



Planning Commission 4/15/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 15, 2024 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:** Consider approving the meeting minutes from March 18, 2024.

III. Regular Agenda

A. Subdivision Plats

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

1. **FP24-09 Concho Development Company Addition, Section 3:** A request to Final Plat Concho Development Company Addition, Section 3 being 5.517 acres in the Light Manufacturing (LM) and Single family (RS-1) zoning districts located at approximately 3510 Christoval Rd.
2. **FP24-10 Sparks Estates Section One:** A request to Final Plat Sparks Estates, Section 1 in the Ranch and Estates (R&E) zoning district located at approximately 4529 Ransom Rd. A request for paving width variance to maintain the 30' of paving instead of 40' width, with the applicant's responsibility being an incremental half of 10' additional paving.
3. **FP24-11 The Enclave at Twin Oaks Addition, Section Three:** A request to Final Plat The Enclave at Twin Oaks Addition, Section 3 being 7.133 acres in the single family (RS-1) zoning district located at approximately the 5000 Block of Royal Oak between Canyon Rim Drive and Coral Way.
4. **RP24-03 First Replat Avondale Addition Block 6:** A request to replat Avondale Addition block 6, lots 30-33 in the Two-family (RS-2) zoning district located at approximately 1628 to 1640 Beacon St. A request for a variance for paving width on Beacon Street, a request for variance on Marie Street for paving width and a request for variance on Marie Street for no curb and gutter.

B. Rezoning and Comprehensive Plan Amendments

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

1. **PD24-01 4215 Armstrong:** A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD) district with an underlying base of Low-rise Multifamily (RM-1) for a transitional housing facility for women.
2. **224-10 CBD Expansion:** Discussion and action on the request to expand the Central Business District Zoning to the area bound by Emerick Street on the East, Pulliam Street and East 3rd Streets on the north, N Oakes Street on the west and E Twohig Street on the south.

C. Conditional Uses

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

1. **CU24-07 1528 Kenwood Drive:** A request for a Conditional Use for a Short-term Rental at 1528 Kenwood Drive.

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 11th day of April 2024, at 4:52 p.m.



Aaron Vannoy, 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.