



Planning Commission
10/16/2023

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on October 16, 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. Consider approving the meeting minutes from September 18, 2023.
- B. CU43-47: A request to renew a Conditional Use for a Short-term Rental located at 2330 Fisherman's Rd.

III. Regular Agenda

A. Subdivision Plats

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

- 1. A request for a revised preliminary plat for The Meridian to add 52 residential lots.

B. Conditional Uses

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

- 1. CU23-40: A Conditional Use request for a Short-term Rental located at 1725 Live Oak.
- 2. CU23-43: A Conditional Use request for a Short-term Rental located at 1305 S Jackson.
- 3. CU23-48: A Conditional Use request for a Renewal of a Short Term Rental at 205 Crestwood Drive.

C. Rezoning and Comprehensive Plan Amendments

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

- 1. PD23-06 & CP23-02, 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.

2. **PD23-07:** A request to rezone from the Single Family Residential (RS-1) to the Planned Development (PD) zoning district with an underlying RS-1 zoning with storage units as an allowed use on approximately 5 acres located at 4415 Armstrong St.
3. **223-12:** 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.
4. **223-13:** A request to zone 15.496 acres to the Single-family Residential (RS-1) zoning district in Blocks 5-7 and to the Zero Lot Line, Twinhome and Townhome Residential (RS-3) zoning district in Block 8 in the Meridian North Subdivision, located along the extension of Slayde Drive north of Royal Oak Street.
5. **223-14:** A request to rezone property from General Commercial (CG) to Heavy Commercial (CH), located at 3420, 3502, 3550 N. Bryant Blvd and associated unaddressed parcels.

D. Special Use Permit

City Council has final authority for approval of Special Uses.

1. **SU23-01:** A request for a Special Use to allow a 119-bed skilled nursing facility in the Heavy Commercial Zoning District located at 3215 YMCA Drive.

E. Ordinance Amendments

City Council has final authority for amendments to the zoning or subdivision ordinances.

1. Amendments to the Land Development and Subdivision Ordinance regarding administrative approval of certain subdivision plats and other revisions and clarifications to ensure consistency with state law and changes to the City's zoning ordinance.
2. Amendments to Section 406 of the Zoning Ordinance regarding Short-term Rentals.

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, SU23-48: 3215 YMCA Dr.

A handwritten signature in blue ink, reading "Jon James", is positioned above a horizontal line.

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.