



Planning Commission

AMENDED

8/17/2026

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 17, 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 minutes from July 20, 2026.
- B. **RP26-13 1st Replat of E.S. Kirby Subdivision, Block 6 & 7 (SMD#4):** A request for a 1st Replat of E.S. Kirby Subdivision, Block 6 & 7 to create two lots with the CN zoning district located at 902 W 19th St.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **FP26-15 Central High School Addition, Section 1 (SMD#5):** A request to final plat 3 lots totaling 36.760 acres within the Single-Family Residential (RS-1) zoning district around 655 Caddo Street.
- 2. **FP26-16 Baker Ranch, Section 7 (SMD#1):** A request to final plat 21 lots over 7.627 acres within the Single-Family Residential (RS-1) and Low-Rise Multifamily Legacy (RM1-L) zoning districts, and a request for a full variance to not extend Twin Mountain Drive.

B. Rezonings and Comprehensive Plan Amendments

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

1. **Z26-13 3 E 9th St (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9th St.
 2. **Z26-15 2412 Paint Rock Rd (SMD#4)**: A request for a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.
 3. **Z26-16 & CP26-03 4239 S Chadbourne St (SMD#1)**: A request for a zone change from Light Manufacturing (ML) to General Commercial (CG) and a Comprehensive Plan amendment from Industrial to Commercial on a 4-acre tract located at 4239 S Chadbourne Street.
 4. **Z26-17 3302 Grape Creek Rd (SMD#2)**: A request for a zone change from Single-Family Residence (RS-1) to Small Lot Residential (RS-4) located at 3302 Grape Creek Rd.
 5. **Z26-18 655 Caddo St (SMD#5)**: A request for a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.
- C. **Conditional Uses**
The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.
1. **CU26-15 1706 Shad Rd (SMD#1)**: A request for approval of a Conditional Use for a short-term rental located at 1706 Shad Rd.
 2. **CU26-16 4239 S Chadbourne St (SMD#1)**: A request for approval of a Conditional Use to allow household living within the Light Manufacturing (ML) zoning district located at 4239 S Chadbourne Street with Low-Rise Multifamily (RM-1) development standards.
- D. **Right-of-Way Abandonments**
City Council has final authority for approval of right-of-way abandonments.
1. **ROW26-07 Adobe Dr. (SMD#1)**: A request for abandonment of 11,198 Sq. Ft. of street right-of-way being the end of Adobe Drive, generally located on Block 6 of the Arroyo Vista Addition west of Spraberry Drive.
 2. **ROW26-06 Alleys Pierce & Fillmore (SMD#5)**: A request for the City of San Angelo to abandon a 0.103 acre alleyway between S Pierce St and S Fillmore St.
 3. **ROW26-09 Alleys Fillmore & Taylor (SMD#5)**: A request for the City of San Angelo to abandon a 0.084 acre alleyway between S Taylor St and S Fillmore St.
- E. **Master Thoroughfare Plan Amendments**
City Council has final authority for approval of master thoroughfare plan amendments.
1. **MTP26-01 Adobe Dr (SMD#1)**: A request to amend the Master Thoroughfare Plan for the Minor Collector designation of Adobe Dr. and its future extension.
- F. **Update on Northeast Sector Master Plan**: Discuss and consider adopting the Northeast Sector Master Plan

V. **Planning Director's Report**

VI. **Follow Up and Administrative Issues**

- A. The next regular meeting of the Planning Commission is scheduled to begin **Monday, September 21, 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 11th day of August 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.