



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS PLANNING COMMISSION

MONDAY, FEBRUARY 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

ABSENT: Joe Self

STAFF: Aaron Vannoy, Assistant Director of Planning and Development Services
Zack Rainbow, Planning Manager
Jeff Fisher, AICP, Chief Planner
Rafael Alvarado, Planner
Brandon Dyson, Assistant City Attorney
Mitchell Gatlin, Project Engineer-EIT
Melissa Szyplinski, 9-1-1 Addressing Coordinator

I. Call to order.

A. Chair Stribling called the meeting to order at 9:03 a.m. and established that a quorum of six was present. Commissioner Self was absent.

II. Consent Agenda

A. Consideration of the January 24, 2022, Planning Commission Meeting minutes.

Chair Stribling introduced Sam Gomez a new Planning Commissioner who replaces Joe Spano. He indicated that Commissioner Spano is now on the COSADC Board and will be missed.

Commissioner Uherik requested that the motion for Item 1.E from the January 24, 2022 be corrected. (The final version of the January minutes will reflect this change).

Commissioner Uherik 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.

A. PP22-01: Preliminary Plat, Prestonwood Addition

- A request for approval of a Preliminary Plat, Prestonwood Addition, located south of Appaloosa Trail and Sherwood Way, being 67.392 acres.

Rafael Alvarado, Planner, presented the proposed preliminary plat. He indicated that this plat relates to an annexation and Master Thoroughfare Plan (MTP) for this area. Mr. Alvarado indicated this area is currently outside the City Limits. He indicated that the plat is consistent with the Purpose Statements in the Subdivision Ordinance and recommends approval subject to two conditions as presented.

Chair Stribling opened public comment.

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

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Preliminary Plat, Prestonwood Addition subject to two conditions as presented, located south of Appaloosa Trail and Sherwood Way, being 67.392 acres. Commissioner Aguirre seconded the motion. The motion carried unanimously, 6-0.

B. PP22-02: Revised Preliminary Plat, Fairway Downs

- A request for approval of a Revised Preliminary Plat of Fairway Downs, being 76.55 acres located southeast of the intersection of Country Club and S. Ratliff Roads.

Jeff Fisher, Chief Planner, presented the proposed revised preliminary plat. He explained that this revised version of the plat shows the stub-out street to the east as required, and a phasing plan. He recommended approval subject to five conditions and two notes as presented.

Chair Stribling asked if the preliminary plat has changed since the previous one.

Mr. Fisher responded the lot sizes remain the same but the phasing plan of which lots will develop and when has been added.

Chair Stribling opened public comment.

Casey Poynor, the developer spoke in support of the request. He explained that Phase 3 is tied to obtaining water from the City in future. He also asked if the note about changing the name of Fairway Lane could be stricken because it was already approved on the previous preliminary plat.

Mr. Fisher indicated that the requirement was also on the previous plat. He asked Brandon Dyson, the Deputy City Attorney, if this comment needed to be addressed through this plat.

Zack Rainbow, Planning Manager, indicated that this can be a condition of the final plat and not part of this preliminary plat.

Chair Stribling closed public comment.

Mr. Fisher asked if this can be made a note advising the applicant of the street name change as part of the final plat. The Commission agreed.

Commissioner Uherik made a motion to APPROVE a Revised Preliminary Plat of Fairway Downs subject to four conditions and two notes as presented, being 76.55 acres located southeast of the intersection of Country Club and S. Ratliff Roads. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

C. RP22-07: Replat of Tract A-2, Section Two, T.J.A.K. Addition

A request for approval of a Replat of Tract A-2, Section Two, T.J.A.K. Addition, being 1.01 acres southwest of S. Bryant Boulevard and W. Avenue N; and approval of a variance from Chapter 10.III.A.2 to maintain a 52-foot wide pavement width for West Avenue N.

Jeff Fisher, Chief Planner, presented the proposed replat. He explained that this replat was to divide the Weinerschnitzel property into two allowing a future business to go onto the vacant lot. As part of the request, Mr. Fisher explained the applicant is seeking a variance for a reduced pavement on the north side of the lot which has a flagged configuration onto W. Avenue N. Mr. Fisher outlined Staff's recommendation to approve the plat and associated variance given that Avenue N functions adequately at its current width and that the new street ordinance will allow this street to be 56 feet wide, close to the current 52 feet. He also mentioned Staff's requirement for a sidewalk which could use the existing asphalt if deemed appropriate by the City Engineer or TAS inspector.

Aaron Vannoy, Assistant Director of Planning and Development Services, indicated that the new street ordinance is proposed but has not been approved yet.

Chair Stribling asked if the preliminary plat has changed since the previous one.

Chair Stribling opened public comment.

Carson Stevens, Carter-Fentress Engineering, representing the applicant, indicated he was available for questions.

Mr. Fisher asked Mr. Stevens was comfortable with the sidewalk requirement.

Mr. Stevens responded they were good with this.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **APPROVE** a Replat of Tract A-2, Section Two, T.J.A.K. Addition, being 1.01 acres southwest of S. Bryant Boulevard and W. Avenue N, subject to four conditions and one note as presented; and **APPROVE** a variance from Chapter 10.III.A.2 to maintain a 52-foot wide pavement width for West Avenue N. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.

2. Conditional Uses

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

A. Amendment to CU16-04: 2309, 2315, and 2317 S. A & M Avenue

A request for approval of an amendment to Conditional Use CU16-04 to allow additional accessory structures, including a bus barn, in the Single-Family Residential (RS-1) Zoning District, located at 2309, 2315, & 2317 S. A & M Avenue.

Jeff Fisher, Chief Planner, presented the proposed Conditional Use Amendment. He indicated that the amendment is required to allow a bus barn because the original Conditional Use did not show the bus barn on the approved concept plan. He showed the new concept plan with three different options. The first two showed the bus barn at the rear of the property near Oxford Avenue away from public view, and the third showed a location close to the corner of A & M Avenue and Oxford Drive which staff was against because it required a new double driveway which was dangerous being so close to the intersection. Mr. Fisher concluded his presentation indicating that Staff was in support of either Option 1 or 2, Option 1 which includes a small accessory storage building next to the bus barn.

Commissioner Aguirre asked which options Staff was recommending.

Mr. Fisher responded that Staff was recommending Options 1 or 2.

Chair Stribling opened public comment.

Kye Franke, Kinney Franke Architects, representing the applicant, indicated that the church wanted the bus barn located further south on the property because it is hard to back out. He indicated that the bus barn would be 18 feet in height. Mr. Franke said if this was a metal structure, it will be painted a sandstone color to blend into the buildings around it. Alternatively, he said there would be additional costs to not be metal. He hoped that the Commission would approve all options and then allow the church decide which one to select. He concluded that the bus currently parks in the front parking area and that the church under Option 3 would provide screening and stay in the front for security reasons.

Chair Stribling asked Mr. Franke if he had any renderings of the bus barn to share.

Mr. Franke responded he did not.

Chair Stribling indicated that he would not be in support of Option 3 agreeing with Staff that it was too close to the intersection. He also expressed concerns of the building being metal and preferred the building matched the architecture of the surrounding buildings.

Ms. Jackson asked the height of the current property fence.

Mr. Fisher responded that the fence was six feet tall.

Commissioner Aguirre expressed that he would support either Options 1 or 2 and leave this up to the applicant.

Aaron Vannoy, Assistant Director of Planning and Development Services, indicated that these options could be further reviewed at site plan stage.

Commissioner Jackson responded that she was okay with sandstone metal for the building.

Commissioner Uherik stated that regardless of what materials are used, that the building should be required to blend in with the surrounding buildings.

Chair Stribling asked if a metal building would meet the requirements of the Zoning Ordinance.

Brandon Dyson, Deputy City Attorney indicated that it would up to the Planning Director.

Commissioner Gomez stated that it would be a good idea to have some stone on the fence.

Commissioner Aguirre made a motion to APPROVE OPTION 1 or 2 as presented of an amendment to Conditional Use CU16-04 to allow additional accessory structures, including a bus barn, in the Single-Family Residential (RS-1) Zoning District subject to six conditions of approval, REQUIRING that the building matches the existing color scheme of the principal buildings on the property, and that metal may be an allowed building material, located at 2309, 2315, & 2317 S. A & M Avenue. Vice Chair Jackson seconded the motion. The motion to APPROVE passed 5-1 with Chair Stribling voting against.

B. CU22-02: 130 Greer 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 130 Greer Street.

Kyle Warren, Planner, presented the proposed case for a Short-Term Rental (STR). Mr. Warren showed photos of the house where the STR will be located. He indicated of the 19 notices that were mailed out, Staff received one response in favor, and none opposed. He outlined Staff's rationale to approve subject to three conditions, based on satisfying the criteria in the Zoning Ordinance. He indicated that the STR will address the need for more rentals near Goodfellow AFB.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Uherik made a motion to APPROVE a Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, subject to three conditions of approval as presented, located at 130 Greer Street. Commissioner Davis seconded the motion. The motion to APPROVE carried unanimously 6-0.

C. CU22-03: 3029 W. Beauregard Avenue

A request for approval of a Conditional Use to allow a telecommunication facility with tower and related equipment in the Neighborhood Commercial (CN) Zoning District, located at 3029 W. Beauregard Avenue.

Jeff Fisher, Chief Planner, presented the proposed Conditional Use for a new telecommunication tower. He explained that Staff mailed out 25 notices and received one in opposition. Mr. Fisher indicated that the applicant had originally erected a tower on the property without a permit and plans to replace that tower with this new tower 60 feet in height. He outlined Staff's rationale in support of the request subject to five conditions of approval, for complying with the criteria in the Zoning Ordinance.

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Mr. Fisher concluded his presentation indicating that Staff was in support of either Option 1 or 2, Option 1 which includes a small accessory storage building next to the bus barn.

Chair Stribling opened public comment.

Ms. Ramona Oliver, 3034 W. Beauregard Avenue, expressed her opposition to the tower, citing research of negative health effects.

Mindy Willis, Holistic Medicine Practitioner, outlined her opposition of the tower, citing scientific literature of negative exposure to Electromagnetic Frequencies.

Brandon Dyson, Deputy City Attorney, indicated that the FCC guidelines prevents this Commission from considering any environmental effects of the tower.

Michael Strain, representing the applicant Power Systems, indicates that his tower is sending data streaming and is not a wide broadcast. He explained that the tower needs to be 60 feet tall tower in order to send a wider signal.

Chair Stribling closed public comment.

Commissioner Aguirre made a motion to APPROVE a Conditional Use to allow a telecommunication facility with tower and related equipment in the Neighborhood Commercial (CN) Zoning District subject to five conditions of approval as presented, located at 3029 W. Beauregard Avenue. Commissioner Uherik seconded the motion. The motion to APPROVE carried unanimously 6-0.

D. CU22-04: 224 W. Avenue B

- A request for approval of a Conditional Use to allow Short-Term Rental (STR) in the Two-Family (RS-2) Zoning District, located at 224 W. Ave B, being 0.14 acres.

Rafael Alvarado, Planner, presented the proposed Conditional Use for a new Short-Term Rental (STR). He indicated that 21 notices were mailed as required, and Staff received one email from property owner #14 in opposition. He outlined Staff's recommendation for approval for being compatible with criteria in Zoning Ordinance, subject to three conditions of approval as presented.

Chair Stribling asked if Staff has a map of all the STRs in San Angelo.

Jeff Fisher, Chief Planner, responded that the map is not available publicly, but that Staff can provide it.

Chair Stribling recommended that Staff should revisit the required 500' setback requirement.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Conditional Use to allow Short-Term Rental (STR) in the Two-Family (RS-2) Zoning District subject to three conditions of approval, located at 224 W. Ave B, being 0.14 acres. Commissioner Davis seconded the motion. The motion to APPROVE carried unanimously 6-0.

E. CU22-05: 3801 Green Meadow Drive

A request for approval of a Conditional Use to allow a renewal of a Short-Term Rental (STR) in the Low Rise Multifamily Residential (RM-1) Zoning District, located at 3801 Green Meadow Drive.

Jeff Fisher, Chief Planner, presented the proposed Conditional Use for a renewal of an existing Short-Term Rental (STR). He indicated that 22 notices were mailed as required, and Staff received one response from the property owner in support. He outlined Staff's recommendation for approval for being compatible with criteria in Zoning Ordinance, subject to five conditions of approval as presented.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Conditional Use to allow a renewal of a Short-Term Rental (STR) in the Low Rise Multifamily Residential (RM-1) Zoning District subject to five conditions of approval, located at 3801 Green Meadow Drive. Commissioner Davis seconded the motion. The motion to APPROVE carried unanimously 6-0.

F. CU22-06: 2701 Southwest Boulevard

A request for approval of a Conditional Use to allow Wholesale Trade in the General Commercial (CG) Zoning District, located at 2701 Southwest Boulevard.

Jeff Fisher, Chief Planner, presented the proposed Conditional Use. He explained that the applicant Tractor Supply received a Special Permit back in 1994 which was limited to only their portion of the property. He indicated that the original approval limited outdoor storage to certain areas on a concept plan in front of the building. Mr. Fisher explained that the applicant now wants to increase their outdoor storage triggering a new Conditional Use. The new Conditional Use would apply to the entire property including the Hobby Lobby portion to allow the applicant to remain under the maximum 10% outdoor storage allowed in the CG zoning. He explained that Tractor Supply because it also sells farm and ranch equipment is classified as Wholesale Trade

which requires the Conditional Use. Mr. Fisher concluded his presentation by outlining Staff's recommendation of approval subject to four conditions of approval as presented.

Chair Stribling asked what is allowed under current zoning and if they are allowed.

Mr. Fisher responded the applicant is requesting more outdoor storage that what was allowed in their Special Permit, requiring this new Conditional Use. He indicated that this Conditional Use would apply to the entire site including Hobby Lobby, not just the Tractor Supply portion of the original Special Permit.

Chair Stribling opened public comment.

Karen Hesse-Smith explained that this is predominantly retail area and that more outdoor storage does not appear consistent with this area.

Mr. Fisher indicated that the Commission could impose conditions regarding outdoor storage.

Mr. Stribling closed public comment.

Commissioner Davis indicated that this is similar to Ace Hardware.

Chair Stribling explained that he is not in favor given that this area is commercially zoned, and this would allow lots of storage close to residential.

Vice Chair Jackson stated that she was not opposed to it provided the storage was fenced in.

Aaron Vannoy, Assistant Director of Planning and Development Services, asked Mr. Fisher to explain the reason a Conditional Use is required in this case.

Mr. Fisher explained that the CG zoning district allows retail stores but that because Tractor Supply sells heavier farm and ranch equipment it is classified as Wholesale Trade which requires this Conditional Use.

Commissioner Davis made a motion to APPROVE a Conditional Use to allow Wholesale Trade in the General Commercial (CG) Zoning District, subject to four conditions as presented, located at 2701 Southwest Boulevard. Vice Chair seconded the motion. The motion was a tie vote of 3-3, DID NOT PASS, and was therefore DENIED. Vice Chair Jackson, and Commissioners Davis and Aguirre voted in favor, and Chair Stribling, Commissioners Gomez and Uherik voted against.

IV. Director's Report.

Aaron Vannoy, Assistant Director of Planning and Development Services, indicated that Staff plans to bring an ordinance for a new commercial site plan process to Planning Commission. Jeff Fisher, Chief Planner, indicated that Staff will be mailing out notices for a new historic district Town Hall Meeting scheduled for March 2nd.

V. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **March 21, 2022.**

VI. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 10:46 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.



Travis Stribling, Chair,
Planning Commission