

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, APRIL 28, 2014 AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE SAN ANGELO CONVENTION CENTER, 500 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: Darlene Jones, Teri Jackson, Mark Crisp, Sammy Farmer, Valerie Priess

ABSENT: John Young (AE)

STAFF: Kevin Boyd, Planner
Jeff Fisher, Planner
Roxanne Johnston, Planner
Al Torres, Building Official

I. Call to order and establish that a quorum is present.

Meeting was called to order at 9:00 am, a quorum of 6 was present.

II. Open Session:

A. Call to order and establish that a quorum is present.

B. Prayer and Pledge.

“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

Darlene Jones introduces Mr. Ryan Smith as the new board member. Mr. Smith gave a background of himself and purpose on the board.

III. Consent Agenda:

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise the consent agenda will be considered in one vote.

1. Consideration of approving the March 17, 2014 Planning Commission meeting minutes.
2. Requests to approve with conditions, the subdivisions of land inside the City of San Angelo. **[Planning Commission has authority for final approval; appeals may be directed to City Council.]**

a. Final Plat, Lake Park

<u>Proponents:</u>	Maurizio Iaquaniello
<u>Representative:</u>	Dunaway Associates
<u>Size and location:</u>	4320, 4424 & 4436 North Bryant Boulevard Frontage Road, located approximately 125 feet northeast of the intersection at North Bryant Boulevard Frontage Road; more

specifically 8.9360 acres situated in the SA & MG RR Co Survey, Abstract 1954, Survey 0011; 17.020 acres situated in the SA & MG RR Co Survey, Abstract 1954, Survey 0011; and being 6.0900 acres of Blocks 9 & 10 of the George Short Subdivision located northwest San Angelo.

b. College Hills South Addition, Section 30, Block CC

Proponents: Bentwood Country Club
Representative: SKG Engineering
Size and location: 3542 West Loop 306, located northeast corner of the intersection of West Loop 306 and Forest Trail; more specifically occupying the College Hills South Addition, Section 30, Block CC, in south central San Angelo.

Mr. Ryan Smith motioned to approve, seconded by Ms. Teri Jackson. Motion passed by a vote of 6-0.

IV. Requests for Zone Change. [Planning Commission makes recommendation; City Council has final authority for approval.]

A. Z14-04: Terry Shaner, Galilee CDC

A request for approval of a zone change from a Single-Family Residential (RS-1) to Low Rise Multi-Family Residential (RM-1) Zoning District to specifically allow for multi-family living and a lease house /amenity center on the following property:

An unaddressed tract of land located northeast of the intersection of Roosevelt Street and South Buchanan Street and northeast of the intersection of Roosevelt Street and South Florence Street. This property specifically includes approximately 3.3 acres of land out of the Robert Gerhardt Survey 325, Abstract 237 in central San Angelo.

Roxanne Johnston, Planner, came forward to speak on the case consistent with city plans and policies. Staff recommended approval of the request. Sixteen notifications were sent, none were received. Ms. Johnston showed maps and pictures of the surrounding area. The request for RM-1 was consistent with elements of the Vision Plan which calls for 'Neighborhood', or future residential development in the area.

Russell Gully, representative from SKG, spoke about the proposed location and efforts to develop the lot.

Ms. Valerie Priess recommended approval, seconded by Sammy Farmer – the motion was approved by a 6-0 vote.

B. Z14-07: Aubrey L. Conner

A request for approval of a zone change from Two-Family Residential (RS-2) to Neighborhood Commercial (CN) to specifically allow for uses as defined in Section 315 of the Zoning Ordinance, on the following property:

1411 Orient Street, located at the southwest corner of the intersection at Orient Street and Avenue J; more specifically located in the Fort Concho Addition, Block 101, Lots 6-7, in south central San Angelo.

Roxanne Johnston, Planner, came to present the case. The property was residentially zoned and located in south central San Angelo. The request was for commercial zoning, and was previously used as a church. Staff recommended denial of the request. The long-range plan calls for Neighborhood or future residential development which is inconsistent with the request. City plans envision more residential development, contrary to the nature of this request - which sought to introduce more commercial development. Further, the introduction of commercial zoning would negatively affect the nature of the surrounding area, the nearby neighborhood is surrounded by commercial on two sides and a change to commercial will further disconnect the nature of the neighborhood.

Mac Quail represented the case for the proponents. He stated that the adjacent properties were zoned for commercial - in both directions, within the block of the site. Tearing down the church is not ideal, if the change is not approved, he warned that the building may remain vacant. He added that many people had displayed interest in the property for commercial use.

Mr. Sammy Farmer recommended to approve the zone change, seconded by Ms. Valerie Priess by a 6-0 vote.

C. Z14-05: Maurizio Laquaniello

A request for approval of a zone change from Ranch & Estate (R&E) to General Commercial (CG) to allow for a variety of commercial opportunities, on the following property:

Unaddressed tracts of land comprised of approximately 15.03 acres, located approximately 130 feet north of the intersection of North Bryant Frontage and Lake Drive; more specifically occupying approximately 15.03 acres of the SA & MG RR CO Survey 0011 Abstract 1954, in northwest San Angelo.

Roxanne Johnston, Planner, presented the case consistent with city plans and policies. Six notifications were required with this request - two were returned in favor, one in opposition. Staff recommended approval of the request. The proponent is seeking CG zoning for the property. The Vision Plan calls for commercial in the area, consistent with the request. Ms. Johnston mentioned that a similar change came before the board early last year, but with different owners. The site area was reduced to a 15.03 acre tract and proposal changed to an industrial service use.

Brooks Baca, a proponent for the request is seeking to place a Warren Cat facility on the property and answered some concerns related to the site.

Ms. Varlie Priess asked about conducting a draining study.

Mr. Baca mentioned that he has spoken to Karl Bendarz about a drainage study.

Julie Snider came forward to speak on the matter. She had concerns with drainage / runoffs and screening from her property. A retention pond may be required. Ms. Snider expressed concerns with mosquitoes.

Tres Martini came forward with two concerns – the underground aquifer and a privacy fence requirement.

Mr. Baca stated that water well separation will be included in the plans. The phase 1 environmental study indicated that there was no contamination on the site.

Darlene asked about the current lease agreement, whether construction will begin after that period.

Marica laqunaman came forward mentioned that the lease will expire December of this year.

Mr. Mark Crisp motioned to approve, Valerie seconded. Motion passed by a 6-0 vote.

IV. Requests for approval of a Sign Variance. [Planning Commission makes final decisions; appeals may be directed to City Council.]

A. SV14-01: Sam Lawson

A request for approval of a variance from Sign Ordinance Section 12.604.b.A. to specifically allow for two primary street frontages as it relates to signs for a single lot, on the following property:

109 North Koenighiem Street, located approximately 190 feet south of the intersection of North Koenighiem Street and West 3rd Street; more specifically occupying the Central Plaza Addition, Section 2, Block 3, in central San Angelo.

Kevin Boyd, Planner, presented the case consistent with staff's recommendation for approval, and with city plans and policies. Mr. Boyd used images and area maps of the site. One of maps of the area showed the various sign heights in the area. He gave a background of the property as well as the signage request. The Sign Ordinance limits signs to only one primary frontage per lot. The two signs in question involved two freestanding signs - a 50' sign along N Koenighiem and a 30' sign along N Abe. Portions of the property falls within the sign area of the River Corridor, he explained that the 30' sign and some wall signs may require supplemental approval by the Design and Historic Review Commission (DHRC). Staff was in the process of setting up a meeting for that case. He explained that the applicant had changed the

original request in an attempt to provide consistency in height, since signage in the River Corridor is only allowed a height of 30 feet. Special circumstances existed with the subject lot, he explained, based on its configuration and location between a major thoroughfare. The severe curvature of the street, vegetation and surrounding buildings were other circumstances considered with this request. A legal nonconformity exists on property currently - two signs already face both sides of the lot. The request would not create visual obstruction issues for passing motorists and conforms to all other provisions of the ordinances.

Sam Lawson came forward to address property photos. He explained that the proposed signs would be placed further to the west along N Koenighiem and a shorter sign towards the north end of the property closer to N Abe. Mr. Lawson reiterate the issues associated with sign visibility for the site. The view approaching the property travelling north along N. Koenighiem is problematic due to a severe curve of the street (N Koenighiem). The proponent confirms that he is interested in tearing down the existing Grandy's structure for a new building in its place.

Ms. Valerie Priess motioned to approve, Mr. Ryan Smith moved to second. The motion passed by a unanimous 6-0 vote.

IV. Requests for approval of Conditional Uses. [Planning Commission makes final decisions; appeals may be directed to City Council.]

A. CU 14-03: El Conquistador Apartments, LTD

A request for approval of a Conditional Use to allow for "Self-Service Storage" as defined in Section 315.H. of the Zoning Ordinance, in a Low Rise Multifamily Residential (RM-1) zoning district, on the following property:

An unaddressed 0.791 acre tract, located approximately 60 feet northeast of the intersection of Industrial Avenue and Commerce Street; more specifically being 0.791 acres of the John McNeese Survey 176.25 Abstract 1641, in southern San Angelo.

Kevin Boyd, Planner, presented this case consistent with staff recommendation for approval. Mr. Boyd explained that self-service storage is not usually allowable in residential zoning districts, however, in this case, is through the conditional use process in RM-1 zoning. He noted that the request is consistent with the city's long-range plan which calls for future development in the area. The nearby railroad potentially explains the industrial zoning designation for properties south and west of the site although current trends in the area are reflective of commercial development. More, Knickerbocker Road runs parallel to Industrial Avenue to the north and serves as a commercial corridor. The proposal is a low traffic generator and must conform to reduced setbacks given the residential zoning. A privacy fence is also required to separate the property from the nearby residential development to the north and east. It is reflective of current development trends and serves as a suitable "buffer" or transitional use to the commercial use / industrial zoning to the south and west. Subject to approval, staff also recommended an urban design review (UDR) of the proposed development since no plans were submitted and to

ensure compatibility with the surrounding area. UDR are generally reserved for projects greater than 25,000 gross square feet.

Planner Boyd reiterated the conditions for the request. Ms. Teri Jackson asked why a zone change was not requested instead of this Conditional Use. Mr. Boyd explained that if a zone change occurred, that more intense commercial uses would be allowed nearby the existing residential development. This request was more restrictive.

Herb Hooker, a representative from SKG Engineering, came forward to discuss the condition on required fencing. Mr. Boyd explained that the board can exempt the request from the fencing requirement - only the ZBA board has that authority.

A motion to approve was made by Ms. Jackson, seconded by Mr. Ryan Smith. Motion passed by an unanimous 6-0 vote.

IX. Future meeting agenda.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, May 19 of 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 500 Rio Concho Drive.

X. Adjournment.

Motion to adjourn was made by Ms. Darlene Jones and seconded by Ms. Teri Jackson. The motion passed unanimously and the meeting adjourned at approximately 11:28 am.

Darlene Jones,
Planning Commission Chairman