Planning Commission
8/21/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 21, 2023 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

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. Meeting Minutes

1. Consider approving the meeting minutes for June 19, 2023.
2. Consider approving the meeting minutes for July 17, 2023.

III. Regular Agenda

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

1. **RP23-24** - First Replat of Highland Range Estates Section One, Block 2 to combine two lots in the ETJ; and one variance request to allow the current 20' of paving for Edinburgh Rd in lieu of the minimum 26 feet.
2. **RP23-25** - First Replat of Lakeview Addition Blk 22, to create two lots; and a variance request for no curb and gutter along Bowie Street.
3. **RP23-26** - First replat of Saddle Club Section 3, Block 1.
4. **RP23-28** - First Replat in Block 10 and Second Replat in Block 9 of JNO. ABE March Subdivision; and a variance request to allow no paving on an unnamed street extending to the west property line.
5. **RP23-29** - Replat of the east half of Tract 9 of the Forest Park Addition, located at 2716 Forest Park Ave.
6. **RP23-30** - First Replat of Concho Development Addition, Section One, Block Two, located in the 3400 Block of Edgemont Drive.

7. **FP23-32** - Final plat of Southland Park Addition, Section Twenty-Five C, creating Lot 6C and dedicating right-of-way along Stone Canyon Trail; and appeal of a denial of a sidewalk waiver for Stone Canyon Trail.

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

1. **Z23-10 & CP23-03, 3480 Edgewood** - A request for a Comprehensive Plan amendment from "Commercial" to "Neighborhood Center" and rezoning from Light Manufacturing (ML) to RS-3 zoning for property located at 3480 Edgewood.
2. **CP23-02 & PD23-04, Coliseum Drive -** A request for an amendment to the Comprehensive Plan changing from Neighborhood to Neighborhood Center and rezoning from RS-1 (Single Family Residential), RS-2 (Two-Family Residential), and CG/CH (General Commercial/Heavy Commercial) to a Planned Development District, allowing RS-1, RS-2, and Neighborhood Commercial uses subject to certain conditions and limitations, located along and approximately one block on either side of the 4000, 4100, and 4200 blocks of Coliseum Drive.
3. **Z23-09, 2718 Forest Park Avenue -** A request to rezone from Single Family Residential (RS-1) to Two Family Residential (RS-2) located at 2718 Forest Park Avenue.

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

1. **CU23-36** - A request for a Conditional Use to allow a Short-Term Rental at 2458 Fisherman's Road in the RS-1 zoning district.
2. **CU23-37** - A request for a Conditional Use to allow a Short Term Rental at 4219 River Bend Drive in the RS-1 zoning district.
3. **CU23-38** - A request for a Conditional Use to allow a Short Term rental at 1126 Cyndi Lane in the RS-1 zoning district.
4. **CU23-39** - A request for a Conditional Use to allow a Short Term Rental at 6006 Terlingua Street in the RS-1 zoning district.

D. **Discussion Items**

1. Discussion of potential future changes to the Subdivision Ordinance to allow more preliminary plats and final plats to be approved administratively without review by the Planning Commission per Texas House Bill 3699.

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

V. Planning Director's Report

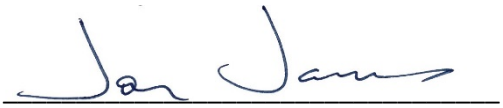
VI. Follow Up and Administrative Issues

A. **Announcements and Consideration of Future Agenda Items**
The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on **September 18, 2023** at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, Texas.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, 16th day of August, 2023, at 2:16 pm



Jon James, Director of Planning and Development Services

All agenda items are subject to action. The Planning Commission reserves the right to consider business out of posted order.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.