



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, August 12, 2026 - 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. *The 11 pm rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).*

Additional written comments are welcome. If you would like to comment on an agenda item, please [email the city](#). Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please [email the city](#) at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the July 8, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) **LOCUST ROAD ADDITION INITIAL ZONING** This is a hearing for the initial zoning of the Locust Road Addition, a pending annexation of 1815 Locust Road, as well as a portion of the Locust Road right of way. The applicant has requested the "R-2" Low Density District zoning designation. The applicant is Gustavo Martinez.
- 6) **STAR COURT LOT 8 TOWNHOMES SUBDIVISION PRELIMINARY PLAT** This is a hearing for a



proposed subdivision located on Lot 8 of the Miami Business Park Subdivision Filing No. 2, also addressed as 739-749 East Star Court. This application subdivides the townhomes, which are under construction, into 6 individually conveyable units. The applicant is Justin Tanner with Forza Red, LLC.

- 7) **CHELSEI LANE & TOWNHOMES AMENDED PD PLAN** This is a hearing for a proposed amendment to the Chelsi Replat Amended PD Plan and Preliminary Plat. The previously approved PD plan from 1992 approved 24 units in this portion of the property. This PD amendment reduces the number to 23. There are no further changes to the PD plan. The applicant is Selvin Sandoval with El Chapin Investment Group, LLC.
- 8) **CHELSEI LANE & TOWNHOMES PRELIMINARY PLAT** This is a hearing for a proposed subdivision located on a property accessed off of Margot Court. This plat renews the undeveloped portion of the Chelsi Replat Subdivision, and proposes 23 individually conveyable townhome lots. The applicant is Selvin Sandoval with El Chapin Investment Group, LLC.
- 9) Other Business
- 10) Next Meeting will be September 9, 2026
- 11) Motion to Adjourn