



REGULAR MEETING AGENDA AMENDED

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, MAY 15, 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 **April 17, 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, May 12th, 2023. The subject should be in the following format: "Public Comment, [item number] – May 15, 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 April 17, 2023 Planning Commission Meeting minutes.**

B. **Subdivision Plats:**

1. FP23-17: Bryant Square Final Plat, Lot 1, Blk A, Acres 0.992 (SMD#4)

A request for approval of Bryant Square Final Plat, Lot 1, Blk A, 0.992, Abst: A-0112 S-0318, Survey: F E CRAMER, 1.0000 AC OUT OF ABS 112 & ABS 1657, San Angelo, Texas. Located at 2406 N. Bryant.

2. FP23-18: Crosswinds Subdivision, Sect. 1A (SMD#4)

A request for approval of the Crosswinds Subdivision, Sect. 1A. Being 7.216 acres of land out of that certain 30.53 acre tract described and recorded in Instrument No. 202216963, Official Public Records of Tom Green County, Texas.

3. FP23-19: Crosswinds Subdivision, Sect. 1B (SMD#4)

A request for approval of the CROSSWINDS SUBDIVISION, SECTION ONE-B. Being 5.162 acres of land out of that certain 30.53 acre tract described and recorded in Instrument No. 202216963, Tom Green County, Texas.

4. FP23-20: Martin Luther King Park Subdivision (SMD#4)

A request for approval of a Final Plat of Martin Luther King Park Subd., Being 4.000 acres of land out of that certain 13.072 acre tract out of the E. Michali Survey No. 319, Abst No. 1657 described and recorded in Vol 578, Pg 146, Deed Records of Tom Green County, Texas.

6. RP23-11: Third Replat of Park Heights Add., Bk 31 (SMD#5)

A request for approval of a Third Replat of Park Heights Add., Bk 31 Being Lots 1D, 2D and the west half of Lot 2E, Amended Second Replat in Block 31, Park Heights Addition according to the plat filed in Cabinet D, Slide 317, Plat Records of Tom Green County, Texas.

7. PP23-07: ADROD Subdivision, Lot 1 (SMD#2)

A request for approval of a Preliminary Plat of the ADROD Sub, Lot 1 and Lot 2, being 5 acres located in the 3400 block of Lake Drive; and a variance from the subdivision ordinance, Section III.A.2 to allow a pavement width of 30' in lieu of the minimum 36' (and less than the standard width of 48').

8. FP23-22: ADROD Subdivision, Lot 1 (SMD#2)

A request for approval of a Final Plat and a variance from the subdivision ordinance, Section III.A.2 to allow a pavement width of 30' in lieu of the minimum 36' (and less than the standard width of 48') for the ADROD Sub, Lot 1, Being 4.839 acres of land out of C. Sander SUR No. 316, Abst No. 1868, being a 4.839 acre tract described and recorded in Instrument No. 202107767, O.P.R. 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. **FP23-23 Audrey Estates, Sect. 1 (ETJ)**

A request for approval of a Final Plat, and a variance request Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO, Sect. 1, being 19.921 acres out of Washington County RR Co Srvy 175, Abst No. 4030, Tom Green County, Texas and being out of a 20.659 acre tract as described in Instr # 202208229, Tom Green County, Texas.

c. **RP23 –10: Second Replat of Snyder's Add., Bk 11 (SMD#3)**

A request for approval of a Second Replat in Lot 11, G. W. SNYDER'S ADDITION, and a variance request in Chapter 9. III.8.2, being Lot 11A and 11B, First Replat in G. W. Snyder's Addition according to the replat recorded in Cab H, Slide 60, Plat Records of Tom Green County, Texas.

2. Rezoning and Comprehensive Plan Amendments

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

A. Rezoning and Comprehensive Plan

1. **CP23-02 & PD23-04 - Coliseum Dr (SMD#6)**

A request for approval of a Comprehensive Plan Amendment to change from Neighborhood to Commercial & approval of rezoning from the Single-Family (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 0.951 acres, located at 4112 Coliseum Dr.

2. **PD23-05: A new PD out of PD07-03: 2909 S A&M (SMD#5)**

A request to adopt the zoning PD23-05, a request to amend existing conditions of PD07-03, to allow for a mix of uses to include girls home (residential uses for pregnant teenage girls), associated school, a day care and a bakery/café (commercial), on the 5.438 acre portion of a 7.938 acre tract, that includes all existing structures, located at 2909 S A&M.

3. **Z23-05: 1065 N. Main Street (SMD#3)**

A request to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN). 2nd Replat of Chapman's Addition, Being 0.8167 Acres, in Blk. 5; Being Lots 41-44, Blk 5, Chapman's Resubdivision, and

located at 1065 N. Main Street. (ROW Abandonment and Replat requests to follow.

a. **ROW Abandonment – 1065 N Main St (SMD#3)**

A request to abandon the approximately 20' x 105' (unimproved) alley running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St.

b. **RP23-12: Exall Add, 2nd Replat Chapman's Subd., Blk 5 (SMD#3)**

A request for approval of a Replat of The Exall Addition, and two variance requests from Chapter 9.III.B.2 of the Land Development and Subdivision Ordinance (LDSO), a portion of an alley described as approximately 20' x 105' (unimproved) alley running north/south parallel to N. Main St. and located half a block west of N. Main St and south of E. 14th St. 2nd Replat of Chapman's Addition Blk. 5. Being 0.8167 Acres, being Lots 41-44, Blk 5 Official Public Records of Tom Green County, Texas. Located at 1065 N. Main St.

3. ROW Abandonments

1. **ROW Abandonment – 201 Millspaugh (SMD#5)**

A request to abandon the two (2), approximately 20' x 400' (unimproved) alleys and one (unimproved street) Rio Grande Street in Blocks 5 and 8, Roslyn Place Addition, between Milspaugh and Guthrie Street and Sherwood Way & San Antonio Street.

a. **FP23-21: McGill Elementary School Addition, Sect 1 (SMD#5)**

A request for approval of McGill Elementary School Addition, SECTION ONE, Being 6.032 acres of land and being all of Blocks 5 & 8, Roslyn Place Addition & closed street and alleys therein according to the plat recorded in Cab F, Slide 188, Tom Green County, Texas.

4. Conditional Uses

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

1. **CU23-09 – 3030 S Chadbourne (SMD#3)**

A request for approval of a Conditional Use to allow a Short-Term Rental (STR) in the Ranch & Estate (R&E) Zoning District, located at 3030 S Chadbourne St.

2. **CU23-10 – 3206 Webster St (SMD#2)**

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 3206 Webster Ave.

3. CU23-11 – 3101 Sierra Dr (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 3101 Sierra Dr.

4. CU23-12 – 2227 San Antonio St (SMD#5)

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 2227 San Antonio St.

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

V. Planning Director's Report

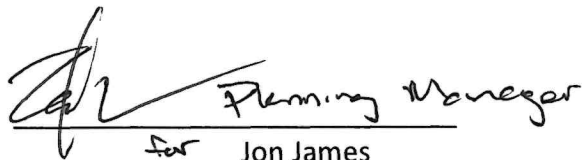
VI. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **Monday, June 19th, 2023**, at the ***East Mezzanine of City Hall, 72 West College Avenue, San Angelo, Texas.***

VII. 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, May 12, 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 City Clerk's Office at 325-657-4405, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.


for Jon James

Director, Planning & Development Services