



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
PLANNING COMMISSION
MONDAY, MARCH 21, 2022, 9:00 A.M.

East Mezzanine of City Hall, 72 West College Avenue.

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

ABSENT: N/A

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
Brandon Dyson, Assistant City Attorney
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 9:01 a.m. and established that a quorum of seven was present.

II. Consent Agenda

A. Consideration of the February 21, 2022, Planning Commission Meeting minutes.

Commissioner Uherik made a motion to approve the Consent Agenda. Vice Chair Jackson Davis seconded the motion. The motion carried unanimously, 7-0.

III. Regular Agenda

1. Subdivision Plats

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

A. **FP22-06: The Enclave at Twin Oaks Addition, Section Two**

A request for approval of a final plat of The Enclave at Twin Oaks Addition, Section Two, being 8.619 acres located north of Grandview Drive and west of Canyon Rim Drive and south of Silver Spur Drive.

Kyle Warren, Planner, presented the proposed plat for 31 new residential lots. He outlined Staff's recommendation to approve for conforming to the Comprehensive Plan and Purpose Statements, with four conditions of approval.

Chair Stribling said that the aerial map doesn't seem to match with the plat.

Mr. Warren explained that the map encompasses all of the property.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, indicated he was available for questions.

Chair Stribling closed public comment.

Commissioner Uherik made a motion to APPROVE the final plat, subject to four conditions as presented. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

B. FP22-07: Prestonwood Addition

A request for approval of the Final Plat, Prestonwood Addition - Section 8A, located south of Sherwood Way along Appaloosa Trail, being 9.278 acres.

Rafael Alvarado, Planner, presented the proposed plat. He explained this land was recently annexed and there was a Master Thoroughfare Plan (MTP) amendment for this area also approved for this area. He outlined Staff's recommendation to approve with six conditions for conforming to the Comprehensive Plan and Purpose Statements.

Chair Stribling opened public comment

Russell Gully, SKG Engineering, indicated he was available for questions and requested approval.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE the final plat, subject to six conditions as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

C. FP22-08: Shannon Medical Center, Downtown Campus, Section Four

A request for approval of a replat, Shannon Medical Center Section Four, being 5.304 acres located northeast of N. Oakes Street and East College Avenue; and variances

from the Subdivision Ordinance, from Chapter 10.III.A.1 to allow Woodrow Street to maintain a 42-foot right-of-way, and from Chapter 10.III.A.2 to allow Woodrow Street to maintain an 33-foot paving width with curb-and-gutter.

Kyle Warren, Planner, presented the proposed plat. He outlined the requested variances. Mr. Warren then outlined Staff's recommendation to approve with three conditions for conforming to the Comprehensive Plan and Purpose Statements.

Chair Stribling opened public comment

Russell Gully, SKG Engineering, indicated that the plat will clean up the lots into one lot to allow the new Shannon Medical buildings.

Chair Stribling closed public comment.

Jon James, Planning and Development Services Director, explained that with passing of the new street ordinance, the street meets the new minimums and no variances are required.

Vice Chair Jackson made a motion to APPROVE the final plat, subject to three conditions as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

D. RP22-08: First Replat of Lot 6, Lake Drive Subdivision

A request for approval of a First Replat of Lot 6, Lake Drive Subdivision, being 4.294 acres northwest of Lake Drive and W. 37th Street, and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Lake Drive to maintain a 30-foot paving width with no curb-and-gutter.

Jeff Fisher, Chief Planner, presented the proposed replat for four new residential lots. He outlined the requested variance for Lake Drive to retain its current paving width. He then outlined Staff's recommendation to approve with five conditions for conforming to the Comprehensive Plan and Purpose Statements.

Chair Stribling opened public comment

Russell Gully, SKG Engineering, required deferral of the drainage study to time of permitting.

Kevin Pate, City Engineer indicated that he will consider a deferral request in writing.

Chair Stribling closed public comment.

Commissioner Davis made a motion to **APPROVE** the replat, and **APPROVE** the variance to allow Lake Drive to maintain a 30-foot paving width with no curb-and-gutter, subject to five conditions as presented. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

E. RP22-09: Logan-Greer, Section Two

A request for approval of a residential replat of Logan-Greer Section Two, being 0.185 acres located at the southwest corner of the E. 11th St. and Pecan St.; and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to allow E. 11th St and Pecan St. to maintain the existing paving width with curb-and-gutter.

Rafael Alvarado, Planner, presented the proposed replat. He then outlined Staff's recommendation to approve with four conditions for conforming to the Comprehensive Plan and Purpose Statements, and that with the new street standards the two requested variances are no longer required.

Chair Stribling opened public comment.

Chair Stribling asked what triggered the replat of this lot.

Mr. Alvarado responded that the building has been demolished and that a new structure will be built.

Russell Gully, SKG Engineering, indicated that there were two parallel offsets which triggered the replat.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE the replat, removing Conditions 2 and 3. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

F. RP22-10: First Replat in Lots 5 & 6, Block 20, Frary Addition

A request for approval of a First Replat in Lots 5 & 6, Block 20, Frary Addition, being 0.663 acres west of S. Poe St. and Tarver St., and variances from the Subdivision Ordinance, from Chapter 10.III.A.1 to allow S. Poe St. to maintain a 36-foot right-of-way, and from Chapter 10.III.A.2 to allow S. Poe St. to maintain an 18-foot paving width without curb-and-gutter.

Jeff Fisher, Chief Planner, presented the proposed replat of two remainders. He said Staff received one letter opposed of the 16 mailed. He outlined Staff's recommendation to approve with five conditions for conforming to the

Comprehensive Plan and Purpose Statements. He also said Staff was in support of the variances in part provided the applicant pave an additional 2 feet for S. Poe Street.

Chair Stribling opened public comment.

Vice Chair Jackson asked Russell Gully, SKG Engineering representing the applicant if his client was okay with putting in 2 feet of pavement.

Mr. Gully responded yes.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE the replat, APPROVE the variance to allow a 36' right-of-way for S. Poe Street, and PARTIALLY APPROVE the variance to allow S. Poe Street to be 20 feet, REQUIRING an additional 2 feet of pavement. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

2. Related Comprehensive Plan Amendments & Rezonings

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

A. 200 Blk. of S. Bell St.

i. CP22-01: 200 Blk. of S. Bell St.

A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use, being 0.436 acres located on the west side of S. Bell Street between Culberson Street and Bryan Street.

ii. Z22-05: 200 Blk. of S. Bell St.

A request for approval of a rezoning from the Single-Family Residential (RS-1) to the General Commercial (CG) Zoning District, being 0.436 acres located on the west side of S. Bell Street between Culberson Street and Bryan Street.

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

Rafael Alvarado, Planner, presented the cases. He provided Staff's rationale for recommending denial based on the seven zoning criteria.

Jeff Fisher, Chief Planner, explained that a lot of the areas west of Bell St. had commercial zoning before the Comprehensive Plan came into effect. He said the question for the Commission was if they wanted to approve more commercial development west of Bell St.

Jon James, Planning and Development Services Director, said that the more intense CG or CH Zoning was on the east side of Bell St., not on the West.

Commissioner Davis asked why the applicants want CG instead of CN.

Mr. Alvarado responded it was because they want 10% outdoor storage and CG allows this but CN does not.

Chair Stribling opened public comment.

Emily and Maurizio Valdez, the applicants, said have an electric company and need a property for their office. They said they applied for the CG to allow outdoor storage.

Commissioner Davis said if only vehicles are stored, CO would work.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of BOTH the Future Land Use change to Neighborhood Center and the zoning change to Office Commercial (CO). Commissioner Gomez seconded the motion. The motion carried unanimously, 7-0.

3. Rezoning

City Council has final authority for approval of rezonings.

A. Z22-04: 430 W. Avenue X

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.149 acres, located at 430 W. Avenue X.

Jeff Fisher, Chief Planner, presented the case. He provided Staff's rationale for recommending approval based on the seven zoning criteria.

Chair Stribling asked what the width of the lot was.

Mr. Fisher responded that the width is only 47 feet, but that this was allowed because the remaining right-of-way was taken by TXDOT to build the road.

Commissioner Davis made a motion to RECOMMEND APPROVAL of the zoning change to Neighborhood Commercial (CN). Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

B. Z22-06: 1740 La Follette Street

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, being 0.328 acres, located at 1740 La Follette Street.

Rafael Alvarado, Planner, presented the case. He said of the 33 letters mailed, Staff received 1 letter in support. He provided Staff's rationale for recommending approval based on the seven zoning criteria.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of the zoning change to Low Rise Multifamily Residential (RM-1) Zoning District. Commissioner Davis Self seconded the motion. The motion carried unanimously, 7-0.

4. Conditional Uses

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

A. CU22-07: 3182 N. Bryant Blvd.

A request for approval of a Conditional Use to allow Vehicle Repair in the General Commercial (CG) Zoning District, being 2.476 acres, located at 3182 N. Bryant Boulevard.

Jeff Fisher, Chief Planner, presented the case. He said Staff received one letter against from the adjacent owner to the east. He provided a concept plan and outlined Staff's rationale for recommending approval based on the six zoning criteria.

Chair Stribling asked what the width of the lot was.

Mr. Fisher responded that the width is only 47 feet, but that this was allowed because the remaining right-of-way was taken by TXDOT to build the road.

Chair Stribling opened public comment.

Joe Cross, applicant, requested that the conditional use be approved. He explained that the east elevation in the PowerPoint presentation will be the storefront which is actually north. He outlined some information about the detention pond and sewer easement.

Commissioner Self made a motion to APPROVE the Conditional Use with five conditions as presented. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

I. Text Amendment.

City Council has final authority for approval of Text Amendments.

- A.** Public hearing and consideration of an ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, adding Section 205 “Site Plan Review” to establish a formal site plan review process and ensure compliance with recent changes to state law.

Aaron Vannoy, Assistant Director of Planning and Development Services, outlined goals for why a site plan ordinance was being developed. These included a codified process for consistency and compliance with House Bill (HB 3167). He explained there would be two processes, one for major and one for minor site plans. Mr. Vannoy then outlined the differences between the two processes and displayed a chart for the Commission.

Chair Stribling asked if HB3167 applies to building permits as well.

Mr. Vannoy responded that it applies to development plans and that the City does not have any project that would take over 30 days.

Jon James, Planning and Development Services Director, explained that there was a bill to add building permits but it failed in the State Senate.

Chair Stribling said he thinks all the changes look good.

Russell Gully, SKG Engineering, asked if the new ordinance includes engineering plans.

Mr. James responded that this is a gray area and has not been determined yet.

Mr. Gully said he would like clarity on that but otherwise was in support.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of the new ordinance as presented. Commissioner Self seconded the motion. The motion carried unanimously, 7-0.

IV. Director’s Report.

Jon James, Planning and Development Services Director, indicated that City Council approved the street and sidewalk ordinances at their last meeting.

V. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **April 18, 2022**.

VI. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 10:40 a.m., and Commissioner Davis seconded the Motion. The Motion passed unanimously, 7-0.



Travis Stribling, Chair,
Planning Commission