Planning Commission
9/18/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 18, 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. **Minutes** - August 21, 2023 meeting

B. **RP23-32** - A request for approval of a second replat of Bentwood Country Club Estates Section 16-D. The replat will combine Lots 56 and 57 into one lot 57 A with an adjacent drainage area called Tract A

III. Regular Agenda

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

1. **Z23-11 & CP23-04** - A request for a Comprehensive Plan Amendment from "Neighborhood" to "Neighborhood Center" and for a rezoning from Single-family Residential (RS-1) to Neighborhood Commercial (CN); located at 4415 Armstrong.

2. **Z23-12** - A request to rezone 18.046 acres from the Ranch and Estate (R&E) district to the Low Rise Multifamily Residence (RM-1) district and to rezone 10.814 acres from the Ranch and Estate (R&E) district to the General Commercial (GC) district, on a property located at the southwest corner of Loop 306 and Foster Rd.

3. **PD23-06 & CP23-02, Coliseum Drive (Corrected) -** 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.

4. **PD97-07** - A request to amend the Master Site Plan and concept plan for PD97-07 by adding a 14,500 square foot building for the Angelo State University flight training program at the San Angelo Airport.

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

1. **CU23-41** - A request for a Conditional Use for a Short Term Rental located at 2274 Joy Road in the RS-1 zoning district.
2. **CU23-42** - A request for a renewal of a Conditional Use for a Short-Term Rental located at 1817 A & M Ave.
3. **CU23-44** - A request for a Conditional Use for a Short Term Rental at 2950 Red Bluff Circle in the RS-1 zoning district.
4. **CU23-45** - A request for a Conditional Use for a Short Term Rental at 2512 Princeton in the RS-1 zoning district.

C. **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.
2. Meridian North - request to annex 15.496 acres

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

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, on the 15th day of September 2023, at 9:00 a.m.

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.