



Planning Commission 12/15/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on December 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 November 17, 2025.
- B. **FP25-27 Jim Farr Subdivision Section 3 (SMD#2):** A request to final plat Jim Farr Subdivision, Section 3, Lot 4, located at 3802 Crockett St.
- C. **RP25-38 First Replat of Hatcher Addition Block 61 (SMD#2):** A request for first replat of Hatcher Addition, Block 61 creating a third lot, Lot 7A, from Lots 7 & 8 located at 2516 Waco St.
- D. **RP25-42 First Replat of Fort Concho Addition Block 99 (SMD #3):** A request for a First Replat to combine lots 7, 8, and 9 in Block 99, South part of Fort Concho Addition located at the northwest corner of E Avenue K and Duggan St.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **FP25-25 Pradon Subdivision Section 1 (ETJ):** A request to Final Plat creating two lots over 7.00 acres within the City's Extra-Territorial Jurisdiction (ETJ), as well as a variance request for paving and curb/gutter along Spillway Road.
- 2. **FP25-26 Southland Hills Addition Section 29 (SMD#1):** A request to final plat 25 lots over 6.106 acres within the PD22-03 zoning district, a request for approval of a variance for

right-of-way on Valleyview Boulevard, and a request for approval of a variance for the paving width of College Hills Boulevard.

3. **RP25-39 Third Replat of Bell's Addition Block 20 (SMD# 4):** A request for a Third Replat to create four new lots in Block 20 of Bell's Addition, with a variance request to not construct curb and gutter along Montague Street.
4. **RP25-40 Second Replat of Old Christoval Road Industrial Park, Block 4, Section 2 (SMD#1):** A request to replat a portion of a lot into two lots over 5.786 acres within the Heavy Commercial (CH) zoning district, as well as a variance request for excessive block length

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z25-25 Northwest Dr & Arden Rd (SMD#6):** A request for a zone change from Heavy Commercial (CH) to Low-Rise Multifamily (RM-1) at a property located west of the intersection of Arden Rd & Northwest Dr.
2. **Z25-26 2719 Waco St (SMD#2):** A request for a zone change from Single-Family Residential (RS-1) to the Two-Family Residential (RS-2) zoning district located at 2719 Waco St.
3. **Z25-27 E Avenue K & Duggan St (SMD#3):** A request for a zone change from General/Heavy Commercial (CG/CH) to a Low-Rise Multifamily Residential (RM-1) located west of the intersection of E Ave K & Duggan St.
4. **Z25-28 3110, 3114, 3118, & 3122 Waco St (SMD#2):** A request for a zone change from Single-family Residential (RS-1) to Neighborhood Commercial (CN) located at 3110, 3114, 3118, & 3122 Waco St.

V. Planning Director's Report

- A. Discussion and update on the San Angelo ResIntel Housing Study 2024 Update

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, January 26, 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 9th day of December 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.