



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, APRIL 18, 2022, 9:00 A.M.

East Mezzanine of City Hall, 72 West College Avenue.

PRESENT: Travis Stribling (Chair), Sam Gomez, Luke Uherik, Trinidad Aguirre, Joe Self

ABSENT: Teri Jackson (Vice Chair), Brittany Davis

STAFF: Aaron Vannoy, Assistant Director of Planning and Development Services
Zack Rainbow, Planning Manager
Jeff Fisher, AICP, Chief Planner
Kyle Warren, Planner
Rafael Alvarado, Planner
Holly Voth, City Attorney's Office
Kevin Pate, Interim City Engineer
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 five was present.

II. Consent Agenda

- A. Consideration of the March 21, 2022, Planning Commission Meeting minutes.
- B. **PP22-01: Preliminary Plat, Sagewood Estates**
A request for approval of a Preliminary Plat, Sagewood Estates, being 6.00 acres located northeast of Armstrong Street and E. 25th Street.
- C. **FP22-10: Sagewood Estates, Section One**
A request for approval of Sagewood Estates, Section One, being 3.03 acres located northeast of Armstrong Street and E. 25th Street.
- D. **RP22-13: Riverview Estates**
A request for approval of Riverview Estates, being a Replat of Tract A, Park Place Addition, being 14.53 acres southwest of S. Concho Park Drive and S. Bell Street.

Jeff Fisher, Chief Planner, presented PowerPoint slides showing all plats on the consent agenda for the Commission.

Commissioner Uherik made a motion to approve all items on the Consent Agenda. Commissioner Aguirre seconded the motion. The motion carried unanimously, 5-0.

III. Regular Agenda

1. Subdivision Plats

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

A. FP22-09: Phase 1, Fairway Downs

A request for approval of a final plat of Phase 1, Fairway Downs, being 37.98 acres located southeast of the intersection of Country Club and S. Ratliff Roads, and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Country Club Road to maintain a 24-foot paving width, and to allow S. Ratliff Road to maintain a 20-foot paving width.

Jeff Fisher, Chief Planner, presented the proposed final plat. He indicated the preliminary plat was approved in February 2022. He explained that the applicant has filed an annexation, Comprehensive Plan and Zoning cases for this property. Mr. Fisher also outlined Staff's recommendation to approve the plat and full variance on Country Club Road given the road was recently improved by the City, and a partial variance on S. Ratliff Road, requiring an additional 8 feet of pavement to accommodate future growth in this area. Mr. Fisher concluded his presentation by outlining the 11 approval conditions and 1 note as presented.

Chair Stribling asked if the lots have access to city sewer.

Mr. Fisher responded they are not within the distance to connect to city sewer and therefore can use septic systems given they are a minimum half acre in size.

Chair Stribling opened public comment.

Casey Poynor, owner, asked if the condition to change Fairway Lane could be removed.

Melissa Szyplinski, 9-1-1 Addressing Coordinator, provided a letter from the Police Department explaining that they want the name changed for safety reasons as there are more than one "Fairway" in San Angelo and this could be confusing.

Commissioner Aguirre asked if "Fairway Downs" was taken as a name.

Ms. Szyplinski responded that other options could be looked into but that she would need to check with the Police Department.

Chair Stribling closed public comment.

Commissioner Aguirre made a motion to APPROVE a final plat of Phase 1, Fairway Downs, being 37.98 acres located southeast of the intersection of Country Club and S. Ratliff Roads subject to eleven conditions of approval and one note, APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Country Club Road to maintain a minimum 24' paving width, and APPROVE a PARTIAL VARIANCE from Chapter 10.III.A.2 of the Subdivision Ordinance, requiring an additional 8 feet of paving for S. Ratliff Road for a total of 28' paving width. Commissioner Uherik seconded the motion. The motion carried unanimously, 5-0.

B. FP22-12: Moeller Subdivision

A request for approval of a final plat of Moeller Subdivision, being 1.00 acre located at the southwest corner of Pecan Street and E. 20th Street, and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow E. 19.5 Street to maintain a 20-foot paving width.

Jeff Fisher, Chief Planner, presented the proposed final plat. He indicated that these are two unplatted tracts with two homes, and that the purpose of the plat was to subdivide the two unplatted tracts into three platted lots to allow a new home. He outlined Staff's recommendation to approve the plat but require an additional 3 feet of pavement on E. 19.5 Street which is deficient and provides rear access to several properties. Mr. Fisher concluded his presentation by outlining the 3 approval conditions as presented.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested a variance from having to widen E. 19.5 feet given it functions as an alley and not as a street.

Commissioner Uherik asked if the new home will front onto 20th Street.

Mr. Gully responded this is correct, and that the existing homes also front onto 20th Street.

Mr. Fisher displayed an aerial map of the area.

Commissioner Aguirre asked if this area was already developed.

Mr. Fisher responded this was correct, and that this was the last property in the area that has not been developed.

Commissioner Self made a motion to APPROVE a final plat of Moeller Subdivision, being 1.00 acre located at the southwest corner of Pecan Street and E. 20th Street

subject to three conditions of approval as presented, and **APPROVE** a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow E. 19.5 Street to maintain a 20-foot paving width. Commissioner Uherik seconded the motion. The motion carried unanimously, 5-0.

C. RP22-12: Replat of the east 50 feet of Lots 1, 2, & 3, Block 21, Lakeview Addition, and the 50 feet immediately north of Lot 1

A request for approval of a Replat of the east 50 feet of Lots 1, 2, & 3, Block 21 Lakeview Addition, and the 50 feet of land immediately north of Lot 1, and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Oaklawn Street to maintain a 24-foot paving width.

Rafael Alvarado, Planner, presented the proposed case. He explained that the applicant is requesting a variance to maintain the existing paving width on Oaklawn Street which Staff opposes.

Chair Stribling asked if the subject street is a side street for the property and if it is 24 feet all the way down.

Mr. Alvarado responded that to the south of 45th Street the street is greater than 24 feet wide.

Chair Stribling opened public comment.

Erica Carter, Carter-Fentress Engineering, representing the applicant, indicated that the owner is replatting several remainders into one lot. Ms. Carter provided her position that she does not believe there will be additional traffic from one lot, and this is in an already developed infill area without the need to widen the street.

Chair Stribling closed public comment.

Commissioner Uherik made a motion to APPROVE a Replat of the east 50 feet of Lots 1, 2, & 3, Block 21 Lakeview Addition, and the 50 feet of land immediately north of Lot 1 subject to two conditions of approval as presented, and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Oaklawn Street to maintain a 24-foot paving width. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.

D. RP22-16: Moore Subdivision, Section One-B

A request for approval of a replat, Moore Subdivision, Section One-B, being 11.539 acres northeast of Lake Drive and W. 48th St., and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Lake Drive to maintain a 22-foot paving width.

Jeff Fisher, Chief Planner, presented the proposed replat. He explained that the applicant was replatting four lots into five, and requesting a variance to allow Lake Drive which runs north-south to the west of the property to maintain its current 22-foot paving width. He outlined Staff's recommendation to approve the plat but require 2 additional feet of paving on Lake Drive given potential future development in this area. Mr. Fisher concluded his presentation by outlining the 6 approval conditions and one note as presented and the one letter of support received from one of the property owners.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, explained the purpose of the plat is to sell land to neighbors and that there are no plans for substantial improvements at this time. He asked that Condition #6 pertaining to existing buildings that do not meet minimum fire separation to be relocated or removed.

Chair Stribling asked if the note pertaining to buildings being within 600 feet of a fire hydrant applies to existing building or only new ones.

Aaron Vannoy, Assistant Director of Planning and Development Services, indicated this applies only to new structures. He explained that the previous condition regarding fire separation for existing buildings is something that staff will assess with the Permits Division.

Mr. Gully requested a deferral on the drainage study requirement and for the paving variance.

Mr. Kevin Pate, Interim City Engineer, stated he is good with the drainage study deferral.

Mr. Fisher indicated that the drainage study comment already allows a deferral option so no changes are needed to this condition.

Commissioner Self made a motion to APPROVE a replat, Moore Subdivision, Section One-B, being 11.539 acres northeast of Lake Drive and W. 48th St. subject to conditions of approval as presented, and APPROVE a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Lake Drive to maintain a 22-foot paving width. Commissioner Aguirre seconded the motion. The motion carried unanimously, 5-0.

2. Related Comprehensive Plan Amendments & Rezonings

City Council has final authority for approval of Comprehensive Plan amendments and rezonings.

A. 1701 S. Concho Drive

i. CP22-02: 1701 S. Concho Drive

A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Rural to the Neighborhood Future Land Use, being 122.36 acres, located at 1701 S. Concho Drive.

ii. Z22-08: 1701 S. Concho Drive

A request for approval of a rezoning from the Ranch and Estate (R&E) to the Single-Family Residential (RS-1) zoning district, being 30.24 acres, located at 1701 S. Concho Drive.

The two cases were presented in one presentation since they apply to part of the same properties.

Jeff Fisher, Chief Planner, presented both cases. He explained that the applicants are working on submitting subdivisions for these properties and that these amendments would allow these subdivisions to move forward. Mr. Fisher outlined Staff's recommendation to approve both requests on the grounds that that the subdivision lots would comply with the new zoning of RS-1, and that the amendments are consistent with the Future Land Use and zoning in the surrounding area.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Self made a motion to **RECOMMEND APPROVAL** of an amendment to the Comprehensive Plan, changing certain lands from the Rural to the Neighborhood Future Land Use, being 122.36 acres, located at 1701 S. Concho Drive. Commissioner Gomez seconded the motion. The motion carried unanimously, 5-0.

Commissioner Self made a motion to **RECOMMEND APPROVAL** of a rezoning from the Ranch and Estate (R&E) to the Single-Family Residential (RS-1) zoning district, being 30.24 acres, located at 1701 S. Concho Drive. Commissioner Gomez seconded the motion. The motion carried unanimously, 5-0.

B. 3202 and 3206 Abilene Street

i. CP22-03: 3202 & 3206 Abilene Street

A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood Center to the Residential Future Land Use, being 0.322 acres, located at 3202 & 3206 Abilene Street.

ii. **Z22-09: 3202 & 3206 Abilene Street**

A request for approval of a rezoning from the General Commercial (CG) to the Single-Family Residential (RS-1) zoning district, being 0.322 acres, located at 3202 & 3206 Abilene Street.

The two cases were presented in one presentation since they apply to the same properties.

Rafael Alvarado, presented the cases. He indicated the properties were current designated Neighborhood Center in the City's Comprehensive Plan and zoned General Commercial (CG). He indicated that the applicants requested to build single-family homes on the lots which triggered the requests. Mr. Alvarado provided Staff's recommendation to approve the requests given the existing area is largely built out.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Chair Stribling expressed that he believes that residential development is appropriate in this location.

Commissioner Uherik made a motion to **RECOMMEND APPROVAL** of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood Center to the Residential Future Land Use, being 0.322 acres, located at 3202 & 3206 Abilene Street. Commissioner Gomez seconded the motion. The motion carried unanimously, 5-0.

Commissioner Uherik made a motion to **RECOMMEND APPROVAL** of a rezoning from the General Commercial (CG) to the Single-Family Residential (RS-1) zoning district, being 0.322 acres, located at 3202 & 3206 Abilene Street. Commissioner Gomez seconded the motion. The motion carried unanimously, 5-0.

3. Conditional Uses

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

A. **CU22-08: 5046 Red Oak Lane**

A request for approval of a Conditional Use to allow a Bed and Breakfast (B&B) in the Single-Family Residential (RS-1) Zoning District, located at 5046 Red Oak Lane.

Kyle Warren, Planner, indicated that the applicant sent an email requesting that this request be tabled to the next Planning Commission given opposition received.

Commissioner Uherik made a motion to TABLE the Conditional Use to the next Planning Commission Meeting. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.

B. CU22-09: 1223 Dorchester Drive

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Zero Lot Line, Twinhome, and Townhome Residential (RS-3) Zoning District, located at 1223 Dorchester Drive.

Kyle Warren, Planner, presented the case for a Short-Term Rental (STR). He indicated that of the 27 letters that were mailed out, Staff received 4 in opposition and 0 in favor. Mr. Warren outlined Staff's recommendation to approve the STR on the grounds the proposal will still be residential in nature; not within 500 feet of another STR; and that the RS-3 zoning is higher density which is favorable for an STR. Mr. Warren concluded his presentation by outlining the three conditions of approval.

Chair Stribling asked if Staff received any letters or emails, and to explain what the opposition said and why they are opposed.

Mr. Warren responded that one of the phone calls received cited potential crime. Mr. Warren explained that despite this, the applicant has met the zoning criteria.

Jeff Fisher, Chief Planner, agreed with Mr. Warren and stated that it is up to the Commission to weigh the opposition versus the applicant meeting all the technical criteria to make a decision.

Chair Stribling opened public comment.

Mr. Chase Burton, 4902 Red Oak Lane, stated that he does not see the difference between this STR and a long-term rental. He indicated that he believes he can go forward.

Chair Stribling provided his thoughts in support of the STR, that there will be no signage, no advertising, and believes that STRs are better neighbors than long-term rentals and that they require regular building and fire reviews.

Chair Stribling closed public comment.

Commissioner Self concurred with Stribling.

Commissioner Uherik made a motion to APPROVE a Conditional Use to allow a Short-Term Rental (STR) in the Zero Lot Line, Twinhome, and Townhome Residential (RS-3) Zoning District, located at 1223 Dorchester Drive, subject to three conditions

of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.

C. CU22-10: 418 S. Adams Street

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 418 S. Adams Street.

Rafael Alvarado, Planner, presented the proposed case for a new STR. He stated that 21 notices were mailed, and that Staff received 1 letter in support and 1 in opposition.

Chair Stribling asked if the owner opposed was within the notice area and what the comment was in opposition

Mr. Alvarado responded that they were in the notice area, but did not give reasons.

He concluded his presentation outlining Staff's rationale to approve subject to three conditions of approval given there are no other STRs within 500 feet and that the STR is close to amenities.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Self made a motion to APPROVE the Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 418 S. Adams Street, subject to three conditions as presented. Commissioner Aguirre seconded the motion. The motion carried unanimously, 5-0.

IV. Discussion Item

Discussion on adopting a new Downtown Historic Overlay Zone (Case Z22-02), generally located north of Concho River; east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

Jeff Fisher, Chief Planner, outlined the proposed new historic district along Chadbourne Street. He indicated that the consultant HHM recommended this area for the new historic district. In the district, the consultant identified what was high, medium, and low priority properties for historic designation. Mr. Fisher mentioned the Town Hall Meeting on March 2, 2022 which allowed the public an opportunity to give feedback. He concluded by outlining some questions for the Commission, including their thoughts on the new boundary; if contributing properties should have a higher review standard than non-contributing low properties; and if there should be an administrative option for small improvements which the Planning Director could approve without having to go to DHRC.

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Commissioner Uherik raised concerns about having an additional step for owners to go through for approval. He said he would be in support of an administrative option.

Chair Stribling agreed and stated the need for clear guidelines.

Mr. Fisher responded that currently Staff reviews the 10 criteria from the Zoning Ordinance which comes from the Department of the Interior. He stated that in the Central Business District there are also city guidelines to review.

Commissioner Aguirre asked there has been any push back from owners that were sent letters for the Town Hall.

Mr. Fisher explained that some owners were in support and some were against.

Mr. Del Velasquez, Downtown San Angelo, explained that the purpose of the historic district is to bring some unification and protection of historic elements downtown.

V. Public Comment.

Chair Stribling raised concerns about required notification and suggested that the City consider expanding the notice area beyond the State requirements to ensure adequate public notice for cases.

VI. Director's Report.

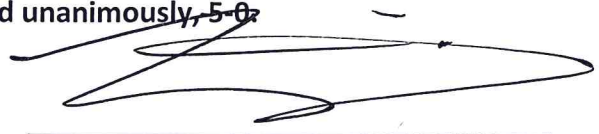
Aaron Vannoy, Assistant Director of Development Services, indicated that Staff is examining if they can recommend a street below the minimum standard of 26 feet in the subdivision ordinance.

VII. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on May 16, 2022.

VIII. Adjournment.

Commissioner Uherik made a motion to adjourn at 10:47 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 5-0.



Travis Stribling, Chair,
Planning Commission