Planning Commission
5/19/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on May 19, 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 April 21, 2025.

IV. Regular Agenda

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

1. **FP25-07 Baker Ranch Section 7:** A request to final plat 21 new residential lots as part of Baker Ranch Section Seven over 7.627 acres in the Single-Family Residential (RS-1) and Low-Rise Multifamily (RM-1) zoning districts.
2. **FP25-08 Southland Hills Section 27:** The applicant has applied for a Final Plat for the Southland Hills Addition, a Section 27 property located at S. College Hills Blvd. and Cedarhill Dr. Two variances have been requested, one for a paving width of only 20' instead of the required 26' and a variance to place curb and gutter on one side of College Hills Blvd. instead of both sides of the paved lanes.
3. **FP25-09 Southland Hills Section 28:** The applicant has applied to Final Plat the Southland Hills Addition, Section 28 property located at S College Hills Blvd. and Maplewood Dr. Two variances have been requested, one for a paving width of only 20' instead of the required 26' and a variance to place curb and gutter on one side of College Hills Blvd. instead of both sides of the paved lanes.

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

1. **CU25-09 2323 Ben Ficklin:** A request for a Conditional Use to allow household living on a commercial property in the Neighborhood Commercial (CN) zoning district located at 2323 Ben Ficklin Rd.
2. **CU25-10 1710, 1718, & 1724 W Beauregard:** A request for a Conditional Use to allow household living on a commercial property in a General/Heavy Commercial (CG/CH) Zoning District located at 1710, 1718, & 1724 W Beauregard.

C. **Special Uses**
City Council has final authority for approval of Special Uses.

1. **SU25-01 1302 Kenwood:** A request for a special use to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood.

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

1. **Z25-17 McGill Blvd & Gregory Dr:** A request to rezone 17.342 acres of PaulAnn Addition, Section A to E from Single-family Residential (RS-1) to Multi-family Residential (RM-1) north of the intersection of McGill Blvd and Gregory Dr.

E. **Zoning Ordinance Amendments**
City Council has final authority for approval of zoning ordinance amendments.

1. **OR25-03 Chapter 12, Exhibit A, Article 5, Section 509 Fences Amendment:** Ordinance amendment to provide an exception to public and private schools to allow fencing in the front yard setback up to an 8' height.

F. **Zoning Purpose and Zoning Districts**
Discussion item: Purpose and Zoning District establishment under the current Zoning Ordaincne, an education session for Board and Commnuity.

V. Planning Director's Report

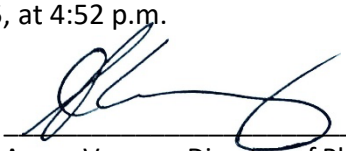
VI. Follow Up and Administrative Issues

A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, June 16, 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 15th day of May 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.