



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS PLANNING COMMISSION MONDAY, JUNE 20, 2022, 9:00 A.M.

East Mezzanine of City Hall, 72 West College Avenue.

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

ABSENT: Brittany Davis, Joe Self

STAFF: Jon James, AICP, Director of Planning and Development
Aaron Vannoy, Assistant Director of Planning and Development Services
Jeff Fisher, AICP, Chief Planner
Kyle Warren, Planner
Brandon Dyson, Deputy 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 9:03 a.m. and established that a quorum of five was present.

II. Consent Agenda

A. Consideration of the May 16, 2022, Planning Commission Meeting minutes.

B. PP22-05: Preliminary Plat of Riverwood West

A request for approval of a Preliminary Plat of Riverwood West, being 74.085 acres, located northwest of S. Loop 306 Frontage Road and Paint Rock Road.

C. FP22-14: Riverwood West, Section 4

A request for approval of a Preliminary Plat of Riverwood West, being 8.727 acres, located northwest of S. Loop 306 Frontage Road and Paint Rock Road.

D. RP22-22: Second Replat in Block 55, Section Eleven, Twin Oaks Addition

A request for approval of a Second Replat in Block 55, Section Eleven, Twin Oaks Addition, being 7.291 acres, located southeast of Oak Grove Boulevard and Highway Loop 306.

E. RP22-23: First Replat in Lot 11, G. W. Snyder's Addition

A request for approval of a First Replat in Lot 11, G. W. Snyder's Addition, being 0.50 acres, located northeast of N. Oakes Street and E. 16th Street.

F. RP22-24: First Replat, Lot 2, Block 5, Section Three, Central Plaza

A request for approval of a First Replat, Lot 2, Block 5, Section Three, Central Plaza, being 0.197 acres, located southwest of Wright Street and W. 1st Street.

Chair Stribling requested further discussion on consent items B and C for Riverwood West.

Kyle Warren, Planner, explained that the preliminary plat included a road going east-west and is in the City's Extra-Territorial Jurisdiction (ETJ).

Chair Stribling opened Items B and C for public comment.

Blake Wilde, Surveyor, representing the applicant said this has been an ongoing project for many years.

Chair Stribling closed public comment for Items B and C.

Vice Chair Jackson 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.

G. FP22-15: The View At The Bluffs

A request for approval of a final plat, The View At The Bluffs, being 3.293 acres, located northwest of Stratford Avenue and F.M. 2288.

Kyle Warren, Planner, presented the proposed final plat. He indicated that the applicant will provide connectivity to Stratford but did not show this on this plat. Mr. Warren concluded his presentation to approve the plat subject to six conditions of approval which includes road connectivity.

Chair Stribling opened public comment.

Erica Wilde, CFE Engineering spoke on behalf of the applicant. She said that the plat was always intended to connect to Stratford Avenue.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a final plat, The View At The Bluffs, being 3.293 acres, located northwest of Stratford Avenue and F.M. 2288 subject to six conditions as presented. Commissioner Uherik seconded the motion. The motion carried unanimously 5-0.

H. PP22-06: Preliminary Plat of Wall Volunteer Fire Department

A request for approval of a Preliminary Plat of Wall Volunteer Fire Department, being 32.151 acres, located northwest of S. U.S. Highway 87 and F.M. 1223, and a variance from Chapter 9.II.B of the Subdivision Ordinance to allow a block length to exceed 2,200 feet in a residential area.

I. FP22-17: Final Plat of Wall Volunteer Fire Department

A request for approval of a Final Plat of Wall Volunteer Fire Department, being 1.5 acres, located northwest of S. U.S. Highway 87 and F.M. 1223.

Items H and I were presented as one presentation as they pertained to portions of the same property.

Jeff Fisher, Chief Planner, presented both plats. He explained that the Wall Fire Department purchased 1.5 acres of a remainder lot which is the final plat and the preliminary plat includes both the new 1.5-acre lot and the remainder tract as a separate lot. He explained that the subdivision ordinance requires a local street connection because the residential block length exceeds 2,200 feet, but that the applicant is seeking a variance to not install this street. Mr. Fisher indicated that Staff was recommending approval of the plats but denial of the variance and want the street to be installed to better connect the area.

Vice Chair Jackson asked about the street.

Mr. Fisher showed an aerial map that the nearest street is 2,600 feet away and by putting a north-south street through the preliminary plat will reduce the block length to under 2,200 feet as required.

Charles Michalewicz, representing the applicant, said that in the opinion a street is not needed. He agreed with Staff that this area will intensify but that the question is when. He said that the remainder lot owner has no intent of developing her property. Finally, he indicated that the said use is non-residential and the subdivision ordinance requirement is for residential blocks. He believes that the new Wall fire station will improve response time in the area.

David McIntyre, 7035 S Ratliff Rd, Assistant Fire Chief of Wall Department spoke in support of the plats and variance. He said that the Fire Department has planned for this new station for more than 12 years and that they rely on grants. He explained

that the new station will cut the response time by 9 to 11 minutes and will allow them to better serve their customers.

Vice Chair Jackson made a motion to APPROVE a Preliminary Plat of Wall Volunteer Fire Department, being 32.151 acres, subject to two conditions of approval and a note as presented; APPROVE a Final Plat of Wall Volunteer Fire Department, being 1.5 acres, located northwest of S. U.S. Highway 87 and F.M. 1223, subject to six conditions of approval and one note as presented; and APPROVE a variance from Chapter 9.II.B of the Subdivision Ordinance to allow a block length to exceed 2,200 feet in a residential area. Commissioner Aguirre seconded the motion. The motion carried unanimously 5-0.

2. Rezonings

City Council has final authority for approval of rezonings.

A. Z22-12: Bentwood/Enclave Court

A request for approval of a rezoning from the Low Rise Multi-Family Residential (RM-1) and the General Commercial (CG) Zoning Districts to the Single Family Residential (RS-1) Zoning District, being 25.061 acres located southwest of Wolf Creek Drive and Crystal Point Drive.

Kyle Warren, presented the case. He indicated that the approved plat was for single-family lots but that the zoning is RM-1 and CG. He said that 38 notices were sent out, and Staff received 9 in support, and 0 opposed. He outlined staff's rationale for approval for meeting the criteria in the zoning ordinance. He said there is a retention pond there already.

Chair Stribling opened public comment.

Cleave West, one of the property owners within 200 feet, asked what a buffer zone is.

Kyle Warren, Planner, explained it is a 200-foot notification area required by State Law of the properties being rezoned.

Mr. West asked how to get a 9-1-1 address.

Jeff Fisher, Chief Planner, indicated Staff could assist him after the meeting.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **RECOMMEND APPROVAL** of a rezoning from the Low Rise Multi-Family Residential (RM-1) and the General Commercial (CG) Zoning Districts to the Single Family Residential (RS-1) Zoning District, being 25.061 acres located southwest of Wolf Creek Drive and Crystal Point Drive. Commissioner Uherik seconded the motion. The motion carried unanimously, 5-0.

B. Z22-13: Part of 300 Blocks of W. Avenue A and W. Avenue B

A request for approval of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Low Rise Multifamily Residential (RM-1) and General Commercial (CG) Zoning Districts, being 1.08 acres, located southeast of S. Koenigheim Street and West Avenue A.

Jeff Fisher, Chief Planner, presented the proposed rezoning. He explained that the proposed RM-1 was deemed highest and best use of the properties and allowed one of the owners to legalize a third dwelling unit on the property. Mr. Fisher also explained the CG zoning was to legalize a small portion of the Crockett commercial parking area. He indicated that 22 notices were sent out and Staff have not received any responses to date.

Chair Stribling opened public comment.

One of the applicants, Mr. Koester, explained that the third unit was a garage apartment but it fell into the alley. He indicated that the structure was then moved to the back of the lot when it was discovered it was an illegal unit. He said he wants to legalize this third unit.

Chair Stribling closed public comment.

Chair Stribling indicated that this zoning made sense and the RM-1 was a good transition between commercial and single-family homes.

Commissioner Uherik made a motion to **RECOMMEND APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Low Rise Multifamily Residential (RM-1) and General Commercial (CG) Zoning Districts, being 1.08 acres, located southeast of S. Koenigheim Street and West Avenue A. Vice Chair Jackson seconded the motion. The motion carried unanimously, 5-0.

C. Z22-14: 200 Block of W. Avenue L

A request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Low Rise Multifamily Residential (RM-1) and General Commercial (CG) Zoning Districts, being 1.24 acres, located south of W. Avenue L between S. Randolph Street and Hill Street, San Angelo, Tom Green County, Texas.

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Jeff Fisher, Chief Planner, presented the proposed rezoning. He explained that the applicant wanted to build four residential units at the corner of S. Randolph Street and W. Avenue L. As part of this review, City Staff decided to examine the entire block and is proposing all of it be rezoned RM-1 except for the east three lots which the owner did not want to be rezoned. Mr. Fisher indicated that of the 28 notices mailed, Staff received 3 back in opposition. He concluded his presentation by outlining Staff's recommendation for approval for meeting the criteria for a zone change in the Zoning Ordinance.

Commissioner Gomez stated that one of the areas owners claimed the applicant's property was sold illegally and that the neighbors received short notice and want to keep their properties zoned commercial.

Jon James, Planning and Development Services Director, indicated that Staff would at least want the CG/CH properties to be rezoned to CG to remove the heavy commercial CH from them.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson recommended we only focus on the applicant's lots not the additional lots the City request.

Mr. James indicated that the City Council policy is to rezone CG/CH lots to CG.

Commissioner Gomez made a motion to TABLE the item until the next Planning Commission Meeting to allow time for Staff confirm the legality of the sale of the applicant's property and to determine if property owner #16 was in opposition. Vice Chair Jackson seconded the motion. The motion carried unanimously, 5-0.

D. Z22-15: 103 & 107 W. 14th Street

A request for approval of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Office Commercial (CO) Zoning District, being 0.23 acres, located southwest of N. Irving Street and W. 14th Street, San Angelo, Tom Green County, Texas.

Jeff Fisher, Chief Planner, presented the proposed rezoning. He explained that there is an approved Conditional Use for an existing church on the property. He indicated that the applicants were denied earlier this year for a CN zoning and are now requested CO which allow a new conditional use option later for a faith-based bookstore. Mr. Fisher outlined Staff's recommendation to approve the rezoning.

Edward and Linda Gonzales, the applicants and owners, spoke in support of the rezoning. Ms. Gonzales indicated that their church offers different programs including counselling, interpreting for those with language barriers, and bible studies.

Commissioner Gomez- asked if the bookstore will it be for profit.

Ms. Gonzales responded that it will be, but will be for the ministry.

Chair Stribling asked if the property is still listed for sale.

Ms. Gonzales responded that it has been listed for about nine months.

Vice Chair Jackson made a motion to **RECOMMEND APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Office Commercial (CO) Zoning District, being 0.23 acres, located southwest of N. Irving Street and W. 14th Street, San Angelo, Tom Green County, Texas. Commissioner Aguirre seconded the motion. The motion carried 3-2 with Vice Chair Jackson, and Commissioners Aguirre and Gomez voting in favor, and Chair Stribling and Commissioner Uherik 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. **CU22-12: 24 E. College Avenue**

A request for approval of a Conditional Use to allow a telecommunication facility with tower and related equipment in the Central Business District (CBD), located at 24 E. College Avenue, San Angelo, Tom Green County, Texas.

Jeff Fisher, Chief Planner, indicated that the Conditional Use will be for a new 115-foot co-locatable telecommunication tower with a 7-foot tall brick wall around it. He outlined Staff's rationale to approve the tower subject to the six conditions as presented.

Vince Huebinger, the applicant representing Verizon, spoke in support of the request. He said there is a capacity issue and that there is a need for the tower to spread the signal. He said that the 115' monopole will be able to serve the area better. He showed a map showing current coverage justifying the need for this new tower. He said the proliferation of apps triggered the need for more signal.

Commissioner Gomez made a motion to **APPROVE** a Conditional Use to allow a telecommunication facility with tower and related equipment in the Central Business District (CBD), located at 24 E. College Avenue, San Angelo, Tom Green

County, Texas, subject to six conditions of approval as presented. Commissioner Aguirre seconded the motion. The motion carried unanimously, 5-0.

I. Discussion Items (*For information only; no action required*).

- A. Z22-02: Chadbourne Corridor Historic District** – Public hearing and consideration of an Ordinance to adopt a new Historic District in Downtown San Angelo, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.
- B. Revisions to Zoning Ordinance for Historic Properties** - Public hearing and consideration of an Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Sections 211 “Historic Overlay Zone” and 308 “HO - Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process.
- C. Adopting Historic Guidelines** – Public hearing and consideration of a resolution adopting the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

Jeff Fisher, Chief Planner, presented the three discussion items pertaining to the City’s new historic district along Chadbourne Street. He explained that the Design and Historic Review Commission (DHRC) recommend approval of all items and that they are going to City Council tomorrow for a vote. Mr. Fisher explained that the first item is to create the new historic district which included high and medium priority historic properties. He indicated that the second item was to create new review criteria for properties requiring a historic review including a new administrative process for simple things like changing paint color without having to go to DHRC for approval. Finally, he explained the third item was to approve new guidelines for historic properties. He concluded his presentation by indicating 144 notices were sent out, and Staff received 7 in support and 12 in opposition from property owners affected.

Commissioner Uherik asked what happens if an administrative request is denied by the Planning Director.

Mr. Fisher responded that if the Planning Director denies the administrative request, it can be appealed to the DHRC, and then if the DHRC denies it, it can be appealed to City Council.

Chair Stribling mentioned that predictability is important.

IV. Public Comment

None.

V. Director's Report.

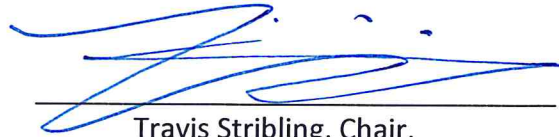
Jon James, Planning and Development Services Director, announced that we will have a new planner soon.

VI. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on July 18, 2022 at the East Mezzanine of City Hall, 72 West College Avenue.

VII. Adjournment.

Vice Chair Jackson made a motion to adjourn at 10:38 a.m., and Commissioner Uherik seconded the Motion. The Motion passed unanimously, 6-0.



Travis Stribling, Chair,
Planning Commission