



Planning Commission 4/21/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 21, 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. 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 March 24, 2025.

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. **CU19-09A 1825 & 1826 Castle Pines Dr (SMD#1):** A request for approval of an amendment to Conditional Use CU19-09 to allow single-family homes for two lots at 1825 and 1826 Castle Pines Dr within the Office Commercial (CO) and General Commercial (CG) zoning districts.
2. **CU25-08 419 N Jackson (SMD#4):** A request for a Conditional Use to allow a Short-term Rental in a Two-family Residential (RS-2) zoning district.

B. Rezonings and Comprehensive Plan Amendments

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

1. **PD25-01 Baptist Retirement Center (SMD#3):** A request for approval of a Zone Change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned

Development (PD25-01) district with a base zoning of Low-Rise Multifamily (RM-1) for an assisted living community and its related amenities.

2. **PD25-02 Jackson and Town & Country Dr (SMD#1):** A request for approval of a zone change of 2.818 acres located at Jackson St and Town & Country Dr Block 2 from General/Heavy Commercial (CG/CH) to a Planned Development (PD25-02) zoning district with a base zoning of RM-1, to allow modified setbacks for multi-family development.
3. **Z25-16 517 W 18th St, Lots 4-10 (SMD#4):** A request for a zone change from Low Rise Multi-family Residential (RM-1) zoning district to General Commercial (CG) located at 517 W 18th St, Lots 4-10.
4. **Z25-15 3013, 3017, 3021, 3025, & 3029 Waco St (SMD#2):** A request for a zone change from General Commercial (CG) zoning district to Low Rise Multi-family Residential (RM-1) located at 3013, 3017, 3021, 3025, & 3029 Waco St.

C. **Subdivision Plats**

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

1. **RP25-06 Hatcher Addition Block 67 (SMD#2):** A request to replat Hatcher Addition, Block 67 Lots 4-8 into one lot located at 3013, 3017, 3021, 3025, & 3029 Waco St. and two variance requests for paving width and curb/gutter along both Waco St and Guthrie St have been received.
2. **RP25-07 Angelo Heights Addition Block 179 (SMD#5):** A request for a second replat of Angelo Heights Addition, Block 179 into one lot for the purpose of low-rise multifamily. A variance request for paving width along Van Buren and a variance request for no curb and gutter along Van Buren and W. Beauregard has been requested.
3. **FP25-05 Prestonwood Sec 9 (SMD#6):** A request to final plat Prestonwood Addition, Section 9, being 7.477 acres located west of Pendleton Parkway and extending Trippington Way.
4. **FP25-06 Prestonwood Sec 10 (SMD#6):** A request to final plat Prestonwood Addition, Section 10, being 10.414 acres located west of Pendleton Parkway and extending Pinon Ridge Dr.
5. **RP25-05 Baker Ranch Sec 6 (SMD#1):** A request to replat Baker Ranch, Lot 56, Block 1, Section 6, being 2.505 acres located west of Caroline Lane and extending Blair Lane to the west intersecting with Vista Del Sol Drive.

V. **Planning Director's Report**

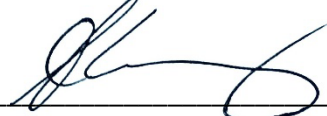
VI. **Follow Up and Administrative Issues**

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, May 19, 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 17th day of April 2025, 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.