



**Planning Commission
2/24/2025**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 24, 2025 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. 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 January 27, 2025.
- B. **FP25-02 Bentwood Country Club Estates Sec 46 Final Plat (SMD#1):** A request to Final Plat Bentwood Country Club Estates, Section 46 being 14.001 acres under Single-family Residential (RS-1) zoning district located approximately east of Riviera Lane and Club House Lane.
- C. **FP25-03 Kerr Addition Section 2 (SMD#2):** A final plat for two residential lots across 1.329 acres within a Single-family Residential (RS-1) zoning district located at 101 W 34th Street and 3230 Grape Creek Road.
- D. **RP25-02 Lots 15-16, Blk 10 Ellis Addition (SMD#3):** A request to replat Ellis Addition, Lots 15 & 16, Block 10 located at the intersection of N Pope St and Koberlin St.

III. 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. **CU25-01 4333 Shefflera Dr (SMD#6):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 4333 Shefflera Dr.
- 2. **CU25-02 1536 Pulliam St (SMD#3):** A request for a Conditional Use to allow retail sales and services within a Light Manufacturing (ML) zoning district at 1536 Pulliam St.
- 3. **CU25-04 2830 Red Bluff Circle (SMD#1):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 2830 Red Bluff Circle.
- 4. **CU25-05 130 Greer St (SMD#3):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 130 Greer St.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z25-01 216 S Madison (SMD#5)**: A request to rezone from Single-family Residential (RS-1) to Multi-family Residential (RM-1) to allow multi dwelling units on one lot.
2. **PD24-07 4673 Christoval Rd (SMD#1)**: A request for a zone change to a Planned Development from Heavy Commercial (CH) to an underlying Mobile Home Subdivision zoning district, allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd
3. **Z25-05 502 & 504 W Avenue V (SMD#3)**: A request for a zone change from the Single-Family Residential (RS-1) zoning district to Neighborhood Commercial (CN) for two properties located at 502 and 504 W Ave V.

C. Subdivision Plats

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

1. **PP25-01 Revised Preliminary Plat Southland Hills Blk 35-40 (SMD#1)**: A request to revise a Preliminary Plat for Southland Hills Addition, Block 35 to 40 with a variance request for 2 lots on Walnut Hill Dr to front on a dead-end.
2. **FP25-01 Southland Hills Addition Sec 26 (SMD#1)**: A request to final plat 13 new residential lots across 2.478 acres as part of PD22-03 within the Southland Hills Subdivision.
3. **RP25-01 3rd Amended Replat Lots 3 & 4 of Pete's Valley Estates (SMD#1)**: A request to amend the 3rd Replat of Pete's Valley Estates, 3rd Amended Replat, Lots 3 & 4, Blk 1, Sec 1 being under Single-family Residential (RS-1) zoning district located at 1642 & 1658 Wildflower Trl. Also, a variance request to not abut a public right-of-way.
4. **RP25-03 Town & Country Business Park Addition Blk 2 (SMD#1)**: A request for 1st Replat of Town & Country Business Park Addition, Block 2 located at Town & Country Dr and S Jackson.

IV. 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.

V. Planning Director's Report

- A. Discuss and update on the Cultural District Overlay Zoning
- B. Discuss and give directions on an update to Article 12.04 Sign ordinance amendments

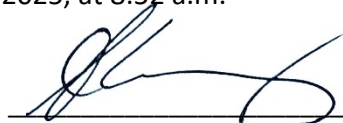
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, March 24, 2025 at 9am** 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 21th day of February 2025, at 8:52 a.m.

A handwritten signature in blue ink, appearing to read 'A. Vannoy', is written over a horizontal line.

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.