject to seven conditions being 1.089 acres northwest of Coliseum Drive and E. 40th Street; and APPROVE BOTH 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 40th Street, an urban local street. Commissioner Davis seconded the motion. The motion carried 6-1 with Chair Stribling voting against.

III. Text Amendment.

City Council has final authority for approval of Text Amendments.

- A. Public hearing on an ordinance amending Chapter 12 of the City Code of Ordinances, Exhibit C – Land Development and Subdivision Ordinance, amending Chapter 9, Section V. Sidewalks, creating new requirements and regulations regarding sidewalks.

- Jon James, Planning and Development Services Director presented the proposed sidewalk ordinance. He provided background from the City's Comprehensive Plan that recommended sidewalks on both sides of the street for arterial and collector streets, and at least one side of the street for residential streets. He then outlined studies in support of sidewalks, and stated, that of the 50 largest cities in Texas, only two do not require sidewalks in most new developments, San Angelo and Waco. Mr. James then outlined a summary of the new ordinance which included that sidewalks will continue to be triggered by plats, replats, and site plans but may be deferred to construction, that sidewalks will be required on all major collectors and arterials, and that the new ordinance establishes a waiver or deviation option to Staff, with an appeal to the Planning Commission.

Commissioner Uherik asked to clarify item D regarding installing a sidewalk within 250 feet.

Mr. James responded that in this circumstance Staff believes a sidewalk is important to close a gap where existing sidewalks are within 250 feet.

Commissioner Aguirre asked what the process to ensure sidewalks are safe was; and how to ensure that they are maintained.

Mr. James responded that sidewalk maintenance is the responsibility of the property owner, Jon, with enforcement led by Code Compliance.

Chair Stribling asked what the current minimum required width is for a minor collector street.

Mr. James responded it is 50 feet.

Commissioner Aguirre asked how the sidewalk ordinance would affect the remodel of an existing home.

Mr. James responded that a remodel of an existing home would not trigger a sidewalk.

Chair Stribling indicated that he will limit each individual presentation to three minutes.

Chair Stribling opened public comment.

Tony Jones, a developer and builder explained that sidewalks were required in Abilene. He said that sidewalks should not be required next to every new home.

Kristen Oliver, with the Homebuilders Association expressed that her organization was good putting sidewalks in arterials, major collectors, and near schools but not on minor collectors and local streets. She expressed that putting them elsewhere is killing development. Ms. Oliver also raised concerns about costs of materials and mortgage interest rates.

Russell Gully, SKG Engineering, went through sections of the new ordinance. He raised concerns about sidewalks being required in the Extra-Territorial Jurisdiction (ETJ) without having discussion with the County first. He mentioned that the ETJ is mainly residential and therefore should be exempt from sidewalks. Mr. Gully also raised the issue of when a deferral agreement is required. He also raised concerns about private property rights on commercial properties. He stated that if the ordinance is going to require sidewalks on arterial roads and major collector roads than that is all it needs to say. He said if it is near a school district to have the school district be part of that process.

Rocky Templin, a local builder, discussed the ambiguity of the current sidewalk requirements in the Subdivision Ordinance, and how sidewalks are required in some cases but not in others. He also noted an addendum provided by the Planning Director that discussed narrowing streets. He concluded by stating that the sidewalk ordinance needs to be clear on where and when sidewalks would be required.

Gary Cortese, a real estate agent, raised concerns about costs to install sidewalks and that his group's proposal outlines where they believe sidewalks are needed.

Michael Looney, Vice President of Economic Development of the San Angelo Chamber of Commerce, expressed that the City needs more single-family and multi-family housing.

Jim Slaughter, president of the local realtors association. He cited cost, maintenance, and liability issues for sidewalks to homeowners.

Roy Zesh, who works in the City, expressed concerns that sidewalks would increase taxes while not benefitting exclusively the individual homeowners who pay for them to be installed.

Kevin Collins, builder of Country Club Estates subdivisions, expressed that the ordinance should be simple. He explained that he is refiling a plat because over 300 feet of sidewalk to nowhere was required in his opinion.

Special Meeting Agenda – Planning Commission – November 1, 2021

Tony Jones, asked what is the process going forward today.

Chair Stribling responded that the purpose is to review and discuss what Staff is proposing but not to have to decide today.

Ms. Andy Orr with Disability Connections, read a statement in support of sidewalks, in particular with persons with disabilities and vision impairments, older adults, and those without transportation choices. She indicated that 20% of Americans have a disability.

Gary Cortese explained that sidewalks should not be on local streets, and to work with Staff for the remaining sections of the ordinance.

Chair Stribling closed public comment.

Vice Chair Jackson indicated that she did not believe the sidewalk ordinance is ready to forward. She suggested that a work group be established to discuss further. Ms. Jackson also explained that when the ordinance comes back, that design standards be included.

Commissioner Uherik expressed his main concern with the ordinance is that there is too much interpretation of when and why sidewalks are required.

Commissioner Self explained that while the ordinance should be simple it also needs to explain what is needed.

Commissioner Aguirre indicated that the ordinance should be taken back for further review. He indicated that he hopes for a consensus going forward.

Chair Stribling agreed that the ordinance should be clear and concise. He expressed frustration with ambiguity of the current ordinance on when sidewalks are required, and that the new ordinance is needed.

Jon James, Planning and Development Services Director, explained that he believes we are close to a final product. He indicated that Staff have met with the development task force five times and that everyone agrees with 90% of the Ordinance.

Chair Stribling asked about exempting the ETJ.

Mr. James responded that we've discussed exempting sidewalks from local streets which cover much of the ETJ.

Chair Stribling indicated that appears to be consensus on requiring sidewalks on arterials and major collectors, but asked about minor collectors. He explained that

Special Meeting Agenda – Planning Commission – November 1, 2021

his area in Santa Rita is dangerous and that he would feel more comfortable with a sidewalk on Ave J and L which he views as minor collectors.

Commissioner Uherik expressed that he prefers to use a road width versus the road name.

Mr. Gully returned and explained that he may not be opposed with sidewalks on minor collectors if the street width was reduced.

Mr. James explained that the street width ordinance was brought to the task force previously, but that adding street discussion on top of the sidewalk ordinance may have been overwhelming.

Tony Jones expressed that sidewalks should not be required in residential subdivisions.

Vice Chair Jackson asked to share a page that expressed what the homebuilders agree on.

Mr. James shared the PowerPoint slide showing this page from the homebuilders, which states that sidewalks should only be required in new subdivisions and infill lots within 500 feet of churches, schools, parks and commercial properties; on major arterial streets or wider; and on one side for street widths of 70 feet or more.

Steve Eustis, real estate agent, expressed that sidewalks on commercial lots and construction plans should be deferred to the building permit stage.

Commissioner raised concerns about costs of homes in future and that cost should be a factor when making decisions.

Vice Chair Jackson made a motion to TABLE an ordinance amending Chapter 12 of the City Code of Ordinances, Exhibit C – Land Development and Subdivision Ordinance, amending Chapter 9, Section V. Sidewalks, creating new requirements and regulations regarding sidewalks to allow Staff time to bring back the ordinance to include road information and sidewalk specifications. Commissioner Spano seconded the motion. The motion carried unanimously, 7-0.

IV. Director's Report.

Jon James, Planning and Development Services Director, indicated that the next regular Planning Commission Meeting will be in two weeks on Monday, November 15, 2021.

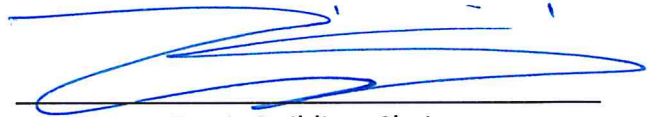
Special Meeting Agenda – Planning Commission – November 1, 2021

V. Future meeting agenda and announcements.

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

VI. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 11:18 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 7-0.



Travis Stribling, Chair,
Planning Commission