

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, AUGUST 25, 2014 AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE SAN ANGELO CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: Mark Crisp, Sammy Farmer, Ryan Smith, Valerie Preas, Heidi Brooks (new member)

ABSENT: John Young (AE), Teri Jackson (AE), Darlene Jones (AE)

STAFF: **Patrick Howard, AICP, Planning and Development Director**
Rebeca Guerra, AICP, Planning Manager
Kevin Boyd, Senior Planner
Jeff Fisher, Planner

I. 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.”

C. Introduction of new Planning Manager, Rebeca Guerra

D. Introduction of new Planning Commission Member, Heidi Brooks

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 July 21, 2014 Planning Commission meeting minutes.

B. Requests to approve with conditions, the subdivisions of land inside of the City of San Angelo. **[Planning Commission has authority for final approval; appeals may be directed to City Council.**

a. Preliminary Plat, Lake Park

Proponents: Maurizio Iaquaniello, Owner

Representative: Dunaway Associates, Representative

Size and location: 4320, 4424 & 4436 North Bryant Boulevard, located approximately 125 feet northeast of the intersection

at North Bryant Boulevard and Lake Drive; more specifically being 25.956 acres situated in the SA & MG RR CO Survey 0011, Abstract 1954 and 6.09 acres of the George Short Addition, Blocks 9 & 10, in northwest San Angelo

b. Final Plat, Lake Park

Proponents: Maurizio Iaquaniello, Owner
Representative: Dunaway Associates, Representative
Size and location: 4320, 4424 & 4436 North Bryant Boulevard, located approximately 125 feet northeast of the intersection at North Bryant Boulevard and Lake Drive; more specifically being 25.956 acres situated in the SA & MG RR CO Survey 0011, Abstract 1954 and 6.09 acres of the George Short Addition, Blocks 9 & 10, in northwest San Angelo

c. Final Plat, Lakeshore Estates, Section 2

Proponents: Boardwalk Builders, Ltd., Owner
Representative: SKG Engineering, Representative
Size and location: Unaddressed tracts, located east of Knickerbocker Road between South Concho Drive and north of the future extension of Bright Avenue; more specifically being 43.957 acres out of the J.J. Schaefer Survey 646, Abstract 1882; that certain 2.00 acre tract described and recorded in Volume 536, Page 657; that certain 8.00 acre tract described and recorded in Volume 551, Page 832 on Exhibit C, that certain 10.27 acre tract described and recorded in Volume 551, Page 832 on Exhibit A; that certain 3.00 acre tract described and recorded in Volume 574, Page 347; that certain 40.00 acre tract described and recorded in Volume 280, Page 251, Exhibit D; that certain 4.00 acre tract described and recorded in Volume 498, Page 894; and 1,387.39 square feet described in a quitclaim deed from the City of San Angelo, in southwest San Angelo.

d. Preliminary Plat, Lakeshore Estates, Section 3

Proponents: Boardwalk Builders, Ltd., Owner
Representative: Dunaway Associates, Representative

Size and location: Unaddressed tracts, located east of Knickerbocker Road between South Concho Drive and south of the future extension of Bright Avenue; more specifically being 25.252 acres and also being 16.113 acres out the J.J. Schaefer Survey 646, Abstract 1882 and 9.138 acres out of the C. Zech Survey 645, Abstract 1881 and being out of that 40.00 acre tract described and recorded in Volume 280, Page 251, Exhibit D, that certain 4.00 acres tract described and recorded in Volume 498, Page 894, that certain 6.65 acre tract described and recorded in Volume 551, Page 832, Exhibit B, and 1,773.46 square feet described in a quit claim deed from the City of San Angelo, in southwest San Angelo.

e. Final Plat, Lakeshore Estates, Section 3

Proponents: Boardwalk Builders, Ltd., Owner

Representative: Dunaway Associates, Representative

Size and location: Unaddressed tracts, located east of Knickerbocker Road between South Concho Drive and south of the future extension of Bright Avenue; more specifically being 25.252 acres and also being 16.113 acres out the J.J. Schaefer Survey 646, Abstract 1882 and 9.138 acres out of the C. Zech Survey 645, Abstract 1881 and being out of that 40.00 acre tract described and recorded in Volume 280, Page 251, Exhibit D, that certain 4.00 acres tract described and recorded in Volume 498, Page 894, that certain 6.65 acre tract described and recorded in Volume 551, Page 832, Exhibit B, and 1,773.46 square feet described in a quit claim deed from the City of San Angelo, in southwest San Angelo.

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

- a. **Easement Release, A.E. White Survey 1, Abstract 3944**, a request for approval of a release and relocation of an existing sewer easement, on the following property:

2580 Southwest Boulevard, located 624 feet north of the intersection of Southwest Boulevard and Sherwood Way; more specifically being 1.387 acres of the A.E. White Survey 0001, Abstract 3944, in southwest San Angelo.

Motion to approve the Consent Agenda made by Valerie Preas and seconded by Ryan Smith. Motion passed unanimously, 5-0.

III. Regular Agenda:

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

A. First Replat, Lakeview Addition, Block 19, a request for approval of a re-plat – and – a request from a 1.5 foot variance from the minimum 40 foot paving width required for local streets outlined in Chapter 10, Section Three of the Subdivision Ordinance, on the following property:

- Proponents: Steve and Bridgette Sturtz, Owners
- Representative: SKG Engineering, Representative
- Size and location: 4621 Alamo Street, situated immediately northwest of the intersection of Alamo Street and East 46th Street; more specifically occupying the Lakeview Addition, Block 19, in northern San Angelo.

Kevin Boyd, Planner presented the case. He mentioned the application is for the creation of 4 new lots within the subdivision, and that most of the homes were existing since the 1940s and 1950s, and that a variance would not obstruct views or sightlines, nor would be detrimental to public safety.

Herb Hooker with SKG Engineering asked if Condition #4 would be taken off which required plans and construction of the widening, if the variance were granted. Valerie Preise said this would be the case. Motion to approve made by Mark Crisp and seconded by Valerie Preas. Motion passed unanimously, 5-0.

B. Bentwood Country Club Estates, Section Sixteen – E, a request for approval of a final plat, a variance request from Chapter 9, Section I.C. of the Subdivision Ordinance to create three double-frontage lots, and a variance request for a 7 foot variance from Beaty Road, outlined in Chapter 10, Section III.A.2 of the Subdivision Ordinance.

- Proponents: Bentwood Country Club Estates, Owner
- Representative: SKG Engineering, Representative

Size and location: An unaddressed tract located at the southeast corner of the intersection of Beaty Road and Berwick Drive; more specifically being 49.823 acres of the H Zerbach Survey 178, Abstract 4210, 12.807 acres in AB 231 & 37.0159 acres in AB 4210****RU_03, in southwest San Angelo.

Kevin Boyd, Planner, presented the case. He mentioned these will be double frontage lots and that Staff were recommending denial of variances for Lots 23 and 24 given there are no unique characteristics or factors for these lots, however, that we will support variances for Lots 27 and 28 given low street travel here.

Sammy Farmer asked why the denial for Lots 23 and 24. Planner Boyd mentioned the Manual on Uniform Traffic Control Devices or MUTCD engineering standard would determine the widening feasible.

Russell Gully with SKG Engineering mentioned that the developer intended on widening the approach where the two street meet, but not the entire width as staff suggested.

Motion to approve each of variances requested for the subdivision request was made by Mark Crisp, seconded by Valerie Preas. Motion passed unanimously 5-0.

II. Request for Conditional Uses, Zone Changes and Amendments of the Comprehensive Plan. [Planning Commission makes final decision; appeals may be directed to City Council.]

A. VP14-03: David Jensen

CMD # 6 Charlotte Farmer

Proposed amendment to the 2009 update of the Comprehensive Plan for the following area of the City:

Unaddressed tracts that total approximately 670 acres, situated north and west of the intersection of S FM 2288 and Arden Road, in western San Angelo.

Kevin Boyd, Planner, presented the case. He showed photos of the surrounding area and features and the proposed Vision Plan Amendment. He mentioned Staff is recommending to table the application request based on the large area involved and no established street network. The proposed area is large and measures 3 ½ times greater than the CBD. Staff believes more time is needed, and to have a neighborhood meeting and provide more plans. Concern were also raised about industrial in the south which abuts residential so there were more reasons to have the citizens involved.

Russell Gully with SKG Engineering mentioned the industrial area is developing outside the city limits near this area already. He believed what is proposed is consistent with what's going on in the area. He also mentioned if a public meeting were held, then it should be done between this meeting and the next Council meeting so the plan can

move forward. Given that an annexation, a rezoning and plats are also needed, Mr. Gully believed a meeting later on will slow down the process.

Sammy Farmer asked if the properties were within the city limits. Russell Gully said a small 20 acre tract in the corner was within the city limits but not the rest. Sammy also asked about the subdivision area. Mr. Gully said would it be one of the first items to be developed in the vision plan amendment.

Mark Crisp asked about the blue area shown if it is industrial. Mr. Gully mentioned oil activities already moving into this area. Sammy Farmer asked if a buffer strip would be provided between Industrial and Residential. Mr. Gully said he would consider a neighborhood commercial strip but it is hard to forecast how things will be developed in future.

Ryan Smith believes it would be smart not to put industrial next to residential.

Rebeca Guerra, Planning Manager, suggested tabling the request to give Staff time to consider buffering between land uses. The area is almost 700 acres and more time is required to assess.

Mr. Gully mentioned there may not be annexation for the entire land holdings at one time. He believes tabling will delay further than necessary.

Ms. Guerra mentioned tabling until next the next Planning Commission Meeting of Sept 15, 2014.

David Jensen mentioned it makes sense to have commercial in the area proposed. He mentioned the property is expensive to hold, that the application was in since April, and wants to approve this general map and move forward and not to delay. He said it's been 5 months already.

Anne Shahan, landowner to the west of vision plan addressed the Commission. She asked to table to allow for more public comment. She mentioned she is not the only landowner and has not been brought into this discussion. She is concerned about industrial next to her land.

Sammy Farmer asked if public notice was 300 feet for this request. Ms. Guerra mentioned we would circulate further given the magnitude of this amendment.

Mark Crisp mentioned this is more than just colors on a map, but that he still doesn't want to delay this for too long. He is willing to table until the next Planning Commission Meeting. Ms. Guerra mentioned this is Staff's position.

Ryan Smith asked why did it take 5 months. Ms. Guerra mentioned the application wasn't officially turned in until the deadline in July, before that was only discussion.

Motion made by Ryan Smith and seconded by Valerie Preas to table the application until the next Planning Commission was passed by a 3-2 vote, with ____ and ____ being in opposition.

B. VP14-04: Kimley-Horn and Associates, Inc.

CMD # 1 Rodney Fleming

Proposed amendment to the 2009 update of the Comprehensive Plan for the following area of the City:

3518, 3522, 3526 and 3602 Ben Ficklin Road and unaddressed tracts located in the southeast corner of South Bryant Boulevard and Ben Ficklin Road; more specifically being a total of 18.8 acres out of E. Hermes Survey 174, Abstract 349 and 2.699 acres of Century Terrace, Block 1, south central San Angelo.

Kevin Boyd presented the case. He said that several zoning districts make up the area. That is part of a commercial corridor which serves as a key node where S. Jackson Street and Bryant Blvd. meet. The land is largely undeveloped despite two thoroughfares meeting here. Mr. Boyd indicated that half of the land is commercial mainly west, and east is Neighborhood. Staff is proposing Neighborhood Center for this area, 21.5 acres because it provides an effective transition in land uses.

Mike Murray, Attorney for Kimley-Horn and Associates mentioned this is the first piece that relates to the zoning change.

Stan Meador of the Homeowners Association mentioned he wanted clarity on items on B and C.

Rebeca Guerra, Planning Manager, clarified for residents in attendance this is for a Vision Plan Amendment to designate the lands, that this will impact what zoning goes in for the associated Planned Development.

Motion to approve made by Mark Crisp and seconded by Valerie Preas. Motion passed unanimously, 5-0.

C. PD14-02: Kimley-Horn and Associates, Inc.

CMD # 1 Rodney Fleming

A request for approval of a zone change from General Commercial / Heavy Commercial (GG/CH), Ranch & Estate (R&E), Office Commercial (CO), Planned Development (PD) and Low Rise Multi-Family Residential (RM-1) to Planned Development (PD), on the following property:

3518, 3522, 3526 and 3602 Ben Ficklin Road and unaddressed tracts located in the southeast corner of South Bryant Boulevard and Ben Ficklin Road; more specifically being a total of 18.8 acres out of E. Hermes Survey 174, Abstract 349 and 2.699 acres of Century Terrace, Block 1, south central San Angelo.

Planner Kevin Boyd summarized the case and submitted the petition which included over 75 signatures in opposition, and 40 letters in support from residents to the Commission.

Mr. Boyd mentioned the submitted plan for PD approval shows a big box store with parking and gas station at the front of the property. Areas of ingress/egress are on the north side of the site for cars and truck traffic so this traffic shouldn't come down South Jackson or Century Drive, and signage shall be erected on these streets by the owner to this effect. He said Staff is recommending approval with conditions as outlined in the report.

Ryan Smith asked if the cart retention system is new to San Angelo. Kevin believed it was.

Mark Crisp asked how to stop freight trucks from using South Jackson Street. Kevin mentioned code enforcement would be responsible. Mark mentioned this is difficult to enforce. But Kevin said would still be possible.

Ryan Smith asked if masonry wall is only on the south side of property. Kevin said yes. Ryan asked if there would be changes to the layout of the building for the auto center. Kevin mentioned he wasn't sure where the auto center was inside the building.

Mike Murray, the solicitor for the applicant mentioned changes were made to the site plan for truck traffic only to the north. He mentioned the Auto Center was on the northeast corner of building. He said 95% of the trucks will know which access to come in and already know their route. The other 5% should know. The Landscape Plan proposed 31 trees instead of 65 trees due to irrigation issues.

Planned Boyd mentioned the portion of fence about 4 feet high will require a variance and Mr. Murray said that is fine.

Mr. Murray said the applicant is willing to put no parking signs overnight.

Dan Skeeahan, the Engineer for Kimley-Horn discussed changes to the site plan with no trucks off of Jackson Street and said he was willing to answer questions.

Mark Crisp was wondering if there was a mechanism to prevent trucks from making the turn. Dan Skeeahan mentioned there was only 25 feet wide to restrict trucks.

Ryan Mckay, the architect for the applicant, showed renderings of the proposed Wal-Mart, including color schemes.

Carrie Meyer who owns property to north mentioned she was in support of the project.

Mary Jane Steadman who represented 4 or 5 of adjacent property owners, including apartment complex, said they were in support of the application on behalf of residents, and Jackson Street was originally created as a thoroughfare.

George Rodriguez a resident was in favor of this project. He said that Wall and Christoval are expanding and subdivisions going in already. A new Wal-Mart would split the Walmart traffic on Sherwood which is too busy.

Max Jacobs a resident expressed his support, but empathized with residents who are against the project.

Bob Housley was in opposition. He said there was no problem with the site layout but was a problem with any vehicles off of S Jackson. He suggested they have another entrance of Bryant or keep the two on Bryant already.

Ryan Smith was concerned if no access off Jackson could end up making u-turns to come back up Bryant. Bob Housley mentioned there is a traffic light.

Stan Metter who represented the homeowners association Century Park which included the 32 residents in attendance which includes condos and townhomes expressed opposition. Their main concern is ingress/egress from S. Jackson. He believes regardless of signage it is hard to enforce stopping trucks from using the street. He requested that the variance for the 4 foot wall would go all the way down South Jackson. He referenced the staff report about traffic signals and wanted to know how that would be addressed. In event there is a recommendation for approval with Jackson access, he would request a motion to table to address traffic issues.

Planned Boyd outlined process for variance for 4 foot fence. He mentioned the first 25 feet of frontage can only be 4 feet, unless moved outside of 25 feet.

Buddy Lewis, resident of 4941 S. Jackson expressed opposition. He mentioned that most Commissioners were opposed to access off Jackson at last meeting. Stated traffic concerns.

Patsy Rogers, who lives in the condos, expressed opposition. She cited traffic concerns also. Mentioned she has been hit by cars due to existing heavy traffic.

Leyland Keil, lives off of Century Drive. Said he was a landscaper, believes will be hard to get drought resistant trees for this site.

Bill Davis, resident in area, mentioned traffic is horrendous and have no access from Jackson Street.

Valerie Preas asked the possibility of getting a third access off of Bryant. Mr. Murray believed it would be next to impossible to get a third access off of Bryant from TxDOT. Mr. Murray mentioned Bryant is an arterial. He also mentioned if no Jackson access, people will end up coming down Jackson thinking there is an access here. Walmart believes they need 3 accesses and 1 of these would be Jackson.

Ryan Smith asked if a traffic study was done and the ratings. Dan Skeeahan engineer believes it was a B, with 15% of traffic using Jackson, and said B is acceptable. He mentioned due to spacing requirements, TxDot will not approve a third access off of Bryant.

Bob Housley spoke again, asking this application to be tabled. Said he is willing to work with WalMart no problem with development, but against any access off of Jackson Street.

Sammy Farmer asked Stan Meador the Homeowners representative if shutting down access to Jackson would change their position, Stan said they would still be against it due to high volume of traffic regardless.

Bill Deel lives in Century Park. Said Wal-Mart never called him back. Not against wal-mart but against big box retailer. He believes area too crowded already.

Mark Crisp mentioned he has been out to visit the site.

Mr. Murray the solicitor for Wal-Mart said he has been discussing this with the City for 6 months, believes to table this again would be problematic due to contract deadlines. Wants a vote today, and if denied will appeal to Council.

Mark Crisp believed Wal-Mart did a great job addressing concerns but still a concern about ingress/egress off of Jackson.

A motion to deny was made by Mark Crisp, seconded by Valerie Preas, and passed by a vote of 3-2, due to Wal-Mart not wanting to table again and due to wanting access off of South Jackson.

D. CU14-10: Reed Shahan

CMD # 6 Charlotte Farmer

A request for approval of a Conditional Use to allow for "Retail Sales and Service" as defined in Section 315.G. of the Zoning Ordinance, in an Office Commercial (CO) zoning district, on the following property:

An unaddressed tract, located approximately 920 feet southeast of the intersection of Sherwood Way and Buick Street; more specifically occupying the west 66 feet of the Shahan Subdivision, Section 3, Block 4, Lot A, in western San Angelo.

Planner Boyd recommended approval of the rezoning (Z14-31) but denial of the Conditional use (CU14-10). He said Staff recommended approval of the rezoning because it was compatible with the Comprehensive Plan, which calls for a Commercial Corridor along Sherwood Way, and access to major thoroughfares.

Planner Boyd mentioned if the Conditional Use was approved, it would be a split zone, but if the zoning was approved it would be a unified General Commercial zoning designation. Staff's position was that conditional use should not act as defacto zoning of properties.

Reed Sheehan the developer outlined the project. He said that storage units make a great buffer from residential uses. Mentioned if a conditional use is approved this would be the last step, but if a rezoning was needed it would have to also have two council meetings, prefers the conditional use. He mentioned that a conditional use is more restrictive.

Planner Boyd mentioned the conditional use would require the applicant to get a permit within a year.

Rebeca Guerra, Planning Manager, mentioned there would be no delay because the site plan could be submitted to the Permits Division while zoning was going to City Council; the purpose of rezoning is to have one set of zoning standards.

Motion to deny the Conditional Use made by Mark Crisp, seconded by Ryan Smith was passed 3-2.

Motion to approve the Zone Change made by Mark Crisp and seconded by Sammy Farmer was approved 5-0.

E. Z14-31: Reed Shahan

CMD # 6 Charlotte Farmer

A request for approval of a zone change from Office Commercial (CO) to General Commercial (CG), on the following property:

An unaddressed tract, located approximately 920 feet southeast of the intersection of Sherwood Way and Buick Street; more specifically occupying the west 66 feet of the Shahan Subdivision, Section 3, Block 4, Lot A, in western San Angelo.

Planner Boyd recommended approval of the rezoning (Z14-31) but denial of the Conditional use (CU14-10). He said Staff recommended approval of the rezoning because it was compatible with the Comprehensive Plan, which calls for a Commercial Corridor along Sherwood Way, and access to major thoroughfares.

Planner Boyd mentioned if the Conditional Use was approved, it would be a split zone, but if the zoning was approved it would be a unified General Commercial zoning designation. Staff's position was that conditional use should not act as defacto zoning of properties.

Reed Sheehan the developer outlined the project. He said that storage units make a great buffer from residential uses. Mentioned if a conditional use is approved this would be the last step, but if a rezoning was needed it would have to also have two council meetings, prefers the conditional use. He mentioned that a conditional use is more restrictive.

Planner Boyd mentioned the conditional use would require the applicant to get a permit within a year.

Rebeca Guerra, Planning Manager, mentioned there would be no delay because the site plan could be submitted to the Permits Division while zoning was going to City Council; the purpose of rezoning is to have one set of zoning standards.

Motion to deny the Conditional Use made by Mark Crisp, seconded by Ryan Smith was passed 3-2.

Motion to approve the Zone Change made by Mark Crisp and seconded by Sammy Farmer was approved 5-0.

F. Z14-28: Rocky Templin and Mary Kampling

CMD # 2 Marty Self

A request for approval of a zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN), on the following properties:

Five unaddressed tracts at the northeast corner of Houston Street and Millspaugh Street, more specifically occupying the Hatcher Addition, Block 66, Lots 9 and 10 less 1114 square feet, and Lots 11, 12, and 13, in western San Angelo.

Jeff Fisher, presented the case consistent with city plans and policies. The two adjacent tracts were explained to the board. The three lots are currently zoned single-family residential and designed for neighborhood center.

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

G. Z14-29: Rocky Templin

CMD # 2 Marty Self

A request for approval of a zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN), on the following properties:

Three unaddressed tracts, located approximately 90 feet west of the intersection of Waco Street and Millspaugh Street; more specifically occupying the Hatcher Addition, Block 56, Lots 13, 14 and 15, in western San Angelo.

Jeff Fisher, Planner, presented the case. He explained that the applicant owns the two properties to the west which were rezoned in 2001 with a conditional use for personal business/storage with no outside storage. He now plans to develop these properties for Neighborhood Commercial (CN) uses. The Future Land Use Map identifies them as Neighborhood Center which is appropriate for CN zoning.

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

H. Z14-19: Galen Weiershausen

CMD # 2 Marty Self

A request for approval of a zone change from Low Rise Multi-Family Residential (RM-1) and Office Warehouse (OW) to General Commercial (CG) and Heavy Commercial (CH), on the following property:

902 and 926 West 29th Street and two unaddressed tracts, located in northwest corner of the intersection of West 29th Street and Riverside Golf Club Road; more specifically being 4.107 acres of combined tracts of the FE Cramer Survey 318, Abstract 112, in northern San Angelo.

Planner Boyd outlined the case. He said the site consists of 4 tracts, with riverfront to the west. The front is RM-1 and the back is OW. He outlined surrounding uses. My. Boyd indicated that the Vision Plan calls for Commercial for this site, and that recommending heavy commercial to the east would be consistent with surrounding areas, but general commercial to the west given more lower intensive uses here.

Sammy Farmer asked what the proponent wants to do with the land. Planner Boyd mentioned he is trying to sell the properties for commercial uses but had no concrete plans yet.

Motion to approve made by Mark Smith, seconded by Valerie Preas. Motion passed 5-0.

I. Z14-16: George and Sandra Rodriguez

CMD # 2 Marty Self

A request for approval of a zone change from Neighborhood Commercial (CN) to General Commercial (CG), on the following properties:

711 North Garfield Street, 2803 Houston Street and 2807 Houston Street, located at the southwest corner of the intersection of North Garfield Street and Houston Street; more specifically occupying the Hatcher Addition, Block 81, Lot 1; the Hatcher Addition, Block 81, Lot 2; and the Hatcher Addition, Block 81, Lots 3, 4 and the north part of Lot 5, in west San Angelo.

Jeff Fisher, Planner, came forward to present the case. Nine notifications were sent, one in opposition. Mr. Fisher went over the history and background of the request. The zone change is only for lots 6 and 7. The vision plan calls for Neighborhood Center, consistent with the Plan. Approval of the request provides effective transition to the commercial uses to the north.

Motion to approve made by Mark Smith, seconded by Sammy Farmer. Motion passed 5-0.

III. Request for approval of a Special Use. [Planning Commission makes final decision; appeals may be directed to City Council.]

A. SU14-02: George and Sandra Rodriguez

CMD # 2 Marty Self

A request for approval of a Special Use to specifically allow for outside storage and display of merchandise in a Neighborhood Commercial (CN) zoning district, on the following properties:

711 North Garfield Street, 2803 and 2807 Houston Street, and unaddressed tracts located south of Houston Street between Hassell Street and North Garfield Street; more specifically occupying the Hatcher Addition, Block 81, Lot 4 and the North Part of Lots 5, 6 and 7, in western San Angelo.

Mr. Fisher presented the case and outlined the conditions for approval – one of the conditions is that the proponent shows exactly where the storage will be located and that the area cannot exceed 10% of the lot and be fenced from the surrounding residential area.

George Rodriguez mentioned the purpose of the special use was to legalize the outdoor displays and carports he had on the property. Mr. Fisher mentioned outdoor display is not allowed in the CN zoning which only allows storage 5 feet from the building wall.

Motion to approve made by Ryan Smith, seconded by Heidi Brooks. Motion passed 5-0.

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

A. SV14-03: Autism Behavior Communication

CMD # 3 Johnny Silvas

A request for approval of a variance from Section 12.604(2)(C) of the Sign Ordinance which allows no more than one nonresidential use sign (1) per street frontage, to allow one (1) additional nonresidential use sign on one of the school buildings on the property.

902 Spaulding Street, more specifically occupying the Baze Subdivision, Block 1, Lots 1-16 (San Jacinto Elementary) in east San Angelo.

Jeff Fisher, came forward to present. The zoning for the property is two-family residential (RS-2) which limits development to one sign along a street frontage. The proponent wants to place an attached wall sign along an existing sign cabinet making a total of 2 signs on the same frontage. Mr. Fisher went over the proposed renderings. The approval is for the sign in question only, and must remain unlit and limit the signs total height.

Susan Holler with ABC Center for Children mentioned the classes were for children with autism and that the school had given permission to use the space in the portable building.

Motion to approve made by Ryan Smith, seconded by Heidi Brooks. Motion passed 5-0.

B. Street Name Change: Phil George Drive

CMD # 5 Elizabeth Grindstaff

A request for approval of renaming of a street from Varsity Drive to Phil George Drive.

Varsity Drive, between Dena Drive and University Avenue, in central San Angelo.

Jeff Fisher, Planner, presented the case. He said there are two portions of the street and that this approval will change the zoning for both the private and public sections of the street. He mentioned Planning Staff use three criteria: One is whether approval would confuse motorists, second is duplication of the name or similar name, and third is if it is to recognize individuals who have contributed to the community. Mr. Fisher went over area maps and surrounding pictures. The conditions were read to the board.

Mr. Joe Munoz of Angelo State University came forward to present the case and commend staff on their efforts. He mentioned the name change to Phil George Drive was to honor a prominent athletics director of ASU.

Motion to approve made by Ryan Smith, seconded by Heidi Brooks. Motion passed 5-0.

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, September 15 of 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

V. Adjournment. Motion to adjourn made by Ryan Smith, seconded by Mark Crisp. Motion passed 5-0 vote.

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, August 22 of 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.

Darlene Jones, Chairperson
Planning Commission