



RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, June 17, 2024, 9:00 A.M.

Board Present: Luke Uherik, Vice Chair
Brittany Davis
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

Vice Chairman Uherik called the meeting to order at 9:03 am and recognized a quorum of 4.

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 joint meeting minutes from April 15, 2024.

B. RP24-06 First Replat in Block E, Sunnyside Addition (SMD#3): A request for the first replat in Block E of Sunnyside Addition to re-orient and create three residential lots out of two located at the north corner of Deaton and Texas Ave.

C. RP24-07 Third Replat of Lot 4C and Lot 9D, Red Arroyo Hills Addition, Section Five, Block 2 (SMD#6): A request for replat of Lot 4F, Third Replat of Lot 4C and Lot 9D, Red Arroyo Hills Addition, Section Five, Block 2 located at approximately 2521 Southwest Blvd.

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

*Commissioner Aguirre moved to **approve** all items under the consent agenda, seconded by Commissioner Pool. This motion carried 4-0.*

III. Regular Agenda

A. Subdivision Plats

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

1. FP24-12 Reyes Addition Section 2 (ETJ): A request to resubdivide a property at the intersection of Grape Creek Rd and Nutmeg – private road being 3.5 acres to the Reyes Addition Section Two. A 10' variance for Right-of-Way and a 10' variance of paving width have been requested for this property located in the extraterritorial jurisdiction area.

Planner Reed reminded the board this was presented last month and received a 30-day waiver to request variances. Planner Reed presented this request with the variance requests, staff is recommending approval with three conditions and two notes.

Vice Chair opened public comment.

Jack Downey with SKG Engineering stepped forward to answer any questions and ask for approval as presented.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 4-0.*

2. FP24-13 Los Lomas Addition: A 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.

Planner Reed presented this request stating that it does not meet the width required in the Ranch & Estate (R&E) zoning. The applicant is here and may request a 30-day waiver.

Vice Chair opened public comment.

Erica Wilde with Wilde Surveying and Engineering stepped forward and requested the board grant a 30-day waiver to allow the applicant to go to Zoning Board of Adjustment.

Vice Chair closed public comment.

*Commissioner Pool gave a motion to **grant 30-day waiver** as requested. Commissioner Davis seconded this motion, which then was carried 4-0.*

Jump to C.4

B. Rezoning and Comprehensive Plan Amendments

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

1. PD24-02 Concho Development Rezoning (SMD#1): This item was tabled on May 20, 2024 meeting: A request for approval of a zone change from (ML) Light Manufacturing and (RS-1) Single-family Residential to (PD) Planned Development with a base zoning of (CG) General Commercial to allow a self-storage facility located at preliminary address 3510 Christoval Rd.

Planner Lineberry stated the applicant has asked to withdraw this request.

No motion as request was withdrawn.

C. Conditional Uses

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

1. CU24-15 802 Baker St (SMD#3): A 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 new short-term rental at this location. One in favor and one in opposition were received. Staff recommended approval with three conditions.

Vice Chair opened public comment.

Sarah McDonald stepped forward as the operator and requested the board approve as presented.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 4-0.*

2. CU24-17 5945 Tarin St (SMD#1): A 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 new short-term rental at this location. Zero in favor and two in opposition were received. Staff recommended approval with three conditions.

Vice Chair opened public comment.

Dean Martinez, the owners directly behind the applicant, stepped forward and are against this short-term rental. The board members explained the process for complaints.

Vice Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 4-0.*

3. CU24-18 607 Childress St (SMD#2): A 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 new short-term rental at this location. Zero in favor and one in opposition were received. Staff recommended approval with three conditions.

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

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Pool seconded this motion, which then was carried 4-0.*

4. CU24-19 4041 Townview Ln (SMD#2): A request for a Conditional Use to allow a Short-Term Rental in a ranch & estate (R&E) district.

Director Vannoy commented after the motion of regular agenda item A.2 Los Lomas Addition that this request has been withdrawn at the applicant's request. Director Vannoy asked Vice Chair Uherik to move to this item in case there were citizens in the audience waiting to speak on the item.

Vice Chair asked if any citizens were present for this case. As there were some, Vice Chair Uherik let them know the case had been withdrawn.

No motion as request was withdrawn.

D. Discussion items and direction request

1. Discussion of Cultural District Expansion

Principal Planner Bailey updated the board with more information on how the committee is moving forward with the expansion.

Vice Chair opened public comment.

Jamal stepped forward stating this was a great conversation about preserving the area but his concern is would the current buildings be grandfathered in or be made to bring their building up to the new standards. Commissioner Davis commented that it would only be made to come up to standards if there is a change in occupancy or major change to property.

2. Bentwood Annexation

Planner Lineberry informed the board that there is a petition to annex in 22.096 acres. The zoning should be coming forward in the next meeting.

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

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.

Vice Chair opened public comment.

Jamal stepped forward to discuss short-term rentals and how it might play out. His other concern is how many board members are in the same industry.

Mike Bradley stepped forward to discuss his carport permit denial and request the board re-visit the open structure overlay to extend it. Director Vannoy explained the original purpose of the open structure overlay. The board asked Staff to research a possible expansion or if the criteria needs to be updated.

The Chair closed public comment.

V. Planning Director's Report

Director Vannoy gave an update about a request for a committee to look at the historic guidelines and if they need to be updated.

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 9:00 a.m. on **July 15, 2024** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

Commissioner Davis moved to adjourn, seconded by Commissioner Pool, passes 4-0. The meeting adjourned at 9:54 am.



Luke Uherik, Vice Chairman

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.