Planning Commission
1/22/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on January 22, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Dr., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

A. **Chair & Vice-Chair Elections:** Nominate and vote for 2024 Chairperson and Vice.

1. **Chairperson Election**
2. **Vice-Chairperson Election**

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 December 18, 2023.

B. **FP23-42:** A request to final plat the Roosevelt Lofts Subdivision located in the central business district (CBD) zoning at 50 N. Chadbourne St.

C. **RP23-40:** A request to replat Lakeview Towne Center, Section One, 6th replat in Lot 27 located in the general commercial (CG) zoning district at approximately 615 and 617 West 29th St.

III. Regular Agenda

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

1. **FP23-41:** A request to final plat The Palms Section Four located in the single-family district (RS-1) with a variance request from Chapter 10, Section III, A. 2.; a paving width variance for Hillside Dr. and a variance request from Chapter 9 Section III, A. 1 from direct and abutting to a public right of way.
2. **FP23-38:** A request to final plat Baker Ranch Section 6 is located in the low rise multifamily (RM-1) and the single family (RS-1) in the 4000 blk. of Ruth Ln and the 5000 and 6000 Blk. of Vista Del Sol Drive
3. **PP23-15:** Stonewall Estates at Fairview: A request for a preliminary plat in the extraterritorial jurisdiction of the City of San Angelo called Stonewall Estates at Fairview

being 39.351 acres totaling 23 lots.

4. **FP23-40:** A request to final plat Stonewall Estates at Fairview in the extraterritorial jurisdiction for 7 lots totaling with frontal on Fairview School rd, a major collector. A partial variance has been requested for paving width to include 8' of paving with 2 course surface treatment to meet County road standards.

5. **RP23-39:** A request to replat for Far West Addition sixth replant, in Section Two, Block 2 is located in the general commercial (CG) zoning district located on the 6000 block of Grand Court.

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

1. **PD23-08**: A request to rezone from the (R & E) Ranch & Estate zoning district to the (PD23-08) Planned Development zoning district with an underlying General Commercial zoning allowing kennels, parking, exercise area, staff area and for the housing of dogs and cats and small animals while awaiting adoption.

2. **Z23-18 and CP23-06:** A request to rezone from the (CO) Office Commercial zoning district to the (RS-1) Single Family zoning district allowing single-family on the 11 acres southwest of the intersection of Smith Blvd. and Gregory Rd.

3. **Z23-19 and CP23-05** A request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RM-1) Low Rise Multi-Family Residential for the property at 1621 N. Chadbourne Street and a Comprehensive Plan Amendment from (C) Commercial to (NC) Neighborhood Center for the property at, 1621 & 1705 N, Chadbourne St. and 22, 21, 18, 17, & 15 W. 17th St. and 22, 18, 16, & 6 W 16th St.

4. **Z23-20:** A request to rezone the property at 926 Humble Road from Light Manufacturing (ML) to General Commercial (CG).

5. **Z23-21:** A request to expand the Open Structure Overlay map to include the following area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr.

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

1. **CU23-55:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 3013 Red Bluff Circle in a RS-1 zoning district.

2. **CU23-58:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 1305 S Jackson St in a RS-1 zoning district.

3. **CU23-60:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 1219 S. David St in a RS-2 zoning district.

4. **CU23-61:** Request for approval of a Conditional Use to allow a Short-Term Rental located at 206 N Bishop St in a RS-2 zoning district.

5. **CU23-62:** Request for approval of a Conditional Use to allow a Short-Term Rental located

at 1630 Catalina Dr in a RS-1 zoning district.

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. Points of concern from the City Council discussion concerning amendment to Short-term Rental Zoning Ordinance.

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 19th day of January 2024, at 8:32 a.m.

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.