



RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, JULY 15, 2024, 9:00 A.M.

Board Present: Travis Stribling, Chair
Luke Uherik, Vice Chair
Joe Self
Kandi Pool
Trinidad Aguirre

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Brandon Dyson, Assistant City Attorney
Sherry Bailey, Principal Planner
Rae Lineberry, Planner
Austin Reed, Planner

I. Call to Order

Chair Stribling called the meeting to order at 9:05 am and recognized a quorum of 5.

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. All items on the consent agenda have been recommended for approval by staff with no opposition received to date. Since some items on the Consent Agenda may require a public hearing, the Commission will accept public comment on any item on the Consent Agenda in one public hearing.

A. Meeting minutes - Consider approving the meeting minutes from May 20, 2024.

B. Meeting minutes - Consider approving the meeting minutes from June 17, 2024.

C. RP24-09 Arlington Heights (SMD#3): Request for approval of a plat for two RS-1 Single-family lots that have received lot size and set back variances from the Zoning Board of Adjustment.

Chair Stribling opened and closed public comment after none was raised.

*Commissioner Pool moved to **approve** all items under the consent agenda, seconded by Vice Chair Uherik. This motion carried 5-0.*

III. Regular Agenda

A. Rezoning and Comprehensive Plan Amendments

City Council has final authority for approval of rezonings and amendments to the Comprehensive Plan.

1. Z24-05 W Houston Harte Expy (SMD#6): Request to rezone from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG).

Principal Planner Bailey presented this request to the Commission, which is a request to rezone a lot to general commercial. Zero in favor and one in opposition were received. Staff recommended approval.

Chair Stribling opened public comment.

Bryan Benson, the owner stepped forward. There is not a specific use in mind but it is not a good lot for multi-family so trying to get it to match other lots in the area. Mr. Benson just asks for approval and is available if there are any questions.

Board had no questions.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** the request and Commissioner Self seconded this motion, which then was carried 5-0.*

2. Z24-06 Bentwood Country Club: Request to zone a 22.096-acre tract located east of Riviera Ln and Clubhouse Ln to Single-family Residential (RS-1) in conjunction with an annexation.

Planner Lineberry presented this request to the Commission, which is a request to zone a tract of land that was recently annexed into the city. Two in favor presented, and Planner Lineberry received 6 more in email over the weekend, and zero in opposition were received. Staff recommended approval.

Chair Stribling opened and closed public comment after none was raised.

*Commissioner Pool gave a motion to **approve** the request and Commissioner Aguire seconded this motion, which then was carried 5-0.*

3. PD24-04 Shriner's Point (SMD#2): Request to rezone property on the 1000 block of East 40th Street from Single-Family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of RS-1.

Planner Reed presented this request to the Commission, which is a request for a planned development with a base zoning of RS-1 for a new residential subdivision. The PD will include adjusted standards. Zero in favor and zero in opposition were received. Staff recommended approval with the adjusted standard and two conditions.

Chair Stribling asked if the need for the PD was to adjust the setback requirements. Planner Reed confirmed. Chair Stribling also asked if this was the lot that was zoned multi-family in the past. Confirmation was received and Chair Stribling discussed that single-family was a better use than multi-

family in this area. Lot size was also asked about and Planner Reed answered that there are mixed sizes but most are 50x100.

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to answer any questions the Board may have. No questions were asked.

Chair Stribling closed public comment.

*Commissioner Self gave a motion to **approve** the request and Vice Chair Uherik seconded this motion, which then was carried 5-0.*

4. PD02-01 Amendment 1326 The Crossing Avenue (SMD#1): Request to amend PD02-01, 1st R/P of Lot 1 Blk 1 Sec 3 Tract 4 (1326 The Crossings Ave) to include 2.973 acres for Safety Services facility.

Principal Planner Bailey presented this request to the Commission, which is an amendment to an existing PD to reduce the current no-build setback buffer from 75ft to 50ft to allow for the construction of a driveway and approach for an emergency service facility. Zero in favor and four in opposition were received. Staff recommended approval with five conditions.

Vice Chair Uherik asked for clarification that the PD already allows this type of facility that the Board is just reviewing the reduction in the no-build setback buffer. Principal Planner confirmed that is correct.

Chair Stribling asked on which road is the request to reduce the no-build setback buffer. Principal Planner Bailey responded that it is on Ben Ficklin Rd. Vice Chair Uherik asked the road width and Director clarified the staff report said 24 feet. Chair Stribling asked what the classification of Ben Ficklin is to which Director Vannoy responded that it's a minor collector per the report.

Commissioner Pool asked if the major concern of the opposition is drainage. Principal Bailey responded that is the consistent response along with the noise of a fire station.

Chair Stribling opened public comment.

Steve Hooker, a property owner in Pecan Valley, stepped forward to speak in opposition. Mr. Hooker currently lives in Lewisville but plans to retire to his property in the future. He's in opposition because of the drainage issue plus the roadway width is not sufficient and other road issues.

Patrick Brody, San Angelo Fire Chief, stepped forward. Chief Brody gives a bit of history on the need for a fire station in that area. Chief Brody explains the station will face east and they will utilize Hwy 277 frontage with the only Ben Ficklin access would be to pull the truck back into the station.

Director Vannoy asked if street emergency lights would be helpful on Ben Ficklin Rd but Chief Brody said they would only be using it to return to the station.

Chair Stribling closed public comment.

Chair Stribling mentioned that he would like to see more information on how they plan to utilize this site or a concept plan. Vice Chair Uherik understands the need for a station but is struggling with putting a fire station next to a 24-foot road and lessening the setback. Commissioner Aguirre also understands but agrees with Chief Brody that we are coming down to the deadline and need to get things moving with

citizen safety. Commissioner Self agrees with Commissioner Aguirre that a station is needed sooner rather than later and makes a motion.

*Commissioner Self gave a motion to **approve** the request and Commissioner Aguirre seconded this motion, which then was carried 5-0.*

B. Conditional Uses

The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.

1. CU24-20 418 S Adams (SMD#5): Request for a Conditional Use to allow a Short-Term Rental in a single-family residential (RS-1) district.

Planner Lineberry presented this request to the Commission, which is a short-term rental that was previously approved at this location but did not renew. Zero in favor and three in opposition were received. Staff recommended approval with one condition.

Chair Stribling opened public comment.

Chris Kinsey, a neighbor, stepped forward in opposition. His concerns are parties, heavy trucks/trailers parking and blocking property, rude and obscene gestures.

Jamal Schumpert stepped forward with his concern on with 6 people in the home extra parking is required.

Chair Stribling closed public comment.

Planner Lineberry returned to the picture that shows parking and mentioned the owner was not able to make it to the meeting. Chair Stribling shared his concern that the owner is not here to discuss the neighbor concerns or answer questions. Commissioner Self mentioned the neighbor said something about SAPD being contacted but Staff did not show any reports. Director Vannoy said Staff can research further and send Code Enforcement to also look at the yard.

*Commissioner Aguirre gave a motion to **table** the request until August 19th meeting to allow staff time to research neighbor complaints. Commissioner Pool seconded this motion, which then was carried 5-0.*

2. CU15-03 Amendment SAISD (SMD#4): Request to amend Conditional Use CU15-03 to add an additional lot on the approved concept plan for portable school buildings on a residential lot located at 302 Cottonwood.

Planner Lineberry presented this request to the Commission, which is a request to amend the original Conditional Use to include a lot outside of the approved concept plan to allow portable school buildings. Zero in favor and three phone calls in opposition were received. Staff recommended approval with three conditions.

Chair Stribling opened public comment.

Jamal Schumpert stepped forward with a concern of what type of classes will be help in those buildings. The concern being traffic and the types of students in the area.

Merl Brandon Assistant Superintendent of SAISD stepped forward to address the concerns. There is fencing planned, security cameras, extra security offices, sidewalks, landscaping and intention is for the kids to be entering and exiting facing the current school property not toward the residential houses. Commissioner Aguirre asked if there'd be parking on that property which Mr. Brandon answered that there will not be parking there.

Chair Stribling closed public comment.

*Commissioner Self gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 5-0.*

C. Subdivision Plats

The Planning Commission has final authority for approval; appeals may be directed to City Council.

1. FP24-13 Los Lomas Addition (SMD#1): Request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road in Ranch & Estate (R&E) zoning for the development of a single-family home, including a variance request for paving width.

Planner Reed presented this request to the Commissioners, which is a Final Plat that received a 30-day waiver last month so they could seek a variance from Zoning Board of Adjustments for lot width which was approved. There is a variance request for paving width on S Country Club Rd. Staff is recommending approval with four conditions and one note.

Chair Stribling opened public comment.

Erica Wilde with Wilde Engineering stepped forward to answer any questions the Board may have. No questions were asked.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 5-0.*

2. RP24-08 Scott-Scherz Subdivision (SMD#3): Request for approval of the First Replat of Block 1 Scott-Scherz Subdivision being all of Lot 1 and the west 2500 sq. ft. of Lot 2 Block 1 plus 7,565 sq. ft. of abandoned N. Sellers Street R-O-W and a variance on paving width of 22 feet.

Principal Planner Bailey presented this request to the Commissioners, which is a Replat to absorb the abandoned easement into their lot and variance request for paving width including curb and gutter on Belaire Ave. Staff recommended approval with one condition.

Chair Stribling opened and closed public comment after none was raised.

*Vice Chair Uherik gave a motion to **approve** as requested. Commissioner Aguirre seconded this motion, which then was carried 5-0.*

3. RP24-10 Avondale Addition Block 6 (SMD#4): Request to Replat Avondale Addition Block 6, Lots 30-33 in the two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon Street, and a request for a variance on N Marie Street for no curb and gutter. Administrative variances were granted for paving width on both Beacon and N Marie Street.

Planner Reed presented this request to the Commissioners, which is a Replat to make four small lots into one large lot along with a variance request for requirement of curb and gutter on N Marie Street. Staff recommended approval with three conditions.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions and explained they did understand and are planning to request RM-1 zoning.

Chair Stribling closed public comment.

*Commissioner Self gave a motion to **approve** as requested. Commissioner Pool seconded this motion, which then was carried 5-0.*

4. RP24-11 Frary's Addition Block 4 (SMD#3): Request to subdivide property into two lots located at the southwest corner of Harris Ave and E Beauregard Ave creating two lots for new construction in an infill area.

Director Vannoy presented this request to the Commissioners, which is a Replat of four lots into two lots. The houses will be fronted on Harris and will require Zoning Board of Adjustment for double frontage setbacks. Staff recommended approval with three conditions and three notes.

Chair Stribling asked if the applicant planned on changing the zoning. Director Vannoy responded that Staff is not aware of a request for a zone change and that RM-1 zoning includes single-family residential. Chair Stribling is concerned about multi-family on this lot but is ok with single-family homes. Director Vannoy answered that the applicant did not mention or seem to have any intent of doing multi-family.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions and confirmed the applicant intends to build single-family homes and will apply for a variance on the double frontage setback.

Jamal Schumpert stepped forward in favor of this neighborhood revitalization.

Chair Stribling closed public comment.

*Commissioner Pool gave a motion to **approve** as requested. Commissioner Self seconded this motion, which then was carried 5-0.*

5. RP24-12 Lasker's Addition Block 15, Lots 8-10 (SMD#4): Request to replat of a property at approximately 1621 N Chadbourne from three lots into two lots with RM-1 Low-rise Multifamily zoning and a Historical Overlay zoning located at 1621 N Chadbourne.

Director Vannoy presented this request to the Commissioners, which is a Replat of three lots into two. Sidewalks are already on the property so are not a condition of approval. A historic overlay requirement cannot be a condition of a plat so Staff recommended approval with three conditions instead of the four listed and three notes.

Chair Stribling opened public comment.

Blake Wilde with Wilde Surveying and Engineering stepped forward and offered to answer any questions.

Chair Stribling closed public comment.

*Vice Chair Uherik gave a motion to **approve** as requested, striking the sidewalk requirement that was on Staff report and the historic demo permit conditions. Commissioner Self seconded this motion, which then was carried 5-0.*

D. Sign Variances

The Planning Commission has final authority for approval; appeals may be directed to City Council.

- 1. SV24-01 5205 S US Hwy 87 (SMD#1):** Request for a sign variance to Section 12.04.005 (a) 1. (B) the multi-family height limited to 8' to allow a 16' sign in RM-1 zoning district located at 5205 S Bryant.

Director Vannoy presented this request to the Commissioners, which is a variance on a sign that standard height for RM-1 is 8 feet, but the applicant is requesting 16 feet. Staff recommended approval with two conditions.

Chair Stribling asked about some of the other zones requirements for signs like heavy commercial. Director Vannoy responded that in heavy commercial an applicant can have up to a 50 foot height for a sign but the setback varies on the height of the sign; office commercial can have up to 35 feet height but again setback would vary on the height of the sign.

Chair Stribling opened and closed public comment after none was raised.

*Commissioner Self gave a motion to **approve** as requested. Commissioner Aguirre seconded this motion, which then was carried 5-0.*

IV. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

Chair Stribling opened public comment.

Jamal Schumpert stepped forward to thank the Commissioners for serving on the board and that they did a good job today.

Chair Stribling closed public comment.

V. Planning Director's Report

Director Vannoy gave an update on the reorganization within the Planning and Development Department. Charlie Kemp has been elevated to Assistant Director along with staying the Building Official. A Planning and Development Services Administrator position has also been approved and should be filled soon. DHRC is working on cultural districts and design guidelines. Open Structure Overlay is also being researched and may be brought forward for discussion soon.

Commissioner Aguirre asked if tiny homes were on Planning radar to which Director Vannoy responded that it is and is being researched.

Chair Stribling wanted to acknowledge that Commissioner Miller has resigned. Chair Stribling asked for an update on a previously mentioned idea of having a Staff member focused on short-term rental and compliance. Director Vannoy responded that included in the reorganization was a mixed inspector position that would assist with building violations and short-term rental compliance. Planner Lineberry added that a software to assist with compliance is also being reviewed and hopefully purchased soon.

Hotel tax discussion between board and Director Vannoy.

VI. Follow-up and Administrative Issues

A. Announcements and Consideration of Future Agenda Items

The next regular meeting of the Planning Commission is scheduled to begin at 2:00 p.m. on **August 19, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Vice Chair Uherik moved to adjourn, seconded by Commissioner Self, passes 5-0. The meeting adjourned at 11:07 am.



Travis Stribling, Chairman

All agenda items are subject to action. The Planning Commission reserves the right to consider business out of posted order.

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