



# RECORD OF MINUTES

CITY OF SAN ANGELO, TX  
**PLANNING COMMISSION**  
MONDAY, March 20, 2023, 9:00 A.M.

**PRESENT:** Travis Stribling (Chair), Luke Uherik (Vice Chair), Joe Self, Kandi Pool, Trinidad Aguirre, Brittany Davis

**ABSENT:** Sam Gomez

**STAFF:** Jon James, Director of Planning and Development Services  
Aaron Vannoy, Assistant Director of Planning and Development Services  
Zack Rainbow, Planning Manager  
Sherry Bailey, Senior Planner  
Rae Lineberry, Planner  
Brandon Dyson, Assistant City Attorney  
Kevin Pate, City Engineer  
Billy Clemens, Fire Marshall

I. **Call to order.**

- A. Commissioner Stribling called the meeting to order at 9:06 a.m. and established that a full quorum of six was present.
- B. **Commissioner Stribling asked that the following item be moved to the front of the agenda and asked staff to present the following:**

a. **RP23-08: Acevedo Subdivision (SMD#1)**

A request for approval of a Final Plat of Acevedo Subdivision, being 21.517 acres of land out of V. Muller Survey No. 176, Abstract No. 1648 described and recorded in Instrument No. 201715723, Official Public Records of Tom Green County, Texas.

Chair Stribling asked if Applicant was okay with a 30-day extension

Jack Downing of SKG Engineering, Agent for Applicant, agreed to the 30-day extension

Chair Stribling opened the floor for Public Hearing

Chair Stribling closed the floor for Public Hearing

Motion by to accept withdraw made by Commissioner Davis. Second by Joe Self.  
Motion carried unanimously 6-0 (Commissioner Gomez absent)

**II. Consent Agenda:**

**A. Consideration of the February 20, 2023 Planning Commission Meeting minutes**

Chair Stribling requested that the minutes be removed. Comments were made by Chair Stribling and Vice Chair Uherik regarding errors within the previous month's minutes that needed to be corrected and submitted for review and approval at the next regularly scheduled meeting.

Staff agreed to review, revise, and resubmit February 20, 2023 meeting minutes.

February 20, 2023 minutes were not approved. Consideration of revised minutes will be presented at the next scheduled meeting. Motion to approve remaining items under Consent Agenda by Com. Aguirre. Second by Com. Uherik. Motion carried unanimously 6-0.

**B. Subdivision Plats:**

**1. FP23-07 Williams Addition, Sect. 2 (SMD#2)**

Presented by Rae Lineberry, Planner. This was pulled from the consent agenda due to the conditions of the water and sewer lines to be ran; the lines are already in place. A condition is being made that a fire hydrant be placed within an 18-month period.

Chair Stribling clarified that the water and sewer taps are present, but a fire hydrant is needed. Ray Lineberry confirmed.

Chair Stribling opened the floor for public comment

Russell Gulley, Agent for Applicant, asked that the fire hydrant requirement be deferred until the building stage

Billy Clemens, Fire Marshall, confirmed the hoselay requirement distance in a residential area for the Commission (w/in 600')

Chair Stribling closed the floor for public comment

Discussion was had amongst the Commission in regards to the requirement of a fire hydrant in the absence of a building. Jon James, Director, explained the trigger for this requirement is the platting process.

**2. FP23-04: Menges Subdivision (ETJ)**

**3. FP23-05: Fannin Elementary School Addition, Sect. 1 (SMD#2)**

**4. PP23-03: Shops of Sherwood Revised Preliminary (SMD#6)**

**5. FP23-10 Shops of Sherwood, Sect. 4(SMD#6)**

**6. FP23-06 Pecan Place, Sect. Two (SMD#3)**

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Motion to accept all Consent Subdivision Plat application as presented, with the 18 months deferral of the fire hydrant installation for **FP23-07 Williams Addition, Sect. 2 (SMD#2)** made by Commissioner Self. Commissioner Davis second. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**III. Regular Agenda**

**1. Subdivision Plats**

**a. FP23-03: Southland Hills Add., Sect. 24B (SMD#1)**

Presented by Rae Lineberry, Planner. Staff is recommending approval with the conditions of water, sewer, and a drainage study.

Chair Stribling opened the floor for public comment.

Russell Gulley, Agent for Applicant, shared that he would be willing to answer questions. Gulley clarified that their team will resubmit to their engineering consultants to adjust the water and sewer services.

Chair Stribling closed the floor for public comment.

Motion by Commissioner Self to accept as presented. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**b. FP23-11: Pecan Grove (SMD#2)**

Presented by Sherry Bailey, Senior Planner. Staff is recommending approval with variants requested among Lake Drive.

Chair Stribling opened the floor for public comment.

Erica Wilde, Agent for Applicant, shared she would be willing to answer questions.

Chair Stribling closed the floor for public comment.

Motion by Commissioner Aguirre to accept the findings in the staff report and approve. Second by Commissioner Uherik. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**c. RP23-05: Hyde Park Addition, First Replat in Block 51 (SMD#5)**

Presented by Zack Rainbow, Planning Manager. Staff is recommending approval with the condition of a tax certificate *and* any remaining adjacent properties including remainder lots needing a Building Permit will be required to replat. Any portion left remaining, must not be sold individually, so as to prevent any property from not having direct and abutting access to a public street..

Mr. Rainbow indicated the properties located along the alley would be areas of concern , because they could restrict access to a public street from

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accessory structures. Jon James stated Condition 2 should be changed to a “note” instead of a condition.

Chair Stribling opened the floor for public comment.

Karen Best, Property Owner in the affected area, expressed concerns of the previous re-zoning case in the area for multi-family residences and language included in notice sent to the affected property owners referencing a “maximum of 2 residential units per lot.” Mrs. Best asked if this Replat would affect the underlying zoning.

Jon James responded that the language in the notice was taken from the State Law and that there would be no change in zoning.

Mrs. Best asked if it was still the intent of the Planning Department to rezone this area or others in the Santa Rita Neighborhood to RS-2.

Mr. James responded that there had been discussion surrounding allowing accessory/garage apartments in the area without allowing zoning to the extent of RS-2 (no duplexes) about a year ago, but nothing was currently on the table.

Jack Downey, Agent for Applicant, provided clarification and shared he would be willing to answer questions.

Chair Stribling closed the floor for public comment.

Chair Stribling stated that Condition Two needs to be moved to the notes. Commissioner Self agreed and motioned. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**d. RP23-06: Second Replat of Poulter's Highland Acres Addition, Tracts 36 & 37 (SMD#2)**

Presented by Zack Rainbow, Planning Manager. Staff is in support of the Variance Request.

Chair Stribling opened the floor for public comment. Russell Gulley, Agent for Applicant, shared that he would be willing to answer questions and provided additional details on the plans for the sidewalks.

Chair Stribling closed the floor for public comment.

Motion by Commissioner Davis to approve and to make a note if existing pavement is wide enough, it will suffice for sidewalks. Second by Commissioner Uherik. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**e. PP23-02: Jefferson Heights, Section Eleven-A (SMD#2)**

Presented by Sherry Bailey, Senior Planner. Staff is recommending approval with the conditions of a tax certificate and a fire hydrant at the time of a site plan review.

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Chair Stribling opened the floor for public comment.

Russell Gulley, Agent for Applicant, asked that the fire hydrant requirement be deferred until the building stage.

Discussion was had about fire hydrant requirements and related triggers. Aaron Vannoy, Assistant Director, spoke and clarified requirements and related triggers.

Chair Stribling closed the floor for public comment.

Motion by Commissioner Self to approve as presented and move the fire hydrant requirement to a note. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

## 2. Rezoning and Comprehensive Plan Amendments

### a. PD23-02: 2025 E. Houston Harte Expressway (SMD#4)

Presented by Rae Lineberry, Planner. Staff is recommending approval.

Chair Stribling opened the floor for public comment.

Erica Wilde, Agent for Applicant, stated she would be willing to answer any questions. Discussion was had on the different business entities in the area.

Motion by Commissioner Self to approve as a General Commercial Zoning with the allowance of a welding shop under a Planned Development. Second by Commissioner Davis.

2 voted in favor. 4 opposed. Motion did not carry.

Motion by Commissioner Aguirre to approve as a General Commercial Zoning without the welding shop allowance. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

### b. PD02-03 Amendment – NE Intersection of Stratford and Melrose Ave (SMD#6)

Presented by Sherry Bailey, Senior Planner. Staff recommends approval. Discussion was had about the drainage study location of storage facility.

Chair Stribling opened the floor for public comment.

Erica Wilde, Agent for Applicant, clarified how the storage buildings are made to reduce concerns about the aesthetics in the area, request it to be approved as presented and is available to clarify for questions.

Chair Stribling closed the floor for public comment.

Motion to approve with the condition that the storage units, if constructed, be placed on the back or northern tract by Commissioner Self.

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Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**c. PP23-01- Lot 2, Hardin Addition (SMD#6)**

Presented by Sherry Bailey, Senior Planner. Staff recommends approval. Discussion was had on the conditions.

Motion to approve made by Commissioner Self. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**a. FP23-02: Lot 2, Hardin Addition (SMD#6)**

Presented by Sherry Bailey, Senior Planner. Staff recommends approval. Discussion was had on the conditions.

Chair Stribling opened the floor for public comment.

Erica Wilde, Agent for Applicant, asked for clarification on sidewalk requirements and potential deferment to building permit or site plan phase.

Chair Stribling closed the floor for public comment.

Motion to approve made by Commissioner Aguirre. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

**d. PD23-06: Bentwood, Sect. 45- Riviera Lane (SMD#1)**

Presented by Zack Rainbow, Planning Manager. Staff recommends approval.

Chair Stribling opened the floor for public comment.

Jack Paugh, land owner building a home in the area, asked for clarification on the updates from the last application and how this is different. Discussion was on adjusting the rear setback to 15 feet instead of 20.

Julia Antley, Resident, expressed her support of approval.

Russell Gulley, Agent for Applicant, provided clarification.

Continued discussion was had on the setback requirements.

Chair Stribling closed the floor for public comment.

Motion by Commissioner Aguirre with the condition that staff add exhibit in presentation to City Council. Second By Commissioner Self. Motion carried unanimously 6-0 (Commissioner Gomez absent)

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**3. Conditional Uses**

**a. CU23-04: 3221 Red Bluff Rd. W (SMD #1)**

Presented by Rae Lineberry, Planner. Staff is recommending approval with the conditions that they maintain the parking lot, get a certificate of occupancy, and obtain and comply with a fire inspection.

Chair Stribling opened the floor for public comment.

Donna Ferguson, Resident, expressed concerns about the neighborhood being able to handle the traffic.

Mark Priest, Resident, expressed concerns about the noise in the neighborhood. Discussion was had that there haven't been any Code Compliance complaints.

Continued discussion was had about the precedent being set and making sure there is a level playing field for everyone regarding the applications and conditional uses.

Aaron Vannoy explained revoking of conditional uses.

Motion made by Commissioner Davis to approve as presented. Second by Commissioner Aguirre. 3 in favor; 3 opposed. Motion did not carry.

**Public Comment**

Chair Stribling opened the floor for public comment.

Russell Gulley, resident, made a statement about permits for short-term rentals.

Chair Stribling closed the floor for public comment.

**IV. Planning Director's Report**

Jon James, Director, stated he did not have anything to add.

**V. Future meeting agenda and announcements.**

Next regular meeting of the Planning Commission is Monday, April 17, 2023, at 9 AM, in the East Mezzanine

City Hall, East Mezzanine  
72 West College Avenue  
San Angelo, Texas

**VI. Adjournment**

Motion to adjourn by Commissioner Uherik. Second by Commissioner Davis. Motion carried unanimously 6-0 (Commissioner Gomez absent)

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This Notice of Meeting was posted on the bulletin board at the City Hall for the City of San Angelo before 9:00 a.m. of Friday, March 17, 2023, in accordance with Chapter 551 in the Government Code for the State of Texas.

***Adjournment-***

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending Planning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



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Travis Stribling - Chairman