



Planning Commission 8/18/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 18, 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 June 20, 2025.

IV. Regular Agenda

A. Vice Chair Election

B. Subdivision Plats

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

1. PP25-03 & FP25-16 The Canals at Lake Nasworthy: A request to amend the Preliminary Plat being 30.00 acres to create two lots and to Final Plat Lot 1 being 28.07 acres of The Canals at Lake Nasworthy under General Commercial (CG) zoning district located at 6485 Knickerbocker Rd.
2. FP25-13 Elsie Gayer Section 1: A request to final plat 49 residential lots over 9.066 acres within the Baptist Memorial Retirement Community as to individually subdivide each home, a request for approval of a variance for right-of-way and paving widths on Northstar Drive and Northgate Drive, a request for approval of a variance to not construct curb and gutter along E 18th Street and N Poe Street, and a request for paving width along N Poe Street.
3. FP25-14 Elsie Gayer Section 2: A request to final plat 136 lots over 47.288 acres within the Baptist Memorial Retirement Community as to individually subdivide each home or structure, a request for approval of a variance for incremental half of paving width on N

Main Street, and a request for approval of a variance for R-O-W and paving widths on all internal local streets.

4. **RP25-15 Concho River Estates:** A request for First Replat of 1.533 acres in Tract 7, Concho River Estates located at 2991 Christoval Road with variance requests for the block length, increasing road width, and installation of curb and gutter.

C. **Right-of-Way and Alleyway Abandonments**

City Council has final authority for approval of abandonments.

1. **ROW25-02 47th & Crockett:** A request to abandon the alleyway north of the intersection of E 47th and Crockett Street and abandon the dedicated portion of Bonham Street between 48th and 47th Street.
2. **ROW25-03 528 Veck St:** A request to abandon the alleyway that goes thru the middle of the lot and a portion of the right-of-way along Veck St at 528 Veck Street.

D. **Conditional Uses**

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

1. **CU25-12 320 W Ave O** - A request for Conditional Use to allow household living in Neighborhood Commercial (CN) Zoning District.
2. **CU25-13 218 W 27th St**- A request for Conditional Use to allow household living in General Commercial/Heavy Commercial (CG/CH) Zoning District.
3. **CU25-14 6,8,10 E 28th St** - A request for Conditional Use to allow household living in General Commercial/Heavy Commercial (CG/CH) Zoning District.
4. **CU25-15 2321 Armstrong St:** A request for approval of a Conditional Use permit to allow a church to construct a new building for youth services in an area adjacent to their main building located at 2321 Armstrong St.

E. **Rezoning and Comprehensive Plan Amendments**

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

1. **Z25-20 Jackson & Van Buren** - A request for approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.

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, September 15, 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 14th day of August 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.