



Planning Commission 11/18/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on November 18, 2024 at 9:00 AM at McNease Convention Center – Council Chambers, 501 Rio Concho Drive, 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.
- C. **Meeting Minutes:** Consider approving the meeting minutes from October 21, 2024.
- D. **RP24-24 Sunnyside Addition, Block H, Lots 19-20 (SMD#3):** First replat in Block H of Sunnyside Addition creating three lots from two.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **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. This received a 30 day extension at the October meeting at the request of the applicant.
- 2. **PP24-03 & FP24-22 Bank and Trust Subdivision (SMD#2):** A preliminary plat subdividing 7.192 acres of vacant land into four lots for commercial development along U.S. Highway 87, and a final plat outlining one 2.5-acre lot from the southern area of the preliminary plat along Humble Road.
- 3. **Crosswinds Sec 1A & 1B (SMD#4)** A request to Final Plat 1A Crosswinds; being 7.272 acres

and 1B Crosswinds; being 5.028 acres located in the G SCHUBITZ survey and the MARYLOU ADDITION, WEST PART OF LOT 2

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z24-15 Lasker Addition Block 25 (SMD#4)**: A request for a zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1) including six properties located around W 18th, W 19th, and Martin Luther King Dr.

C. Conditional Uses

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

1. **CU24-28 818 S Abe (SMD#5)**: A request for a Conditional Use for a short-term rental located at 818 S Abe.
2. **CU24-29 999 Knickerbocker (SMD#5)**: A request for a Conditional Use for a retail use within a Light Manufacturing (ML) zoning district.

D. Sign Variances

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

1. **SV24-02 2 N Koenigheim (SMD#3)**: A variance request to allow a second freestanding sign fronting Koenigheim and allow the sign at the property line in lieu of the required 5' setback located at 2 N Koenigheim.

E. Non-Conforming Use Extensions

The Planning Commission has final authority for approval of non-conforming use extensions; appeals may be directed to the City Council.

1. **NCU24-01 1529 W Avenue N (SMD#5)**: A request for an expansion of a nonconforming structure under section 602 B.; located at 1529 W Ave. N to add cover structure to their rooftop seating area.

F. Discussions

1. Section of Knickerbocker Rezoning
2. Sign Ordinance Amendments

V. Planning Director's Report

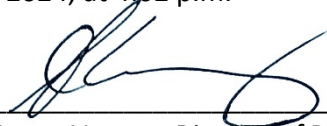
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, December 16, 2024, at 9:00 am** in Council Chambers at the McNease Convention Center at 501 Rio Concho Drive.

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 14th day of November 2024, at 4:02 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.