



REGULAR MEETING AGENDA

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, JANUARY 23, 2023, 9:00 A.M.

Notice is hereby given of a **Regular Meeting of the Planning Commission of the City of San Angelo** scheduled for **January 23, 2023, at 9:00 AM**. The meeting will be held in the *East Mezzanine of City Hall, 72 West College Avenue*.

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 Friday, January 20, 2023. The subject should be in the following format: "Public Comment, [item number] - January 20, 2023." Emails should 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"

I. **Open Session:**

- A. Call to order and establish that a quorum is present.
- B. Election of Chair.
- C. Election of Vice Chair.

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 December 12, 2022, Planning Commission Meeting minutes.
- B. **FP22-21 PL22 – Shriner’s Point Section One**
A request for approval of a Final Plat of Shriner’s Point, Section One, being 1.780 acres; generally located between E 40th Street and E 39th Street along Blum Street.
- C. **FP22-38- Denny Addition, Lot 1, Section 1**
A request for approval of a First Replat of Lot One in Denny Addition Lot 1, Section One creating Lot One A (12,148 sf) and Lot One B (46,087 sf).

D. PP22-13- Preliminary Plat of the Crosswinds Subdivision

A request for approval of a Preliminary Plat for Crosswinds Subdivision, generally located northeast of the intersection of Montague Avenue and the Veck Street extension, being 30.530 acres.

III. Regular Agenda

1. Subdivision Plats

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

A. FP22-24: McCrory Acres Final Plat (SMD#2)

A request for approval of a final plat of McCrory Acres, being 0.973 acres; located at 290 W 37th Street and a variance from Section 10.III.A.1 of the Land Development and Subdivision Ordinance to allow an existing 30' pavement width in lieu of the required 64' for a proposed arterial road.

2. Rezoning and Comprehensive Plan Amendments

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

A. Z22-25: Shriner's Point (SMD#1)

A request for approval of a rezoning from the High Rise Multifamily (RM-2) Zoning District to the Single Family (RS-1) Zoning District, being approx. 14.062 acres generally located southeast of the intersection of E. 40th St. and Blum St.

B. Z26-26 and CP22-07: 3, 5, & 9 W. Avenue J (SMD#3)

1.) CP22-07: A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the "Commercial" to the "Neighborhood" Future Land Use; and

2.) Z22-26: A request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) zoning district to the Single Family Residential (RS-1) zoning district; both being 0.743 acres, located at 3, 5, and 9 W. Ave. J.

C. Z22-27 and CP22-08: 2102-2298 East Houston Harte Frontage Road (SMD#4)

1.) CP22-08: A request for approval to amend the Comprehensive Plan changing the Future Land Use Plan Map from "Commercial" and "Transitional" to "Neighborhood"; and

2.) Z22-27: A request for approval of a rezoning from the Single-Family Residential (RS-1) and General Commercial (CG) Zoning Districts to a Planned Development (PD) Zoning District; being approx. 1.50 acres and located northeast of the intersection of Montague Avenue and the Veck Street extension.

D. Z22-29: 1201 Koberlin Street (SMD#3)

A request for approval of a rezoning from the Single-Family (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, being approximately 0.161 acres, located at 1201 Koberlin Street.

2. Conditional Uses

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

A. CU22-31: 2602 Nasworthy Drive (SMD #5)

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 2602 Nasworthy Drive.

B. CU22-32: 224 W Ave B (SMD#3)

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 224 W Ave B.

C. CU22-34: 128 Morris Avenue (SMD#3)

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 128 Morris Avenue.

IV. Discussion

Discussion on a possible Park Land Dedication Ordinance.

V. 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, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

a. Director's Report

b. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, February 20, 2023**, at the ***East Mezzanine of City Hall, 72 West College Avenue., San Angelo, Texas.***

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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, January 20, 2023, 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