



**Planning Commission
11/20/2023**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on November 20, 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 - October 16, 2023**
- B. **RP23-36 - A request for approval of a replat of Lot one Block two of the San Angelo Gateway Addition Section one into three light manufacturing lots totaling 28.64 acres in the San Angelo Industrial Park.**
- C. **FP23-34 - A request for approval of a final plat of Meridian North Section four that will create 21 residential lots along Slayde St. and Catarina Ct.**
- D. **PP23-13 & FP23-35 - A request for approval to preliminary plat Odell Estates Section one and final plat Odell Estates Section One Lot 1 for residential purposes in the extraterrestrial jurisdiction of the City of San Angelo.**

III. Regular Agenda

A. Subdivision Plats

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

- 1. **RP23-33: A request for First Replat of Angelo Heights Addition, Block 178 being lots 7, 8, and 9 having Two Family (RS-2) zoning. A variance request to maintain the established right-of-way at 49' instead of 52' for a minor collector on N. Van Buren and a paving width variance to maintain the 30' of paving with curb and gutter instead of the minimum of 36' has been submitted.**
- 2. **RP23-34: First replat of Lots 44 and 45 in Block 3 Section 3 Group Red Bluff of the Lake Nasworthy Addition with Single Family Residential (RS-1) zoning. A variance request has been made for no additional paving.**

B. Conditional Uses

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

1. **CU22-21:** A request for a renewal of a Conditional Use for a Short Term Rental at 2517 Junius Street.
2. **CU23-50:** A request for a renewal of a Conditional Use for a Short-term Rental located at 2183 Gun Club Rd.
3. **CU23-51:** A request for approval of a Conditional Use to allow Retail Sales and Service Use (small equipment sales, lawnmowers and golf carts) in a Light Manufacturing (ML) Zoning District located at 999 Knickerbocker Rd.
4. **CU23-52:** A request for a Conditional Use to allow a cell tower in General Commercial Zoning District located at 2849 E Houston Hart Rd.

C. Rezoning and Comprehensive Plan Amendments

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

1. **Z23-15:** A request for a zone change from Heavy Commercial (CH) Zoning District to Light Manufacturing (ML) Zoning District at 1182 E. Gas Plant Rd.

D. Ordinance Amendments

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

1. Discussion on 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

- A. Discussion - potential expansion of the Open Structure overlay to include approximately 200 homes located along Catalina Dr, Cordell Dr, Louise Dr, Eunice Dr, Erine Dr and Nueces Dr. North of Edmund Blvd.

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,



Aaron Vannoy, Assistant 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.