



Planning Commission
5/20/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on May 20, 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 joint meeting minutes from April 16, 2024.
- B. **CU23-11Renewal 3101 Sierra Dr (SMD#1):** A request for a renewal of a Conditional Use for a short-term rental.
- C. **CU23-12Renewal 2227 San Antonio St (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- D. **CU23-14Renewal 2536 Colorado Ave (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- E. **CU23-15Renewal 221 N Oxford Dr (SMD#5):** A request for a renewal of a Conditional Use for a short-term rental.
- F. **CU23-21Renewal 2802 Houston St (SMD#2):** A request for a renewal of a Conditional Use for a short-term rental.
- G. **CU23-25Renewal 3834 Old Post Rd (SMD#6):** A request for a renewal of a Conditional Use for a short-term rental.
- H. **CU23-26Renewal 102 W Ave I (SMD#3):** A request for a renewal of a Conditional Use for a short-term rental.

III. Regular Agenda

A. Subdivision Plats

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

- 1. **PP24-02 Naumann Addition (SMD#4):** A request for a preliminary plat for 11.98 acres on the north side of E 28th street at approximately 3900' from the intersection of Armstrong

and E 28th Street. The linear frontage of the property is 417.44' and the zoning is Heavy Manufacturing.

2. **FP24-12 Reyes Addition Section 2 (ETJ):** A request to subdivide a property at the intersection of Grape Creek Rd and Nutmeg - private road being 3.5 acres to the Reyes Addition Section Two. Property is located in the extraterritorial jurisdiction area.
3. **FP24-13 Lakeview Addition Block 19 (SMD#2):** A request to create 4 residential lots in the RS-1 single family residential zoning district located at the 4600 Block of Alamo Street and E 47th Street.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z24-03 816 Culwell & CP24-01 (SMD#4):** A request for a Comprehensive Plan Amendment from "Commercial" to "Neighborhood Center" and for a rezoning from Heavy Commercial to Neighborhood Commercial west of the Texas Pacifico RR and Culwell Street
2. **Z24-02 & CP24-02 Concho Development Rezoning (SMD#1):** A request for approval of a zone change from (ML) Light Manufacturing and (RS-1) Single-family Residential to (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood and Neighborhood Center to Commercial for the property at preliminary address 3510 Christoval Rd.
3. **Z24-04 & CP24-03 7 E 27th St (SMD#4):** A request for approval of a zone change for a portion of the property located at 7 East 27th Street from General Commercial/Heavy Commercial (CG/CH) to Single-Family Residential (RS-1) and a Comprehensive Plan Amendment from Commercial to Neighborhood.

C. Conditional Uses

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

1. **CU24-08 1601 Kansas Ave (SMD#1):** A request for a Conditional Use for a short-term rental
2. **CU24-09 2650 University Ave (SMD#5):** A request for a Conditional Use for a short-term rental
3. **CU24-10 2422 Lindenwood Dr (SMD#5):** A request for a Conditional Use for a short-term rental.
4. **CU24-11 417 W 49th St (SMD#2):** A request for a Conditional Use for a short-term rental.
5. **CU24-12 1009 Rio Grande St (SMD#5):** A request for a Conditional Use for a short-term rental.

D. Discussion items and direction request

1. Discussion of Battery Storage and What Zoning It Should Fall Under
2. Discussion of Cultural District Expansion

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:

The next regular meeting of the Planning Commission is scheduled to begin on **Monday, June 17, 2024, at 9:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

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 16th day of May 2024, at 4:52 p.m.

A handwritten signature in blue ink, appearing to read 'A. Vannoy', is written over a horizontal line.

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.