



RECORD OF MINUTES

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, NOVEMBER 21, 2022, 9:00 A.M.

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

ABSENT: Travis Stribling (Chair), Luke Uherik

STAFF: Jon James, AICP, Director of Planning and Development
Aaron Vannoy, Assistant Director of Planning and Development Services
Zack Rainbow, Planning Manager
Sherry Bailey, Senior Planner
Rae Lineberry, Planner
Brandon Dyson, Deputy City Attorney
Kevin Pate, Interim City Engineer
Amanda Jimenez, 911 Addressing Coordinator

I. Call to order.

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

II. Consent Agenda:

A. Consideration of the October 17, 2022, Planning Commission Meeting minutes.

Commissioner Aguirre made a motion to approve the Consent Agenda. Commissioner Self seconded the motion. The motion carried unanimously, 5-0.

III. Regular Agenda

1. Rezoning

City Council has final authority for approval of rezonings.

A. **PD22-03: Southeast of Valleyview Boulevard/Stone Canyon Trail (SMD#1)**

A request for approval of a rezoning from the Zero Lot Line, Twinhome and Townhome Single-Family Residential (RS-3) and Low Rise Multi-Family Residential (RM-1) Zoning Districts to a Planned Development (PD) Zoning District to allow an underlying base zoning of RS-3, with the additional use of Single-Family homes and subject to the development standards as outlined in the Ordinance, being 37.5 acres, located southeast of Valleyview Boulevard and Stone Canyon Trail.

Regular Meeting Minutes – Planning Commission – November 21, 2022

Sherry Bailey, Senior Planner, presented the proposed Planned Development zone change. She indicated that the zone change is from RM-1 and RS-3 to a PD to allow single-family homes with 45-foot-wide lots and an underlying RS-3 zoning subject to certain standards. Ms. Bailey indicated one person was in support and one was against. Ms. Bailey provided a history of this property. She began by showing the originally preliminary and final plat for Southland Hills, Section 22 which showed an extension of S. College Hills Boulevard, approved by Planning Commission by never recorded. She explained that the new Section 22 did not connect to S. College Hills Boulevard. Ms. Bailey then outlined the proposed PD that removed the RM-1 from the property thereby also removed apartments as an allowed use; reducing the lot width to 45 feet for single-family homes; a floor area ratio of 70% requested by the applicant; and the requirement to connect to S. College Hills Boulevard; and to extend Vallyevue Boulevard once 75% of the lots develop. Ms. Bailey the outlined Staff's recommendation for approval which included the Neighborhood designation supporting a diversity of housing choices; that the lots while less in width are within its own 37.5-acre development, and that the required street connections and sidewalks will improve traffic and pedestrian safety.

Commissioner Davis asked why sidewalks would be required on local streets.

Ms. Bailey responded this was because of greater density allowed in the PD.

Vice Chair Jackson opened public comment.

Russell Gully, SKG Engineering, representing the applicant, indicated that the PD would allow flexibility into what goes into this location while removing the opportunity for an apartment complex. He indicated that the 45-foot-wide lots would reduce street and utility costs and make the housing more affordable. Mr. Gully also indicated that the 70% floor area ratio would allow a patio to be added. As an argument against sidewalks, he explained that RS-3 zoning in San Angelo allows even smaller lots as low as 25 feet for townhomes and does not require sidewalks, and therefore, he is requesting no sidewalks in the is PD. Finally, he explained that future phasing of streets has not been extended yet due to unresolved drainage issues and are still discussing this with the City, and also requested that the last two conditions regarding connections for College Hills and Vallyevue be removed.

James Duncan, the applicant, reiterated he has no plans to build apartments and wanted single-family homes in this area. He explained that the current zoning districts already allow narrower lot frontages and believes 45-foot lots for single-family is acceptable and consistent with market conditions. Mr. Duncan expressed he would be interested in opening up Valleyview but that the drainage issues were a concern.

Vice Chair Jackson closed public comment.

Vice Chair Jackson agreed with Mr. Gully and suggested that sidewalks be removed from the PD.

Commissioner Davis indicated that homes in this area have not been affordable and allowing flexibility in this area including the increased floor area ratio to 70% would be helpful for affordability. She also requested that the sidewalk condition be removed and that the street connections could be deferred to a later stage. Jon James, Planning and Development Services Director, explained that Staff's concerns are that without the street connection conditions, the developer could continue to plat further phases without ever having to extend S. College Hills Boulevard.

Kevin Pate, City Engineer, indicated that there is an area owned by the City northeast of College Hills Boulevard and a desire to make this area into a detention basin but that this discussion is very preliminary with no timeline currently.

Commissioner Davis made a motion to RECOMMEND APPROVAL the PD zone change, increasing the maximum floor area ratio to 0.70 (Condition #5), removing the requirement for sidewalks (Condition #7), and removing Conditions #8 and #9 regarding future phasing of S. College Hills Boulevard and Valleyview Boulevard. Commissioner Self seconded the motion. The motion passed unanimously 5-0.

2. Conditional Uses

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

A. CU22-20: 411 N. Park Street (SMD #4)

A request for approval of a Conditional Use to allow a Renewal of a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, located at 411 N. Park Street.

Sherry Bailey, Senior Planner, presented the proposed renewal of a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District. She indicated that staff have verified with the Police Department and Code Enforcement that no complaints have been received on this property. Ms. Bailey indicated that there only change was their local operator. She indicated that Staff received one letter opposed. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to two conditions as presented.

Vice Chair Jackson opened public comment.

Mary Parkerson, the new operator, indicated she is taking over as operator due to the owner not being local.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE the renewal of a Short-Term Rental (STR) at 411 S. Park Street, subject to the two conditions as presented. Commissioner Self seconded the motion. The motion passed unanimously 5-0.

B. CU22-21: 2517 Junius Street (SMD#2)

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 2517 Junius Street.

Rae Lineberry, Planner, presented the proposed new Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District. She indicated that Staff received one letter opposed. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to three conditions as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE a Short-Term Rental (STR) at 2517 Junius Street, subject to the three conditions as presented. Commissioner Aguirre seconded the motion. The motion passed unanimously 5-0.

C. CU22-22: 1810 Shady Point Circle (SMD#1)

A request for approval of a Conditional Use to allow a Renewal of a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 1810 Shady Point Circle.

Sherry Bailey, Senior Planner, presented the proposed second renewal of a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District. She indicated that the applicant has been legally operating for over five years, and staff have verified with the Police Department and Code Enforcement that no complaints have been received on this property. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to two conditions as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE the renewal of a Short-Term Rental (STR) at 1810 Shady Point Circle, subject to the two conditions as presented. Commissioner Gomez seconded the motion. The motion passed unanimously 5-0.

D. CU22-23: 1607 S. Park Street (SMD#5)

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 1607 S. Park Street.

Sherry Bailey, Senior Planner, presented the proposed Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to two conditions as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE the Short-Term Rental (STR) at 1607 S. Park Street, subject to the two conditions as presented. Commissioner Gomez seconded the motion. The motion passed unanimously 5-0.

E. CU22-24: 2330 Fishermans Road (SMD#1)

A request for approval of a Conditional Use to allow a Renewal of a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 2330 Fishermans Road.

Rae Lineberry, Planner, presented the proposed renewal of a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to two conditions as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE the renewal of a Short-Term Rental (STR) at 2330 Fishermans Road, subject to the two conditions as presented. Commissioner Self seconded the motion. The motion passed unanimously 5-0.

F. CU22-25: 123 S. Park Street (SMD#5)

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, located at 123 S. Park Street.

Rae Lineberry, Planner, presented the proposed Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District. She indicated that the original STR expired. Ms. Lineberry indicated that Staff received two letters in support and one opposed. She outlined Staff's recommendation to approve the STR for satisfying all zoning criteria subject to three conditions as presented.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to APPROVE a Short-Term Rental (STR) at 123 S. Park Street, subject to the two conditions as presented. Commissioner Self seconded the motion. The motion passed unanimously 5-0.

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 noted that the December 2022 Planning Commission Meeting will be at the McNease Convention Center due to unavailability of City Hall.

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, December 12, 2022**, at the McNease Convention Center, Council Chambers (South Meeting Room), 501 Rio Concho Drive.

VII. Adjournment.

Commissioner Davis made a motion to adjourn at 10:04 a.m., and Commissioner Gomez seconded the Motion. The Motion passed unanimously, 5-0.



Travis Stribling, Chair,
Planning Commission