



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

Board Present: Travis Stribling, Chairman
Michelle Miller
Brittany Davis
Kandi Pool
Trinidad Aguirre
Joe Self

Staff Present: Rick Weise, Assistant City Manager
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 9:02 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 March 18, 2024.

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

*Commissioner Davis moved to **approve** consent agenda item A, seconded by Commissioner Pool. This motion carried 5-0.*

Quorum of 6 was established when Commissioner Self entered the meeting after the Consent Agenda vote.

III. Regular Agenda

A. Subdivision Plats

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

1. FP24-09 Concho Development Company Addition, Section 3: A request to Final Plat Concho Development Company Addition, Section 3 being 5.517 acres in the Light Manufacturing (LM) and Single-family Residential (RS-1) zoning districts located at approximately 3510 Christoval Rd.

Planner Lineberry presented this request to the Commission, which is a final plat with a variance request for paving width and curb/gutter. Staff recommended approval of the plat and variances with six conditions.

Chair Stribling asks for clarification on the zoning as it is light manufacturing and single-family residential.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented.

Commissioner Aguirre asks if TXDOT has reached out to discuss the road improvements with the applicant and if it would affect the project. Mr. Wilde explained that they have not but that TXDOT does not own this part of Christoval. Mr. Vannoy, Director of Planning and Development Services explained where TXDOT ends and the city ownership begins. Also, explained the city improvement plan that includes this area.

Chair Stribling was concerned about a buffer between the residential and light manufacturing. Commission Davis mentioned the drainage area that is on the north part of the property. Mr. Wilde confirmed that there is an alleyway and a drainage easement that would have about an 80ft buffer.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request with the variance. Commissioner Self seconded this motion, which then was carried 6-0.*

2. FP24-10 Sparks Estates Section One: A request to Final Plat Sparks Estates, Section 1 in the Ranch and Estates (R&E) zoning district located at approximately 4529 Ransom Rd. A request for paving width variance to maintain the 30' of paving instead of 40' width, with the applicant's responsibility being an incremental half of 10' additional paving.

Planner Lineberry clarified that the paving width was actually 20' instead of the 30' in the agenda description and presented this request to the Commission, which is a final plat with a paving width variance. Staff recommended approval of the plat and variances with six conditions.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented. Mr. Wilde clarified that he believes the plat is correct and if staff needed it zoomed out more to show the curve of the road, he could provide that updated drawing.

Commissioner Davis clarified that the current owner is on Lot 1 the north lot. Mr. Wilde confirmed that is correct.

Chair Stribling would like more information about accepting a 20' paving width. Kevin Pate, City Engineer stepped forward to explain why city staff was ok with 20' of paving width rather than the 26' required minimum. Mr. Pate verified with the fire marshal office that 20' of paving width is their minimum

requirement for fire apparatus access.

Commissioner Davis asked if staff is ok with Mr. Wilde's suggestion of just zooming out a little to show the curve of the street. Mr. Vannoy responded that it is in the ordinance that the nearest intersection or the length of the property line to the nearest street be shown and would not be a resubmit, just needed when submitted for signatures.

The Chair closed public comment.

*Commissioner Self gave a motion to **approve** the request as presented. Commissioner Davis seconded this motion, which then was carried 6-0.*

3. FP24-11 The Enclave at Twin Oaks Addition, Section Three: A request to Final Plat The Enclave at Twin Oaks Addition, Section 3 being 7.133 acres in the single family (RS-1) zoning district located at approximately the 5000 Block of Royal Oak between Canyon Rim Drive and Coral Way.

Commission Davis recused herself from this case.

Planner Reed presented this request to the Commission, which is a final plat. Staff recommended approval of the plat with five conditions.

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

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

4. RP24-03 First Replat Avondale Addition Block 6: A 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 St. A request for a variance for paving width and a request for variance on Marie Street for no curb and gutter.

Planner Reed presented this request to the Commission, which is a final plat that had two paving width variances approved administratively but another variance request not eligible for administrative approval for no curb and gutter. Staff recommended approval of the plat and the variance with two conditions.

Chair Stribling verified the variance request was only for Marie St and not Beacon St. Planner Reed answered that Beacon St already has curb and gutter. Mr. Vannoy clarified that these two lots were already built out with duplexes. There is no improvements planned, it is just to remove the lot lines in the middle of the duplexes. So staff is supportive of the variance to allow no curb and gutter on Marie St.

The Chair opened public comment.

Blake Wilde with Wilde Engineering stepped forward as the applicant. Mr. Wilde requested the plat and variance be approved as presented. Mr. Wilde mentioned this is mostly a cleanup as mortgage companies prefer not to have a lot line in the middle of a building.

The Chair closed public comment.

*Commissioner Miller gave a motion to **approve** the request as presented. Commissioner Davis seconded*

this motion, which then was carried 6-0.

B. Rezoning and Comprehensive Plan Amendments

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

1. PD24-01 4215 Armstrong: A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women.

Planner Reed presented this request to the Commission, which is a rezoning to a PD to allow RM-1 base zoning instead of RS-1 for a transitional housing facility for women. One in favor and zero in opposition were received. Staff recommended approval with four conditions.

Chair Stribling asked if Staff knew when the improvements were originally constructed. Planner Reed was not sure but knew there was a fire and that it passed through several people. Staff is aware that it was a nursing home at one time and then was operating illegally as a halfway house.

The Chair opened public comment.

Selina Dingus, a neighbor stepped up to the podium. Ms. Dingus is worried about transitional use as they have had a problem with drugs and squatters in the past. She has requested more information about their safety as they live across the street.

Eluna Castro, a neighbor stepped up to the podium with similar concerns about their safety and the previous issues with drugs and squatters.

Maria Mejia, Executive Director of Concho Valley Turning Point and is also the applicant stepped forward. Ms. Mejia acknowledged the concerns of the neighbors and explained their use for the building. They are not the current owners but are renting it on a trial basis. If the trial goes well, they are going to purchase the building. Chair Stribling asked for information on the area of the building that had the fire. Ms. Mejia said for the time being they are not utilizing that area but if the area they are utilizing works, they will renovate that area and begin to use it. The area they would like to use has 5 bedrooms and would hold 9 women. Commissioner Aguirre asked if there would be staff on property 24/7. Ms. Mejia responded there was not as it is actual living facilities and not a halfway house.

Jane Cocuzzi, the owner stepped forward. Mrs. Cocuzzi discussed when they purchased the property, the renovations, the hardship with previous renters. She explained the DEA was there from a previous renter.

Ms. Dingus approached the podium again and asked what would be allowed to use the property if the lease ends and the trial does not work. Commissioner Aguirre asked Staff if there was a specific type of condition that can be added to terminate this if the trial does not work. Mr. Vannoy responded there would be a few inspections required but that a Planned Development would have restrictions on any type of use in this building. Commissioner Self verified that the Planned Development is multi-family living for a transitional home for women. He continued that if the trial does not work out, it would still only be allowed as a transitional home for women. Mr. Vannoy confirmed this.

The Chair closed public comment.

*Commissioner Self gave a motion to **approve** the request as presented. Commissioner Aguirre seconded this motion, which then was carried 6-0.*

2. Z24-10 CBD Expansion: Discussion and action on the request to expand the Central Business District Zoning to the area bound by Emerick Street on the East, Pulliam Street and East 3rd Streets on the north, N Oakes Street on the west and E Twohig Street on the south.

Principal Planner Bailey presented this request to the Commission, which is to expand the CBD zoning district. Staff recommended approval of this expansion.

A discussion was had with Commissioners and Principal Planner Bailey that concerned current uses of properties and CBD zoning requirements.

The Chair opened public comment.

Linda Landers, small business owner, stepped forward. Ms. Landers concerns are for the single homeowners and how this impacts them. Chair Stribling explained what CBD zoning allows that helped address Ms. Landers concerns.

Quorum was still held at 5 as Commissioner Miller had to leave.

Liz Landers, small business owner, stepped forward with similar concerns.

Jamal Schumer, single member district two stepped forward. Mr. Schumer asked if a short-term rental is operating in the expansion, would it still be required to have two off-street parking in CBD zoning. Chair Stribling responded that it is not required.

Monica Ramos, Director of Downtown San Angelo stepped forward. Ms. Ramos explained that this area was planned to be San Angelo's Main Street District and is beneficial to residential and small businesses in the area.

The Chair closed public comment.

Chair Stribling asked Staff if there was anything needed from Planning Commission for this item. Mr. Vannoy responded that yes, a motion with a recommendation of approval or denial is needed for the presentation at City Council for this item. Chair Stribling recommends that some type of table or chart showing what is allowed in CBD zoning should be included or discussed at the City Council presentation for a better understanding of the impact.

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

C. Conditional Uses

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

1. CU24-07 1528 Kenwood Drive: A request for a Conditional Use for a Short-Term Rental located at 1528

Kenwood Drive.

Principal Planner Bailey presented this request to the Commission, which is a new short-term rental at this location. The case did receive approval for a variance from ZBA for less than 500ft between another short-term rental. One in favor and one in opposition were received. Staff recommended approval with three conditions.

The Chair opened public comment.

Katrina Pfluger, a neighbor stepped forward. Ms. Pfluger's concern is on parking.

Doug Robinson, the owner stepped forward. Mr. Robinson would like a better explanation on what the parking requirements are. Principal Planner Bailey explained the one driveway off Avenue L is in the public right-away.

The Chair closed public comment.

*Commissioner Davis gave a motion to **approve** the request as presented. Commissioner Self 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.

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

V. Planning Director's Report

Director Vannoy reminded Commissioners that the joint meeting with City Council was tomorrow, April 16, 2024 at 8:30am for the first reading of the short-term rental amended ordinance. Staff was thanked for all their hard work concerning the short-term rental amendment and the CBD expansion. Planning Staff is also holding a strategic planning workshop at the end of April.

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 **May 20, 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 Self, passes 5-0. The meeting adjourned at 10:36 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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