



Planning Commission 11/17/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on November 17, 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 October 20, 2025.

IV. Regular Agenda

A. Subdivision Plats

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

1. PP25-04 & FP25-24 Hunter Place Section 2 Preliminary and Final Plat (SMD#2): A request for approval of a preliminary and final plat for one lot over 5.701 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a variance for a block length of greater than 2200 feet as to not construct a new road connecting Armstrong and Blum.
2. RP25-34 First Replat of Baze Addition of Block 6 (SMD#3): A request to replat a portion of four lots into one lot over .533 acres within the Light Manufacturing (ML) zoning district.

B. Conditional Uses

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

1. CU25-18 313 E 19th St (SMD#3): A request for approval of a Conditional Use for an Animal Kennel in the General/Heavy Commercial (CG/CH) zoning district located at 313 E 19th.

C. Rezoning and Comprehensive Plan Amendments

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

1. **PD25-07 617 E 42nd St (SMD#2)**: A request for a zone change from Single-family Residential (RS-1) to a Planned Development (PD) with a base zoning of Neighborhood Commercial (CN) located at 617 E 42nd St & 4100 Bowie.
2. **Z25-23 401 E Beauregard (SMD# 3)**: A request for a zone change from Single-family Residential (RS-1) to Central Business District (CBD) located at 401 E Beauregard.
3. **Z25-24 & CP25-01 N US Hwy 67 (SMD#4)**: A request for a zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and a Comprehensive Plan Amendment to Industrial for 345.27 acres south of intersection of N US Hwy 67 & Harriett Rd.

D. Discussion

1. **LDSO & Residential Zoning Committees Update**
2. **Comprehensive Plan Update**

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, December 15, 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 10th day of November 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.