



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS PLANNING COMMISSION MONDAY, OCTOBER 18, 2021, 9:00 A.M.

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

ABSENT: N/A

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
Kyle Warren, 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 9:00 a.m. and established that a quorum of seven was present.

II. Consent Agenda:

- A. Consideration of approving the October 18, 2021, Planning Commission Regular Meeting minutes.
- B. Consideration of approving the November 1, 2021, Special Planning Commission Meeting minutes.

Commissioner Uherik made a motion to approve the Consent Agenda. Commissioner 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. Shops of Sherwood Subdivision, Section One

A request for an approval of a final plat of the Shops of Sherwood Subdivision, Section One, being 5.606 acres located south of Sherwood Way and west of Southland Boulevard.

Kyle Warren, Planner, presented the proposed final plat. He displayed a map showing the location of the plat. He showed images of the preliminary plat for the larger area and the final plat for just one lot within the preliminary plat area. Mr. Warren recommended that the plat be approved for conforming to the City's Comprehensive Plan's Commercial Future Land Use and purpose statements. He concluded his presentation by outlining the four conditions of approval as presented.

Vice Chair Jackson asked Mr. Warren to show the plat slide.

Mr. Warren showed the plat slide again.

Chair Stribling opened public comment.

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

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a final plat of the Shops of Sherwood Subdivision, Section One, subject to four conditions of approval with two notes as presented, being 5.606 acres located south of Sherwood Way and west of Southland Boulevard. Commissioner Uherik seconded the motion. The motion carried unanimously, 7-0.

B. Southland Hills Addition, Section Twenty-Three

A request for approval of Final Plat for Southland Hills Addition, Section Twenty-Three, being 5.041 acres located southeast of Valleyview Boulevard and Stone Canyon Trail.

Rafael Alvarado, Planner, presented the proposed plat. He explained that it is Staff's position that the new plat does not conform to the 1994 preliminary plat, but that it does conform to the 2020 preliminary which was approved by Planning Commission but never signed by the owners. He indicated that Staff is in support of approving the plat with a condition that the 2020 preliminary plat be signed.

Chair Stribling asked if the only change was in the density.

Mr. Alvarado responded this is correct.

Chair Stribling indicated that the new plat looks much denser than the 1994 preliminary plat.

Mr. Alvarado concurred.

Zack Rainbow, Planning Manager, explained that the 2020 plat was never finalized, so this would be a condition of approval for the plat. He indicated that the plat will conform to the 2020 plat once signatures are obtained.

Commissioner Aguirre asked to confirm that the developer can choose to pave 36 feet with a 4-foot sidewalk, or pave 40 feet without a sidewalk for local streets.

Mr. Alvarado confirmed this was correct.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, verified that the developer has the option to add a sidewalk or not on local streets. He raised concerns with condition #1 requiring that the 2020 preliminary plat must be signed, as it was already approved. That said, he indicated that either way, he believes the plat also conforms to the 1994 plat, and that the lots are generally in the same range with the same street pattern. He concluded by asking that Condition #1 be removed, and instead require Section 22, a previous approved plat be recorded directly above this plat.

Commissioner Uherik asked what can be done about the 2020 preliminary plat to avoid confusion in future.

Jon James, Director of Planning and Development Services, explained that the 2020 plat is not finalized because signatures were never obtained. He outlined Staff's concern that the new plat looks like the 2020 plat which was not signed, and not the 1994 plat.

Commissioner Davis asked the difference in the number of lots.

Mr. Alvarado responded that was undetermined because the plat does not extend the full length of the road like the preliminary plat does.

Jeff Fisher, Chief Planner, explained that Staff's position has been if there is a one or two lot difference or the lot widths are close, that the plat generally conforms to the preliminary plat, but that in this case, there is a substantially different in the lot widths that can fit on the street and therefore, a substantial increase in the number of lots would be created and the plat would not conform.

Mr. Gully expressed concerns that the 2020 preliminary plat will not be signed from discussing with the owners.

Chair Stribling asked Staff for direction on the 2020 preliminary plat.

Mr. James responded that since the plat was approved, the Commission would have to take formal action to revoke it, but that it could not be done today because it is not on the agenda.

Commissioner Aguirre asked if there can be two approved preliminary plats.

Mr. James responded that the problem is the 2020 plat was never signed, and the 1994 is the controlling plat so the new plats must conform to the 1994. He indicated that the question for the Commission today is whether the new plat conforms to the 1994 plat and that it is Staff's position that the difference in density and lot sizes are too great to be considered conforming.

Commissioner Jackson asked how long they have to file

Chair Stribling also raised concerns because the preliminary plat had multiple property owners. He asked if ownerships have changed since 2020.

Mr. Gully responded this was correct. He also indicated that the owner tied to Sections 23 and 24 wanted to vacate the 2020 preliminary plat.

Mr. James explained that because other owners are still subject to the preliminary plat, that a request to revoke the preliminary plat should come back at a future Planning Commission meeting to allow other owners a chance to speak about this action.

Mr. Gully responded that in his opinion, the new plat conforms to the 1994 preliminary plat.

Commissioner Aguirre asked if Sections 23 and 24 could be approved today and that the 2020 preliminary plat could be revoked at the next meeting.

Mr. Gully responded that this would not be necessary as long as the Commission decides today that Sections 23 and 24 generally conform to the 1994 preliminary plat.

Mr. Fisher asked Mr. Gully if he could bring back just a revised section of the preliminary plat that covers Sections 23 and 24 so they can conform.

Mr. Gully responded he could but then the rest of the preliminary plat would still be in dispute, and that he hopes the Commission would approve the plat today for conforming to the 1994 preliminary plat.

Mr. Roger Hewitt, who lives at 3201 Maplewood Drive, said we should be addressing the zoning before the plat. He asked what the traffic will be and what type of housing will go in with the zoning.

Mr. James responded that the platted lots will be consistent with the current zoning RM-1 and if rezoned to RS-3.

Mr. Jamal Schumpert, of 2817 N. Irving Street, expressed his opinion that there was a conflict of interest because several Commission members were real estate agents.

Mr. Stribling closed public comment.

Chair Stribling asked Mr. James if the Commission could approve the plat today if they believe it conforms to the 1994 preliminary plat.

Mr. James responded that this was correct. He indicated that the new plat is about 20 lots and the old plat was 25 lots, so this is a 25% increase in density and inconsistent with the 1994 preliminary plat in Staff's opinion. He explained if additional final plats are approved with these sizes, this would lead to 50 additional lots.

Chair Stribling asked what the applicant's options are if it is determined that the proposed plat does not conform to the 1994 preliminary plat.

Mr. James responded that they could file the 2020 preliminary plat, a new preliminary plat just for these areas, or decide it conforms to the 1994 preliminary plat.

Chair Stribling gave his opinion that adding 5 extra homes is a significant change, and would like to see a preliminary plat that is consistent with this final plat.

Commissioner Aguirre raised the concern of cost. He said that 5 homes is not an extraordinary difference. He said the goal is to provide more affordable housing and this change is not significant.

Commissioner Uherik agreed with Commissioner Aguirre that it is close enough to the 1994 preliminary plat.

Commissioner Davis indicated that when Section 22 was approved it was determined it conformed to the 1994 preliminary plat, and did not understand why Section 23 would be different.

Mr. Fisher indicated that Staff believed Section 22 conformed to the 2020 preliminary plat.

Chair Stribling explained the issue now is that the 2020 preliminary plat approved by the Planning Commission was never signed afterwards by the parties, and therefore is not in effect.

Chair Stribling reopened public comment.

Mr. Hewitt returned and expressed concerns that more homes could be built if this plat is approved.

Mr. James responded that the RM-1 zoning right now would allow apartments as well as single-family homes.

Chair Stribling indicated that the platted lots are intended single-family homes.

Vice Chair Jackson made a motion to APPROVE a Final Plat for Southland Hills Addition, Section Twenty-Three for conforming to the 1994 Preliminary Plat, subject to six conditions, removing Condition #1 that the applicant has to sign the 2020 preliminary plat; and adding Condition #6 from the Staff Report that a sewer main be installed. Commissioner Davis seconded the motion. The motion carried 6-1 with Chair Stribling voting against.

C. Southland Hills Addition, Section Twenty-Four

A request for approval of Final Plat for Southland Hills Addition, Section Twenty-Three, being 3.588 acres located southeast of Valleyview Boulevard and Stone Canyon Trail.

Rafael Alvarado, Planner, presented the proposed final plat subject to seven conditions of approval.

Jon James, Director of Planning and Development Services, indicated that Staff's recommendation was the same as for Section 23.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Final Plat for Southland Hills Addition, Section Twenty-Four for conforming to the 1994 Preliminary Plat, subject to six conditions, removing Condition #1 that the applicant has to sign the 2020 preliminary plat. Commissioner Spano seconded the motion. The motion carried 6-1 with Chair Stribling voting against.

D. Third Replat of Tract C, Meadowcreek Addition

A request for approval of a Third Replat of Tract C, Meadowcreek Addition, being 1.958 acres southeast of W. Loop 306 and Southwest Boulevard.

Jeff Fisher, Chief Planner, presented the proposed replat. He explained that McDonalds intends to demolish their existing building and replace with a new building over two remainder portions within a subdivision. Mr. Fisher indicated that the remainders which are less than the original lot size require a replat. He outlined Staff's recommendation of approval based on the plat conforming to the Comprehensive Plan and Intent of Purpose Statements in the Subdivision Ordinance. Mr. Fisher also outlined Staff's rationale for requesting a sidewalk along Southwest Boulevard which would connect this site and other commercial developments in the area to the residential area to the south, and that the sidewalk will connect to a future sidewalk on Loop 306 to be constructed by TXDOT.

Vice Chair Jackson asked to clarify if TXDOT is constructing the sidewalk on Loop 306 and the applicant would be required to build theirs on Southwest Boulevard.

Mr. Fisher responded that this was correct, and that there was a sidewalk along a portion of Southwest Boulevard already but it was removed due to reconstruction of Southwest Boulevard.

Chair Stribling opened public comment.

Mr. Tony Jones, a developer and builder in San Angelo, asked why sidewalks were not planned to cross the Arroyo River.

Mitchell Gatlin, Project Engineer-EIT, indicated that there is currently construction for sidewalks on both sides of Southwest Boulevard between Green Meadow Drive and the Loop 306 access road, and that the City is coordinating with McDonalds to replace the existing sidewalk.

Rocky Templin, builder, asked if notes are valid if not shown on the plat drawing.

Mr. Fisher responded that a note only needs to be on the plat if the note itself specifies this.

Mr. Templin asked specifically about the sidewalk requirement.

Mr. Fisher explained that in this case, while a sidewalk is required, it has been deferred to permitting and is not required to be shown on the plat itself.

Vice Chair Jackson made a motion to APPROVE a Third Replat of Tract C, Meadowcreek Addition, subject to four conditions of approval, with a requirement

for a sidewalk adjacent to Southwest Boulevard, with plans to be approved prior to site plan and building permit approval, and construction prior to final occupancy, being 1.958 acres southeast of W. Loop 306 and Southwest Boulevard. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

E. Northwood Estates, Section Two-D3

A request for approval of a final plat for Northwood Estates, Section Two-D3, being 5.010 acres northwest of F.M. 2105 and Antelope Trail; and a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 26-foot paving width for Antelope Trail, a rural collector street.

Jeff Fisher, Chief Planner, presented the proposed final plat for a one-lot subdivision for a new single-family home. He explained that the variance is not required because it was already approved with the preliminary plat for the area. He outlined Staff's recommendation of approval based on the plat conforming to the governing preliminary plat, the Comprehensive Plan, and Intent of Purpose Statements in the Subdivision Ordinance.

Commissioner Davis asked to confirm Staff was comfortable with the 26-foot paving width on Antelope Trail.

Mr. Fisher responded that this is correct, and that Staff has approved previous variances along this street for the same width.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, requested that the plat be approved as presented.

Chair Stribling closed public comment.

Commissioner Davis made a motion to APPROVE a final plat for Northwood Estates, Section Two-D3, subject to four conditions of approval, being 5.010 acres northwest of F.M. 2105 and Antelope Trail; and NOT REQUIRING a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain a 26-foot paving width for Antelope Trail, a rural collector street which was already approved through the previous preliminary plat. Vice Chair Jackson seconded the motion. The motion carried unanimously, 7-0.

F. The Meridian, Section One-A

A request for approval of a Final Plat of The Meridian, Section One-A, being 9.572 acres, generally located west of Dominion Ridge and Coral Way, and a request to

remove the requirement for sidewalks along both sides of Royal Oak Drive, an urban minor collector street.

G. The Meridian, Section One-B

A request for approval of a Final Plat of The Meridian, Section One-B, being 8.754 acres, generally located west of Dominion Ridge and Coral Way, and a request to remove the requirement for sidewalks along both sides of Royal Oak Drive, an urban minor collector street.

Items 1.F and 1.G were presented as one presentation as they apply to contiguous properties.

Jeff Fisher, Chief Planner, presented the proposed final plats requests which were previously approved by Planning Commission but which are being returned at the request of the applicant to remove the sidewalk requirements. Mr. Fisher outlined the request more specifically to remove the sidewalk requirements on both sides of Royal Oak Drive, an urban collector street which extends east-west through both plats. Mr. Fisher then outlined Staff's rationale to maintain the sidewalk requirements on the grounds that it continues to be Staff's policy to require sidewalks on collector streets; that the preliminary plat and future annexations to the west and northwest will add more development to this area; and that the new sidewalk ordinance is undetermined at this time.

Chair Stribling opened public comment.

Austin Aguero, one of the applicants, indicated that he believes the 50 feet of paving is wide enough for pedestrians to walk. He indicated that requiring him to build a sidewalk while the sidewalk ordinance is still in discussion is unfair and would place an unnecessary burden.

Danny Aguero, the other applicant, expressed his opinion that he did not want to construct sidewalks on both sides of the street, citing a cost of \$3,000 for just one sidewalk. He also indicated that he did not see this area going to commercial, and does not think a sidewalk should be required if it is going to nowhere.

Rocky Templin, builder, expressed his opinion that Coral Way is a dead-end street and does not need a sidewalk. He believes that the wider street allows more room to walk, and that the narrower streets should be the ones with sidewalks.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to APPROVE a Final Plat of The Meridian, Section One-A, subject to eight conditions of approval, being 9.572 acres, generally located west of Dominion Ridge and Coral Way, REMOVING the requirement for sidewalks

along both sides of Coral Way; and **APPROVE** a Final Plat of The Meridian, Section One-B, subject to 10 conditions of approval, being 8.754 acres, generally located west of Dominion Ridge and Coral Way, **REMOVING** the requirement for sidewalks along both sides of Coral Way. Commissioner Davis seconded the motion. The motion carried 6-1 with Chair Stribling voting against.

H. Bentwood Country Club Estates, Section Forty-Three

A request for approval of a Final Plat of Bentwood Country Club Estates, Section Forty-Three, being 25.061 acres, generally located southwest of Wolf Creek Drive and Crystal Point Drive, removing the requirement for a sidewalk on Wolf Creek Drive.

I. Bentwood Country Club Estates, Section Forty-Four

A request for approval of a Final Plat of Bentwood Country Club Estates, Section Forty-Four, being 8.051 acres, generally located east of Club House Lane and Enclave Court, removing the requirement for a sidewalk on Club House Lane.

Items 1.H and 1.I were presented as one presentation as both properties are owned by the same developer who is making the request to remove sidewalks from both.

Jeff Fisher, Chief Planner, presented the proposed final plats requests which were previously approved by Planning Commission but which are being returned at the request of the applicant to remove the sidewalk requirements. Mr. Fisher provided a map of the area to show what plats and sidewalks have been approved. He indicated that the Planning Commission recently removed the sidewalk requirement for Section 42A immediately north of Section 43. However, Mr. Fisher outlined Staff's position to maintain the sidewalk requirements for both Sections 43 and 44 on the grounds that it continues to be Staff's policy to require sidewalks on collector streets; that Club House Lane will extend east and bring more development; and that the new sidewalk ordinance is undetermined at this time.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, expressed that the sidewalk requirements should be removed, and that this area will just be more single family homes.

Mr. Kevin Collins, the applicant, indicated that Sections 43, 44, 45 of Bentwood Country Club Estates total about 100 lots, and that there would be only 8 lots out of 100 that would require a sidewalk.

Austin Aguero, developer and builder, indicated that it does not make sense in his opinion to require sidewalks through areas that do not already have them.

Chair Stribling responded that he like a direction on sidewalks from City Council and wants consistency.

Jackson, remove sidewalks approved

Vice Chair Jackson made a motion to APPROVE a Final Plat of Bentwood Country Club Estates, Section Forty-Three, subject to eight conditions of approval, being 25.061 acres, generally located southwest of Wolf Creek Drive and Crystal Point Drive, REMOVING the requirement for a sidewalk adjacent to Wolf Creek Drive; and APPROVE a Final Plat of Bentwood Country Club Estates, Section Forty-Four, subject to six conditions of approval, being 8.051 acres, generally located east of Club House Lane and Enclave Court, REMOVING the requirement for a sidewalk adjacent to Club House Lane. Commissioner Spano seconded the motion. The motion carried 5-2 with Chair Stribling and Commissioner Self voting against.

2. Rezonings

City Council has final authority for approval of rezonings.

A. **Z21-15: Valley View Boulevard and College Hills Boulevard**

A request for approval of a zone change from the RM-1 (Low Rise Multifamily Residence) District to the RS-3 (Zero Lot Line, Twinhome and Townhome Residence) District, being roughly 20 acres, located at Valley View Blvd. and College Hills Blvd.

Rafael Alvarado, Planner, presented the proposed rezoning. He indicated that Staff received two opposition letters of the 45 notices mailed out, but that it was under the 20% of land area and would not require a supermajority vote at City Council. Mr. Alvarado outlined Staff's rationale to approve on the grounds that the request conforms to the seven criteria outlined in the Zoning Ordinance.

Chair Stribling asked about the maximum density allowed in the RS-3 zoning.

Jeff Fisher, Chief Planner, responded that the RM-1 zoning allows 25 units per acre, and the new RS-3 does not have a maximum density.

Chair Stribling asked about lot width.

Mr. Fisher responded that it depends on the structure type. He indicated that a zero-lot line home requires a 40-foot minimum.

Russell Gully, SKG Engineering, representing the applicant, explained that the reason to go from RM-1 to RS-3 is for stormwater runoff study for the City. He explained that he is required to show a runoff coefficient of 0.75 for RM-1 which is a significant increase, but that in RS-3 he only has to use an 8.5 coefficient.

Chair Stribling opened public comment.

Mr. Roger Hewitt, 3201 Maplewood Drive, asked to clarify if the new zoning is intended for single-family homes or multi-family.

Chair Stribling responded that the zone change would not allow multi-family or apartments, and would be for a type of single-family homes.

Mr. Hewitt asked if a duplex could go in.

Mr. James responded that a twinhome would be allowed but not a duplex.

Mr. Hewitt asked if residents will be notified if there are any future rezonings to the south.

Mr. Stribling responded only if the rezoning is within 200 feet of the property.

Zack Rainbow, Planning Manager, explained that this is state law also.

Mr. Fisher indicated that a sign has also been posted.

Ms. Trish Jordan, 27 South Ridge Drive, indicated that she saw the zoning sign, and had questions about the storm drainage and traffic, and how residents would be able to get in and out of the subdivision.

Mr. Gully explained that by going less dense, stormwater runoff will be decreased and the RS-3 zoning also allow less units which will reduce traffic.

Rocky Templin, builder, stated that less units proposed would be a plus for this area.

Ms. Jordan asked if adjustments could be made for drainage.

Mr. Gully explained that Ms. Jordan's property is east of this property, and that the proposed drainage would not make it to South Ridge Drive. He also indicated that drainage easements will go south to the railway tracks and not through her property.

Mr. Keith Woods, 3101 Grandview Drive, asked why this zone change was needed.

Chair Stribling explained that the applicant needed to rezone to address the runoff coefficient issue and that it is less expensive to address with an RS-3 zoning instead of an RM-1 zoning.

Mr. Woods asked if apartments could be allowed in RS-3.

Chair Stribling responded that apartments would not be allowed in RS-3.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to RECOMMEND APPROVAL of a zone change from the RM-1 (Low Rise Multifamily Residence) District to the RS-3 (Zero Lot Line, Twinhome and Townhome Residence) District, being roughly 20 acres, located at Valley View Blvd. and College Hills Blvd. Commissioner Davis seconded the motion. The motion carried unanimously, 7-0.

3. Conditional Uses

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

A. CU21-16: 3017 Southwest Boulevard

A request for approval of a Conditional Use to allow alcohol sales in the General Commercial (CG) zoning district to satisfy TABC requirements for the sale of wine-based to-go daiquiris, being approximately 0.209 acres, located at 3017 Southwest Boulevard.

Rafael Alvarado, Planner, presented the proposed conditional use. He explained that the conditional use was to satisfy TABC and city requirements to allow on premise consumption of alcohol.

Vice Chair Jackson asked if this case was heard already.

Mr. Alvarado responded that there was related case for a zone change which allowed this conditional use to go forward.

Zack Rainbow, Planning Manager, explained that even though these alcoholic beverages are sealed, TABC has taken a stricter approach and considers this on premise alcohol sales.

Chair Stribling opened public comment.

Ms. Taylor Jenkins, the applicant, indicated that this business is like an Eskimo Hut and that consumption is not allowed on premise.

Commissioner Davis made a motion to APPROVE a Conditional Use to allow alcohol sales in the General Commercial (CG) zoning district to satisfy TABC requirements for the sale of wine-based to-go daiquiris, being approximately 0.209 acres, located at 3017 Southwest Boulevard. Vice Chair Jackson seconded the motion. The motion carried unanimously, 7-0.

4. Planning Projects

- A. Presentation of the *Historic Resources Survey of Downtown San Angelo* prepared through a grant from the Texas Historic Commission.

Jon James, Planning and Development Services Director, explained that the City received a grant from the Texas Historical Commission (THC) to complete a historic survey of Downtown San Angelo. Mr. James indicated that the consultant spent about a year taking photos and recommended that the City create a historic area downtown in the areas recommended. He further indicated that Downtown San Angelo was in support of a historic area downtown. Mr. James then provided a summary of the consultant survey. He explained that of the 390 buildings identified, each was designed as either a high priority which qualified for federal designation; medium meaning hot federally historic but that could still qualify for a local historic designation; and low priority which would be neither. He displayed a map outlining this information, and the area that the consultant recommended to be a new historic district. This area was outlined in blue with a diagonal stripe, being an area adjacent to and one block on either side of Chadbourne Street. Mr. James indicated that Staff plans to take this to the Design and Historic Review Commission (DHRC) to review, then will bring back to the Planning Commission.

Vice Chair Jackson indicated that she understood there would not be any new requirements within a certain area.

Mr. James responded that if this historic district is approved, then just in this area, there would be a higher bar because the properties would now be historical.

Chair Stribling asked if the requirements would only apply to the buildings identified as historic on the map.

Mr. James responded if the historic district is approved, the requirements would apply to all buildings and properties within the district. He concluded his presentation by explaining that grants could be given to properties that are historically designated.

IV. Director's Report.

Jon James, Planning and Development Services Director, indicated that Staff was still working on changes to the sidewalk ordinance and hopes to bring this item back for recommendation at the December Planning Commission 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 **Monday, December 13, 2021.**

VI. Adjournment.

Vice Chair Jackson made a Motion to adjourn at 11:38 a.m., and Commissioner Davis seconded the Motion. The Motion passed unanimously, 7-0.

Travis Stribling, Chair,
Planning Commission