

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, June 23, 2014 AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE SAN ANGELO CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: Darlene Jones, Teri Jackson, Mark Crisp, Sammy Farmer, Ryan Smith, Valerie Preas

ABSENT: John Young (AE)

STAFF: Kevin Boyd, Planner
Jeff Fisher, Planner
Roxanne Johnston, Planner
Patrick Howard, Director of Development Services

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

Meeting was called to order at 9:04 am, a quorum of 5 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.”

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.

A. Consideration of approving the May 19, 2014 Planning Commission meeting minutes. Motion to approve made by Ryan Smith and seconded by Teri Jackson. Motion passed, 6-0.

B. 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, Windmill Addition, Sections One & Two

Proponents: Richard Salmon

Representative: SKG Engineering

Size and location: Section One: 1309, 1311 and 1313 North Bryant Boulevard and 500 West 13th Street; more specifically, these properties are a replat of the Pulliam and Johnson Addition encompassing the northwest parts of Block 1, Lot 1 and Block 2, Lot 2, and northwest half of Block 3, Lot 3; and also the L. G. Merrick Subdivision, Block 4, Lots 13-9.

Section Two: 1297, 1301, 1305 and 1309 N. Bryant Boulevard, located on the northeast corner of the intersection of N. Bryant Boulevard and West 11th Street. These properties are a replat of the Pulliam & Johnson Addition encompassing south half of Block 3, and part of Lot 3, and the west part of Blocks 4-6 and also the L.G. Merrick Subdivision; encompassing Section 3, Lots 3-5, and Section 2, Lots 4-13.

Both sections of this proposed subdivision, respectively, include portions of approved but not yet recorded via quit claim deed Rights-of-Ways which include a thirty-seven-foot wide right of way for Merchant Street extending north from West 11th Street, save for the northernmost 160 feet closest to West 14th Street; and a sixty-foot wide and 250-foot long dead-end segment of right-of-way for West 13th Street extending west from Merchant Street; and a sixty-foot wide and 200-foot long dead-end segment of right-of-way for West 12th Street extending west from Merchant Street **and** an unimproved segment of alley right-of-way extending west from an unimproved segment of Merchant Street situated west of North Bryant Boulevard between West 11th and West 14th Streets, being the east 250 feet of a 20-foot wide alley in Block 2 of L.G. Merrick Subdivision in north central San Angelo.

This item was moved from the consent agenda and placed on the regular agenda due to the variance request. Roxanne Johnston, Planner, came forward to present the case consistent with staff approval, with conditions, of the subdivision, but denial of the variance from street improvements. The subdivision request would eliminate access to a publically dedicated *improved* street, which would affect 7 lots. Staff was unable to grant approval because the subdivision ordinance requires that where all newly created lots would require direct abutting access to an improved public street. In this case, the lots were already in place.

Russell Gully, from SKG Engineering, came forward to speak on the matter. He spoke to the criteria for the variance of the subdivision request. He mentioned that the remaining lots of the block had remained vacant for some time, over 40 years and that they weren't 'newly created.' The right of way width of Merchant Street is currently inadequate for meeting street specifications requirements as outlined in the Subdivision Ordinance.

Teri Jackson asked questions about the proposed new street.

Roxanne Johnston, Planner, mentioned that the owners of 7 area lots would be negatively impacted if the variance were approved, and that

through the subdivision and variance process, they had no notification regarding the proposed development.

Mr. Gully asked questions about the condition in the report calling for sewer connections.

Ms. Johnston noted that the operative word was the word 'necessary;' meaning that it would be determined if the sewer connections were necessary as development occurred.

Richard Salmon, proponent, came forward to speak. He mentioned the he has owned the property for many years. He noted that the affected lot owners had not responded and that they have been difficult to contact.

Sammy Farmer motioned to approve the variance request, which was seconded by Mark Crisp. Darlene Jones and Ryan Smith were in opposition. The motion to approve the two sections of the subdivision, with conditions, in addition to the variance, passed 4 -2.

a. Final Plat, Carter Addition, Section Two

<u>Proponents:</u>	Mike Lynn Carter
<u>Representative:</u>	SKG Engineering
<u>Size and location:</u>	An unaddressed 1.808 acre tract of land, located west of West 40 th Street, more specifically 1.52 acres off the east side of the S.A. & M.G. RY. CO. Survey 11, and more specifically 0.2766 acres of the S.A. & M.G. RY. CO. Survey 11, in north San Angelo.

C. Requests for approval of an easement release. **[Planning Commission makes recommendation; City Council has authority for approval.]**

A. Easement Release, Homestead, Section 1B, Block 1, Lot 11 and Saddle Club, Section 1B, Block 1, Lot 9: Nick Kauten

A request for approval of a release of an access easement on the following property:

3901 Margaret Lane and 6205 Hallye Court, located approximately 650 feet southeast of the intersection of Margaret Lane and Massenburg Drive and 190 feet southwest of the intersection of Hallye Court and Sammye Lane, respectively; more specially occupying the Homestead, Section 1B, Block 1, Lot 11 and Saddle Club, Section 1B, Block 1, Lot 9, in southwest San Angelo.

Terri Jackson motioned to approve the consent agenda and motion was seconded by Ryan Smith. Motion passed 6-0.

Teri Jackson was excused from the room for the next item.

IV. Regular Agenda:

I. Requests for an Alley Abandonment. [Planning Commission makes recommendation; City Council has final authority for approval.]

A. Alley Abandonment, Miles Addition, Block 33: Marc Clingaman

A request for approval of a right-of-way abandonment on the following property:

An approximately 20 foot wide x 350 foot long portion of alley running east to west, perpendicular to North Bryant Boulevard located within Miles Addition, Block 33, immediately north of Lots 11 - 17 and south of Lots 4 - 10, in north central San Angelo.

Kevin Boyd, Planner, came forward to present this case consistent with staff approval. Stating that the alleyway is underutilized and vacant. He further added that it was not accessible throughout the block and did not empty out into N. Bryant Boulevard.

Using maps and images, he further illustrated the openness of the alleyway and showed that the connections associated with alleyways was absent with this alleyway. He further noted that the Carter School alleyway was abandoned late last year. This alleyway is located on the block south of the subject property included here. He explained that future trends were developing commercially and that the area was not growing with residential use; just the opposite. Mr. Boyd mentioned that one of the conditions was that the utility easements be maintained. The applicant could either reroute or maintain existing utility easements.

Mr. Crisp asked why we would not abandon the entire alleyway where the residents were located on the eastern portion of the block.

Valerie Priess made the motion to approve, Sammy Farmer seconded the motion and the motion carried 5-0.

II. Requests for Zone Change and Proposed Vision Plan Amendments. [Planning Commission makes recommendation; City Council has final authority for approval.]

A. Z14-11: Marc Clingaman & VP14-01: Marc Clingaman

A request for approval of a zone change from Two-Family Residential (RS-2) to General Commercial (CG) to allow for activities allowed within CG zoning districts shown in Section 310 of the Zoning Ordinance, on the following property:

308, 320, 324, 328, 332, 340 West 9th Street and 313, 317, 321, 325 and 329 West 10th Street, located along West 9 & 10 Streets, respectively; more specifically occupying the Miles Addition, Block 33, Lots 4 - 17, in north central San Angelo.

Kevin Boyd, Planner, presented these cases consistent with staff approval. He explained that the current use category did not allow retail sales associated with the proposed motel development that the application was seeking to place. He explained the area zoning, and illustrated the nearness to commercial zones to this proposal and its access to N. Bryant Boulevard. The request is somewhat at odds to the Vision Plan, which is why an amendment proposal will be within this same presentation. Once the Vision Plan Map is amended, then the request would be

consistent. He further explained location, other similar development and also businesses which would support the applicant's request. There were many lots in the area that were abandoned and there would be infill opportunities available.

Mark Crisp motioned to approve, Ryan Smith seconded. Motion passed 5-0

- AND -

A proposed amendment of the Vision Plan Map for properties along North Bryant Boulevard, north of West 9th Street and south of West 14th Street, in north central San Angelo.

Kevin Boyd, Planner, presented these cases consistent with staff approval. He explained that the current use category did not allow retail sales associated with the proposed motel development that the application was seeking to place. He explained the area zoning, and illustrated the nearness to commercial zones to this proposal and its access to N. Bryant Boulevard. The request is somewhat at odds to the Vision Plan, which is why an amendment proposal will be within this same presentation. Once the Vision Plan Map is amended, then the request would be consistent. He further explained location, other similar development and also businesses which would support the applicant's request. There were many lots in the area that were abandoned and there would be infill opportunities available.

Mr. Boyd explained the history of the area with a Vision Plan amendment having been completed a year ago, to the south. Using a Vision Plan Map, Mr. Boyd showed area Vision and again, pointed out that the development was at remarkable odds with current Vision Plan map. One thing staff considered, he said, was the nearness to N. Bryant Boulevard and pointed out a recent hotel that was built. He also mentioned that a conditional use was recently allowed for yet another hotel, in an ML zoning district. Clearly, the area was moving away from residential along N. Bryant Boulevard. Staff is suggesting a Neighborhood Commercial designation to a large area within the study. He also explained other appropriate amendments to the Map, such as a transitional designation (brown, like a holding zone, which would be defined at a later date.

Chairperson Jones asked why the transitional recommendation could not be decided now, instead of later. Mr. Boyd said that it's undefined nature was due to not knowing which way the suggested transitional would go. Mrs. Jones did not believe that made sense to leave a hodge-podge development.

Mr. Farmer explained that anytime Planning Commission ruled on a case that went to City Council and to be aware that the Vision Plan would need to be done before or during a zone change proposal.

Ryan Smith motioned to approve, Sammy Farmer Seconded. Motion passed 5-0.

Ms. Jackson entered the room to hear the remaining cases.

(Item moved from Consent agenda)

a. Final Plat, Windmill Addition, Sections One & Two

Proponents: Richard Salmon

Representative: SKG Engineering

Size and location: Section One: 1309, 1311 and 1313 North Bryant Boulevard and 500 West 13th Street; more specifically, these properties are a replat of the Pulliam and Johnson Addition encompassing the northwest parts of Block 1, Lot 1 and Block 2, Lot 2, and northwest half of Block 3, Lot 3; and also the L. G. Merrick Subdivision, Block 4, Lots 13-9.

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This item was moved from the consent agenda and placed on the regular agenda due to the variance request. Roxanne Johnston, Planner, came forward to present the case consistent with staff approval, with conditions, of the subdivision, but denial of the variance from street improvements. The subdivision request will eliminate access to publically dedicated street. Staff was unable to grant approval because the subdivision ordinance requires that where all newly created lots would require direct abutting access to an improved public street. In this case, the lots were already in place.

Russell Gully, from SKG Engineering, came forward to speak on the matter. He spoke to the criteria for the variance of the subdivision request. He mentioned that the remaining lots of the block had remained

vacant for some time, over 40 years. The right of way width of Merchant Street is currently inadequate for meeting current street specifications.

Teri Jackson asked questions about the proposed new street.

Roxanne Johnston, Planner, mentioned that the owners of the 7 lots that would be impacted if the variance were approved, had no notification as such notification was not part of the requirement for subdivisions and street improvement variance requests.

Mr. Gully asked questions about the condition in the report calling for sewer connections.

Roxanne, noted that the operative word was the word 'necessary,' meaning that it would be determined at as development occurred.

Richard Salmon, proponent, came forward to speak. He mentioned the he has owned the property for many years. He notes that the affected lots have not responded or have been difficult to contact. He has mand

Sammy Farmer motioned to approve the variance request, which was seconded by Mark Crisp. Darlene Jones and Ryan Smith were in opposition. The motion to approve the two sections of the subdivision, with conditions, in addition to the variance, passed 4 -2.

B. Z14-13: Mike Carter

A request for approval of a zone change from Ranch & Estate (R&E) to General Commercial (CG) to allow for activities allowed within CG zoning districts shown in Section 310 of the Zoning Ordinance

An unaddressed 1.79 acre tract, located approximately 450 feet west of the intersection of West 40th Street and Grape Creek Road; more specifically occupying 1.52 and 0.276 acre tracts of the SA & MG RR CO, survey 0011, abstract 1954, in northern San Angelo.

Mr. Kevin Boyd came forward to present this case stating that staff recommended denial of this proposal. He presented the notification letters that were received from the 200' notification area. Mr. Boyd stated reasons that proposal is inconsistent with current development and poor transportation/street networks and low demand for commercial, to support staff recommendation of denial. He further explained that although some of the area is already commercial, it is more rural in use, characterized by large lots. He also explained the width of public access the lot has, 20', which would not accommodate regular traffic. Mr. Boyd provided the members with a past request that Jeff Hintz, the City's previous Interim Sr. Planner, where staff conducted a Vision Plan amendment survey and concluded that the Commission agreed that the area had enough commercial in the area. Showing a map that illustrated the length of N. Chadbourne, Mr. Boyd showed the areas that were commercial along this corridor, explaining that many of these commercial zoning districts were not being used.

Deannis McCauley, neighbor, explained her concern with the curves and narrowness of 40th St. She further explained that the land was a previous dump and that she was concerned about the environment because of the abandoned dump. She explained that perhaps the area would someday be commercial as there are only a few homes there now. The road would need major changes.

Bill Herman, a neighbor also explained that w. 40th was too narrow to handle commercial traffic. He felt that Mr. Carter should provide his own access through the property rather than jeopardize those living on 40th. Mr. Herman was asking what kind of storage would be proposed for the area and voiced that there was already outside 'junk' storage on the property.

Mr. Herb Hooker came forward, SKG Engineering representative, to answer questions. He provided a map of the proposed development for storage units. He referred to the Vision Plan study that had been done by Mr. Hintz (former Interim Senior Planner with the City) and Planning staff. He showed the Master Thoroughfare Plan and how it would create a triangle that would delineate commercial from residential, that it would provide an arterial connection in the future. He explained that the proposal for the storage units would alleviate problems of having to use 40th. Mr. Farmer said the plan looked like the area would be cleaned up. He explained that not many people had 'thrown money' into the Lakeview area and this would help the area. Mrs. Jones asked if there were problems with sinking since the property was formerly a dump. Ms. McCauley explained that there had been a pit where the dump was. Storm water was discussed and Mr. Boyd explained that the issue at hand was what needed to be the primary issue.

Mrs. McCauley came back to discuss what she believed the development would be. She was concerned with RV storage and the limited access on 40th St. Mr. Boyd re-explained that proposing a use was not something that was certain; that the zone change was the issue at hand.

Mr. Mike Carter, owner and applicant, came forward to speak in favor of his request. He explained the efforts he took to clean up the property. He argued to get the Vision Plan Map amended that would further allow him to clean the area up. HE explained that Lakeview area had 'gone by the wayside.'

Motion to deny the request was made by Ryan Smith (?) motion died. Valerie Priess moved to approve, Mark Crisp seconded the motion and it was approved 5-1.

C. Z14-12: Scott and Laurie Deckers

A request for approval of a zone change from Single-Family Residence (RS-1) to Two-Family Residence (RS-2), on the following property:

715 W. Highland Boulevard, located approximately 65 feet southeast of the intersection at West Highland Boulevard and Kenwood Drive; more specifically occupying the Park Heights Addition, Block 24, E. 100' of Lots 1-3 in central San Angelo.

Roxanne Johnston, Planner, came forward to speak on the case. The proponent sought slightly more intensive zoning to legitimize an existing accessory apartment on the subject property. Ms. Johnston presented area pictures and maps of the area. The subject property abutted an RS-2 zoning district and the request was consistent with the Vision Plan Map, which called for 'neighborhood.'

Ryan Smith motioned to approve, seconded by Teri Jackson. Motion passed 6-0.

D. Z14-14: Kimley-Horn & Associates, Inc.

A request for approval of a zone change from a combination of General Commercial/Heavy Commercial(CG/CH); Office Commercial (CO); Ranch & Estate (R&E); Planned Development (PD), and Low-rise Multi-family Residence (RM-1) Zoning Districts to General Commercial (CG), on the following properties:

Tracts and lots located at the southeast corner of South Bryant Boulevard and Ben Ficklin Road; more specifically being 13.850, 3.340, 0.7710, 0.4000, 0.2020, and 0.7610 Acres out of the E. Hermes Survey 0174, Abstract 0349; 2.3900 Acres in Century Terrace, Block 1; 0.309 Acres being Private Access in Century Terrace, Block 1; and 0.069 Acres including Easement in the E. Hermes Survey 0174, Abstract 0349, in south central San Angelo.

Roxanne Johnston, Planner, came forward to present consistent with staff recommendation of denial. Ms. Johnston spoke about the site and surrounding land uses in the area. Of the 9 lots that comprised the subject property, three were occupied by residences. The largest lot was split-zoned; CG/CH to the west and R&E to the east. The Vision Plan calls for 'Neighborhood' for more than half of the affected area.

Darlene Jones stated whether the vision plan will be worked on for the site. Ms. Johnston mentioned that the work can come about in future requests.

Mike Murray, lawyer for the applicant, came forward to provide a timeline about the project. There were differences in the response to the plan of action, he claimed. He stated that he was only given news about the Vision Plan the previous week. He asked the board to approve the CG request at the meeting today, and then to go back to revise the plan for a PD for the next agenda. Papers and renderings were presented to the board.

Mr. Farmer asked if there were issues with the previous requests.

Roy Jackson, representative of an area homeowner association to the south in Century Park Terrace, discussed concerns with traffic and access.

Dan Skeehan, applicant and project engineer, provided on the details of the project.

Roy Jackson was concern over property values for his and surrounding lots.

Darlene Jones asked about access to S Jackson Street and whether it was necessary to use this street.

Dan Skeehan answered that there would be only a small percentage of traffic that would utilize S Jackson St.

Caroline Koger, area resident, stated that S Jackson is not a thru-fare and that it dead ended into a private road. She stated that this project would likely disrupt security, privacy and disrupt yards. The minority of traffic would be substantially

more than what currently goes there now. The quality of the road would be degraded.

Ryan Smith asked whether the surrounding roads were private or public. Ms. Koger stated that there is a mixture of private and public streets.

Christy B. stated that there was a nearby preschool and voiced concerns of the sale of alcohol. Access was another concern, according to her, and she added that the surrounding street network could not sustain the additional traffic.

Mary Willkenson, area resident, mentioned that this was an emotional issue; that she and her neighbors will have to endure each day this request.

Kenny Steward area resident stated that he lives off of Gemini Street. There are issues with access he stated, posed that freight movement would be accessing interior streets within the residential neighborhood and that truck traffic would have problems exiting once they entered the streets.

Buddy Lewis, 4139 S Jackson, discussed access and issues with trash, noise, undesirable freight movement and overnight RV and truck parking; comparing it to other such development in town.

Tom Montgomery, came forward to speak in denial of the request. He once worked for the city in the past as an engineer. S. Jackson Street, according to him did not have the base to carry additional heavy traffic and large vehicles. He mentioned stormwater runoff into the is another concern. He states that the surrounding neighborhood is a wonderful 'gem' today.

Bill Davis, he does not have serious concerns of the project, it is more on the street, S. Jackson St. Other places to develop.

Mike Murray, brings the renderings forward. He states that trucks will only exit S Jackson Street. He also refutes some of the comments made on the engineering of the streets and drainage.

Dan Skeehan, they are proposing a drainage pond to catch pollutants.

Smith, flip-flop basin and footprint of the building.

Dan mentioned that the parking must meet minimum parking standards.

Smith mentioned that trucks usually come at night. Murray mentioned that they come all throughout the night.

Darlene Jones questioned the site selection.

Murray mention about the low cost for purchase. Ideally situated because of the demand in relation to the distance.

Patrick Howard, Director of Development Services, wanted to remind the Commission of the options – a Planned Development (PD) and to ask for their consideration to move forward with an underlying zoning of CG.

Mr. Boyd mentioned that the Board could bring back the case with a PD and recommend a Vision Plan amendment for the area.

Tom Montgomery mentioned that they should meet and come back at a later time. He felt that all the issues were not adequately addressed.

Smith motioned to table, motion failed.

Teri mentioned that the street is insufficient the meet the surrounding streets.

Priess motioned to deny the request, motion failed.

Crisp mentioned that the neighbors had spoken, there were deep concerns of the request.

Smith motioned to table the motion again; Crisp seconded, and discussion was held on meeting with staff and citizens and work on the vision plan. Motion to table approved, with Teri Jackson and Valarie Priess in opposition. 4-2.

III. Requests for approval of Expansion of a Nonconforming Structure. [Planning Commission makes final decisions; appeals may be directed to City Council.]

A. NCU14-01: Angelica Ruezga

A request for approval of a partial reconstruction of a Non-Conforming Structure in a Single-Family Residence (RS-1), whereby the reconstruction costs exceed 50% of the current replacement value for the entire structure as determined by the Building Official, and as defined in Section 605.B.2 of the Zoning Ordinance, on the following property:

2600 Forest Park Avenue, located at the northwest corner of the intersection at Forest Park Avenue and Childress Street; more specifically occupying approximately 0.780 acres in the Forest Park Addition, east 170 feet of Tract 1, in northwest San Angelo.

Jeff Fisher, Planner, came forward to present consistent with city plans and policies and staff approval. A passage of the Ordinance requires approval of the Planning Commission for such non-conformities. Mr. Fisher reviewed area pictures and maps. Staff recommends approval given that the applicant was not seeking to expand the building footprint any further.

Mark Crisp motioned to approve and motion was seconded by Valerie Priess. Motion approval by a 6-0 vote.

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

A. CU14-09: Todd Cauthorn

A request for approval of a Conditional Use to allow for "Self-Service Storage" as defined in Section 315.I of the Zoning Ordinance, in a Neighborhood Commercial (CN) Zoning District, on the following property:

An unaddressed 5.155 tract of land located at the northwest corner of Southwest Boulevard and Twin Mountain Drive; more specifically occupying 5.126 acres of the

C.A. Voight Survey 181, and 0.029 acres of the G. Maurer Survey 182, in southwest San Angelo.

Jeff Fisher, planner, presented the case. The subject property is zoned Neighborhood Commercial (CN), surrounding properties are mostly residential, RS-1. Mr. Fisher noted that the 'Neighborhood Center' designation on the Vision Map is located at the key node of the nearby intersection. No conditions, the internal site review process will ensure that the request meets aspects of the zoning ordinance.

Teri motioned to approve, seconded by Farmer. Motion passed 6-0 vote.

B. CU14-06: West Central Wireless

A request for approval of a Conditional Use to place an unmanned 300' telecommunication tower in a Heavy Commercial (CH) Zoning District, on the following property:

866 Strawn Road, located approximately 540' west of the intersection of Christoval Road and Strawn Road; more specifically occupying approximately 1.82 acres out of Concho River Estates, out of Central Part of Lot 28, in southeast San Angelo.

Roxanne Johnston, came forward to present the case. There was a previous of approval of the specific use on the property. The approval was revoked because the applicant did not file a permit within a year of making the request. Ms. Johnston goes over area maps and pictures of the site. A site plan of the site was shown.

Ms. Jones asked whether this was a new tower or one being placed. Ms. Johnston mentioned that is a new tower request.

Ed Probandt, applicant stated that a self-supporting tower was to replace the current tower.

Ryan Smith motioned to approve, Mr. Farmer seconded. Motion passed by a 6-0 vote.

C. CU14-07: West Central Wireless

A request for approval of a Conditional Use to place an unmanned 300' telecommunication tower in a General Commercial (CG) Zoning District, on the following property:

2530 Pulliam Street, located approximately 506' easterly from the intersection of Pulliam Street and Smith Boulevard, specifically occupying approximately 10 acres out of the Anne Gregory Addition, Block 1, Tract 4, in northeast San Angelo.

Roxanne Johnston, came forward to present the case. Again, a previous approval was granted by the board, for this specific use. The approval was revoked because the applicant did not file a permit within a year of making the request. Ms. Johnston goes over area maps and pictures of the site. A site plan of the site was shown.

Ed Probandt, applicant, mentioned that the existing tower is did not have the capacity to hold current technological demands.

Sammy Farmer motioned to approve with conditions, Ryan Smith seconded. Motion passed by a 6-0 vote.

D. CU14-08: Maurizio Iaquaniello

A request for approval of a Conditional Use to allow for “Wholesale Trade” as defined in Section 316.F of the Zoning Ordinance in order to in a General Commercial (CG) Zoning District, 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 conditional use, which is consistent with city plans and policies. Ms. Johnston goes over maps and pictures of the area.

Ms. Jones asked about drainage for the site. Ms. Johnston mentioned drainage will be taken care of with the site review.

Melenie Mucha, representative of Dunaway Associate (applicant) came forward to speak. She mentioned that drainage was being addressed.

Valerie Priess motioned to approve, Mark Crisp seconded. Motion approved by 6-0 vote.

V. Discussion and possible action to amend portions of the Vision Plan Component of the 2009 update to the San Angelo Comprehensive Plan; more specifically a 60 acre tract located immediately west of the intersection of Sherwood Way and Appaloosa Trail, outside of the City Limits, in southwest San Angelo.

Planner Kevin Boyd presented this request as a possible amendment to the Vision Plan. Originally 60 acres, it is not 80 something acres. He explained that the Planning Commission asked that this item be brought back since staff asked for direction on how to proceed from an earlier meeting. He explained, with exception to the Boulevard, a multifamily complex, there is no development save some commercial to the north across Sherwood Way. Staff is recommending Neighborhood Center, where development would support commercial zoning that would serve the area as opposed to heavy commercial, which would be out of place.

Mr. Rocky Templin, applicant of this request, explained that neighborhood commercial was wanted originally, but that the remainder would be commercial. Planner Boyd explained the difference between the heavier future commercial and the proposed lighter.

Mr. Templin thought that some of the future residential development would need to grow into what the proposed NC.

Motion made by Teri Jackson, seconded by Valerie Priess. Motion passed 6-0.

VI. Discussion and possible direction to direct staff to re-examine the Vision Plan Component of the 2009 update to the San Angelo Comprehensive Plan; more

specifically 674 acres of land situated north and west of the intersection of S FM 2288 and Arden Road, in western San Angelo.

Mr. Boyd presented staff findings for the proposed Vision Plan amendment explaining the sheer size of the subject area. The property is primarily vacant, open space; however, there is a mix of uses as well, being that it is in the county, and not in City Limits. Mrs. Jackson asked where the 'mancamp', meaning workforce living in an RV park is located.

Mr. Russell Gully, SKG Engineering, came forward to explain he represented an owner of a 20 acre tract within the proposed study area. He explained that he has submitted a plan that he would like to see as the area develops. He emphasized that commercial would be best used along the main street and said he wanted to work with Planning Crisp, Ryan, to look into this possible amendment.

V. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, July 21 of 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

Ms. Jones wanted staff to update the Commission on Z14-14 progress as well as a possible Vision Plan Map amendment.

VII. Adjournment.

Ms. Jackson motioned to adjourn the meeting, Mr. Smith seconded. The meeting was adjourn Crisp, Farmer. 12:33PM

Darlene Jones, Chairperson
Planning Commission