

**MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING
HELD ON MONDAY, July 21, 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 (UA)

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

I. Open Session:

A. Call to order and establish that a quorum of 6 is present. 9:00am

B. Prayer and Pledge.

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

II. 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 June 23, 2014 Planning Commission meeting
minutes. Motion to approve made by and seconded by. Motion passed, 6-0.
Ryan Valarie

III. Regular Agenda:

**I. Request for Approval of a subdivision plat with request for variance from
Subdivision Ordinance regulations. [Planning Commission has authority for
final approval; appeals may be directed to City Council.]**

A. Final Plat Lagunas Place, a request for approval of a final plat - and - a request
for a 4 foot variance from East 27th Street and 3.5 foot variance from Volney
Street, each being less than the 36 foot minimum paving width for existing local
streets outlined in Chapter 10, Section III.A.2. of the Subdivision Ordinance - and
- a request for a 5 foot variance from East 27th Street and a 7 foot variance from
Volney Street, each being less than the 50 minimum right-of-way width for local
streets outlined in Chapter 10, Section III.A.1. of the Subdivision Ordinance

Proponents: Hilda Lagunas

Representative: SKG Engineering

Size and location: 19 East 27th Street, located at the
southwest corner of the intersection of East
27th Street and Volney Street; more

specifically occupying the F E Cramer Survey 0318, Abstract 0112, in northern San Angelo.

Planner Kevin Boyd presented this case consistent with the City's plans and policies and staff's recommendation of approval. Mr. Boyd explained the street variances that were necessary in order for the approval of the subdivision plat could be made. He explained that the area street is not wide enough, but that precedence had been made and City engineers had endorsed the street due to the age of the area, which had been subdivided over 50 years ago, and that some lenience could be had here. With this in mind, Mr. Boyd explained that the pavement width was 28 feet, whereas the standard is 36. Since the development would only require that the developer need to be responsible for half, than the difference between the 36 feet required by the Subdivision Ordinance would actually only be 4 feet of which the developer would be responsible. He explained that the administrative conditions were usual.

Herb Hooker with SKG came forward to ask if there were questions, being the representative, whereby the commission replied that there were none.

Motion to approve with conditions made by Ryan Smith, seconded by Mark Crisp. Motion passed 6-0.

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

A. PD14-01 White Oaks Development, LLC

CMD #6 Charlotte Farmer

A request for approval of a zone change from a Single-Family Residence (RS-1) and Ranch & Estate (R&E) Zoning District to a Planned Development (PD) District to specifically allow for apartments, on the following property

An unaddressed 8.9 acre tract, located at the northwest corner of Southland Boulevard and Mills Pass Drive; more specifically being approximately 4.9 acres out of the Community of Faith Subdivision, Section 1, Block 1, Lots 1 & 2; and being approximately 4 acres out of the Community of Faith Subdivision, Section 2, Block 1, Lot 3, in southwest San Angelo.

Jeff Fisher, Planner, came forward to present this case consistent with plans and policies outlined by the City. He explained that 41 responses that were against the proposal were accepted. Using maps, Mr. Fisher pointed out area landmarks such as Bonham school and fire station located directly east of the proposed development. He further explained the proposal of 20 quad-plexes, wherein a maximum of 80 units would be contained within the development.

Mr. Fisher explained that the developer would only be building out 36% of what would be allowed with the residential development standards.

Mr. Fisher explained the conditions that would cover the proposed Planned Development.

Chairperson Jones asked how the proposal could be reasonable because a similar request had made less than a year ago. Staff explained that the property was expanded from 5 acres to 9 now, and that the request was a Planned Development,

whereupon conditions could be placed on the property. The request approved by Planning Commission last year was for RM-2, but had failed to be approved by City Council. Per the Zoning Ordinance, the property is able to be rezoned to a lower intensity zoning district within the year that the original request had been denied by City Council.

Mrs. Jones was concerned that approval would provide a glut on the market for future housing in the event that the energy jobs disappeared.

Patrick Howard, Director of Development Services explained that staff recommendation was consistent with the Vision Plan and area development, which was envisioned by the Planning Commission and City Council.

Mr. Crisp explained that the earlier concern by the Commission and area residents (the RM-2 case) was the height of the buildings with the proposal from last year, and that this proposal would address this. With the proposal, the height was restricted to 35 feet.

Fritz Van Nest by White Oak Development came forward to explain the project. He explained that the traffic study for the area done within the last few weeks revealed that the proposed development would not impact the area as much as what was previously proposed, explaining that 80 units ranging from 1100 square feet and 1400; some with garages.

Ms. Vera Kirkpatrick, area resident, provided the Commission with handouts, stating that she was against the proposal. She explained that she also had a petition with over 200 names on it which she gathered last year. The petition was not recent, therefore. She asked that restrictions be placed, if approved, regarding the list that she provided the Commission. She said that the traffic study needed to be completed when school was in session. She claimed she came from Austin, and in the 80's, many apartments were destroyed.

Mr. Crisp made sure the developer got a copy of the conditions that Ms. Kirkpatrick had shared with the Commission.

Mickey Ritchy, area resident since 1994, came forward to explain the history of the area. She explained that the Encino Apartment development had received area opposition back then, and explained her concern with the children using the alleys to gain access to Encino Apartments and also with Southland Boulevard. She expressed that she wanted to see single-family development. Mr. Smith asked how single-family development would be any different. She explained that in her experience, apartment children were unattended more often than in single-family development. She said she was asking for 20 miles an hour signage.

Rocky Templin, developer of single-family housing in the area, came forward. He questioned why the message of rezoning through the Planned Development was okay. He also explained that Lexington, which the applicant showed as a connecting street into the development, was not a public street. He believed that the complex was an okay design, and that he could put about 32 single-family units, depending on street placement.

Richard Salmon, owner/applicant, explained the development and Southland Boulevard problems. He explained that Karl Bednarz, City Engineer, suggested changing signage, adding a turning lane and other considerations. Mr. Salmon

argued that Mr. Templin built more houses per acre than he earlier said. He said that the children would not create the traffic. Mr. Salmon maintained that the apartments were much needed and that this project would be important to the growth of San Angelo.

Mr. Brandon Sanders, of Steve Eustice Realty, came forward to discuss the previous request of RM-2. He explained that Planning Commission with that request approved it, but that they wanted to see less development (of lesser impact to the area).

Mr. Van Nest explained that the traffic study did take into consideration enrollment numbers of the school.

Ms. Kirkpatrick wanted to put the case off until Twin Mountain was opened. She said it was sad that she bought her home with the idea that the area would be single-family.

Patrick Howard came forward to explain the traffic study since Karl Bednarz, the City Engineer, was unable to be at this meeting. Mr. Howard explained that the study revealed a 'B' grade, with 'A' being the best, and that a 'B' would be reasonable. He applauded staff for the work that went into the case and the due diligence that was done. He also explained that any talk of planning for the area streets was at the preliminary stage.

Mr. Crisp and Mrs. Jackson explained that area development was happening anyway, regardless of the proposal, so additional traffic would be generated either way. Mr. Smith posed the idea that the development may spur the construction of the street.

Mrs. Priess made the motion to deny the request and Mr. Crisp seconded the motion. A vote was taken and the motion failed due to tie vote. Mrs. Jackson, Mr. Smith and Mr. Farmer voted against the denial.

The motion to table was proposed by Mrs. Jones, and seconded by Mrs. Priess. Mr. Smith opposed. Motion to table the item passed, 5-1.

It was later advised by Patrick Howard that the Commission could vote for "no recommendation" whereas the case would proceed directly to Council, given that the developer was asking for an action, which they did.

Motion to make 'no recommendation' was made by Mr. Crisp, then seconded by Mr. Smith. The motion to make "no recommendation" wherein the case would be heard next by City Council passed, 6-0

B. Z14-15: Boardwalk Builders, LTD

CMD #1 Rodney Fleming

A request for approval of a zone change from a Planned Development with underlying Single-Family Residential (RS-1) and Low-Rise Multifamily Residential (RM-1) zoning to a Single-Family Residence Zoning District on the following property:

An unaddressed tract comprised of approximately 25.4 acres bordering the west side of South Concho Drive an east of Bright Avenue, in far south San Angelo; more specifically being a combination of 25.4 acres out of the JJ Schaeffer Survey 0646, Abstract 1882, and the Zeck Survey 645, Abstract 4212 in far south San Angelo.

Roxanne Johnston, Planner, came forward to present the case consistent with city plans and policies and staff's recommendation of approval. Ms. Johnston reviewed area maps and photos of the site. She also explained that there were two notifications that had been returned to staff opposing the zone change. The applicants were seeking a change from a Planned Development District to RS-1 for the site. Ms. Johnston said that it was consistent with area development, the Vision Plan Map and represented a 'down zoning.'

Jody Winks lives in the area and expressed that he was in favor of the request.

Mr. Farmer motioned to approve the proposed zone change; Mr. Smith seconded, and the motion passed by a unanimous 6-0 vote.

C. Z14-17: B&R Properties

CMD #4 Don Vardeman

A request for approval of a zone change from General Commercial (CG) to a Heavy Commercial (CH) Zoning District on the following property:

2825 North Loop 306, located at the northeast corner of North Loop 306 and Gordon Boulevard; more specifically 5.0000 acres located in the Paulann Park Addition, Section 2, being the west part of Tract C, in northeast San Angelo.

Roxanne Johnston, Planner, came to present the case. She goes over the background of the site. Ms. Johnston also goes over maps of the site and explains the nature of the surrounding area, in addition to pictures.

Ms. Jackson asked about the nature of the 80 foot.

Mr. Crisp asked about the RM-1 zoning to the north. Roxanne Johnston explained the nature of surrounding zoning.

Ms. Jackson asked about access to the site. Ms. Johnston mentioned that motorists will come from the north, near Howard College.

Charles Becker, proponent, came forward in support of staff's recommendation. He mentioned that he has contacted surrounding residences in area, even to reach on those who were in opposition of the request.

David Darnell, proponent, came forward to explain the nature of the proposed use. Mainly the area will occupy the office building and trucks on-site.

Quinn Manister, member of PaulAnn Church and also serves on a board that makes decisions for Howard College, stated that there were issues with area traffic due expansion of Howard College. There are also plans to expand the church and build a sanctuary. He was concerned with how the request would impact the surrounding community.

Mr. Farmer asked about privacy fencing on the property. Ms. Johnston stated that the Zoning Ordinance did not require such fencing because the property was located over 80 feet from the residential use to the north.

Mr. Smith had issues with the visual impacts of outdoor storage, permissible in the zoning district and David Darnell explained that an opaque fence would be installed anyway.

Mr. Crisp had concerns over future development of the site with the CH zoning.

Mr. Farmer and Mr. Becker

Mr. Smith motioned to deny the request, which was seconded by Mr. Crisp. The motion failed with a 2 -4

Mr. Farmer motioned to approve; Mrs. Jackson seconded and the motion to approve passed 4-2 with Mr. Smith and Mr. Crisp being in opposition.

D. Z14-18: William Countess

CMD #4 Don Vardeman

A request for a zone change from General Commercial / Heavy Commercial (CG/CH) to Manufactured Housing Park (MHP), on the following property:

1940 Saint Ann Street, located approximately 1,700 feet east of the intersection of South Bell Street and Saint Ann Street; more specifically occupying 4.75 acres of the G Schubitz Survey 0326, Abstract 1854, in east San Angelo.

Planner Kevin Boyd came forward to present this case, explaining current zoning, which is Heavy Commercial. Such zoning does not allow manufactured housing as this is a residential zoning. The proposed zoning would legitimize the current use for manufactured housing. There were questions and explanations explaining mobile homes versus manufactured housing. He explained that there were no manufactured houses on the property, so the applicant was unable to expand the spaces to include manufactured housing. Staff recommended approval of this request, which would be more flexible for the applicant, similar to other such uses within the City.

A Special Permit was allowed in the early 70's to allow the mobile units to exist. The long range plan calls for Industrial development, which is consistent with the request given the new changes to the Ordinance with regard to Manufactured Home Parks.

Patrick Howard came forward to explain that Manufactured Home Park zoning was not a zoning district back then (in the 1970's), and that this process as advised by the City Attorney and determined to be the best way to legitimize it today. Mrs. Jackson asked if they could have Recreational Vehicles, and the answer is yes. They would be able to have 30% of any of the lots within the proposed park.

Chad Countess, owner, came forward to explain his position. He explained that there actually are manufactured homes on the list and that the park was in existence since the early 50's. He explained that he had a waiting list for the park, and that it was located across from the City Maintenance facility. He further added that the applicants were not oil field workers. He said that the original approval was for a "Trailer Park" and that it was changed in a meeting to read "Mobile Home Park." This created problems within the definitions and prevented him to expand.

Mark Crisp motioned to approve, Ryan Smith seconded. Motion passed unanimously 6-0.

IV. Requests for approval of Special Use. [Planning Commission makes recommendation; City Council has final authority for approval.]

A. SU14-01: Dale Fisher

CMD #2 Marty Self

A request for a Special Use to allow for a barn as a primary structure and limited livestock a Single-Family Residential (RS-1) zoning district, on the following property:

3559 Lake Drive, located at the southwest corner of the intersection of Lake Drive and Humble Road; more specifically occupying the Williams Fred Addition No. 1, Tract 1, in northern San Angelo.

Kevin Boyd, Planner, came forward to present the case consistent with staff's recommendation of approval. He explained that Lake Drive is a 'collector street' and that Humble Road is an 'arterial,' according to the Comprehensive Plan's Thoroughfare Plan. He further explained that many of the area lots are more than 2 acres, and many contain livestock, but with residences. A greenhouse was allowed in 1965 due to a Special Permit. Mr. Boyd covered the proposed conditions outlined in the report.

Mrs. Priess moved to approve with conditions, Mr. Crisp seconded and the motion passed 6-0.

III. Requests for approval of variance from Sign Regulations. [Planning Commission makes final decision; appeals may be directed to City Council.]

B. SV14-02 Chandler Signs

CMD #6 Charlotte Farmer

A request for approval of a variance from Section 12.604(b)(1)(A) of the Sign Ordinance which requires an aggregate area of all freestanding signs not to exceed one-and-a-half (1.50) square feet for each one (1.00) linear foot of land on the lot's frontage abutting the primary street, being 177.13 square feet for this property, to allow one (1) freestanding sign with a total sign area of 400 square feet on the following property:

4514 Sherwood Way, located approximately 885 feet east of the intersection of Sunset Drive and Sherwood Way; more specifically occupying the Red Arroyo Hills Addition, Section 9-B, Lot 11C, in west San Angelo.

Jeff Fisher, Planner, presented the case consistent with staff partial approval with modifications and conditions. He explained that there were to be two hotels sharing one property, whereas usually one sign was allowed per lot. He further explained the proposed sign, and that staff recommended a smaller sign to that requested and without the complete side setback variance. Using a map, Mr. Fisher showed the uniqueness of the property which limited the signage by right because it was situated much like a flag lot with limited footage abutting Sherwood Way. Setbacks and number of signs are determined based on such footage abutting a roadway. In this case, the narrow frontage allows for only one sign. Conditions and staff recommendations allowed are in the report. If approved, Mr. Fisher said, the signage would still be visible. Mr. Smith asked about aggregate sign area.

Mr. Bill Tiel, Chandler Sign Company, applicant, explained the situation and the flag lot. He explained that the Hilton company were particular with their signage, not wanting to be out of scale. He explained that the architect designed the sign renderings and that they were inaccurate to some degree, but that he wanted the 400 square feet to be approved.

Move for approval as presented by staff with conditions made by Valarie, seconded by Ryan Smith. Motion passed 6-0.

IV. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, August 25 of 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

V. Adjournment. Move to adjourn made by Mr. Crisp, Seconded by Mr. Smith. Motion passed 6-0.

VI. 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. on Wednesday, July 16 of 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.

Darlene Jones, Chairperson
Planning Commission