



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS PLANNING COMMISSION MONDAY, JULY 19, 2021, 9:00 A.M.

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

ABSENT: Ryan Smith

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, Principal Planner
Brandon Dyson, Assistant City Attorney
Mitchell Gatlin, Project Engineer-EIT
Charlie Kemp, Building Official
Melissa Szyplinski, 9-1-1 Addressing Coordinator

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.

II. Consent Agenda:

A. Consideration of approving the June 21, 2021, Planning Commission Regular Meeting minutes.

B. Plat of Lot 15, Block 15, Angelo Heights Addition

A request for approval of a final plat for Lot 15, Block 15, Angelo Heights Addition, being 0.30 acres generally located at 989 Veterans Memorial; and variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain paving widths of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk for both Veterans Memorial Drive and Elm Street, both urban local streets.

C. First Replat of Tract 9, Block G, Concho Valley Estates

A request for approval of a First Replat of Tract 9, Block G, Section One, Concho Valley Estates, being 1.281 acres located at 1502 Floyd Dr; and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain a paving width of 38' with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk with curb-and-gutter for Floyd Dr, an urban local street.

D. Revised Preliminary Plat of Baker Ranch

A request for approval of a Revised Preliminary Plat of Baker Ranch, being 19.525 acres west of the western end of Twin Mountain Drive, Caroline Rd., and Blair Lane.

E. Baker Ranch, Section Five

A request for approval of a Final Plat of Baker Ranch, Section 5, being 7.654 acres north of the western end of Twin Mountain Drive; west of the western ends of Caroline Rd., and Blair Lane.

F. Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion

A request for approval of a Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, being 30.98 acres northwest of Grandview Drive and Canyon Rim Drive.

G. The Enclave at Twin Oaks Addition, Section 1

A request for approval of a final plat, The Enclave at Twin Oaks Addition, Section One, being 7.48 acres northwest of Grandview Drive and Canyon Rim Drive.

H. Fifth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion

A request for approval of a Fifth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, being 6.490 acres northwest of Grandview Drive and Canyon Rim Drive.

I. Twin Oaks Addition, Section 28

A request for approval of a final plat, Twin Oaks Addition, Section 28, being 6.490 acres northwest of Grandview Drive and Canyon Rim Drive.

Vice Chair Jackson made a motion to approve the Consent Agenda. Commissioner Uherik 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. First Replat of Lot 1 & Lot 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition

A request for approval of a First Replat of Lots 1 & 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street; and two variances 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 Deaton Street, an urban local street, and to maintain a paving width of 48 feet with curb-and-gutter in lieu of the required 50 feet for Currier Street, an urban collector street.

Zack Rainbow, Planning Manager, presented the proposed replat. He indicated it will be two lots in a commercial zoning district, and that the applicant was requesting variances from sidewalks and pavement. Mr. Rainbow displayed photos of the area. He then outlined Staff's recommendation in support of sidewalks based on the fact that TXDOT is installing one on Knickerbocker Road in front of the property, and that installing a sidewalk on Deaton Street would not require a variance on the street width.

Chair Stribling opened public comment.

Erica Carter, Carter-Fentress Engineering representing the applicant, indicated she was available to answer any questions.

Mr. Albert, one of the property owners, indicated that he is not aware of any foot traffic along Deaton and does not believe a sidewalk should be required here.

Chair Stribling asked to clarify that the plat will split off the undeveloped portion of Stripes.

Mr. Albert confirmed that this was correct.

Ms. Carter requested that the drainage study and sidewalk be deferred to the permitting phase.

Mitchell Gatlin, Project Engineer-EIT, with City Engineering Services, indicated that he has no issues deferring the drainage study because all lots are over an acre.

Chair Stribling closed public comment.

Chair Stribling expressed his support for a sidewalk in this area given commercial development in the area and to improve circulation. He indicated that he would support the road width variance if a sidewalk is constructed.

Jon James, Planning and Development Services Director indicated that once sidewalks are built, pedestrian activity increases, and that they avoid those roads now because there are not sidewalks.

Chair Stribling asked when sidewalks would be required for commercial lots.

Mr. James indicated we would generally require one in area like this, at least at the site plan stage.

Commissioner Uherik asked if the developer could count pavement towards a sidewalk.

Mr. James responded that this would not meet ADA standards and would not be allowed for new development.

Vice Chair Jackson made a motion to APPROVE a First Replat of Lots 1 & 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street, subject to the two conditions of approval as presented; and APPROVE two variances 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 Deaton Street, an urban local street, and to maintain a paving width of 48 feet with curb-and-gutter in lieu of the required 50 feet for Currier Street, an urban collector street. Commissioner Davis seconded the motion. The motion carried 4-2 with Vice Chair Jackson, and Commissioners Davis, Uherik and Self voting in favor, and Chair Stribling and Commissioner Spano voting against. The motion to approve passed 4-2.

B. Preliminary Plat of Fairway Downs

A request for approval of a Preliminary Plat of Fairway Downs, being 76.55 acres located southeast of the intersection of Country Club and S. Ratliff Roads; and variances from Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200' without providing stub-out streets to adjacent property.

Zack Rainbow, Planning Manager, presented the proposed plat which includes a requested variance from the maximum block length of 2,200 feet to allow a street without a stub-out up to approximately 3,000 feet in length. He outlined Staff's recommendation for denial of the variance given there is no special circumstance; that this is currently a large, vacant tract; and that this would create inadequate and ineffective arrangement of streets for emergency services. He concluded his presentation by requesting that the applicant resubmits a plat that shows the stub-outs.

Vice Chair Jackson asked how much of the property is in the City Limits.

Mr. Rainbow responded that most is not in the City Limits and if they want City water, they will require annexation.

Commissioner Davis asked where on the plat Staff would want the stub-outs.

Mr. Rainbow responded that this would up to the applicant but recommends at least one to the west and one to the east.

Jon James, Planning and Development Services Director indicated that another street could come through from the east from Bass Lane, so this would be a logical place for a stub-out.

Chair Stribling opened public comment.

Casey Poynor owner of the property, explained that most the area to the east is already developed.

Chair Stribling asked to clarify if the City is asking to put a stub-out to connect to Bass Road.

Mr. Poynor explained that he did not want to do this.

Chair Stribling asked how many lots he would lose by putting in a stub-out.

Mr. Poynor responded at least one.

Chair Stribling asked how many would be lost to the west with a stub-out.

Mr. Poynor responded he would lose one here also. He also explained that this would cost him \$150,000 which would result in a hardship.

Mr. James expressed concerns about lack of connectivity for emergency and fire access without stub-outs.

Mr. Rainbow explained that he provided print-outs for the Commission on AEP concerns as well.

Chair Stribling asked how large the lots to the west are.

Mr. Poynor responded they are over ½ acre.

Chair Stribling asked if there was sufficient right-of-way on Ratliff Road.

Mr. Poynor responded there is sufficient right-of-way. He asked if there could be conditional approval on the preliminary plat.

Mr. James responded that there were too many changes to approve the plat to approve conditionally without showing the stub-outs.

Mr. Poynor asked for Staff's thoughts on redesign.

Mr. James responded that a stub-out to the east of Bass Lane is the preferred option.

Chair Stribling closed public comment.

Commissioner Uherik asked what part of the land was outside the current plat area.

Mr. James responded that this area was in a different preliminary plat and not part of this one, but that the road would be extended through here. He explained that the lots could be developed in phases of final plats.

Commissioner Spano asked if the plat could be tabled to allow further discussion.

Mr. James responded that the State requires a decision within 30 days, so that it is best to deny, then the applicant can bring back next month and Staff will not charge new fees.

Commissioner Spano made a motion to DENY a Preliminary Plat of Fairway Downs, being 76.55 acres located southeast of the intersection of Country Club and S. Ratliff Roads; and DENY variances from Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200' without providing stub-out streets to adjacent property. Chair Jackson seconded the motion. The motion carried unanimously, 6-0.

C. Preliminary Plat, Shops of Sherwood Subdivision (Revised)

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, and a variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to allow a lot to not have direct, abutting access to an approved, accepted, and publicly dedicated street right-of-way.

Jeff Fisher, Principal Planner, explained that this plat was scheduled to be presented to the Planning Commission last month but was withdrawn. He explained that the original plat had all lots physically connecting to Sherwood Way as required by the Land Development and Subdivision Ordinance (LDSO) but due to a private covenant agreement with a different plan, the applicant has submitted this revised plat for consideration. Mr. Fisher elaborated that this new plat has one of the lots not touching Sherwood Way as required with an access easement instead, and that the applicant is seeking a variance to not require direct and abutting access per the LDSO.

Mr. Fisher then outlined Staff's recommendation to deny the plat for several reasons, including that there was no assurance the private easement would be maintained; that there was nothing unique about these lots; that there was no particular hardship; and that approving properties without direct, abutting, access could create the potential for landlocked properties.

Chair Stribling asked if the large lot connects to Sherwood Way.

Mr. Fisher responded that this was correct and that there were a total of six lots to be developed.

Commissioner Davis asked if the property connects to Sam's Club.

Mr. Fisher responded that most but not all lots will connect to Sherwood Way, but there will be a second access through the Sam's Club property.

Jon James, Planning and Development Services Director indicated that the issue in this case is that not all the lots have direct, abutting access to Sherwood Way and the developer is seeking a variance to allow this.

Mr. Fisher explained that if the Commission approved this plat, a condition would be added that the proposed access easement would remain in perpetuity, but that Staff's preferred option was that all lots are direct and abutting.

Chair Stribling opened public comment.

Kevin Mattson, with Red Sky, the developer, indicated that the intention is to final plat lots as they go to develop, and that the lot that does not touch Sherwood Way will have access through the private declaration.

Mr. Russell Gully, SKG Engineering, representing the applicant, explained that direct and abutting access in the LDSO has been challenging but that an easement would resolve the issue and ensure direct, abutting access.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Preliminary Plat, Shops of Sherwood Subdivision, being 35.017 acres south of Sherwood Way and west of Southland Boulevard, subject to the two conditions of approval as presented, and APPROVE a variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to allow a lot to not have direct, abutting access to an approved, accepted, and publicly dedicated street right-of-way. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

D. Preliminary Plat of Southland Hills, Blocks 35-40

A request for approval of a Preliminary plat, Southland Hills, Blocks 35-40; being 37.507 acres southwest of S. College Hills Blvd. and Valleyview Blvd.

This item was withdrawn by the applicant prior to the meeting.

E. Southland Hills Addition, Section 22

A request for approval of a revised final plat, Southland Hills Addition, Section 22, being 8.751 acres southwest of S. College Hills Blvd. and Valleyview Blvd.

Jeff Fisher, Principal Planner, explained that the applicant had withdrawn Item 1.D the preliminary plat prior to this meeting, but was moving forward with this revised preliminary plat for 31 single-family lots that will conform to the January 2021 preliminary plat that was approved. Mr. Fisher provided Staff's recommendation to approve the plat.

Chair Stribling opened public comment.

Mr. Russell Gully, SKG Engineering, thanked staff for working with him and the applicant. He asked that Condition #2 be stricken since the new final plat conforms to a previous preliminary plat and therefore, signatures do not need to be obtained for the January 2021 preliminary plat that was approved.

Jon James, Planning and Development Services Director explained that this final plat conforms to both an earlier version of the preliminary plat and the January 2021 version, and therefore, Condition #2 can be removed.

Erica Carter, Carter-Fentress Engineering, representative of a developer to the east, asked for clarification how this could be approved if the City does not know which preliminary plat is the governing preliminary plat.

Mr. James responded that the final plat conforms to both the 1998 and earlier 2021 versions so it does not matter.

Vice Chair Jackson made a motion to APPROVE a revised final plat, Southland Hills Addition, Section 22, being 8.751 acres southwest of S. College Hills Blvd. and Valleyview Blvd, subject to eight conditions of approval, removing condition #2. Commissioner Spano 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. Southwest corner of Loop 306/Foster Road

i. CP21-05: Southwest corner of Loop 306/Foster Road

A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood Center and Transitional Future Land Use to the Commercial Future Land Use, being approximately 6.287 acres, located at the southwest corner of Loop 306 and Foster Road.

ii. Z21-08: Southwest corner of Loop 306/Foster Road

A request for approval of a rezoning from the Light Manufacturing (ML) and Single-Family Residential (RS-1) Zoning Districts to the General Commercial (CG) Zoning District, being approximately 6.287 acres, located at the southwest corner of Loop 306 and Foster Road.

Jeff Fisher, Principal Planner, presented the proposed Comprehensive Plan and rezoning as one presentation. He explained that the cases are for two adjacent properties and changing the Comprehensive Plan to Commercial will allow the properties to be rezoned to CG. He indicated that three notices were mailed out, and Staff received no responses in favor or against. Mr. Fisher noted that the applicant will be required to plat and extend city sewer in future in order to construct, but that this would not prevent these applications from moving forward. He then outlined Staff's recommendation to approve both cases on the grounds that the Commercial designation is compatible given the properties frontage onto Loop 306; that the lots will easily comply with the zoning standards; and that this area is currently underserved by retail and a rezoning will facility commercial activities to service the area.

Chair Stribling opened public comment.

Chair Stribling 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 Center" and "Transitional" Future Land Use to the "Commercial" Future Land Use; and RECOMMEND APPROVAL of a rezoning from the Light Manufacturing (ML) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District; being approximately 6.287 acres, located at the southwest corner of Loop 306 and Foster Road. Vice Chair Jackson seconded the motion. The motion carried unanimously, 6-0.

3. Conditional Uses

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

A. CU21-10 – 3302 Edgewood Drive

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in a Residential Single-Family (RS-1) Zoning District, located at 3302 Edgewood Drive.

Zack Rainbow, Planning Manager, presented the proposed short-term rental (STR). He explained that the STR would be valid for a year, with a renewal option every two years after that. Mr. Rainbow outlined Staff's recommendation of approval with six conditions are presented, given that the proposal meets parking requirements; is close to Goodfellow Air Force Base; and will maintain the character of the area. He indicated that of the 15 mailed notices, Staff received one back opposed with multiple concerns.

Vice Chair Jackson asked about the opposition letter and security concerns, and if the nearby Air Force Base provides security.

Mr. Rainbow responded that from his experience in Abilene, Texas that the base typically would respond to an issue near the base.

Chair Stribling opened public comment.

Charles Hagen, a resident nearby, expressed concerns about his two small children and was worried who would rent the STR. He also raised concerns about property values, and was not sure who sent in the opposition letter, but that he was opposed.

Ms. Tiffany Brannon, owner of the property, explained that she has installed cameras at the property, and that her husband is military. She indicated that the STR would provide an affordable option for military families coming in for basic training.

Vice Chair Jackson asked the property owner to clarify that the STR was for families to stay up to six months.

Ms. Brannon responded that this would be up to 6 months, but that it could be less.

Jon James, Planning and Development Services Director indicated that under the zoning ordinance, STRs are for 30 days or less, and that longer stays would be allowed without this approval.

Chair Stribling closed public comment.

Commissioner Davis made a motion to APPROVE a request for a Conditional Use to allow a Short-Term Rental (STR) in a Residential Single-Family (RS-1) Zoning District, located at 3302 Edgewood Drive, subject to the six conditions of approval as presented. Commissioner Spano seconded the motion. The motion carried unanimously 6-0.

B. CU21-11 – 1716 Volney 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, located at 1716 Volney Street.

Zack Rainbow, Planning Manager, presented the proposed short-term rental (STR). He outlined Staff's recommendation of approval with six conditions are presented, given that the proposal meets parking requirements; is close to the Fairgrounds; and meets all approval criteria in the Zoning Ordinance. He indicated that of the 15 mailed notices, Staff received no responses.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a request for a Conditional Use to allow a Short Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, located at 1716 Volney Street, subject to the six conditions of approval as presented. Commissioner Davis seconded the motion. The motion carried unanimously 6-0.

V. Director's Report.

Jon James, Planning and Development Services Director, announced that there will be a Development Task Force meeting this Wednesday, which will discuss changes to the Sign Ordinance. He indicated that later this year he intends to bring forward a draft of the Sign Ordinance changes, and a new landscape ordinance.

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, August 16, 2021**, in City Hall East Mezzanine Meeting Room, 72 W. College Ave.

B. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 10:32 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.

Travis Stribling, Chair,
Planning Commission