



REGULAR MEETING AGENDA

CITY OF SAN ANGELO, TX
PLANNING COMMISSION
MONDAY, JUNE 19, 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 **June 19, 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, June 16, 2023. The subject should be in the following format: "Public Comment, [item number] – June 19, 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 & May 15, 2023, Planning Commission Meeting Minutes.

B. Conditional Uses:

1. CU23-15 - 221 N Oxford Dr - RS-1 (SMD#6)

A request for approval of a Conditional Use for a Short-Term Rental located at 221 N Oxford Drive.

2. CU23-16 – 1410 S Park St - RS-1 (SMD#5)

A request for Conditional Use for a Short-Term Rental located at 1410 S Park Street.

3. **CU23-21 – 2802 Houston St -RS-1 (SMD#2)**
A request for Conditional Use for a Short-Term Rental located at 2802 Houston Street.
4. **CU23-22 – 1910 Juanita Ave -RS-1 (SMD#2)**
A request for approval of a Conditional Use for a Short-Term Rental located at 1910 Juanita Avenue.
5. **CU23-24 – 1909 Forest Park- RS-1 (SMD#2)**
A request for approval of a Conditional Use for a Short-Term Rental located at 1909 Forest Park.
6. **CU23-26 – 102 W Ave I- RS-2 (SMD#3)**
A request for approval of a Conditional Use for a Short-Term Rental located at 102 W Ave I.

C. Subdivision Plats:

1. **PP23-08 - Arden Heights (SMD#6)**
A request for approval of a Preliminary Plat of 79.690 residential acres, which will contain 233 lots, located northwest of the intersection of FM 2288 and Arden Road.
2. **FP23-24 – Shriners Point Sec 1 (SMD#2)**
A request for approval of a Final Plat for Shriner's Point, Section 1, for six lots, located west of Armstrong Street at West 40th Street.
3. **FP23-25 – Shriners Point Sec 2 (SMD#2)**
A request for approval of a Final Plat for Shriner's Point Section 2, for seventeen lots, located west of Armstrong Street at West 40th Street.
4. **PP23-09 – Sagewood Estates (SMD#4)**
A request for approval of a preliminary plat of 5.894 residential acres, which will contain eleven lots, located northwest of Armstrong Street and E. 25th Street.
5. **FP23-28 – Sagewood Estates (SMD#4)**
A request for approval of a final plat for Sagewood Estates, being 5.894 acres of lan, located northwest of Armstrong Street and E. 25th Street.
6. **FP23-27 – Audrey Estates (ETJ)**
A request for approval of a final plat of the Audrey Estates, Sect. 1, being 19.921 acres, located in the extraterritorial jurisdiction (ETJ) south of FM 2105.

7. PP23-10 – Hunter Place Subdivision - (SMD#2)

A request for approval of a Preliminary Plat for Hunter Place Subdivision, comprising 26 lots, being 6.552 acres located northwest of Armstrong Street and East 34th Street.

8. FP23-26 – Hunter Place Subdivision - (SMD#2)

A request for approval of the Final Plat for Hunter Place Subdivision, being 4 lots, being 6.552 acres located northwest of Armstrong Street and East 34th Street.

9. RP23-17 – Clar-Mor Heights Addition, Lts 4 & 5C, Blk 1 - (SMD#5)

A request for approval of a Replat of Clar-Mor Heights, Block 1, Lots 4 and 5C, located on Moritz Circle south of Sherwood Way.

III. Regular Agenda

A. Conditional Uses

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

1. CU23-14 - 2536 Colorado Ave (SMD#5)

A request for approval of a Conditional Use to allow a Short-Term Rental in the Single-Family Residential (RS-1) Zoning District, located at 2536 Colorado Avenue.

2. CU23-17 – 621 W Ave J - RS-2 (SMD#1)

A request for approval of a Conditional Use for a Short-Term Rental located at 621 W Ave J.

3. CU23-18 – 3220 Trinity Ave RS-2 (SMD#1)

A request for approval of a Conditional Use for a Short-Term Rental located at 3220 Trinity Avenue.

4. CU23-19 – 635 S Jefferson St -RS-1 (SMD#1)

A request for approval of a Conditional Use for a Short-Term Rental located at 635 S Jefferson Street.

5. CU23-20 – 1854 Guadalupe St- RS-1 (SMD#5)

A request for approval of a Conditional Use for a Short-Term Rental located at 1854 Guadalupe Street.

6. CU23-23 – 914 Wichita Ave -RS-1 (SMD#2)

A request for approval of a Conditional Use for a Short-Term Rental located at 914 Wichita Avenue.

7. **CU23-25 – 3834 Old Post Rd - RS-1 (SMD#6)**
A request for approval of a Conditional Use for a Short-Term Rental located at 3834 Old Post Road.
8. **CU23-27 - 3406 Clearview Dr -RS-1 (SMD#6)**
A request for approval of a Conditional Use for a Short-Term Rental located at 3406 Clearview Drive.
9. **CU23-28 – 2310 W Twohig Ave- RS-1 (SMD#5)**
A request for approval of a Conditional Use for a Short-Term Rental located at 2310 W Twohig Avenue.
10. **CU23-29 - 2406 N Bryant (SMD#4)**
A request for approval of a Conditional Use request to allow Retail Sales & Service Uses in the Heavy Commercial (HC) Zoning District at 2406 N Bryant Blvd.

B. Subdivision Plats

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

1. **RP23-14 - First Replat in Blocks 39 & 40, Miles Addition (SMD#3)**
A request for approval of a First Replat in Blocks 39 & 40 Miles Addition, being 3.387 acres, and variance requests from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow streets with no curb & gutter and to allow 4th Street to remain at a substandard width, located between 4th and 5th Streets and between Oakes and Pecan Streets.

C. Rezoning and Comprehensive Plan Amendments

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

1. **Z23-06: 2153 Valleyview Dr. (SMD#3)**
A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District on the property located at 2153 Valleyview Dr.
2. **Z23-05: 1065 N. Main Street (SMD#3)**
A request to rezone property from the Single-Family Residential (RS-1) zoning district to the Neighborhood Commercial (CN) zoning district located at 1065 North Main Street.

The following right-of-way abandonment and replat requests are related to the above zoning case:

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 Addition, Block 5 and Chapman's Subdivision, Lots 41-44 (SMD#3)

A request for approval of an amendment to the Chapman's Subdivision, Lots 41-44 and a replat of the Exall Addition, Block 5, located at 1065 North Main Street, and two variance requests from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow the streets to be maintained at their current width.

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

A request to adopt a new Planning Development District, PD23-05, by amending a portion of the existing Planned Development, PD07-03, to allow for a mix of uses to include group residential living, an associated school, a day care facility, and a commercial bakery/café, on a 5.438-acre portion containing existing buildings, out of the overall 7.938-acre tract, located at 2909 S A&M.

D. 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.

E. Planning Director's Report

- Proposed annexation of property along Foster Rd and Loop 306

F. Future meeting agenda and announcements.

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

G. 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, June 16, 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.



Jon James

Director, Planning & Development Services