



REGULAR MEETING AGENDA

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, March 20, 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 **March 20, 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, March 17, 2023. The subject should be in the following format: "Public Comment, [item number] – March 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 may 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.

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 February 20, 2023 Planning Commission Meeting minutes.**

B. Subdivision Plats:

1. FP23-04: Menges Subdivision (ETJ)

A request for approval of a Final Plat the Menges Subdivision, Being 2.246 acres of land (called 2.25 acres) out of that J. Sanderson Survey No. 96, Abstract No. 7367, according to the deed recorded on Volume 733, Page 812, Official Public Records of Real Property of Tom Green County, Texas property located in the ETJ.

2. FP23-05: Fannin Elementary School Addition, Sect. 1 (SMD#2)

A request for approval of a Final Plat of Fannin Elementary School Addition, Sect. 1, being 8.845 acres of land out J. Moehl Survey No. 191, Abstract No. 1656, and being out of that certain 9.0126 acre tract described and recorded in Volume 489, Page 633, Deed Records of Tom Green County, Texas.

3. FP23-03: Shops of Sherwood Revised Preliminary (SMD#6)

A request for approval of a Revised Preliminary Plat, Shops of Sherwood Subdivision, being 35.017 acres south of Sherwood Way and west of Southland Boulevard.

4. FP23-10 Shops of Sherwood, Sect. 4(SMD#6)

A request for approval of a Final Plat of the Shops of Sherwood Subdivision, Section Four, being 2.857 acres, located directly south of the intersection of Summer Crest Drive and Sherwood Way.

5. FP23-06 Pecan Place, Sect. Two (SMD#3)

A request for approval of a Plat of Pecan Place, Section 2, City of San Angelo, Tom Green County, Texas. Being 0.1342 acre of land out of the M. Himmer Survey No. 321, Abstract No. 355, described and recorded in Instrument No. 202105187, Official Public Records of Tom Green County, Texas.

6. FP23-07 Williams Addition, Sect. 2 (SMD#2)

A request for approval of Williams Addition, Sect. 2, being 0.2570 acre of land out of the James Williams Survey No. 121 1/2, Abstract No. 5670 described and recorded in Instrument No. 202117241, Official Public Records of Tom Green County, Texas.

III. Regular Agenda

1. Subdivision Plats

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

a. FP23-03: Southland Hills Add., Sect. 24B (SMD#1)

A request for to Final Plat the Southland Hills Addition Section, 24B, being 2.291 acres out of that certain 37.506acre tract described and recorded in Volume 249, Page 258, Official Public Records of Real Property of Tom Green County, Texas, and located at the intersection Stone Canyon Trail and Forest Hill Drive.

b. FP23-11: Pecan Grove (SMD#2)

A request for approval of a final plat of Pecan Grove Addition Lots 1 & 2, and a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to

maintain a paving width of 26 feet with no curb and gutter for Lake Drive, an urban local street.

c. RP23-05: Hyde Park Addition, First Replat in Block 51 (SMD#5)

A request for approval of a First Replat, Hyde Park Addition, being the west 80 feet of Lots 1, 2 and 3 and the west 70 feet of Lots 6, 7 and 8, Block 51, Hyde Park Addition.

d. RP23-08: Acevedo Subdivision (SMD#1)

A request for approval of a Final Plat of Acevedo Subdivision, being 21.517 acres of land out of V. Muller Survey No. 176, Abstract No. 1648 described and recorded in Instrument No. 201715723, Official Public Records of Tom Green County, Texas.

e. RP23-06: Second Replat of Poulter's Highland Acres Addition, Tracts 36 & 37 (SMD#2)

A request for approval of a Second Replat of Poulter's Highland Acres Addition, Tracts 36 & 37, and a request for a variance from Chapter 10.III.A.1 of the Land Development and Subdivision Ordinance, to allow a 60 feet of right-of-way in lieu of the required 76 feet.

f. PP23-02: Jefferson Heights, Section Eleven-A (SMD#2)

A request for approval of a Revised Preliminary Plat of Jefferson Heights, Section Eleven-A, being 1.083 acres of land out of J. Moehl Survey 191, Abstract No. 1656, City of San Angelo, Tom Green County, Texas and being that certain tract described instrument No. 201414920, Official Public Records of Tom Green County, Texas.

g. FP23-09: Jefferson Heights, Section Eleven-A (SMD#2)

A request for approval of a Final Plat of Jefferson Heights, Section Eleven-A, Being 1.083 acres of land out of J. Moehl Survey 191, Abstract No. 1656, City of San Angelo, Tom Green County, Texas and being that certain tract described in Instrument No. 201414920, Official Public Records of Tom Green County, Texas.

2. Rezonings and Comprehensive Plan Amendments

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

A. PD23-02: 2025 E. Houston Harte Expressway (SMD#4)

A request for approval of a rezoning from the Neighborhood Commercial (CN) zoning district to the Planned Development (PD23-02) zoning district to allow an underlay of Heavy Commercial (CH) for a welding shop, in addition to Neighborhood Commercial uses, located at 2025 E Houston Harte Expressway, being 1.861 acres.

B. PD02-03 Amendment – NE Intersection of Stratford and Melrose Ave (SMD#6)

A request to amend the existing conditions of Planned Development PD02-03, located northwest of the intersection of Melrose and Stratford Avenues, adjacent to The Bluffs Limited.

C. PP23-01- Lot 2, Hardin Addition (SMD#6)

A request for approval of a Preliminary Plat for vacant land for Planned Development with an underlying General Commercial land use for both the storage units and the commercial center. The preliminary plat is for the entire 9.088-acre tract. Located at the intersection of Melrose and Stratford Avenue.

D. FP23-02: Lot 2, Hardin Addition (SMD#6)

A request for approval of Lot 2 being the Final Plat and Lot 3 being set aside for future commercial center development. Lot 2 being 4.614 acres, and located at the intersection of Melrose and Stratford Avenue.

E. PD23-06: Bentwood, Sect. 45- Riviera Lane (SMD#1)

A request to rezone a 9.595 acre piece of property from Single-Family Residential (RS-1) to PD23-06 (Planned Development) to allow reduced setbacks and an increase in the maximum Floor Area Ratio (FAR) from .40 to .60 (allowing for a larger home on a RS-1 lot), with a base Single-Family Residential District (RS-1) Zoning, for Lots 17-40, Block 108, Section 45, Bentwood Country Club Estates. Located along Riviera Court, South of Club House Lane.

2. Conditional Uses

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

A. CU23-04: 3221 Red Bluff Rd. W (SMD #1)

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 3221 Red Bluff Rd. W.

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.

IV. Planning Director's Report

V. Future meeting agenda and announcements.

Regular Meeting Agenda – Planning Commission – March 20, 2023

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, April 17, 2023**, at the ***East Mezzanine of City Hall, 72 West College Avenue, San Angelo, Texas.***

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, March 17, 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