



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, FEBRUARY 15, 2021, 9:00 A.M.  
**VIA Audio/Video Broadcast**

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

**ABSENT:** Luke Uherik

**STAFF:** Jon James, AICP, Director of Planning and Development Services  
Hillary Bueker, Planning Manager  
Sherry Bailey, Principal Planner  
Jeff Fisher, AICP, Principal Planner  
Shelly Paschal, Planner  
Brandon Dyson, Assistant City Attorney

**I. Call to order.**

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

Hillary Bueker, Planning Manager, explained that due to power outages and not everyone being able to present their cases, Staff recommends that the plats and associated variances be discussed due to time sensitivity, with one motion for all plats.

Chair Stribling asked if any of the agenda could be tabled.

Jon James, Planning and Development Services Director, indicated that the remaining items could be tabled, but that the plats need to be voted on today due to State law that requires they be approved or denied within 30 days. He explained that the remaining items could be decided at a rescheduled Planning Commission Meeting next Monday, February 22, 2021.

**II. Consent Agenda:**

- A.** Consideration of approving the January 25, 2021, Planning Commission Regular Meeting minutes.

**B. The Meridian, Section One**

A request for approval of a final plat of the Meridian, Section One, being 11.255 acres located northeast of the intersection of Dominion Ridge and Coral Way.

**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.*

Hillary Bueker, Planning Manager, asked Chair Stribling to read all plat cases in at once, and then have one public discussion and motion for all.

Chair Stribling read all subdivision plat cases into public record.

**A. Second Revised Preliminary Plat, Block 10, Paulann Park**

A request for approval of a Preliminary Plat of Block 10, Paulann Park, being 14.206 acres located west of the intersection of McGill Boulevard and Ricks Drive.

**B. Paulann Park, Section Nineteen**

A request for approval of a final plat of Paulann Park, Section Nineteen, being 3.26 acres generally located northeast of the intersection of Ricks Drive and Daniel Street, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street.

**C. Paulann Park, Section Twenty**

A request for approval of a final plat of Paulann Park, Section Twenty, being 3.0896 acres generally located west of the intersection of Ricks Drive and McGill Boulevard, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street.

**D. Paulann Park, Section Twenty-One**

A request for approval of a final plat of Paulann Park, Section Twenty-One, being 7.857 acres generally located south of the intersection of Gordon Boulevard and McGill Boulevard, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street.

***Hillary Bueker, Planning Manager, briefly summarized Items 1A-1D for the Commission for discussion. She explained that Paulann, Section 21 will be a drainage lot, and that the applicant is requesting a variance for Ricks Drive to remain at 40 feet in lieu of the required 50 feet for a collector street. She concluded that Staff is requesting sidewalks on Rick Drive given a school nearby.***

***Chair Stribling asked if there were any objections to deferring the sidewalks to time of development at the request of Russell Gully, SKG Engineering, representing the applicant.***

***Vice Chair Jackson expressed her support for sidewalk deferral to time of development.***

***Russell Gully, SKG Engineering, also requested deferral of the required fire access road and that it be constructed to Fire Code (IFC) standard width which is 20-26 feet whereas the Subdivision Ordinance requires 26 feet width.***

***Hillary Bueker, Planning Manager, indicated that there is no Fire representative today but the fire access road condition could be deferred so long as the road is constructed to the IFC.***

**E. First Replat of Block 60, Fort Concho Addition**

A request for approval of a replat of Fort Concho Addition, Block 60, being 4.150 acres located southwest of the intersection of Henry O' Flipper Street and Burgess 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 without a sidewalk in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Burgess Street, an urban local street.

***Hillary Bueker, Planning Manager, briefly summarized Item 1E for the Commission for discussion. She explained that the plat will allow the two new barracks buildings to be constructed for Fort Concho.***

**F. Denny Addition, Section Two**

A request for approval of a replat of the Denny Addition, Section Two, being 1.269 acres located in the 1200 Block of Roosevelt 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 Irene Street, an urban local street.

***Sherry Bailey, Principal Planner, briefly summarized Item 1F for the Commission for discussion. She explained that the plat includes flag lots and that the applicant has requested a variance from the paving width on Irene Street which Staff supports.***

**G. Preliminary Plat of Double J – City Farm Road Subdivision**

A request for approval of a Preliminary Plat of Double J - City Farm Road Subdivision, being approximately 1964.06 acres north of FM 380 and east of the City Limits.

**H. Final Plat of Double J – City Farm Road Subdivision**

A request for approval of a Final Plat of Double J - City Farm Road Subdivision, being 28.00 acres located approximately 0.5 miles northeast of FM 380 and City Farm Road, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 20 feet in lieu of the required 30 feet for City Farm Road, a rural local street.

***Jeff Fisher, Principal Planner, briefly summarized Items 1G and 1H for the Commission for discussion. He explained that the final plat is for a lamb processing facility which has frontage onto City Farm Road, which has served as a de facto public road for over 40 years. He then outlined Staff's support of the requested variance to maintain 20 feet of paving for City Farm Road given it has existed this way for so long, and that this differs from private development in that there is no shifting of responsibility from a private entity to the City because the City owns all of the adjacent land and would make improvements in future as needed.***

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Chair Stribling opened public comment for all plat cases.

Russell Gully, SKG Engineering, reiterated his request to defer the sidewalks and the required fire access road for Items 1B, 1C, and 1D with the fire access road constructed to Fire Code (IFC) standard.

Chair Stribling closed public comment for all plat cases.

***Vice Chair Jackson indicated that Commissioner Spano lost connection at 9:27am.***

**Vice Chair Jackson made a motion to APPROVE all plats and associated variances as follows:**

**APPROVE a Second Revised Preliminary Plat, Block 10, Paulann Park;**

**APPROVE a final plat of Paulann Park, Section Nineteen, subject to five conditions, deferring Conditions #6 and #7 to the building permit phase and modifying**

**Condition #6 that the fire access road be constructed to IFC Standards and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street;**

**APPROVE a final plat of Paulann Park, Section Twenty, subject to six conditions, deferring Conditions #7 and #8 to the building permit phase and modifying Condition #7 that the fire access road be constructed to IFC Standards and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street;**

**APPROVE a final plat of Paulann Park, Section Twenty-One, subject to three conditions, deferring Condition #4 to the building permit phase and APPROVE a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 40 feet in lieu of the required 50 feet for Ricks Drive, an urban minor collector street;**

**APPROVE a First Replat of Block 60, Fort Concho Addition, 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 36 feet without a sidewalk in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Burgess Street, an urban local street.**

**APPROVE the Denny Addition, Section Two, 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 36 feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Irene Street, an urban local street.**

**APPROVE a Preliminary Plat of Double J – City Farm Road Subdivision;**

**APPROVE a Final Plat of Double J – City Farm Road Subdivision, 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 20 feet in lieu of the required 30 feet for City Farm Road, a rural local street.**

**Commissioner Davis seconded the motion to approve all plats and associated variances as outlined above. The motion carried unanimously, 5-0.**

Chair Stribling indicated that based on current circumstances that he recommends the remaining items be tabled to the next Planning Commission meeting.

Hillary Bueker, Planning Manager, explained that it was possible to move the items to a new Planning Commission meeting date.

Jon James, Planning and Development Services Director, indicated that the rescheduled date needs to be specific, otherwise, all items would need to be re-notified.

Ms. Bueker indicated that her preference would be to table to next week to avoid a lengthy delay, and that this would not delay the Council schedule.

Chair Stribling asked the other Commissioners if they would be available for another Planning Commission Meeting next Monday, February 22, 2021 at 9:00 a.m. to hear the remaining cases.

All Commissioners present responded yes.

Ms. Bueker indicated that all items below will need to be opened so they could be tabled to next Monday for the next Planning Commission Meeting.

## **2. Related Comprehensive Plan Amendment & Rezoning**

*City Council has final authority for approval of Comprehensive Plan Amendments and Rezoning.*

### **A. 2218 Martin Luther King Drive and 200 Blocks of West 22<sup>nd</sup> and 23<sup>rd</sup> Streets**

#### **i. CP21-01: 200 Block Of West 23<sup>rd</sup> Street**

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Commercial Future Land Use, being 0.16 acres located in the 200 block of West 23rd Street.

#### **ii. Z21-01: 2218 Martin Luther King Drive and 200 Blocks of West 22<sup>nd</sup> and 23<sup>rd</sup> Streets**

A request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) Zoning Districts to the General Commercial (CG) Zoning District, located at 2218 Martin Luther King Drive, three lots in the 200 block of West 22nd Street, and one lot in the 200 block of West 23rd Street, being 1.125 acres.

**Vice Chair Jackson made a motion to TABLE items 2.A.i and 2.A.ii to the February 22, 2021, Planning Commission Meeting. Commissioner Davis seconded the motion. The motion carried unanimously 5-0.**

**3. Rezonings**

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

**A. PD20-01: 630 S. Oakes Street**

A request for approval of a rezoning from the Light Manufacturing (ML), General Commercial/Heavy Commercial (CG/CH), Low Rise Multifamily Residential (RM-1), and Two-Family Residential (RS-2) Zoning Districts to the Planned Development (PD21-01) Zoning District to allow for museums, offices, and associated uses; located north of East Washington Street; east of South Oakes Street; south of the Texas Pacific Railway; and west of Rust Street, being approximately 38 acres.

**Vice Chair Jackson made a motion to TABLE item 3.A to the February 22, 2021, Planning Commission Meeting. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**B. Amendment to PD07-03: 2909 South A&M Avenue**

A request for approval of a Planned Development Amendment, PD07-03, to allow an additional use of a water processing and delivery business and related accessory uses for a property located at 2909 S A&M Avenue.

**Commissioner Davis made a motion to TABLE item 3.B to the February 22, 2021, Planning Commission Meeting. Vice Chair Jackson seconded the motion. The motion carried unanimously 5-0.**

**C. Amendment to PD15-04: 120 E. Harris Avenue**

A request for approval of an amendment to the Planned Development (PD15-04) Zoning District of a medical facilities campus to expand the district boundaries, to modify the development standards, and to allow all uses in the Central Business District (CBD), as well as hospitals and drug processing, and related accessory uses; being approximately 49 acres located north of East Twohig Avenue, east of Chadbourne Street, south of Woodrow Street, and west of Main Street.

**Vice Chair Jackson made a motion to TABLE item 3.C to the February 22, 2021, Planning Commission Meeting. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**D. Z21-02: 124-128 West 4<sup>th</sup> Street**

A request for approval of a rezoning from the Light Manufacturing (ML) zoning district to the Central Business District (CBD) zoning district, being 0.396 acres located at 124-128 West 4th Street.

**Vice Chair Jackson made a motion to TABLE item 3.D to the February 22, 2021, Planning Commission Meeting. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**4. Conditional Uses**

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

**A. CU21-01 – 112 N. Milton Street**

A request for approval of a Conditional Use for Household Living in the Neighborhood Commercial (CN) Zoning District for a property located at 112 North Milton Street.

**Commissioner Davis made a motion to TABLE item 4.A to the February 22, 2021, Planning Commission Meeting. Commissioner Self seconded the motion. The motion carried unanimously 5-0.**

**5. Right-Of-Way Abandonments**

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

**A. Street Right-Of-Way Abandonment – 200 Block of West 23<sup>rd</sup> Street**

A request to approve the abandonment of 6,582 square feet of the south side of the West 23rd Street right-of-way between Martin Luther King Drive and Farr Street.

**Vice Chair Jackson made a motion to TABLE item 5.A to the February 22, 2021, Planning Commission Meeting. Commissioner Smith seconded the motion. The motion carried unanimously 5-0.**

**IV. Director's Report.**

Jon James, Planning and Development Services Director, indicated there were no items for discussion today.

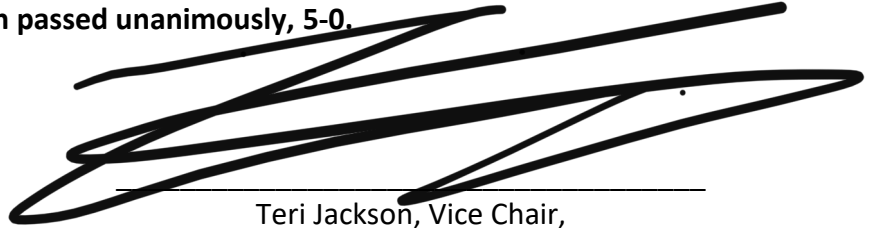
**V. Future meeting agenda and announcements.**

Chair Stribling indicated that the next regular meeting of the Planning Commission is tentatively scheduled to begin at 9:00 a.m. on **Monday, February 22, 2021**, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive or via Zoom.



**VI. Adjournment.**

**Commissioner Davis made a Motion to adjourn at 9:39 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 5-0.**

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Teri Jackson, Vice Chair,  
Planning Commission