

City of San Angelo, Texas
Special Joint City Council/Planning Commission Meeting
Tuesday, July 26, 2022

City Council Members Present:

Mayor Brenda Gunter
Mayor Pro tem Tom Thompson, SMD 2
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzales, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6

Planning Commission Present:

Brittany Davis, Mayoral Representative
Luke Uherik, SMD 1 Representative
Teri Jackson, SMD 3 Representative (Vice Chair)
Travis Stribling, SMD 5 Representative (Chair)
Sam Gomez, SMD 6 Representative

1. Call to Order – City Council

With a quorum of the City Council members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, July 26, 2022 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Call to Order – Planning Commission

With a quorum of the Planning Commission members present, Travis Stribling called the special session of the Planning Commission to order at 8:34 a.m. on Tuesday, July 26, 2022 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

3. Public Comment

Travis Stribling requested legal clarification regarding the alternative notice and newspaper timeframe for this meeting and later spoke on many items related to public notices to residents.

Assistant City Attorney Brandon Dyson clarified the legality of the notice.

Executive Director of Public Works Shane Kelton spoke regarding the TXDOT mowers on Loop 306 and the increase in trash/dust as a result and stated there is a plan in place for trash removal.

Citizen Spencer Matthews (SMD 5) objected to conducting the meeting.

City Attorney Theresa James addressed the Local Government Code provisions that allow joint meetings of the Council & Planning Commission and the alternative notice requirements.

Mayor Gunter asked the meeting to proceed and stated both items could be postponed and the two groups could reconvene at a later time to take action.

Citizen Nelda Nowlin (SMD 1) stated she was in support of postponing the items.

4. Joint Meeting Agenda

- a. Discussion and possible action on an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 5 “General Development Standards,” Section 511 “Off-Street Parking Standards,” regarding parking for assembly occupancies in the Central Business District zoning district (Presentation made by Planning & Development Services Director Jon James)
 1. Planning Commission: Consideration of a recommendation on proposed ordinance amendments to Section 511.
 2. City Council: First reading and public hearing of an ordinance amending Section 511.

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[Downtown San Angelo (DTSA) Director Del Velasquez gave an overview of the current parking situation and obstacles in downtown. He stated the main concern is preventing parking issues from hampering downtown development and suggested an education/wayfinding program.]

Citizen Heidi Meyer Brooks (SMD 5) suggested shuttles, maps, and education for large events bringing in more than 400 people and opposed requiring an additional City permit. She stated if this is postponed, she hopes there is information provided for the public and downtown property owners.

[Communications Manager Brian Groves stated this agenda went to all media partners and was shared across the city's social media accounts.]

Citizen Spencer Matthews (SMD 5) spoke about best efforts to notify the public and stated he will speak on the next item as the comment is not relevant to the motion on the table.

Motion: Commissioner Uherik made a motion, seconded by Commissioner Davis, to deny the item, as presented. The motion carried (4) ayes to (1) nay, with Commissioner Jackson casting the dissenting vote.

Motion: Council Member Thompson made a motion, seconded by Council Member Hiebert, directing the Planning Commission to continue working on the item with Downtown San Angelo to propose a more detailed plan of action. The motion carried unanimously (7) ayes to (0) nays.

- b. Discussion and possible action on an ordinance amending Chapter 12 "Planning & Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," Section 406 "Bed and Breakfast Establishments and Short-Term Rentals," regarding removal of the requirement that Short-Term Rentals be separated by 500-ft, except in RS zoning districts (Presentation made by Planning & Development Services Director Jon James)
 1. Planning Commission: Consideration of a recommendation on proposed ordinance amendments to Section 406.
 2. City Council: First reading and public hearing on an ordinance amending Section 406.

Destination Marketing Organization (DMO) Vice President Diann Bayes asked Council to require all short-term rentals (STRs) to pay Hotel Occupancy Taxes (HOT) since her organization is fully funded by HOT.

[Finance Director Tina Dierschke stated a hotel audit is currently underway that includes some STRs and informed Council a contract is forthcoming to approve an audit specific to STRs.]

Citizen Heidi Brooks (SMD 5) spoke about owning downtown property but did not receive any notice and therefore did not have the opportunity to confer with her attorney regarding owners' rights and requested more transparency; she requested the item be tabled to another meeting to allow for more notification.

DTSA President Del Velasquez commented that the city provides adequate notice and citizens need to be more proactive.

Citizen Spencer Matthews (SMD 5) suggested a motion to deny due to lack of notification, stated best efforts could be brought up in future court cases against the city, and questioned the validity of public notice for this meeting.

Citizen Jamal Schumpert (SMD 2) stated the GIS map was not working and he was unable to determine what area would be impacted by this change and requested postponement to see the impacted area.

[Planning & Development Services Director Jon James stated the May 16, 2022 Planning Commission vote was 6-0.]

The Planning Commission did not motion to vote on the item due to their prior vote.

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Motion: Council Member Hesse Smith made a motion, seconded by Council Member Miller, to send the item back to the Planning Commission for reconsideration and additional public notice. The motion carried unanimously (7) ayes to (0) nays.

5. Follow Up and Administrative Issues

a. Announcements and consideration of Future Agenda Items:

Commissioner Stribling suggested a full audit of all STRs to ensure compliance with City ordinances, payment of HOT, and suggested Code Compliance help enforce compliance.

[Planning & Development Director Jon James stated when using online resources the specific address of a STR is not typically given until the transaction is completed, making enforcement difficult.]

[Finance Director Tina Dierscke restated her earlier comment regarding the hotel and STR contracts.]

DMO Vice President Diann Bayes stated she has provided a list of all STRs to Finance.

6. Adjournment – Planning Commission

Motion: Commissioner Jackson made a motion, seconded by Commissioner Davis, to adjourn the meeting. The motion carried unanimously (5) ayes to (0) nays.

There being no further business, the Planning Commission adjourned at 10:37 a.m.

7. Adjournment – City Council

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays.

There being no further business, the City Council adjourned at 10:38 a.m.

THE CITY OF SAN ANGELO, TEXAS:

DocuSigned by:

Brenda Gunter

Brenda Gunter, Mayor

ATTEST:

DocuSigned by:

Julia Antille

Julia Antille, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)