



## Planning Commission 2/2/2026

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 2, 2026 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**

#### **A. Chair & Vice-Chair Elections: Nominate and vote for 2026 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 17, 2025.**
- B. **Meeting Minutes: Consider approving the meeting minutes from December 15, 2025.**
- C. **RP25-43 Third Replat of Arden Acres in Block 3, Section 3 (SMD#6): A request for a third Replat to create four new lots out of two in Block 3, Section 3 of Arden Acres Addition.**

### **IV. Regular Agenda**

#### **A. Rezoning and Comprehensive Plan Amendments**

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

1. **CP25-03 E Avenue K & Duggan St (SMD#3): A request for approval of a Comprehensive Plan Amendment from Industrial to Neighborhood Center located west of the intersection of E Ave K & Duggan St.**
2. **Z25-29 Lots 1-33 Skyview Ln (SMD#6): A request for a zone change from Zero Lot Line, Twinhome and Townhome Residential (RS-3) to Low-Rise Multifamily Residential (RM-1) located across 33 lots along Skyview Lane.**

3. **Z25-30 Century Park Addition Tract 2 (SMD#1)**: A request for approval of a zone change from Neighborhood Commercial (CN) to the Low-Rise Multifamily (RM-1) zoning district for a 1.17 acre property at the intersection of South Bryant Boulevard and Century Drive.
4. **Z25-31 1805 S Bryant Blvd (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) and Light Manufacturing (ML) to the General Commercial (CG) zoning district at 1805 S Bryant Boulevard.
5. **Z25-32 & CP25-04 3089 E FM 2105 (SMD#4)**: A request for a zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) zoning district and a Comprehensive Plan Amendment from Neighborhood Center to Industrial located at 3089 E FM 2105.

**B. Subdivision Plats**

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

1. **PP25-05 South Plains Lamesa Rail Park (SMD#4)**: A request to Preliminary Plat 316.987 acres to create two lots, Lot 1 being 247.442 acres and Lot 2 being 61.943 acres of South Plains Lamesa Rail Park under Ranch & Estate (R&E) zoning district located at 3089 E FM 2105.
2. **FP25-28 San Angelo Coliseum Addition (SMD#2)**: A request to final plat 138.072 acres within San Angelo Coliseum Addition being lots 1-7 in a Planned Development zoning district located generally at 50 W 43rd St and 4600 Grape Creek Rd. A variance request for block length for the eastern side of Grape Creek Rd and a variance request for the maximum length allowed on Dead-End Streets.
3. **PP25-06 Day Addition Preliminary Plat (SMD#2)**: A request for approval of a preliminary plat for 11 lots over 3.928 acres between 30th and 31st Street within the RS-1, RS-2, and RS-3 zoning districts.
4. **FP25-29 Day Addition Section 1 (SMD#2)**: A request for approval of a final plat with 10 lots over 1.238 acres fronting onto E 30th Street within the RS-2 zoning district.
5. **FP25-30 Day Addition Section 2 (SMD#2)**: A request for approval of a final plat with one lot of 2.668 acres on E 31st Street within the RS-1, RS-2, and RS-3 zoning districts.

**C. Conditional Uses**

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

1. **CU25-19 1414 N Chadbourne (SMD#3)**: A request for a Conditional Use to allow Household Living in the General/Heavy Commercial (CG/CH) and General Commercial (CG) zoning districts for a property located at 1414 N Chadbourne.
2. **CU25-20 1905 Beaty Rd (SMD#1)**: A request for a Conditional Use to allow a short-term rental located at 1905 Beaty Rd.
3. **CU25-21 Lots 12 & 13 in Block 43 of Fairview Addition (SMD#3)**: A request for approval of a Conditional Use for Household Living in the Light Manufacturing (ML) zoning district, for a property located on lots 12 and 13 in Blk 43 of the Fairview Addition.

4. CU25-22 3531 Lutheran Way (SMD#1): A request for a Conditional Use to allow high-rise multifamily residential in the General/Heavy Commercial (CG/CH) zoning district located at 3531 Lutheran Way.

**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 23, 2026 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 27th day of January 2026, at 4:52 p.m.

  
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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](http://cosatx.us/ada).