



Planning Commission
3/24/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on March 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 February 24, 2025.
- B. **PP25-02 & FP25-04 Brenek Subdivision Section 1 (ETJ):** A preliminary plat covering two tracts totaling 81.486 acres and a final plat for one lot of 1.526 acres between Susan Peak Road and U.S. Highway 87 South within the Extra-Territorial Jurisdiction (ETJ).

III. Regular Agenda

A. **Abandonments**

City Council has final authority for approval of abandonments.

- 1. **ROW25-01 E 4th St (SMD#3):** A request to abandon the alley in Miles Addition, Block 41 between 4th & 5th Street, east of Pecan Street.

B. **Conditional Uses**

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

- 1. **CU25-06 1471 W Loop 306 (SMD#1):** A request for a Conditional Use to allow used car sales in a Heavy Commercial (CH) zoning district.
- 2. **CU25-07 4155 Arden Rd (SMD#6):** A request for a Conditional Use to allow multi-family residential in a Heavy Commercial (CH) zoning district.

C. **Rezoning and Comprehensive Plan Amendments**

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

- 1. **Z25-09 Northwest Dr & Green Hill Rd (SMD#6):** A request for approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the lot located at Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision.

2. **Z24-16 & CP24-06 2802, 2810, & 2830 N Chadbourne St (SMD#4)**: A request to rezone from General/Heavy Commercial (CG/CH) to Heavy Commercial at 2830 N Chadbourne and to General Commercial (CG) at 2802 & 2810 N Chadbourne and a Comprehensive Plan Amendment from Neighborhood Center to Commercial on all three properties.
3. **Z25-02 Knickerbocker from Austin St to Jackson St (SMD#5)**: A request for approval of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.
4. **Z25-03 & CP25-01 217, 221 E Ave K (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) Zoning District to Low Rise Multi-family Residential (RM-1) and a Comprehensive Plan amendment from Industrial to Commercial located approximately 217 & 221 E Avenue K.
5. **Z25-07 2621 S Bryant (SMD#3)**: A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 2621 S Bryant.
6. **Z25-10 Kirby Park (SMD#2)**: A request to rezone from Single-family Residential (RS-1) to Neighborhood Commercial to allow park and recreational uses located at Kirby Park, approximately 1401, 1402 and 1403 Edmund Blvd.
7. **Z25-11 Pinon Ridge (SMD#6)**: A request for a zone change from Ranch & Estate (R&E) Zoning District to Single-family Residential (RS-1) located west of Pinon Ridge Dr and Pendleton Pkwy.
8. **Z25-12 Trippington Way (SMD#6)**: A request for a zone change from Ranch & Estate (R&E) Zoning District to Single-family Residential (RS-1) located west of Trippington Way and Pendleton Pkwy.

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

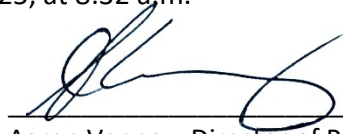
VI. Follow Up and Administrative Issues

- A. A joint meeting of the Planning Commission and City Council is scheduled to begin on Tuesday, April 15, 2025 at 8:30am in Council Chambers at McNease Convention Center at 501 Rio Concho Dr.
- B. The next regular meeting of the Planning Commission is scheduled to begin on Monday, April 21, 2025 at 9am in the East Mezzanine Room in City Hall at 72 W College Avenue.

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 21st day of March 2025, at 8:32 a.m.

A handwritten signature in black 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.