



REGULAR MEETING AGENDA

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, DECEMBER 13, 2021, 9:00 A.M.

Notice is hereby given of a **Regular Meeting of the Planning Commission of the City of San Angelo** scheduled for **December 13, 2021 at 9:00 AM**. The meeting will be held in the *McNease Convention Center, Council Chambers (South Meeting Room), 501 Rio Concho Drive*.

Members of the public who wish to submit written Public Comment on agenda items must send their written comments via email to planning@cosatx.us by noon Friday, December 10, 2021. The subject should be in the following format: "Public Comment, [item number] – December 13, 2021." Emails must include your name and either address or Single Member District (City Council District). Please note that all Public Comment emails relevant to posted agenda items received by the deadline will be published as part of the agenda packet prior to the meeting and are therefore public record. Call 325-657-4210 for staff assistance.

PLEASE PLACE MOBILE PHONE ON "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS

I. Open Session:

A. Call to order and establish that a quorum is present.

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. Consideration of the November 15, 2021, Planning Commission Meeting minutes.

B. Replat of South 21.75' of Lot 40, Lots 41, 42, & North 15' of Lot 43, Block 4, Section 2, Bentwood Village Addition

A request for a Replat of South 21.75' of Lot 40, Lots 41, 42, & North 15' of Lot 43, Block 4, Section 2, Bentwood Village Addition, being 0.25 acres southeast of Beaty Road and Augusta Drive.

III. Regular Agenda

1. Subdivision Plats

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

A. 1st Replat of Part of Lots 6 & 7, Block 103, South Part of Fort Concho Addition

A request for approval of a 1st Replat of Part of Lots 6 & 7, Block 103, South Part of Fort Concho Addition, being 0.140 acres southwest of S. Irving Street and W. Avenue J.

B. First Replat of Lot 11, the west 100' of Lots 12, 13 and 14, Block 21, Lakeview Addition

A request for approval of a First Replat of Lot 11, the west 100' of Lots 12, 13 and 14, Block 21, Lakeview Addition, being 0.568 acres near Oaklawn Street and E. 46th Street.

C. Replat of Lots 5, 6A, 6B, & 6C, Block 1, Revised Clar-Mor Heights Addition

A request for approval of a Replat of Lots 5, 6A, 6B, & 6C, Block 1, Revised Clar-Mor Heights Addition, being 0.383 acres, located northwest of West Beauregard Avenue and Moritz Circle; and variances from Chapter 10.III.A.2 of the Subdivision Ordinance to maintain 36-foot paving widths for West Beauregard Avenue and Moritz Circle, urban local streets.

D. Allsup's Subdivision, Section One

A request for approval of a final plat for Allsup's San Angelo Addition, being 4.351 acres, located at 4028 S. Bryant Boulevard.

2. Planned Development Major Site Plan

The Planning Commission has final authority for approval of Planned Development Major Site Plans, appeals may be directed to the City Council.

A. PD18-03 Major Site Plan: 2680 and 2698 Camper Road

A request for approval of a Major Site Plan within a Planned Development (PD18-03) Zoning District to allow for additional accessory uses including a new restaurant, water tank, and additional parking, being 40.58 acres located at 2680 and 2698 Camper Road.

3. Rezonings

City Council has final authority for approval of rezonings.

B. Z21-16: 2115 & 2117 Gunter Street

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, located at 2115 and 2117 Gunter Street.

4. Conditional Uses

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

A. CU21-17: 2330 Fishermans Road

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 2330 Fisherman's Road.

B. CU21-18: 411 N. Park Street

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Two-Family Residential (RS-2) Zoning District, located at 411 N. Park Street.

C. CU21-19: 121 S. Bishop Street

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Two Family Residential (RS-2) Zoning District, located at 121 S. Bishop Street.

D. CU21-20: 2181A Gun Club Road

A request for approval of a Conditional Use to allow a renewal of a Short-Term Rental (STR) in the Single-Family Residential (RS-1) Zoning District, located at 2181A Gun Club Road.

5. Sign Variance

Planning Commission has final authority for approval of sign variances, appeals may be directed to City Council.

A. SV21-01 – 3151 & 3251 N. Bryant Boulevard

A request for approval of sign variances for a freestanding sign to allow a sign height of 70 feet in lieu of the maximum height of 50 feet, and a sign area of 492 square feet in lieu of the maximum allowed of 300 square feet in the General Commercial/Heavy Commercial (CG/CH) Zoning District, being 8.567 acres located at the southwest corner of North Bryant Boulevard and West 33rd Street.

IV. Director's Report.

V. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, January 24, 2022.**

VI. Adjournment.

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, December 10, 2021, in accordance with Chapter 551 in the Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending Planning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.



Zack Rainbow
Planning Manager