



**Planning Commission
4/20/2026**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 20, 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

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 February 23, 2026.
- B. **RP26-05 First Replat of Lots 10 and 11, Block G Sunny Side Addition (SMD#3)**: A request to Replat of Lots 10 and 11, Block G Sunny Side Addition to create four lots with the RS-1 zoning district located along Deaton St and Murphy St.
- C. **FP26-06 The Enclave at Twin Oaks Addition Sec 4 (SMD#6)**: A request to Final Plat The Enclave at Twin Oaks Addition Sec 4 to create twenty-one lots with the RS-1 zoning district located along new street between Royal Oak Dr. and Grandview Dr.
- D. **FP26-07 The Enclave at Twin Oaks Addition Sec 5 (SMD#6)**: A request to Final Plat The Enclave at Twin Oaks Addition Sec 5 to create twenty lots with the RS-1 zoning district located along Coral Way between Royal Oak Dr. and Grandview Dr.

IV. Regular Agenda

A. **Sign Variances**

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

- 1. **SV26-01 4083 W Loop 306 (SMD#6)**: A request for a sign variance to Section 12.04.005 to allow a second freestanding sign fronting West Loop 306 frontage.

B. Subdivision Plats

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

1. **FP26-05 Southland Hills Add. Section 30 (SMD#1)**: A request to Final Plat 7.443 acres to create twenty-two lots with the RS-1 zoning district located along Valleyview Blvd between Stone Canyon Trail and College Hills Blvd.
2. **FP26-08 Ellison Estates Section 7-C (SMD#6)**: A request to Final Plat 5.831 acres to create thirty lots in the RS-3 zoning district located between Rimrock Cr. and Sedona Trail.
3. **FP26-09 Ellison Estates Section 7-D (SMD#6)**: A request to Final Plat 5.831 acres to create thirty lots in the RS-3 zoning district located between Rimrock Cr. and Sedona Trail.

C. Right-of-Way Abandonment

City Council has final authority for approval of all right-of-way abandonment.

1. **ROW26-01 Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 (SMD #2)**: A request to abandon a portion of Waco St in Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 being 0.182 Ac.
2. **ROW26-02 18th Street Bypass (SMD#4)**: A request to abandon 48,423 square feet of street right-of-way being the 18th Street Bypass between 18th Street and North Poe Street.

D. Rezoning and Comprehensive Plan Amendments

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

1. **Z26-04 1212 N Chadbourne St (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.

E. Conditional Uses

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

1. **CU26-02 2417 Raney (SMD#2)**: A request for approval of a Conditional Use for a short-term rental at 2417 Raney Street within the Single-Family Residential (RS-1) zoning district.
2. **CU26-03 404 S Monroe St (SMD#5)**: A request for approval of a Conditional Use for a short-term rental at 404 S Monroe Street within the Single-Family Residential (RS-1) zoning district.
3. **CU26-04 1417 Lindell Ct (SMD#2)**: A request for approval of a Conditional Use for a short-term rental at 1417 Lindell Court within the Single-Family Residential (RS-1) zoning district.
4. **CU26-05 2121 Knickerbocker Rd Suite C (SMD#5)**: A request for approval of a Conditional Use to allow retail sales and services at 2121 Knickerbocker Rd Suite C within the Light Manufacturing (LM) zoning district.

F. Ordinance Text Amendments

City Council has final authority for approval of text amendments to the zoning ordinance.

1. TA26-01 Data Center: Consider adopting land use regulations for data centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts and amending Section 319 "Use Table" in the Zoning Ordinance.

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 18, 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 14th day of April 2026, 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.