



**Planning Commission
9/15/2025**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 15, 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 August 18, 2025.

IV. Regular Agenda

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

City Council has final authority for approval of abandonments.

1. **ROW25-06 1900 Block of Koberlin St:** A request to abandon an unimproved portion of street right-of-way measuring 60 feet by 100 feet south of the intersection of Montague Avenue and Koberlin Street.

B. **Conditional Uses**

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

1. **CU25-16 2452 Douglas Dr:** A request for approval of a Conditional Use to utilize an existing single-family residence as a gathering place and provide faith-based engagement opportunities for young people located at 2452 Douglas Dr.

C. **Subdivision Plats**

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

1. **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.
2. **FP25-16 Southland Hills Addition Section 25:** A request to Final Plat Southland Hills Addition, Section 25 being 4.314 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and south of Forest Hill Dr.
3. **FP25-17 Southland Hills Section 26:** A request to Final Plat Southland Hills Addition, Section 26 being 5.214 acres under a Planned Development (PD22-03) zoning district located south of Forest Hill Drive and east of Walnut Hill Drive.
4. **FP25-18 Arden Heights Section 1:** A request to Final Plat for 12 new residential lots as part of Arden Heights' Section One. These lots span 9.141 acres and will be located along Navidad Street, a new local road coming off Bosque Drive, a new Minor Collector.
5. **FP25-19 Arden Heights Section Two:** A request to Final Plat for 13 new residential lots as part of Arden Heights' Section Two. These lots span 8.445 acres and will be located along Neches Street, a new local road coming off Bosque Drive, a new Minor Collector.
6. **FP25-20 Saddle Creek Park Addition Section 3:** A request to Final Plat Saddle Creek Park Addition, Section 3 being .84 acres creating seven lots for single-family homes located east of the corner of Travis St and Lake View Heroes Dr.
7. **FP25-22 Naumann Addition Section 2 Lot 1:** A request to Final Plat creating one lot over 11.98 acres in the Light Manufacturing (ML) zoning district, as well as a variance request for paving and curb/gutter along East 28th Street and a variance request to not construct a new local road.
8. **RP25-20 Lakeview Addition Block 13 & 14:** A request to replat Blocks 13 and 14 of the Lakeview Addition, combining 18 lots into 2 total lots over 3.812 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a partial variance on paving for Crockett Street, a request for a variance on paving for 48th street, and a request for paving and no curb and gutter on 47th street.
9. **RP25-21 Ellis Addition Block 28, Lots 1, 2, 15, & 16:** A request to Replat and absorb the abandoned alley and a portion of the street right-of-way along Veck creating two lots out of the four located at 528 Veck.

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, October 20, 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 9th day of September 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.