



Planning Commission
9/16/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 16, 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 July 15, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from August 19, 2024.
- C. **RP24-18 Manning Addition Sec 1 Blk 1 Lot 1 (SMD#4):** A request to replat Lot 1, Block 1, Manning Addition Section 1 in the Single-Family Residential (RS-1) zoning district located at approximately 2801 Bowie Street.
- D. **RP24-17 Far West Addition Sec 2 Blk 2 (SMD# 6):** A request for a 6th replat of the Far West Addition Section Two, Block 2 which will result in two commercial lots along Grand Court Rd.
- E. **RP24-19 San Angelo Addition (SMD#3):** A request to replat Block 3 of the San Angelo Addition resulting in one lot within the Central Business District (CBD).

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. **PD24-05 2298 E Houston Harte Frontage Road (SMD#4):** A request to rezone to a Planned Development to allow a mixed use development with an underlying Single-family Residential (RS-1) zoning and also allow Zero Lot Line, Twin Home and Townhome, Duplex, and Two-family Residential with modified setbacks.

B. Conditional Uses

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

- 1. **CU24-24 121 S Bishop St (SMD#5):** A request for a Conditional Use to allow a short-term rental in a Two-family Residential (RS-2) zoning district.

2. **CU24-25 1417 Tyler St (SMD#5)**: A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district.
- C. **Subdivision Plats**
The Planning Commission has final authority for approval; appeals may be directed to City Council.
 1. **FP24-15 Southland Hills Addition Sec 25 (SMD#1)**: A request to Final Plat Southland Hills Addition, Section 25 being 7.050 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and Forest Hill Dr.
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 2. **RP24-20 Lewis O Woodward Subdivision (ETJ)**: A request for a replat of three tracts in approximately the 5400 block of Grape Creek Rd into two tracts located in the exterritorial jurisdiction. A request for two variances on paving width for Grape Creek Road and Irvingdale Road.
- D. **Discussion items and direction requests**
 1. Discussion of San Angelo Adopted Plans
 2. Discussion of battery energy generation and storage
 3. Discussion on Open Structure Overlay

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, October 21, 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 13th day of September 2024, at 8:32 a.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.