



RECORD OF MINUTES

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, AUGUST 15, 2022, 9:00 A.M.

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

ABSENT: Teri Jackson (Vice Chair), 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
Rae Lineberry, Planner
Brandon Dyson, Deputy City Attorney
Kevin Pate, Interim City Engineer

I. Call to order.

- A. Chair Stribling called the meeting to order at 9:00 a.m. and established that a quorum of five was present.

II. Consent Agenda:

- A. Consideration of the July 18, 2022, Planning Commission Meeting minutes.

B. FP22-24: The Enclave at Twin Oaks Addition, Section Three

A request for approval of a Final Plat of The Enclave at Twin Oaks Addition, Section Three, being 4.69 acres, located west of the intersection of Canyon Rim Drive and Royal Oak Drive.

C. FP22-25: Shops of Sherwood Subdivision, Section Two

A request for approval of a Final Plat of Shops of Sherwood Subdivision, Section Two, being 1.5 acres, located directly south of the intersection of Summer Crest Drive and Sherwood Way.

D. RP22-28: First Replat in Block 48, Angelo Heights Addition

A request for approval of a First Replat in Block 48, Angelo Heights Addition, being 0.45 acres, located southeast of S. Washington Street and W. Concho Avenue.

E. RP22-29: First Replat in Block 72, Lakeview Addition

A request for approval of a First Replat in Block 72, Lots 11A-13A, Lakeview Addition, being 0.517 acres, located northwest of Crockett Street and W. 38th Street.

Commissioner Aguirre made a motion to approve all items on the Consent Agenda. Commissioner Gomez 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.

A. **PP22-08: Preliminary Plat of Block 39, Lakeview Addition**

A request for approval of a Preliminary Plat of Block 39, Lakeview Addition, being 0.459 acres, located southwest of Bowie Street and W. 44th Street.

B. **RP22-30: First Replat of Block 39, Lakeview Addition**

A request for approval of a First Replat of Block 39, Lakeview Addition, being 0.346 acres, located southwest of Bowie Street and W. 44th Street.

Jeff Fisher, Chief Planner, presented the proposed preliminary plat and replat which were presented concurrently given they are part of the same property. He indicated the plat will divide two lots into three, with two lots to face Bowie Street, and that the corner lot received a variance for a reduced front yard setback facing E. 44th Street being a double frontage lot. Mr. Fisher outlined Staff's recommendation of approval for both plats as presented.

Chair Stribling asked if there was still a home on Lot 1.

Mr. Fisher responded that this home has been demolished.

Chair Stribling opened public comment.

Erica Wilde, Carter-Fentress Engineering, expressed that she was available for comment.

Chair Stribling closed public comment.

Commissioner Davis made a motion to **APPROVE** a Preliminary Plat of Block 39, Lakeview Addition, being 0.459 acres, subject to one condition as presented, and, **APPROVE** a request for approval of a First Replat of Block 39, Lakeview Addition, being 0.346 acres, located southwest of Bowie Street and W. 44th Street subject to four conditions as presented. Commissioner Uherik seconded the motion. The motion carried unanimously 5-0.

C. PP22-09: Citas Subdivision, Preliminary Plat

A request for approval of a Preliminary Plat of Citas Subdivision, being 14.250 acres, and a variance from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance to not require continuation of a street (stub-out) to the adjacent property to the east; located northeast of Bell Street and Paint Rock Road.

D. FP22-26: Citas Subdivision, Section One

A request for approval of a final plat of Citas Subdivision, Section One, being 1.780 acres; located northeast of Bell Street and Paint Rock Road.

Commissioner Davis recused herself at 9:07 a.m. due to potential conflict of interest.

Jeff Fisher, Chief Planner, presented the proposed preliminary plat and replat which were presented concurrently given they are part of the same property. He indicated that the final plat is for 8 lots and the applicant has applied for a variance to not have to build a stub-out street to the east. He further indicated that Staff was in support of approval of the plats and the variance to not build a stub-out given the FEMA floodway to the east.

Chair Stribling asked if Staff was in support of the variance because it's near the floodway.

Mr. Fisher responded that this was correct.

Chair Stribling opened public comment.

Blake Wilde, Carter-Fentress Engineering, indicated that he requests approval as presented.

Chair Stribling closed public comment.

Commissioner Gomez made a motion to APPROVE a Preliminary Plat of Citas Subdivision, being 14.250 acres, subject to three conditions and one note as presented, APPROVE a variance from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance to not require continuation of a street (stub-out) to the adjacent property to the east; and APPROVE a request for approval of a final plat of Citas Subdivision, Section One, being 1.780 acres, subject to eight conditions and one note as presented; located northeast of Bell Street and Paint Rock Road. Commissioner Uherik seconded the motion. The motion carried unanimously 4-0.

Commissioner Davis returned at 9:17 a.m.

2. Rezoning

City Council has final authority for approval of rezonings.

A. 222-17: 1826 Magnolia Street

A request for approval of a rezoning from the Manufactured Housing Subdivision (MHS) to the Single-Family Residential (RS-1) zoning district, being 0.149 acres, located at 1826 Magnolia Street.

Jeff Fisher, Chief Planner, presented the case. He explained the rezoning was to allow a single-family home to replace a manufactured home. Mr. Fisher provided some history of this area which was originally rezoned in 2009 from RS-1 to MHS to allow manufactured housing to stimulate development in the area. He explained that only one lot out of 52 lots that were rezoned built a manufactured home. Mr. Fisher concluded his presentation outlining Staff's recommendation of approval.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Uherik made a motion to RECOMMEND APPROVAL of a rezoning from the Manufactured Housing Subdivision (MHS) to the Single-Family Residential (RS-1) zoning district, being 0.149 acres, located at 1826 Magnolia Street. Commissioner Gomez seconded the motion. The motion carried unanimously, 5-0.

B. 222-18: Northwest of Arden Road and F.M. 2288

A request for approval to zone property as part of an annexation to the Single-Family Residential (RS-1) zoning district; being 6.9 acres, located northwest of Arden Rd/F.M. 2288.

Jeff Fisher, Chief Planner, presented the case. He explained that the rezoning was to facilitate an annexation of land into the City. He further indicated that it was for land immediately west of another recent zone change. Mr. Fisher concluded by outlining Staff's recommendation of approval.

Chair Stribling opened public comment.

Chair Stribling closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL to zone property as part of an annexation to the Single-Family Residential (RS-1) zoning district; being 6.9 acres, located northwest of Arden Rd/F.M. 2288. Commissioner Uherik seconded the motion. The motion carried unanimously, 5-0.

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IV. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

There was no public comment.

V. Director's Report.

Jon James, Planning and Development Services Director indicated that Staff will bring notification changes and ideas to the next meeting. He asked that Commissioners bring any ideas they have to the meeting as well.

Chair Stribling responded that he appreciated staff working on this and is excited to see some changes.

VI. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, September 19, 2022 at City Hall, East Mezzanine Room, 72 W. College Avenue.

VII. Adjournment.

Commissioner Davis made a motion to adjourn at 9:30 a.m., and Commissioner Gomez seconded the Motion. The Motion passed unanimously, 5-0.



Travis Stribling, Chair,
Planning Commission