



Planning Commission
7/15/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on July 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 May 20, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from June 17, 2024.
- C. **RP24-09 Arlington Heights (SMD#3):** Request for approval of a plat for two RS-1 Single Family lots that have received lot size and set back variances from the Zoning Board of Adjustment.

III. Regular Agenda

A. **Rezoning and Comprehensive Plan Amendments**

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

- 1. **Z24-05 W Houston Harte Expy (SMD#6):** Request to rezone from Low Rise Multi-Family Residential (RM-1) to General Commercial (CG).
- 2. **Z24-06 Bentwood Country Club:** Request to zone a 22.096-acre tract located east of Riviera Ln and Clubhouse Ln to Single-family Residential (RS-1) in conjunction with an annexation.
- 3. **PD24-04 Shriner's Point (SMD#2):** Request to rezone property on the 1000 block of East 40th Street from Single-Family Residential (RS-1) to a Planned Development District (PD24-04) with a base zoning of RS-1.
- 4. **PD02-01 Amendment 1326 The Crossing Avenue (SMD#1):** Request to amend PD02-01, 1st R/P of Lot 1 BLK 1 Sec. 3 Tract 4 (1326 The Crossings Ave.) to include 2.973 acres for Safety Services facility.

B. **Conditional Uses**

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

1. **CU24-20 418 S Adams (SMD#5):** Request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.
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2. **CU15-03 Amendment SAISD (SMD#4):** Request to amend Conditional Use CU15-03 to add an additional lot on the approved concept plan for portable school buildings on a residential lot located at 302 Cottonwood.

C. **Subdivision Plats**

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

1. **FP24-13 Los Lomas Addition (SMD#1):** Request to final plat one lot with a size of 1.00 acres located at 7698 South Country Club Road in Ranch & Estate (R&E) zoning for the development of a single-family home, including a variance request for paving width.
2. **RP24-08 Scott-Scherz Subdivision (SMD#3):** Request for approval of the First Replat of Block 1 Scott-Scherz Subdivision being all of Lot 1 and the west 2500 sq. ft. of Lot 2 Block 1 plus 7,565 sq. ft. of abandoned N. Sellers Street R-O-W and a variance on paving width of 22 feet.
3. **RP24-10 Avondale Addition Block 6 (SMD#4):** 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 Street, and a request for a variance on N Marie Street for no curb and gutter. Administrative variances were granted for paving width on both Beacon and N Marie Street.
4. **RP24-11 Frary's Addition Block 4 (SMD#3):** Request to subdivide property into two lots located at the southwest corner of Harris Ave. and E Beauregard Ave. creating two lots for new construction in an infill area.
5. **RP24-12 Lasker's Addition Block 15, Lots 8-10 (SMD#4):** Request to replat of a property at approximately 1621 N Chadbourne from three lots into two lots with RM-1 Low-rise Multifamily zoning and a Historical Overlay zoning located at 1621 N Chadbourne.

D. **Sign Variances**

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

1. **SV24-01 5205 S US Hwy 87 (SMD#1):** A request for a sign variance to Section 12.04.005 (a) 1. (B) the Multi-family height limited to 8' to allow a 16' sign in RM-1 zoning district located at 5205 S Bryant.

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, August 19, 2024, at 2:00 pm** 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 11th day of July 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.