



Planning Commission 10/20/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on October 20, 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 September 15, 2025.

IV. Regular Agenda

A. Subdivision Plats

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

1. FP25-23 Shiner's Point Section 3: A request for Final Plat of Shiner's Point, Section 3, located at Blum Street & Limley Lane, and Limley Lane & Flemming Street.
2. RP25-23 Park View Acres: A request for 5th Replat Park View Acres, Block 22, Section 6, 2 acres located at Ben Ficklin Road & Kimrey Lane with variance request to widen the street by a portion of the full required incremental half width without curb and gutter.
3. RP25-25 Caldwell Rose Court Addition: A request to replat one lot into four lots over .61 acres within the Single-Family Residential (RS-1) zoning district at the intersection of Grape Creek Road and W 36th Street.
4. RP25-26 Lakeview Addition Block 21: A request to replat 2 lots into four lots over .457 acres within the Single-Family Residential (RS-1) zoning district at the intersection of Travis Street and E 47th Street, as well as a variance request for paving width and curb and gutter on Travis Street.

5. **RP25-27 Lakeview Addition Block 28:** A request to replat Block 28, Lots 13 & 14 of the Lakeview Addition, combining 2 lots that are currently oriented east to west and creating 4 lots oriented north to south within the Single-Family Residential (RS-1) zoning district, as well as a variance request for no curb and gutter along Oaklawn Street.
6. **RP25-30 Lasker's Addition Block 20:** A request to replat Block 20, Lots 12 & 13 of the Lasker's Addition, incorporating a small portion of adjacent property to have the lots be abutting a local street within the Two-Family Residential (RS-2) zoning district located at 56 & 60 E 17th Street.

B. Right-of-Way and Alleyway Abandonments

City Council has final authority for approval of abandonments.

1. **ROW25-07 East 41st St & Bonham St:** A request to abandon a portion of the street on E 41st between Crockett St and Bonham St, and Bonham St between E 41st and the North Alley.
2. **ROW25-08 500 W 12st St:** A request to abandon an unimproved portion of W 12th Street along with a nearby unimproved alleyway northwest of the intersection of W 11th Street and N Bryant.
3. **ROW25-09 W 10th and Merchant St.:** A request to abandon two segments of unimproved street right-of-way south of the intersection of W 11th Street and N Bryant.

C. Conditional Uses

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

1. **CU25-17 121 E Ave K:** A request for approval of a Conditional Use to allow for a residential dwelling unit (household living) in the General Commercial/Heavy Commercial (CG/CH) zoning district located at 121 East Avenue K.

D. Rezoning and Comprehensive Plan Amendments

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

1. **PD05-02 Coliseum & Fair Grounds Expansion:** A request for an expansion of a Planned Development adding an additional 39 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr and 43rd St.
2. **PD25-06 2400 Hill & 2336 Randolph:** A request for approval of a zone change from Single-family Residential (RS-1) to a Planned Development with a base zoning of Low Rise Multi-family Residential (RM-1) located at 2400 Hill St & 2336 Randolph St.
3. **Z25-21 617 E 42nd St:** A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 617 E 42nd St.
4. **Z25-22 1218 S Van Buren St:** A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for a property located at 1218 S Van Buren Street.

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, November 17, 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 14th day of October 2025, at 4:56 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.