



Planning Commission 12/16/2024

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on December 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. 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 September 16, 2024.
- B. **Meeting Minutes:** Consider approving the meeting minutes from November 18, 2024.
- C. **RP24-26 First Replat in Block A, Group 2, Lake Nasworthy Addition (SMD#1):** A request to replat 2 lots together in Block A, Group 2 of the Lake Nasworthy Addition in the Single-Family Residential (RS-1) zoning district, resulting in one 1.750-acre lot.
- D. **San Angelo Addition Blk 3 (SMD#3):** A request for a second replat Block 3 of the San Angelo Addition in the Central Business District (CBD), resulting in two lots totaling over 1.095 acres located at approximately 128 and 136 E. Concho Ave.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **FP24-26 Southland Hills Add Sec 24B & FP24-27 Southland Hills Add Sec 23 (SMD#6):** A request to final plat Southland Hills Addition Section 23 & 24B creating 37 lots between both plats located in a Planned Development zoning district.
- 2. **PP24-04 & FP24-23 San Angelo Armstrong Addition Preliminary & Final Plat (SMD#4):** A request for a preliminary and final plat on the San Angelo Armstrong Addition in a Neighborhood Commercial (CN) zoning district.

3. **Concho River Estates Lots 25-26 (SMD#1):** A request to replat lots 25 and 26 in Concho River Estates. This will combine two lots into a tract of just over 13 acres in the Heavy Commercial zoning district. A request for a variance to Chap. 10, Sec III 2. A for a paving width of 0' instead of the required 26' for a local road.
 4. **PV24-03 Vacate Second Replat of Block 25 of Lasker Addition (SMD#4):** A request to vacate the second replat of Laskers Addition, Block 25, which is .321 acres at the corner of Martin Luther King Boulevard and 19th Street.
- B. Conditional Uses**
- The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.*
1. **CU24-30 30 Dellwood Dr (SMD#3):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 30 Dellwood Dr.
 2. **CU24-31 329 River Oaks (SMD#3):** A request for a Conditional Use for a short-term rental located in Single-family Residential (RS-1) zoning district at 329 River Oaks.
 3. **CU24-33 1620 Coke St (SMD#3):** A request for a Conditional Use to allow a commercial parking lot within a Single-family Residential zoning district at 1620 Coke St.
 4. **CU24-34 216 W 5th St (SMD#3):** A request for a Conditional Use to allow a retail sales and service use - both personal service and entertainment services oriented business within a Light Manufacturing zoning District at 216 W 5th St.
 5. **CU24-35 3531 Lutheran Way (SMD#1):** A request for a Conditional Use to allow multi-family apartments within a General/Heavy Commercial (CG/CH) zoning district at 3531 Lutheran Way.
- C. Non-Conforming Use Continuation**
- The Planning Commission has final authority for approval of non-conforming use continuation; appeals may be directed to the City Council.*
1. **NCU24-02 2208 Webster (SMD#2):** A request to continue a non-conforming use of an accessory building located at 2208 Webster.

V. Planning Director's Report

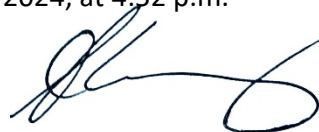
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, January 27, 2025, at 9 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 12th day of December 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.