



Planning Commission 10/21/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on October 21, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Dr., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. 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.

III. 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 August 19, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from September 16, 2024.

IV. 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. **CU24-13 2646 Colorado Ave (SMD#5):** A request for a Conditional Use for a short-term rental located at 2646 Colorado Ave.
2. **CU24-14 2302 Guadalupe St (SMD#4):** A request for a Conditional Use to allow a short-term rental located at 2302 Guadalupe St.
3. **CU24-26 1217 Woodruff St (SMD#4):** A request for a Conditional Use for a short-term rental located at 1217 Woodruff St.
4. **CU24-27 254 Glenna Dr (SMD#2):** A request for a Conditional Use for a short-term rental located at 254 Glenna Dr.

B. 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 "The Crosswinds" (SMD#4):** A request to

rezone to a Planned Development to allow a mixed use development with an underlying (RS-3) zoning and also allow Zero Lot Line, Twin Home and Townhome, Duplex, and Two-family Residential with modified setbacks.

2. **Z24-14 Block 53 of Lasker's Addition (SMD#4):** A request for approval of a zone change from the Single-Family Residential (RS-1) Zoning District to Low-Rise Multifamily (RM-1) for properties located on Block 53 of Lasker's Addition.
3. **PD24-06 Village East (SMD#5):** A request for approval of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual, as well as accessory uses for a retirement community.

C. **Subdivision Plats**

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

1. **FP24-19 Village East Retirement Community Section One (SMD#5):** A request to final plat 56 lots and 4 tracts over 6.114 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.
2. **FP24-20 Village East Retirement Community Section Two (SMD#5):** A request to final plat 19 lots and 4 tracts over 2.385 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.
3. **FP24-21 Village East Retirement Community Section Three (SMD#5):** A request to final plat 32 lots and 2 tracts over 4.190 acres located at the Village East Retirement Community in order to individually subdivide each home, and a request for approval of a variance to not have direct and abutting access to publicly dedicated street right-of-way.
4. **FP24-16 Las Lomas Ranchettes Section Twelve, Lots 8 & 9 (SMD#1):** A request to Final Plat Las Lomas Ranchettes, Section 12 Lots 8 & 9 being 1.0 acre each located at 8350 & 8360 Country Club Rd and a variance request for paving width on Country Club Rd.
5. **FP24-17 Las Lomas Ranchettes Section Thirteen, Lot Nine (SMD#1):** A request to final plat one lot measuring 1.50 acres and located at 149 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the minimum required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road.
6. **FP24-18 Trinity Park Section Two (SMD#1):** A request to Final Plat of Trinity Park Section Two being 19.997 acres located at 518 & 528 Country Club Rd. and a variance request for paving width and curb and gutter on Country Club Road.
7. **RP24-23 Lasker's Addition Block 34 (SMD#4):** A request to Replat in Block 34 of Lasker's Addition being .483 total acres located at 1920 N Martin Luther King and 223 W 20th St.

- 1 Sidewalk waiver appeal

V. **Planning Director's Report**

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, November 18, 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 17th day of October 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.