



Planning Commission
8/19/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 19, 2024 at 2:00 PM 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. **RP24-15 Poulter's Highland (SMD#2):** A request to Replat lot 26 of block 2 of Poulter's Highland Acres Addition in the 3900 Block of Townview Ln.

III. Regular Agenda

A. **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):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district (tabled from July meeting).
2. **CU24-21 115 N Jackson (SMD#5):** A request for a Conditional Use to allow a short-term rental in a Two-family Residential (RS-2) zoning district.
3. **CU24-22 600 N Baze St (SMD#3):** A request for a Conditional Use to allow an expansion of their current metal salvage and recycling facility in the lot to the south in a Light Manufacturing (LM) zoning district.
4. **CU24-23 4901 Blue Grama Cir (SMD#6):** A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.

B. **Rezonings and Comprehensive Plan Amendments**

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

1. **Z24-08 21 E 30th St (SMD#2):** A request to rezone from (CG/CH) General Commercial/Heavy Commercial to (RS-1) Single Family Residential at 21 E 30th St.
2. **Z24-09 1628 & 1640 Beacon St (SMD#4):** A request for approval of a zone change from the Two-Family Residential (RS-2) zoning district to Low-Rise Multifamily (RM-1) at 1628 and 1640 Beacon Street.

3. **Z24-11 & CP24-05 2588 Armstrong St (SMD#4):** A request to rezone from (RS-1) Single-family Residential to (CN) Neighborhood Commercial and amend the Comprehensive Plan from Neighborhood and Commercial to Neighborhood Center.
 4. **Z24-12 2815, 2821, 2835 Houston St & 2826 W Houston Harte Expy Frontage (SMD#2):** A request for approval of a zone change from (CN) Neighborhood Commercial and (RS-1) Single-family Residential to (RM-1) Low-rise Multifamily for the property at following addresses 2815, 2821, 2835 Houston Street and 2826 W Houston Harte Expy. Frontage Rd.
 5. **Z24-13 2025 & 2029 Vaughn St (SMD#5):** A request to rezone from CG/CH (General Commercial/Heavy Commercial) to RM-1(Low Rise Multifamily Residential) at 2025 & 2029 Vaughn Street.
- C. **Subdivision Plats**
The Planning Commission has final authority for approval; appeals may be directed to City Council.
1. **PV24-01 Lake Nasworthy Addition Group Red Bluff (SMD#1):** A request to vacate the First Replat of Lots 44 and 45, Block 3, Section 3, Lake Nasworthy Add. Group Red Bluff. Vacating this replat will result in Lot 44A returning to two separate lots: Lot 44 and Lot 45.
 2. **PV24-02 Sagewood Estates (SMD#4):** A request to vacate the Preliminary Plat of Sagewood Estates.
 3. **FP24-14 Lake Shore Estates Section 3 (SMD#1):** A request for a final plat of 25.252 acres located south of Bright Ave and southwest of South Concho Dr at Lake Nasworthy to create 87 single-family residential lots.
 4. **RP24-13 South Angelo Addition Block 4 Lots 11-12 (SMD#5):** A request to for a First Replat of Lots 11 & 12, Block 4 of South Angelo Addition located at the northwest corner of Vaughn St and Jack St.
 5. **RP24-14 Hatcher's Addition (SMD#2):** A request to Replat four lots into one lot of the Hatcher's Addition Block 81, Lots 4-8 at 2815, 2821, 2835 Houston St and 2826 W Houston Harte Expy Frontage Rd.

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, September 16, 2024, at 9:00 am** in the East Mezzanine 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 15th day of August 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.