



## RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS  
**PLANNING COMMISSION**  
MONDAY, JANUARY 24, 2022, 9:00 A.M.  
*East Mezzanine of City Hall, 72 West College Avenue.*

**PRESENT:** Travis Stribling (Chair), Joe Spano, Luke Uherik, Brittany Davis, Trinidad Aguirre, Joe Self

**ABSENT:** Teri Jackson (Vice Chair)

**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, 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. Vice Chair Jackson was absent.

### II. Consent Agenda

A. Consideration of the December 13, 2021, Planning Commission Meeting minutes.

**B. RP22-03: First Replat in Block 12, Frary Addition**

A request for a First Replat in Block 12, Frary Addition, being 0.209 acres northwest of Spaulding Street and N. Malone Street.

**Commissioner Uherik made a motion to approve the Consent Agenda. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

### III. Election of Chair and Vice-Chair

**Commissioner Uherik made a motion to RE-ELECT Travis Stribling as Chair. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.**

**Commissioner Uherik made a motion to RE-ELECT Teri Jackson as Vice Chair. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

#### **IV. Regular Agenda**

***Text Amendments, Item 5A – Sidewalk Standards and Item 5B – Street Standards were moved to the beginning of the Regular Agenda for discussion and possible action, and presented concurrently.***

##### **5. Text Amendments**

- A.** Consideration of an ordinance amending the Land Development and Subdivision Ordinance renaming Chapter 9 as “Chapter 9, Land Development and Subdivision Design Policies”, and restating in its entirety Chapter 9.V. Sidewalks, creating a new process and standards for sidewalks construction.
- B.** Consideration of an ordinance amending the Land Development and Subdivision Ordinance, Chapter 10, Construction Standards and Specifications, Section III. Widths and Graphic Specifications, Subsection A. Widths; and Chapter 3. Definitions, revising street paving and right-of-way standards and related definitions.

***(Jon James, Planning and Development Services Director, began by presenting Item 5A).***

He indicated that this item was reviewed at the November Planning Commission and that Staff has incorporated the requested changes since then. Mr. James highlighted the major changes which include requiring sidewalk on arterial and major collector streets, but not on local streets in single-family areas. He indicated that the outstanding question was whether to require sidewalks on minor collector streets in single-family residential areas. Mr. James explained that he met with a subgroup of the Development Task Force and prepared the draft before the Commission today. He mentioned there was a consensus on all items now except for whether to require sidewalks on minor collectors.

Mr. James continued and highlighted a summary of the remaining changes which included requiring sidewalks only to the part of the City’s Extraterritorial Jurisdiction (ETJ) where the City reviews subdivisions; incorporating the new design standards into this amendment itself; removing the neighborhood plan, but keeping the safe routes to school and corridor plans; eliminating the requirement to close a gap within 250 feet; reducing the distance from where sidewalks are required from schools, parks, or churches from 500 to 300 feet; and required that sidewalks would only be required in existing developed areas if over 50% of a block in the same zoning district has sidewalks. Mr. James concluded his presentation by asking for direction on whether minor collectors should have sidewalks.

Chair Stribling asked for the criteria in ETJ subdivisions for sidewalks.

Mr. James responded that sidewalks in the ETJ would apply if the lots were less than 1 acre, and because Staff is not requiring sidewalks on local streets, this would exempt most ETJ subdivisions.

***(Jon James, Planning and Development Services Director, continued and presented Item 5B).***

Mr. James outlined the need for change to the street standards in San Angelo. He first indicated that our City's streets are much wider than most of the State. He then explained that many plat requests are seeking street variances consistently, which led Staff to reexamining our street widths. Mr. James expressed that Staff has received mostly positive feedback. He then outlined the proposed changes in street pavement standards, major arterials from 64 feet wide to 62; minor arterials from 64 feet to 56, major collectors from 50 feet to 48, minor collectors from 50 feet to 40, and local streets from 40 feet to 36. He noted that a big change is to create a minimum width for existing streets, and how new streets would have to comply with a standard width which is more than the minimum width, and that this was the same for right-of-ways also. He then displayed a slide showing line by line changes to street right-of-way widths and street widths for the Commission.

Mr. James gave an example of the Bluffs Subdivision where hundreds of thousands of dollars could have been saved using the narrower street standards, for both the developer installing the street, and the city sealcoating it later.

Commissioner Uherik asked if the current standards come from the City's Comprehensive Plan.

Mr. James responded that the Comprehensive Plan is much older, and that the new standards do not necessarily match. He indicated that the new widths will accommodate 80-90% of existing street widths in City.

Commissioner Aguirre asked to clarify what happens to properties where there are gaps of existing sidewalks.

Mr. James responded that sidewalks would be triggered only if these properties are re-platting or building through a development process. He clarified that if there are no proposed changes on the property, they would not be required to build one.

Mr. James also indicated that the City could look at sidewalks as part of a capital improvements program.

Chair Stribling opened public comment for *both items*.

Rocky Templin, a local builder, expressed that he opposes sidewalks for minor collector streets. He said it will cause complications for him as a developer including topography. He also indicated that he is not in support of wider right-of-ways.

Tony Jones, developer, raised concerns of the expense and maintenance of sidewalks. He mentioned East Harris Avenue and parts of Santa Rita with older developments had sidewalks and most of these are gone. He also mentioned that local and collector streets are roughly the same width. Mr. Jones explained that homeowners will pay an additional \$5,000 to \$6,000 for their homes if they have to install sidewalks, and be responsible for repairing the sidewalk in future. He made the argument that wider streets in San Angelo make it safer for pedestrians without the need for sidewalks.

Mr. Templin indicated that he wants to put in a 40-foot wide street without a sidewalk.

Russell Gully, SKG Engineering, indicated that minor collectors in residential single-family areas are the issue, since any minor collectors in commercially zoned areas would require sidewalks anyway.

Gary Cortese, builder, asked to leave minor collectors without sidewalks.

Chair Stribling asked how many lanes you can get on a 62-foot wide road which would be a major arterial road in the new ordinance.

Mitchell Gatlin, City Project Engineer-EIT, explained that on a major arterial you will usually have two lanes and a middle turn lane, and remove the center turn lane on minor arterials.

Commissioner Self said he is good with the new ordinances.

Chair Stribling said his only concern is having adequate widths on roads if there are no sidewalks on these streets for pedestrians.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of an ordinance amending the Land Development and Subdivision Ordinance renaming Chapter 9 as “Chapter 9, Land Development and Subdivision Design Policies”, and restating in its entirety Chapter 9.V. Sidewalks, creating a new process and standards for sidewalks construction, as presented, but REMOVING the automatic requirement for sidewalks along minor collector streets except for those areas defined in the text amendment. Commissioner Uherik seconded the motion. The motion passed 5-1 with all voting in favor except for Commissioner Spano who was against.**

Mr. Templin explained that he cannot tell the difference between local and collector streets.

Chair Stribling asked what the current width is for local streets.

Mr. James responded they are required to be 40 feet wide or 36 feet with a 4-foot wide sidewalk.

Chair Stribling indicated that he prefers to keep 40 feet wide for local streets.

Mr. James responded that if you want to keep local streets 40 feet wide then he asked that the Commission add a provision to match the current ordinance as either build 40 feet wide or allow 36 feet wide with a 4-foot wide sidewalk.

Mr. Gully indicated that drivers tend to slow down more on narrower streets. He also suggested an option for sidewalks on minor collectors if a narrower street width is allowed.

Chair Stribling indicated that he wants wider local roads if we are not requiring sidewalks here.

**Commissioner Uherik made a motion to RECOMMEND APPROVAL of an ordinance amending the Land Development and Subdivision Ordinance, Chapter 10, Construction Standards and Specifications, Section III. Widths and Graphic Specifications, Subsection A. Widths; and Chapter 3. Definitions, revising street paving and right-of-way standards and related definitions, as presented, but changing the minimum paving width for local streets to 40 feet or 36 feet with a 4-foot wide sidewalk, as the current Subdivision Ordinance requires (30 feet width for existing local streets); and changing the minimum paving width for minor collector streets to 48 feet or 40 feet with a 4-foot sidewalk minor collector 48' or 40' with a sidewalk. Commissioner Aguirre seconded the motion. The motion passed 4-2 with Chair Stribling, and Commissioners Uherik, Jackson and Davis in support, and Commissioners Self and Spano voting against.**

**1. Subdivision Plats**

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

**A. FP22-01: Paulann Park, Section Fourteen-A**

A request for approval of a Final Plat of Paulann Park, Section Fourteen-A, being 3.354 northwest of McGill Boulevard and Gordon Boulevard.

**B. FP22-02: Paulann Park, Section Fourteen-B**

A request for approval of a Final Plat of Paulann Park, Section Fourteen-B, being 3.441 northwest of McGill Boulevard and Gordon Boulevard.

**C. FP22-03: Paulann Park, Section Fourteen-C**

A request for approval of a Final Plat of Paulann Park, Section Fourteen-C, being 4.169 northwest of McGill Boulevard and Gordon Boulevard.

**D. FP22-04: Paulann Park, Section Fourteen-D**

A request for approval of a Final Plat of Paulann Park, Section Fourteen-D, being 5.003 northwest of McGill Boulevard and Gordon Boulevard.

**E. FP22-05: Paulann Park, Section Fourteen-E**

A request for approval of a Final Plat of Paulann Park, Section Fourteen-E, being 4.728 northwest of McGill Boulevard and Gordon Boulevard.

***Items 1A to 1E were presented as one presentation as they relate to adjacent properties.***

Jeff Fisher, Chief Planner, presented the proposed final plats. He indicated that Staff's position is to deny the street variances to allow new streets to be 36 feet without a sidewalk because the Planning Commission recommended approval of the new street standards at today's meeting with new local streets to be 40 feet wide or 36 feet with a 4-foot sidewalk.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant requested the street variances given that these were short streets. He indicated that he was hoping the Commission would approve the variances but understands that the Commission voted to maintain the 40-foot streets in the proposed text amendment today.

Chair Stribling closed public comment.

**Commissioner Uherik made a motion to APPROVE Final Plats of Paulann Park, Section Fourteen-A, B, C, D, and E, and DENY all requested street variances from Chapter 10.III.A.2 of the Subdivision Ordinance to allow 36-foot paving widths with no sidewalk, requiring either 40-foot wide streets, or 36-foot wide streets with 4-foot sidewalks. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.**

**F. RP22-01: First Replat of Lots 15 & 16, Block 10, Ellis Addition**

A request for approval of a first Replat of Lots 15 & 16, Block 10, Ellis Addition, located northwest of Koberlin St. and N. Pope St, being 0.44 acres.

Rafael Alvarado, Planner, presented the proposed replat. He indicated that Staff sent 22 notification letter as required, and received one in favor and none opposed. Mr. Alvarado indicated that Staff is requesting sidewalks on both Koberlin and Coke

Streets as the property is within 500 feet of an elementary school and there are sidewalks in the immediate area.

Commissioner Davis indicated that she understood the new sidewalk ordinance would only require a sidewalk on a local street within 300 feet of a school.

Jon James, Planning and Development Services Director, indicated that the new ordinance has yet to be passed, but that it could still be a factor in the Commission's decision today.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant reiterated that a sidewalk would not be required on Pope Street under the new ordinance because the school is more than 300 feet from the property.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to APPROVE a first Replat of Lots 15 & 16, Block 10, Ellis Addition, located northwest of Koberlin St. and N. Pope St, being 0.44 acres, subject to five conditions of approval, and REQUIRE a sidewalk on Koberlin Street, but not on N. Pope Street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.**

**G. RP22-02: 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.

Rafael Alvarado presented the proposed replat. He displayed the plat drawing for Commission, and outlined Staff's recommendation to approve the replat subject to 12 conditions of approval as presented. Mr. Alvarado explained that one of the conditions will be a 4-foot wide maintenance easement within the 10-foot setback side for these zero lot line homes.

Chair Stribling asked what the lot widths and depths are.

Mr. Alvarado indicated they were 45 feet wide and longer than 100 feet.

Chair Stribling opened public comment.

Mr. Carson Stevens, the applicant, indicated that he was available for questions.

Mitchell Gatlin, City Project Engineer, indicated that Condition #7 to widen S. Concho Park Drive needs to be removed as the property is not immediately adjacent to S

Concho Park Drive and therefore is not required to make improvements. He also indicated as a note that a lift station evaluation for sewer connection will be required for this area.

Chair Stribling closed public comment.

**Commissioner Self made a motion to APPROVE 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, subject to 11 conditions of approval, removing Condition #7 to improve S. Concho Park Drive. Commissioner Davis seconded the motion. The motion carried unanimously, 6-0.**

**H. RP22-04: First Replat of Lot 2, Lane Addition**

A request for approval of a First Replat of Lot 2, Lane Addition, being 2.044 acres southwest of Bowie St and W. 29<sup>th</sup> St, and variances from Chapter 10.III.A.1 and 10.III.A.2 of the Subdivision Ordinance to allow W. 29<sup>th</sup> St to maintain a 60-foot right-of-way and 36-foot paving width; to allow Bowie St to maintain a 52-foot right-of-way and 40-foot paving width; and to allow Oaklawn Blvd to maintain a 36-foot paving width.

Jeff Fisher, Chief Planner, presented the proposed replat. He explained that there is one home on this large lot and the developer wants to create eight new lots, for a total of nine. He outlined the five variances requested by the applicant, to maintain reduced right-of-way and paving width for W. 29<sup>th</sup> Street and Bowie Street, and maintain the paving width for Oaklawn Boulevard. Mr. Fisher outlined Staff's recommendation to approve the replat and all variances except for the right-of-way on W. 29<sup>th</sup> Street, instead requiring the 10-foot right-of-way on W. 29<sup>th</sup> Street tapering down as it extends east. He explained the purpose of the right-of-way would be to allow a realignment of the W. 29<sup>th</sup> Street and Bowie Street intersection the future. Mr. Fisher also indicated that Staff is requesting a sidewalk adjacent to W. 29<sup>th</sup> Street being an arterial road.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant indicated he was comfortable with the right-of-way dedication on W. 29<sup>th</sup> Street.

Chair Stribling closed public comment.

**Commissioner Self made a motion to APPROVE a First Replat of Lot 2, Lane Addition, being 2.044 acres southwest of Bowie St and W. 29<sup>th</sup> St, subject to nine conditions of approval, APPROVE a variance to maintain a 36-foot paving width with curb-and-gutter for Oaklawn Boulevard, an urban local street; APPROVE variances to maintain a 52-foot right-of-way and A 40-foot paving width with curb-and-gutter for Bowie**



Street, an urban collector street; **APPROVE** a variance to maintain 36-foot paving width with curb-and-gutter for W. 29<sup>th</sup> Street, an urban arterial street; **DENY** a variance to allow a 60-foot right-of-way for W. 29<sup>th</sup> Street, an urban arterial street, and **REQUIRE** a tapered right-of-way being 10 feet wide at the northwest corner of the plat, then tapering to a point at the northeast corner of the plat on the attached rendering; and, **REQUIRE** a sidewalk adjacent to W. 29<sup>th</sup> Street. Commissioner Uherik seconded the motion. The motion carried unanimously, 6-0.

## V. Discussion Item

*This item was moved up so it could be presented immediately before the associated rezoning case Z22-01 which relates to the same property.*

### A. Appaloosa Trail (South Extension) Annexation

Presentation of a proposed annexation of an unaddressed 9.508-acre tract of land located southwest of Sherwood Way and FM 2288. *(For information only; no action required)*

Jeff Fisher, Chief Planner, presented the proposed annexation and indicated that this was a discussion item only and did not require a formal motion or recommendation. He explained this annexation is going to City Council for approval next month and relates to the associated rezoning case Z22-03 which will be presented next. Mr. Fisher displayed the location of the proposed annexation of 9.508 acres and that the associated RM-1 zoning would allow multifamily housing. He indicated there will be an associating servicing plan which is being discussed with City Staff.

There was no questions from the Planning Commission.

## 2. Rezoning

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

### A. Z22-01: South extension of Appaloosa Trail

A request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.508 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288.

Jeff Fisher, Chief Planner, presented the proposed case. outlined Staff's recommendation to approve the Rezoning on the grounds that the RM-1 zoning will be compatible with the Neighborhood Future Land Use policies; compatible with the surrounding area which includes apartments immediately east; close to commercial amenities on Sherwood Way; and that there is a community need for more affordable and multifamily housing in San Angelo. He indicated of the five letters mailed, Staff received one response in support from the property owner and none opposed.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of a rezoning to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.508 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.**

**B. Z22-03: 103 W. 14<sup>th</sup> Street**

A request for approval of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street.

Jeff Fisher, Chief Planner, presented the proposed case. He explained that the applicants plan to add an independent coffee shop that is not part of the church to the church property, thereby triggering the need for this rezoning to allow retail sales of coffee. He indicated that of the 23 notices mailed out, 1 was received in support and 1 against from the owner immediately west. Mr. Fisher outlined the opposition letter received, citing concerns that the rezoning could allow other uses such as a dog kennel or tavern in future. Mr. Fisher indicated that these uses would not be allowed in the CN zoning. Mr. Fisher continued by explaining the church was already allowed by an approved Conditional Use and has fulfilled all its conditions. He then outlined Staff's recommendation to approve the Rezoning on the grounds that the CN zoning will be compatible with the Neighborhood Future Land Use in this case as there are other non-residential uses including another church and funeral home a few blocks away. He mentioned that Staff is working with the applicant on signing a unity agreement to tie the lots together to meet the minimum zoning standards.

Chair Stribling asked Mr. Fisher to show where the other non-residential uses are on the map. Mr. Fisher displayed maps showing the other church and funeral home, as well as the property being close to the commercial corridor on Chadbourne Street. Mr. Fisher responded that one of the reasons Staff supports this request is that the site is already built out and it is likely the coffee shop would be located inside the church.

Commissioner Davis asked why the rezoning was needed.

Mr. Fisher responded it was because the current RS-2 zoning on the property does not allow a conditional use option for a coffee shop classified as retail sales in the Zoning Ordinance.

Chair Stribling opened public comment.

Clifford Kerr, resident of 109 W. 14<sup>th</sup> Street who opposed the request, indicated that he acquired his property in 2019. He indicated that he was looking for a nice home when he made the purchase. He explained that shortly after buying the home, he found a sign on the property for the rezoning. He said he met with the owners and that they told him their plans were only for a house of worship. Mr. Kerr indicated that he was okay with the church but not in support of the zone change. He said he wanted tranquility for his retirement, and was worried of what the property could turn into in time as well as traffic and noise.

The applicants, Edward and Linda Gonzales said they were available for comment. Ms. Gonzales said that she told Mr. Kerr and his realtor that the place of worship was going to be built. She said that during COVID she lost a lot of congregants. Ms. Gonzales then explained that she completed all the required conditions of the conditional use including installation of the sidewalk, ramp, and new parking. She said that Staff is in support. Finally, she explained that the neighbors had asked about adding a coffee shop and that she understood she was approved for one and then found out later she was not.

Chair Stribling explained that this was a difficult case. He indicated that while close to Chadbourne Street, the property is located within a residential neighborhood.

Commissioner Self asked if the other churches in the area were zoned the same way.

Mr. Fisher responded that the other church received a conditional use and the funeral home a special permit.

Commissioner Self asked if Paulann Church was zoned the same way.

Mr. Fisher explained that Paulann's coffee shop is not open to anyone outside of regular church services, whereas this business would be.

Mr. Fisher explained that another option would have been to rezone to Office Commercial with a new conditional use to allow just the church and coffee shop, but that this would require the applicants to return with two applications instead of just one.

Chair Stribling responded that he was not comfortable rezoning for commercial when the property is surrounded by residential.

Commissioner Spano asked when the conditional use was initially brought forward.

Mr. Fisher responded it was within the last few years.

Ms. Gonzales explained that Hidalgos and Iliana's restaurants are just down the street.

Commissioner Spano made a motion to **RECOMMEND DENIAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street. Commissioner Self seconded the motion. The motion carried 5-1 with Commissioner Aguirre voting against.

### 3. Conditional Uses

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

#### A. **CU22-01: 4546 Southern Oak Lane**

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 4546 Southern Oak Lane.

Jeff Fisher, Chief Planner, presented the proposed Conditional Use for a new short-term rental. Mr. Fisher indicated that of the 26 notices mailed, Staff received none in support, but 8 opposed, 7 of these within 200 feet of the property. Mr. Fisher outlined Staff's support of the request based on meeting the minimum criteria in the Zoning Ordinance, subject to three conditions of approval as presented.

Chair Stribling opened public comment.

Larry Miller, 3630 Briargrove Lane, expressed his opposition to the request. He indicated that these homes are close together, and that residents are concerned about proximity, most are seniors, and are concerned about noise and parking.

Rocky Templin, a local builder who built many of these homes, indicated that density in this area is pretty intense. He explained that there is a glass wall open to the side yard and there is lots of traffic.

Stribling closed public comment.

Chair Stribling explained that there are similarities between long and short-term rentals but recognizes the density and parking issues. He asked if there was a rear garage and if it meets all parking requirements.

Mr. Fisher responded that there is a rear garage and sufficient on-site parking.

Commissioner Spano expressed that the Commission cannot ignore the fact that eight residents in the area opposed this STR.

Commissioner Davis agreed.

Commissioner Aguirre made a motion to **DENY** 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 4546 Southern Oak Lane. Commissioner Self seconded the motion. The motion to **DENY** carried unanimously, 6-0.

**4. Master Thoroughfare Plan Amendments**

*City Council has final authority for approval of Master Thoroughfare Plan amendments.*

**A. MTP Amendment: City of San Angelo (West of Lake View Heroes Drive)**

A request to amend the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan to realign minor arterial and minor collector streets, located southwest of Sherwood Way and F.M. 2288.

Rafael Alvarado, Planner, requested that this case be tabled.

Jon James, Planning and Development Services Director, indicated that Staff was working with two or three developers as part of the associated annexation, and that the developers requested that the item be tabled.

Russell Gully, indicated that we may want to go forward as we are working on turning in a preliminary plat for this area.

Mr. James responded that he believes if the Master Thoroughfare Plan Amendment (MTP) is modified as Staff recommends, he believes that the preliminary plat would be consistent it.

Commissioner Self made a motion to TABLE a request to amend the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan to realign minor arterial and minor collector streets, located southwest of Sherwood Way and F.M. 2288. The motion failed for lack of a second.

Mr. Alvarado presented the MTP amendment based on the above discussion and the developer changing their mind and now wanting to move forward. He showed maps of the proposed changes. The first proposal would have Appaloosa go straight down through the railroad but would be hard because of getting access through the railroad. The second proposal would have Appaloosa staying as it is and straightening it.

Mr. James indicated that Staff is recommending Option 2 which is also preferred by the developers.

Chair Stribling opened public comment.

Rocky Templin, developer of land for annexation in this area, expressed concerns about the street locations as they are drawn on a map.

Jon James, responded that the MTP is a general idea of where roads will go, not exact locations. He explained that within showing roads then developers may not provide needed connections in the appropriate areas.

Chair Stribling closed public comment.

**Commissioner Davis made a motion to RECOMMEND APPROVAL of OPTION 2 a request to amend the Master Thoroughfare Plan component of the San Angelo Comprehensive Plan to realign minor arterial and minor collector streets, located southwest of Sherwood Way and F.M. 2288. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.**

**VI. Director’s Report.**

**Jon James, Planning and Development Services Director, expressed appreciation for everyone’s hard work including the Planning Commission and Development Task Force working with staff on the ordinances.**

**VII. Future meeting agenda and announcements.**

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

**VIII. Adjournment.**

**Commissioner Spano made a Motion to adjourn at 11:50 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.**

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Travis Stribling, Chair,  
Planning Commission