



Planning Commission 1/27/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on January 27, 2025 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

A. Chair & Vice-Chair Elections: Nominate and vote for 2024 Chairperson and Vice.

1. Chairperson election
2. Vice-Chairperson election

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 November 18, 2024

B. Meeting Minutes: Consider approving the meeting minutes from December 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. **CU24-34 216 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.
2. **CU23-57 306 N Monroe St (SMD#4):** A request to revoke the conditional use for a short term rental located at 306 N Monroe St.

B. Rezoning and Comprehensive Plan Amendments

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

1. **PD24-07 4673 Christoval Rd:** A request for a zone change to a Planned Development from

Heavy Commercial (CH), allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd

2. **Z24-17 2401 N Chadbourne:** A request for a zone change from General/Heavy Commercial (CG/CH) Zoning District to General Commercial (CG) located at 2401 N Chadbourne

C. **Subdivision Plats**

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

1. **FP24-23 Las Lomas South Subdivision Tract 1:** A request to final plat one lot measuring 2.00 acres and located at 125 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the 0' of the 6' required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road being the future extension of Foster Rd.
2. **FP24-24 Arden Acres Section 4:** A request to final plat one lot measuring 0.99 acres and located at 4453 Arden Road in Heavy Commercial (CH) zoning.
3. **RP24-32 Poulter's Highland Acres Tract 36 Blk 1:** A request to replat Block 1 of of the Poulter's Highland Acres resulting in one lot in the Heavy Commercial (CH) zoning district and a request for approval of a variance for additional right-of-way dedication.

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, February 24, 2025, at 9 am** in the East Mezzanine in City Hall at 72 W College Ave.

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 24th day of January 2025, 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.