



RECORD OF MINUTES

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2022, 9:00 A.M.

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

ABSENT: Luke Uherik

STAFF: Jon James, AICP, Director of Planning and Development
Aaron Vannoy, Assistant Director of Planning and Development Services
Zack Rainbow, Planning Manager
Jeff Fisher, AICP, Chief Planner
Sherry Bailey, Senior 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 six was present.

II. Consent Agenda:

A. Consideration of the August 15, 2022, Planning Commission Meeting minutes.

B. RP22-30: First Replat in Block 6, Park Heights Addition (SMD#3)

A request for approval of a First Replat in Block 6, Park Heights Addition, being 0.206 acres; located northeast of S. Koenigheim Street and W. Avenue B.

D. FP22-25: Shops of Sherwood Subdivision, Section Three (SMD #6)

A request for approval of a Final Plat of Shops of Sherwood Subdivision, Section Three, being 1.285 acres, located directly south of the intersection of Summer Crest Drive and Sherwood Way.

Chair Stribling pulled Item C, moving it to the Regular Agenda.

Commissioner Jackson made a motion to approve all other items, Items A, B, and D on the Consent Agenda. Commissioner Gomez 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.

C. **RP22-31: First Replat Lots 16-18, Mallena Heights Addition (SMD#2)**

A request for approval of a First Replat Lots 16-18, Mallena Heights Addition, being 0.697 acres; located northeast of Crockett Street and E. 40th Street.

Jeff Fisher, Chief Planner, presented the proposed subdivision replat.

Chair Stribling asked about the letter received opposing the plat.

Mr. Fisher responded no additional information was provided with the letter.

Mr. Fisher explained the replat was to plat three lots into four in an RS-1 zone, and an administrative variance was granted to allow a 24.4 foot front yard setback for Lot 16B in lieu of the required 25 feet.

Vice Chair Jackson made a motion to APPROVE a First Replat Lots 16-18, Mallena Heights Addition, being 0.697 acres; located northeast of Crockett Street and E. 40th Street, subject to one condition of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously 6-0.

2. Rezonings

City Council has final authority for approval of rezonings.

A. **Z22-19: 1901 Junius Street (SMD #2)**

A request for approval of a rezoning from the Single-Family Residential (RS-1) zoning district to the Neighborhood Commercial (CN) zoning district, being 0.430 acres, located at 1901 Junius Street.

Rae Lineberry presented the rezoning case. She explained the rezoning to CN is for three lots. No notices were received. Ms. Lineberry outlined Staff's support for the rezoning which would allow a proposed food truck.

Chair Stribling opened public comment.

Ms. Yesenia Gonzalez, one of the property owners, spoke in support of the request. She indicated she is planning to place a food truck on the property.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **RECOMMEND APPROVAL** of a rezoning from the Single-Family Residential (RS-1) zoning district to the Neighborhood Commercial (CN) zoning district, being 0.430 acres, located at 1901 Junius Street. Commissioner Gomez seconded the motion. The motion carried unanimously, 6-0.

3. Conditional Uses

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

A. **CU22-14: 1030 Spaulding Street (SMD #3)**

A request for approval of a Conditional Use to allow a flea market in the Light Manufacturing (ML) zoning district, located at 1030 Spaulding Street.

Jeff Fisher, Chief Planner, presented the proposed conditional use for a retail store that includes both indoor and outdoor sales. He explained the property is in an ML industrial zone but surrounded by commercial uses. Mr. Fisher explained that the conditional use would allow more than 10% outdoor storage as opposed to a rezoning to a commercial district that limits to 10%. He indicated the school district sent a letter of support. Mr. Fisher outlined Staff's support for the conditional use with four conditions of approval including a final development plan showing parking, sales and storage areas, and a privacy fence along the east side facing a residential home.

Chair Stribling opened public comment.

Ms. Maricela Ovalle, the property owner, spoke in support of the request. She indicated she is planning a small store on the property.

Chair Stribling closed public comment.

Vice Chair Jackson made a motion to **APPROVE** a Conditional Use to allow a flea market in the Light Manufacturing (ML) zoning district, located at 1030 Spaulding Street, subject to four conditions of approval, as presented. Commissioner Self seconded the motion. The motion carried unanimously, 6-0.

B. **CU22-15: 103 & 107 W. 14th Street (SMD #4)**

A request for approval of a Conditional Use to allow household living and a faith-based bookstore with gifts in the Office Commercial (CO) zoning district, located at 103 & 107 W. 14th Street.

Jeff Fisher, Chief Planner, presented the proposed conditional use for a residential unit and religious bookstore with gifts on the property. Mr. Fisher provided some background on this case. He explained that first the owners received a conditional use approval from Planning Commission in 2019 for a church. They later came back to try and rezone to CN to allow an additional use, a coffee shop, but were denied.

Finally, they applied for a lesser zoning to CO which still allows the church and a conditional use option for the religious bookstore and residence which they have applied for now. Mr. Fisher shared the concept plan which shows the existing improvements that were done as part of the 2019 conditional use. He explained that the religious bookstore will require four additional parking spaces but since the concrete extends across the front of the property, there is room to use this concrete and stripe the additional four spaces. Mr. Fisher outlined Staff's support for the conditional use with four conditions of approval, as presented.

Chair Stribling opened public comment.

Edward and Linda Gonzales, the property owners, spoke in support of their request.

Chair Stribling explained that he does not support a retail use in this location.

Ms. Gonzales explained that she initially wanted a coffee shop which goes hand in hand with a church in her opinion.

Commissioner Aguirre explained that he did not have an issue with the proposed use. He expressed his opinion that a religious bookstore will not be too busy.

Commissioner Davis expressed her support for the uses and that a religious bookstore in her opinion would be less coming and going.

Chair Stribling closed public comment.

Commissioner Davis made a motion to APPROVE a Conditional Use to allow household living and a faith-based bookstore with gifts in the Office Commercial (CO) zoning district, located at 103 & 107 W. 14th Street, subject to five conditions of approval, as presented. Commissioner Aguirre seconded the motion. The motion carried unanimously, 6-0.

IV. Discussion Item

Presentation and discussion on city notification procedures.

Aaron Vannoy, Assistant Director of Planning and Development Services, presented Staff recommendations for new notification procedures. He explained that both State Law and local code requires zone changes to have publication in the newspaper and a 200' notification buffer. Mr. Vannoy shared information on sister cities and their processes.

Chair Stribling asked if text changes mean changing underlying zoning.

Mr. Vannoy responded that a text amendment is changing the text of the ordinance. He shared Staff's current timing for putting on yard signs which is 20 days but is not a required notification, as well as newspaper, letters, and copying the Council Member of that district and Mayor.

Mr. Vannoy indicated that Staff is looking at several changes, including adding the agendas to social media and to local media.

Commissioner Aguirre expressed concerns with the media that it may lead to those who only have an opinion responding instead of those affected.

Mr. Vannoy outlined other notification improvements including adding cases to the City's website, and adding QR codes to signs placed on the property.

Jon James, Director of Planning and Development Services, asked the Commission if they would prefer to hear the zoning and platting cases concurrently.

Chair Stribling responded yes, and that a previous case which had the plat first did not include notification until the zoning case.

Chair Stribling expressed that the more notification can be provided to the community, the better. He also asked if meetings could include a Zoom option to allow the public who is not present in this venue to participate.

Mr. Vannoy responded that the State rescinded this option after the pandemic.

Mr. James responded that virtual options for public comments may still be able to be provided.

Mr. Vannoy outlined the *Acuna v. Austin* case, explaining that any change to the land use code requires notification of every property owner by mail, or, perform a dual meeting with the Planning Commission and City Council.

As a discussion item only, no formal action was required or taken.

V. 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.

VI. Director's Report.


Jon James, Director of Planning and Development Services, reminded Commissioners that any correspondence to and from them can be part of a public information request.

VII. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, October 17, 2022** at City Hall, East Mezzanine Room, 72 W. College Avenue.

VIII. Adjournment.

Vice Chair Jackson made a motion to adjourn at 10:30 a.m., and Commissioner Self seconded the Motion. The Motion passed unanimously, 6-0.

A handwritten signature in black ink, appearing to read 'Travis Stribling', written over a horizontal line.

Travis Stribling, Chair,
Planning Commission