



Planning Commission
3/24/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on March 24, 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. 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 February 24, 2025.
- B. **PP25-02 & FP25-04 Brenek Subdivision Section 1 (ETJ):** A preliminary plat covering two tracts totaling 81.486 acres and a final plat for one lot of 1.526 acres between Susan Peak Road and U.S. Highway 87 South within the Extra-Territorial Jurisdiction (ETJ).

III. Regular Agenda

A. **Abandonments**

City Council has final authority for approval of abandonments.

- 1. **ROW25-01 E 4th St (SMD#3):** A request to abandon the alley in Miles Addition, Block 41 between 4th & 5th Street, east of Pecan Street.

B. **Conditional Uses**

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

- 1. **CU25-06 1471 W Loop 306 (SMD#1):** A request for a Conditional Use to allow used car sales in a Heavy Commercial (CH) zoning district.
- 2. **CU25-07 4155 Arden Rd (SMD#6):** A request for a Conditional Use to allow multi-family residential in a Heavy Commercial (CH) zoning district.

C. **Rezoning and Comprehensive Plan Amendments**

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

- 1. **Z25-09 Northwest Dr & Green Hill Rd (SMD#6):** A request for approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the lot located at Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision.

2. **Z24-16 & CP24-06 2802, 2810, & 2830 N Chadbourne St (SMD#4)**: A request to rezone from General/Heavy Commercial (CG/CH) to Heavy Commercial at 2830 N Chadbourne and to General Commercial (CG) at 2802 & 2810 N Chadbourne and a Comprehensive Plan Amendment from Neighborhood Center to Commercial on all three properties.
3. **Z25-02 Knickerbocker from Austin St to Jackson St (SMD#5)**: A request for approval of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.
4. **Z25-03 & CP25-01 217, 221 E Ave K (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) Zoning District to Low Rise Multi-family Residential (RM-1) and a Comprehensive Plan amendment from Industrial to Commercial located approximately 217 & 221 E Avenue K.
5. **Z25-07 2621 S Bryant (SMD#3)**: A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 2621 S Bryant.
6. **Z25-10 Kirby Park (SMD#2)**: A request to rezone from Single-family Residential (RS-1) to Neighborhood Commercial to allow park and recreational uses located at Kirby Park, approximately 1401, 1402 and 1403 Edmund Blvd.
7. **Z25-11 Pinon Ridge (SMD#6)**: A request for a zone change from Ranch & Estate (R&E) Zoning District to Single-family Residential (RS-1) located west of Pinon Ridge Dr and Pendleton Pkwy.
8. **Z25-12 Trippington Way (SMD#6)**: A request for a zone change from Ranch & Estate (R&E) Zoning District to Single-family Residential (RS-1) located west of Trippington Way and Pendleton Pkwy.

IV. 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.

V. Planning Director's Report

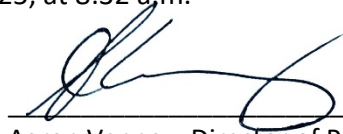
VI. Follow Up and Administrative Issues

- A. A joint meeting of the Planning Commission and City Council is scheduled to begin on Tuesday, April 15, 2025 at 8:30am in Council Chambers at McNease Convention Center at 501 Rio Concho Dr.
- B. The next regular meeting of the Planning Commission is scheduled to begin on Monday, April 21, 2025 at 9am in the East Mezzanine Room in City Hall at 72 W College Avenue.

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 21st day of March 2025, at 8:32 a.m.

A handwritten signature in black ink, appearing to read 'A. Vannoy', is written over a horizontal line.

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.



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
Monday, February 24, 2025 9:00 a.m.**

Board Present: Luke Uherik, Chair
Joe Self, Vice Chair
Travis Stribling
Kandi Pool
Brittany Davis
Liz Albert
Patrick Baughman

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Kim Garmany, Planning & Development Services Administrator
Brandon Dyson, Assistant City Attorney
Rae Lineberry, Senior Planner
Austin Reed, Planner
Karen Putnam, Planning Technician

I. Call to Order

Commissioner Uherik called meeting to order at 9:01am

II. Consent Agenda

- A. **Meeting Minutes:** Consider approving the meeting minutes from January 27, 2025.
- B. **FP25-02 Bentwood Country Club Estates Sec 46 Final Plat (SMD#1):** A request to Final Plat Bentwood Country Club Estates, Section 46 being 14.001 acres under Single-family Residential (RS-1) zoning district located approximately east of Riviera Lane and Club House Lane.
- C. **FP25-03 Kerr Addition Section 2 (SMD#2):** A final plat for two residential lots across 1.329 acres within a Single-family Residential (RS-1) zoning district located at 101 W 34th Street and 3230 Grape Creek Road.
- D. **RP25-02 Lots 15-16, Blk 10 Ellis Addition (SMD#3):** A request to replat Ellis Addition, Lots 15 & 16, Block 10 located at the intersection of N Pope St and Koberlin St.

Jack Downey signed up for public comment only if there were any questions. Public comment was closed.

Commissioner Pool motioned to approve consent agenda. Commissioner Self Seconded. Motion carried 6-0.

Director, Aaron Vannoy, spoke of the case Z25-01 located at 216 S Madison St. Case was withdrawn and Commissioner Uherik confirmed case is withdrawn from the agenda.

III. Regular Agenda

A. Conditional Uses

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

1. **CU25-01 4333 Shefflera Dr (SMD#6):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 4333 Shefflera Dr.

Senior Planner, Rae Lineberry, reminded board members that STR renewals are due June 1st, 2025 regardless of any approvals this month.

Commissioner Uherik opened public comment. No public comment. Public comment was closed.

Commissioner Davis motioned to approves as presented, Commissioner Baughman seconded. Motion carried 6-0.

2. **CU25-02 1536 Pulliam St (SMD#3):** A request for a Conditional Use to allow retail sales and services within a Light Manufacturing (ML) zoning district at 1536 Pulliam St.

Commissioner Uherik opened public comment. No Public Comment. Public comment was closed.

Commissioner Davis motioned to approve as presented, Commissioner Pool seconded. Motion carried 6-0.

3. **CU25-04 2830 Red Bluff Circle (SMD#1):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 2830 Red Bluff Circle.

Commissioner Uherik opened public comment.

Ms. Lopez spoke in opposition on behalf of the residents located at 2834 Red Bluff Cir.

Judy Williams spoke in opposition to the proposed STR and also stated there is another STR operating illegally at 3730 Red Bluff Circle and is only 376 feet away from the proposed location. Time sounded and Commissioner Uherik approved Judy to continue with her public comment.

Commissioner Uherik closed public comment.

Commissioner Self motioned to approve as presented, Commissioner Baughman seconded. Motion carried 6-0.

4. **CU25-05 130 Greer St (SMD#3):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 130 Greer St.

Commissioner Uherik opened public comment. No Public Comment. Public comment was closed.

Commissioner Davis motioned to approve as presented, Commissioner Pool seconded. Motion carried 6-0.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z25-01 216 S Madison (SMD#5):** A request to rezone from Single-family Residential (RS-1) to Multi-family Residential (RM-1) to allow multi dwelling units on one lot.

Item was withdrawn from Agenda.

2. **PD24-07 4673 Christoval Rd (SMD#1):** A request for a zone change to a Planned Development from Heavy Commercial (CH) to an underlying Mobile Home Subdivision zoning district, allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd

Commissioner Uherik opened public comment.

Jack Downey with SKG spoke to the board on behalf of the residents and the intent of what the land will be used for.

Commissioner Uherik closed public comment. The board had an open discussion of the case.

Commissioner Pool motioned to approve as presented, Commissioner Davis seconded. Motion carried 6-0.

3. **Z25-05 502 & 504 W Avenue V (SMD#3):** A request for a zone change from the SingleFamily Residential (RS-1) zoning district to Neighborhood Commercial (CN) for two properties located at 502 and 504 W Ave V.

Commissioner Uherik opened public comment. Applicant was present for questions only. No one was signed up for public comment. Public comment closed.

Commissioner Davis motioned to approve as presented. Commissioner Self seconded. Motion carried 6-0.

C. Subdivision Plats

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

1. **PP25-01 Revised Preliminary Plat Southland Hills Blk 35-40 (SMD#1):** A request to revise a Preliminary Plat for Southland Hills Addition, Block 35 to 40 with a variance request for 2 lots on Walnut Hill Dr to front on a dead-end.

Commissioner Uherik opened up pubic comment.

Russell Gully with SKG asked for approval and offered answers to any questions.

Public comment closed

Commissioner Davis motioned to approve as presented. Commissioner Self seconded. Motion carried 6-0

2. **FP25-01 Southland Hills Addition Sec 26 (SMD#1):** A request to final plat 13 new residential lots across 2.478 acres as part of PD22-03 within the Southland Hills Subdivision.

Public comment open

Russell Gully with SKG asked for approval and offered to answer any questions.

Public comment closed

Commissioner Self motioned to approve as presented. Commissioner Davis seconded. Motion carried 6-0.

3. **RP25-01 3rd Amended Replat Lots 3 & 4 of Pete's Valley Estates (SMD#1)**: A request to amend the 3rd Replat of Pete's Valley Estates, 3rd Amended Replat, Lots 3 & 4, Blk 1, Sec 1 being under Single-family Residential (RS-1) zoning district located at 1642 & 1658 Wildflower Trl. Also, a variance request to not abut a public right-of-way.

Public comment open.

Jack Downy with SKG asked for approved and explained the properties have been that way since the early 90's and they are trying to correct it.

Public comment closed

Commissioner Davis motioned to approve as presented. Commissioner Baughman seconded. Motion carried 6-0.

3. **RP25-03 Town & Country Business Park Addition Blk 2 (SMD#1)**: A request for 1st Replat of Town & Country Business Park Addition, Block 2 located at Town & Country Dr and S Jackson.

Public comment opened

Blake Wilde with Wilde Engineering asked of Clarification. Planning & Development Services Administrator, Kim Garmany clarified that sidewalks will be required along Jackson St.

Public comment closed.

Commissioner Baughman motioned to approve. Commissioner Davis seconded. Motion carried 6-0.

IV. Public Comment

Public comment was moved on agenda and done after meeting was called to order, per Commissioner Uherik.

V. Planning Director's Report

Director, Aaron Vannoy spoke about the Cultrual District Expansion and Sign Ordinance Amendments. The Culture District meeting is scheduled for March 4th, 2025 6pm to 7:30pm at the Museum of Find Arts. The Sign Ordinance town hall meeting is scheduled for March 13th, 2025 6pm to 7:30pm at the Tom Green County Library downtown.

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, March 24, 2025 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

Senior Planner, Rae Lineberry, confirmed with the board that there are 3 meetings coming up for Planning Commission.

VII. Adjournment

Commissioner Baughman motioned to adjourn. Commissioner Pool seconded. Motion carried 6-0.

Meeting adjourned 10:49am.

Luke Uherik, Chairman

All agenda items are subject to action. The Planning Commission reserves the right to consider business out of posted order.

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PLANNING COMMISSION – March 24, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:		
Preliminary and Final Plat	PP25-02 & FP25-04: Brenek Subdivision, Section One		
SYNOPSIS:			
A preliminary plat covering two tracts totaling 81.486 acres and a final plat for one lot of 1.526 acres between Susan Peak Road and U.S. Highway 87 South within the Extra-Territorial Jurisdiction (ETJ). No variances requested or necessary.			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of the intersection of Susan Peak Road and U.S. Highway 87 South.		Acres: 79.440, Abst: A-1971 S-0073, Survey: S & P RR CO., 79.4400 ACRES Acres: 1.050, Abst: A-1971 S-0073, Survey: S & P RR CO., 1.0500 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District – N/A (ETJ) Neighborhood – N/A (ETJ)	N/A (ETJ)	N/A (ETJ)	PP: 81.48 acres FP: 1.526 acres
THOROUGHFARE PLAN:			
Susan Peak Road – Controlled by Texas Department of Transportation U.S. Highway 87 South – Controlled by Texas Department of Transportation			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat and APPROVAL of the Final Plat subject to one (1) condition.			
PROPERTY OWNER/PETITIONER:			
Owner: Kevin & Kristen Brenek Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

The owner wished to subdivide a 1.5-acre lot in the middle of their property encompassing a residence, but it was determined that this would leave the rest of the tract as a remainder. Therefore, a preliminary plat became necessary for the remaining ~80 acres, as well. This property is located within the ETJ, and as a result has no zoning or City utilities. Both roads around the property are owned/operated by the state.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat and **APPROVAL** of the Final Plat subject to one (1) condition.

- Final Plat Condition(s):

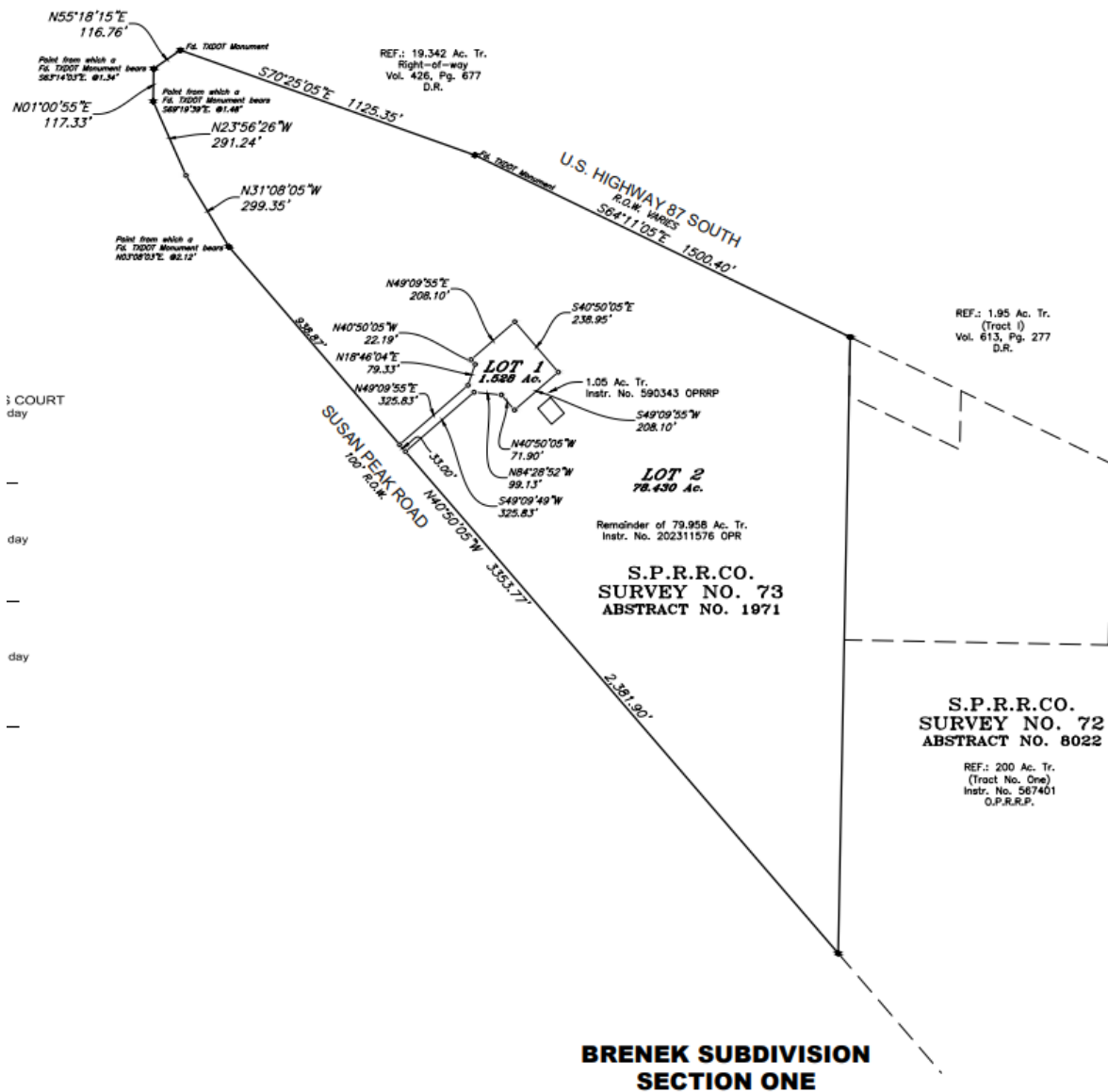
1. Submit a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.

Attachments:

Final Plat

Preliminary Plat

Final Plat



PLANNING COMMISSION – March 24, 2025**STAFF REPORT**City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASE:	
Alley Right-of-Way Abandonment		ROW25-01: E 4 th Street, Block 41 Miles Addition	
SYNOPSIS:			
The applicant has requested the abandonment of a public alley coming off of Pecan Street between E 4 th and E 5 th streets. The alleyway is unimproved, unused, measures 20' wide and about 290' long, and has a dead end.			
LOCATION:		LEGAL DESCRIPTION:	
Coming off of Pecan Street between E 4 th and E 5 th streets.		Block 41 of the Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Downtown	ML – Light Manufacturing	Downtown	20' x ~290' (5579 sq. ft., .128 acres)
THOROUGHFARE PLAN:			
E 4 th Street – Local Road – 65' ROW, unimproved E 5 th Street – Local Road – 61' ROW, 30' paving Pecan Street – Local Road – 54' ROW, 30' paving.			
NOTIFICATIONS:			
10 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Alley Right-of-Way Abandonment request subject to three (3) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Southwest Orient Properties			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

There are no existing City services within the alley area to be abandoned. Other City departments expressed their support for the abandonment of the alley. E 4th Street to the south is unimproved but appears to be used by a neighboring business to the east as a secondary access point. When the applicant goes to replat the abandonment into their lot, they would be required to improve E 4th street unless it, too, is abandoned. City staff have recommended that E 4th street might be better suited as an access and utility easement.

Rationale:

- *Traffic patterns:* Planning Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners.
- *Utilities:* There are no existing City utilities in the alley.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* The Planning Division recommends approval only for an entire alley to “allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space.”
- The land has been vacant for many years and this request helps to encourage Infill Development.

Recommendation:

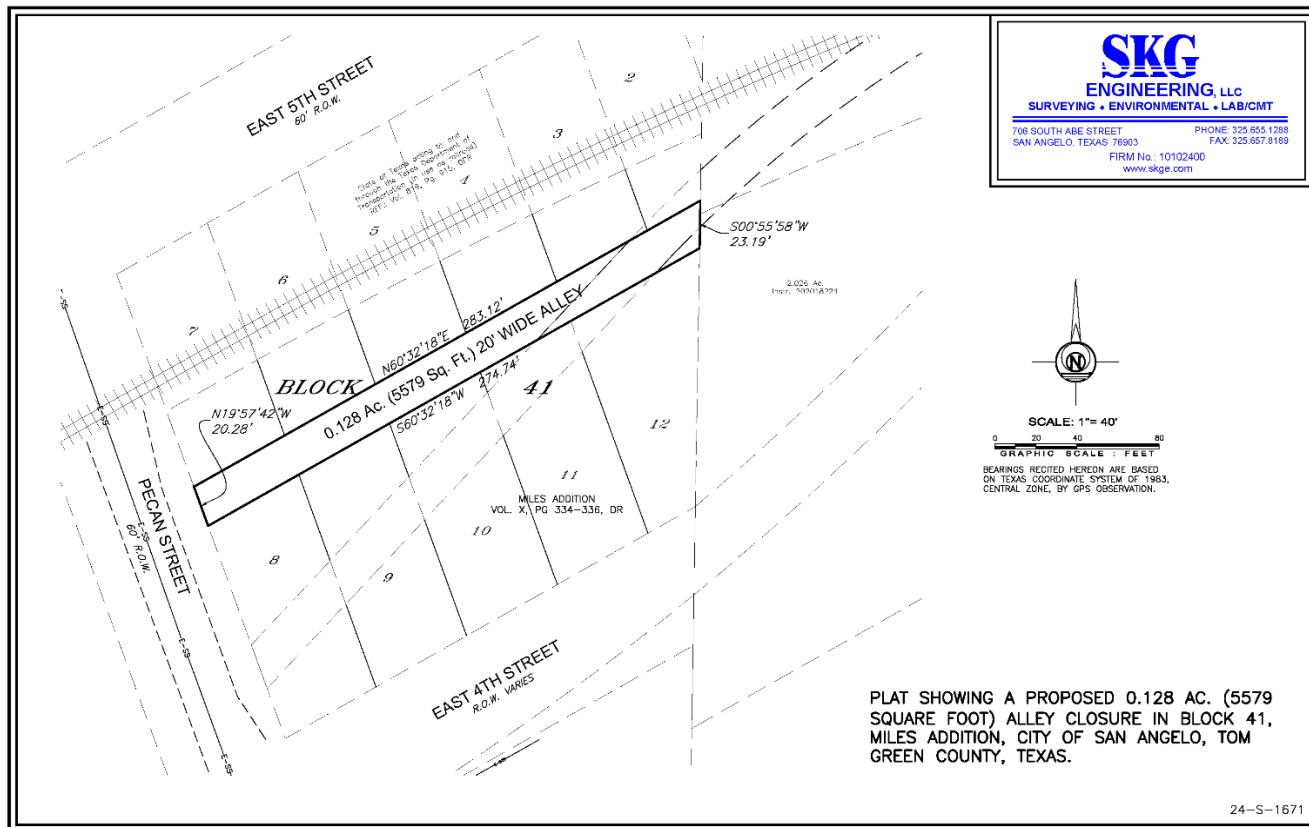
Staff recommends **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City’s Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council’s decision.

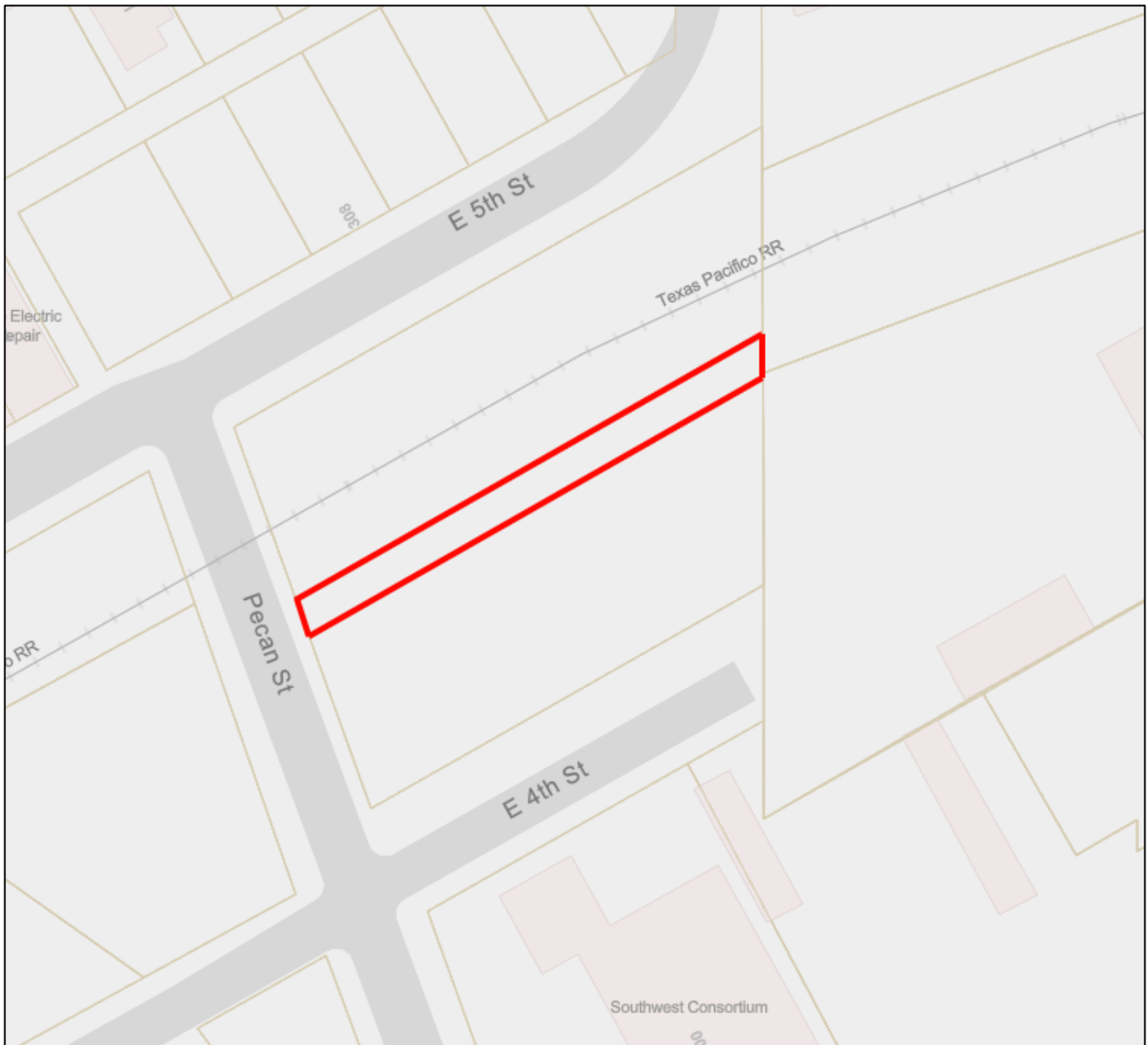
Attachments:

Alley Abandonment Exhibit
Maps

Alley Abandonment Exhibit



Maps





PLANNING COMMISSION – MARCH 24, 2025
STAFF REPORT



APPLICATION TYPE:		CASE:	
Conditional Use		CU25-06: 1471 W Loop 306, Ste A.	
SYNOPSIS:			
A request for Conditional Use to allow used car sales in a Heavy Commercial (CH) Zoning District.			
LOCATION:		LEGAL DESCRIPTION:	
1471 W Loop 306, Ste A		Acres: 2.800, Blk: 8, Subd: PARK VIEW ACRES, 2.8000 ACRES OF BLOCK 8	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Neighborhood- Country Club	CH – Heavy Commercial	Commercial	2.800 acre
THOROUGHFARE PLAN:			
<u>W Loop 306</u> – Freeway <u>Ben Ficklin Rd</u> – Minor Collector			
NOTIFICATIONS:			
8 notifications mailed with in 200-foot radius on 03/07/2025. No responses received at this time.			
STAFF RECOMMENDATION:			
Staff recommends Approval of the request to allow for used car sales in a Heavy Commercial Zoning District, subject to three conditions .			
PROPERTY OWNER/PETITIONER:			
Applicant: Nicholas Martinez			
STAFF CONTACT:			
Karen Putnam Planning Tech (325) 657-4210, Ext. 1546 karen.putnam@cosatx.us			

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed use will not have any adverse effects as the area is currently used as window tinting with the other suites being electrical company and appliance repair/sales. The applicant intends to purchase used cars from auctions and fix them up and sell them. This is not a request for a car lot but to allow a few cars to be displayed and sold as they are repaired.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portions of this Zoning Ordinance.** Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance. The vision plan is commercial which fits with general and heavy commercial zonings.
3. **Compatible with surrounding area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Staff believe the request is compatible with the surrounding area, which is mostly commercial uses.
4. **Effect on Natural Environment. Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetarian, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** There is a consistent history of commercial and retail use at this location.
6. **Development Patterns. Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** The staff believe the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive Plan.

Recommendation:

Staff Recommends **APPROVAL** of CU25-06, subject to **three (3) conditions of approval**:

1. No more than ten cars shall be for sale on the lot.
2. Parking and paving requirements are to follow Sec 511 of the ordinance which requires all vehicles to be parked on a paved surface.
3. The applicant shall obtain all required permits and inspections from the Building Permits and Inspections Division, as required.

Attachments:

Aerial Map
Zoning
Photographs

Aerial Map



Aerial Map CU25-06: 1471 W Loop 306

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

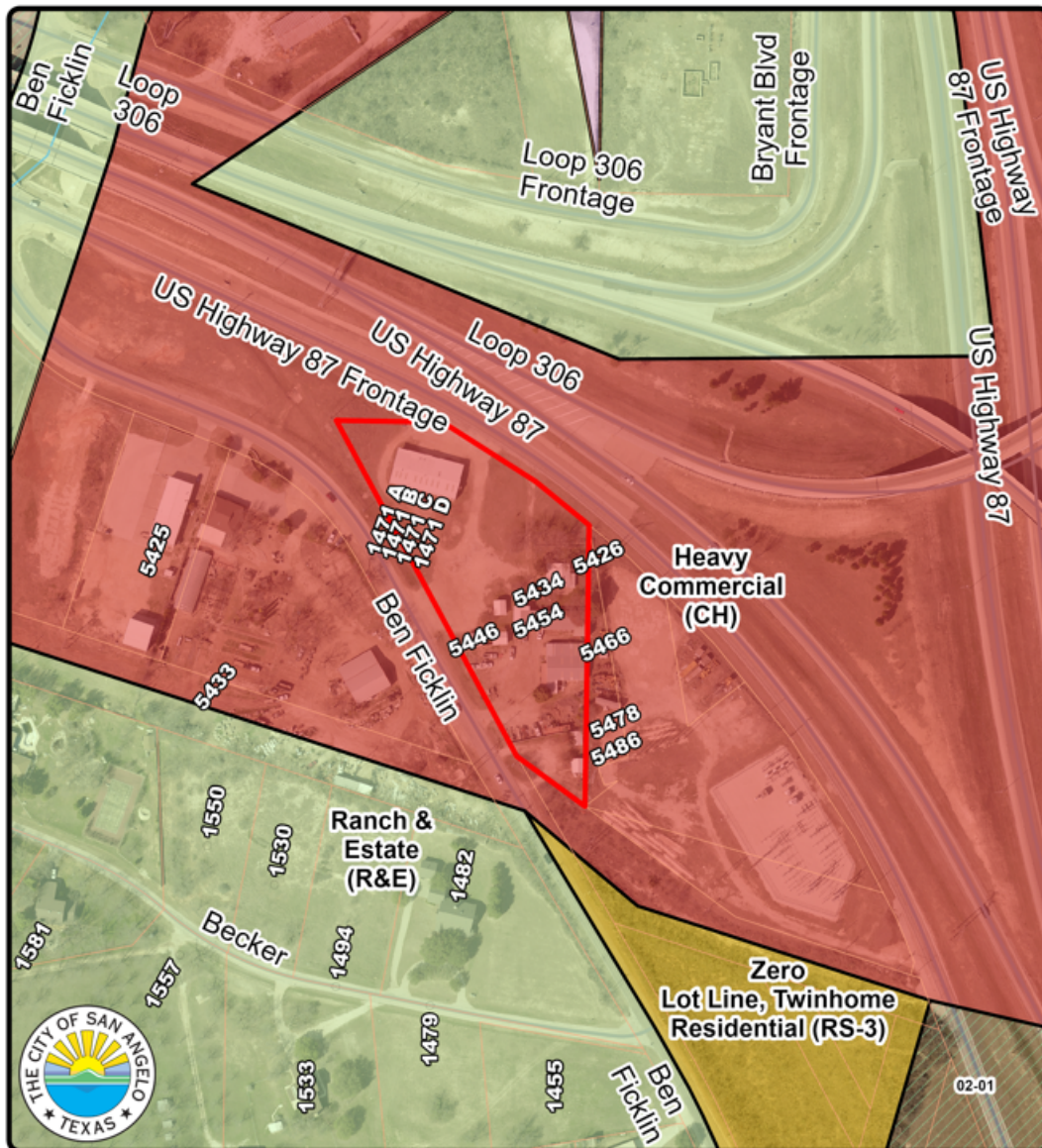
Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property: —

N



Zoning



Zoning Map CU25-06: 1471 W Loop 306

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property: —

N



Photographs







PLANNING COMMISSION – March 24, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Conditional Use	CU25-07: 4155 Arden Rd		
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) request to allow multi-family residential in a Heavy Commercial (HC) Zoning District.			
LOCATION:	LEGAL DESCRIPTION:		
4155 Arden Rd	Acres: 21.257, Lot: 1, Blk: 3, Subd: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Neighborhood – Bluffs	Heavy Commercial (CH)	Commercial	21.257 acres
THOROUGHFARE PLAN:			
Road name: Arden Rd – Major Arterial - ROW: 95ft Paving: 66ft Road name: Northwest Dr – Minor Collector - ROW: 55ft Paving: 50ft			
NOTIFICATIONS:			
12 notifications sent on 03/07/25. Received 2 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a conditional use to allow multi-family residential in a Heavy Commercial zoning district subject to four conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Steve Ford Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210 Rae.lineberry@cosatx.us			

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The proposed use will not have any adverse effects, as the areas to the south and west are used as multi-family and single-family residential; to the east there is commercial. The vision plan is Commercial, which multi-family residential zoning is compatible with, as it allows a buffer between single-family and commercial. The CU option would be in keeping with the Comprehensive Plan allowing the Planning Commission the right to condition any approval with requirements deemed necessary.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff believes the request is compatible with the surrounding area, which as mentioned is a mix of residential and commercial uses already.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The property has been vacant and multi-family residential is a community need.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* Staff believes the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

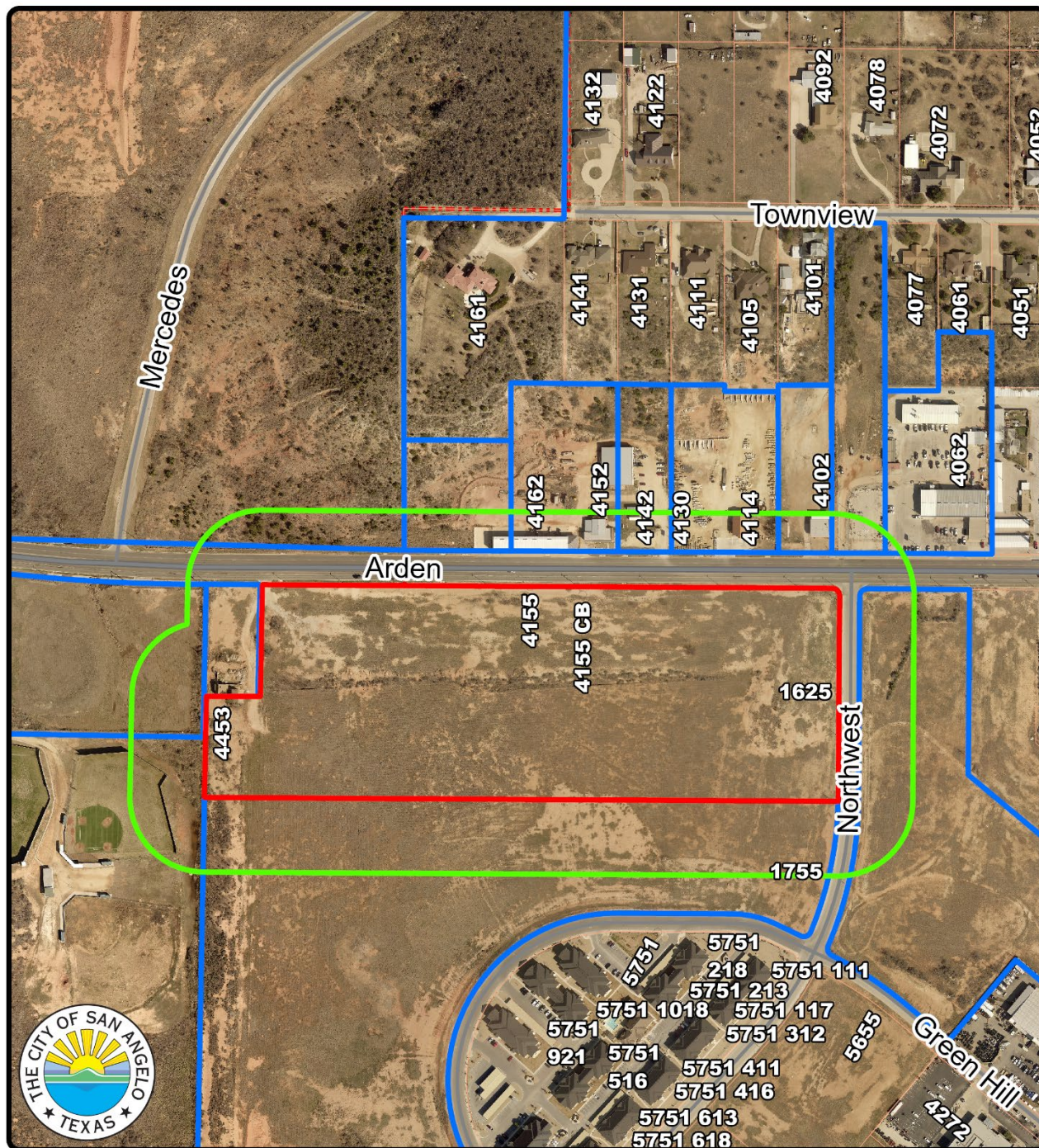
Recommendation:

Staff recommend **APPROVAL** of CU25-07, **subject to four conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Low Rise Multi-family Residential (RM-1) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. An urban design review will be required at site plan submittal.
4. The applicant shall receive approval for a zone change within 12 months of approval of this conditional use.

Attachments:

Notification Map
Zoning Map



200' Notification Map
CU25-07: 4155 Arden Rd.

Council District: #6 Larry Miller
 Neighborhood: Bluffs

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

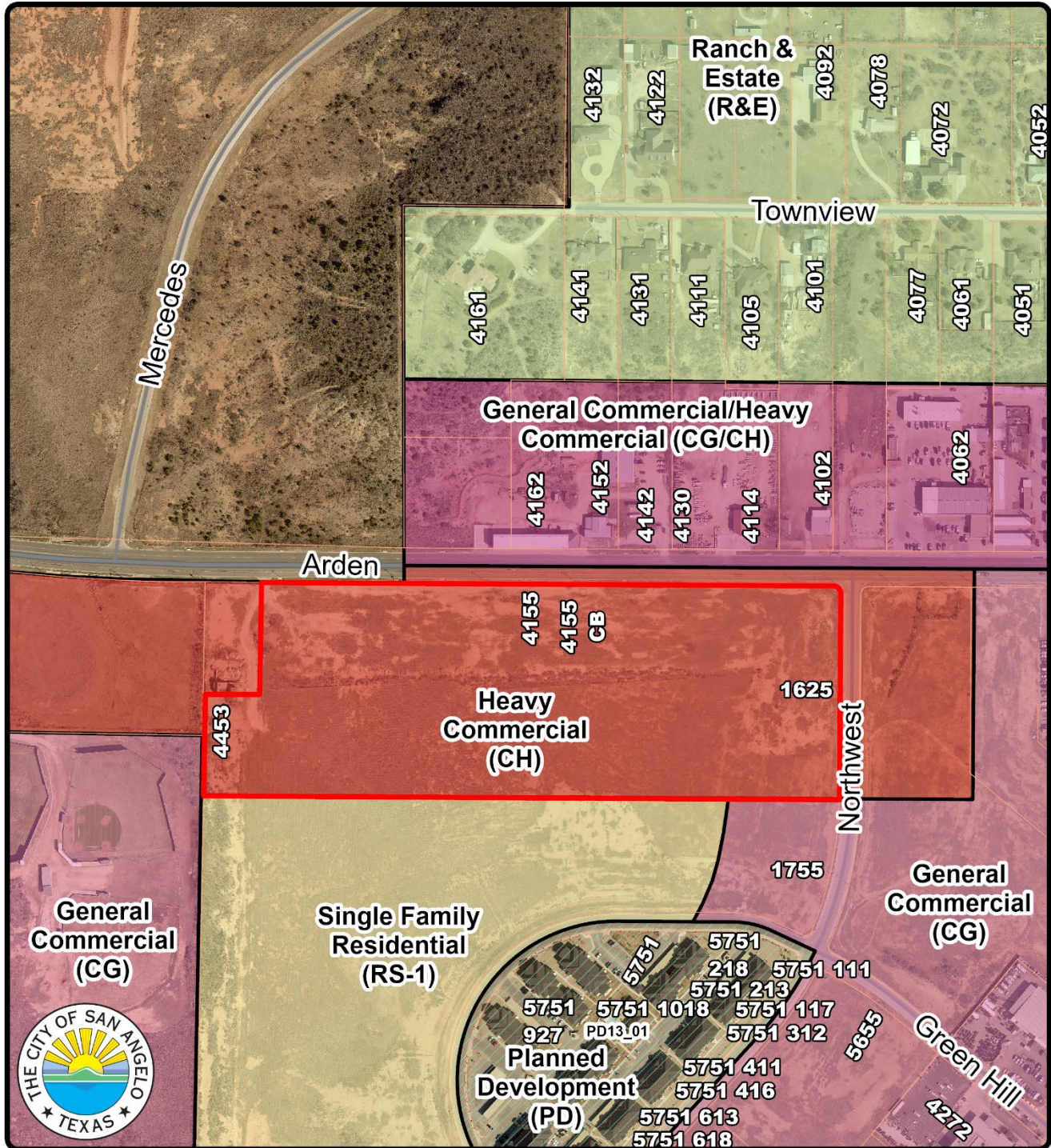
200' Range: —

Subject Property: —

Notified Properties: —

N





Zoning Map
CU25-07: 4155 Arden Rd.

Council District: #6 Larry Miller
Neighborhood: Bluffs

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





STAFF REPORT: Z25-09

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-09: Northwest Dr & Green Hill Rd	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located west of Northwest Dr and Green Hill Rd.			
LOCATION:		LEGAL DESCRIPTION:	
East of Northwest Dr and Green Hill Rd		Acres: 40.561, Lot: 2 SEC 3, Blk: 3, Subd: ARDEN ACRES, 2ND R/P IN BLK 3 SEC 3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Neighborhood – Bluffs	Currently: RS-1 & CG Requesting: RM-1	Currently: Neighborhood & Commercial	Acres: 40.561
NOTIFICATIONS:			
11 notifications sent on 3/07/25. Received 2 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located west of Northwest Dr and Green Hill Rd.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subject of this zone change is a large vacant lot where the owner would like to build multi-family residential. The vision plan for this area is Neighborhood and Commercial, which fits multi-family residential. The area to the north has requested a conditional use for multi-family residential, and to the south is already multi-family residential and a few general commercial uses.

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* This proposed zoning will complement the mix of multi-family residential and general commercial uses already in the area.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed zoning does not conflict with the zoning ordinance and will allow development on vacant lots.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed zoning is compatible with the surrounding area, as it is currently used as a mix of multi-family residential and general commercial.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change towards multi-family residential is necessary for the applicant's plans to develop the lot as residential.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Granting this request will help development on a currently vacant lot.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will meet the development pattern of a mix of multi-family residential and general commercial in the area.

Recommendation:

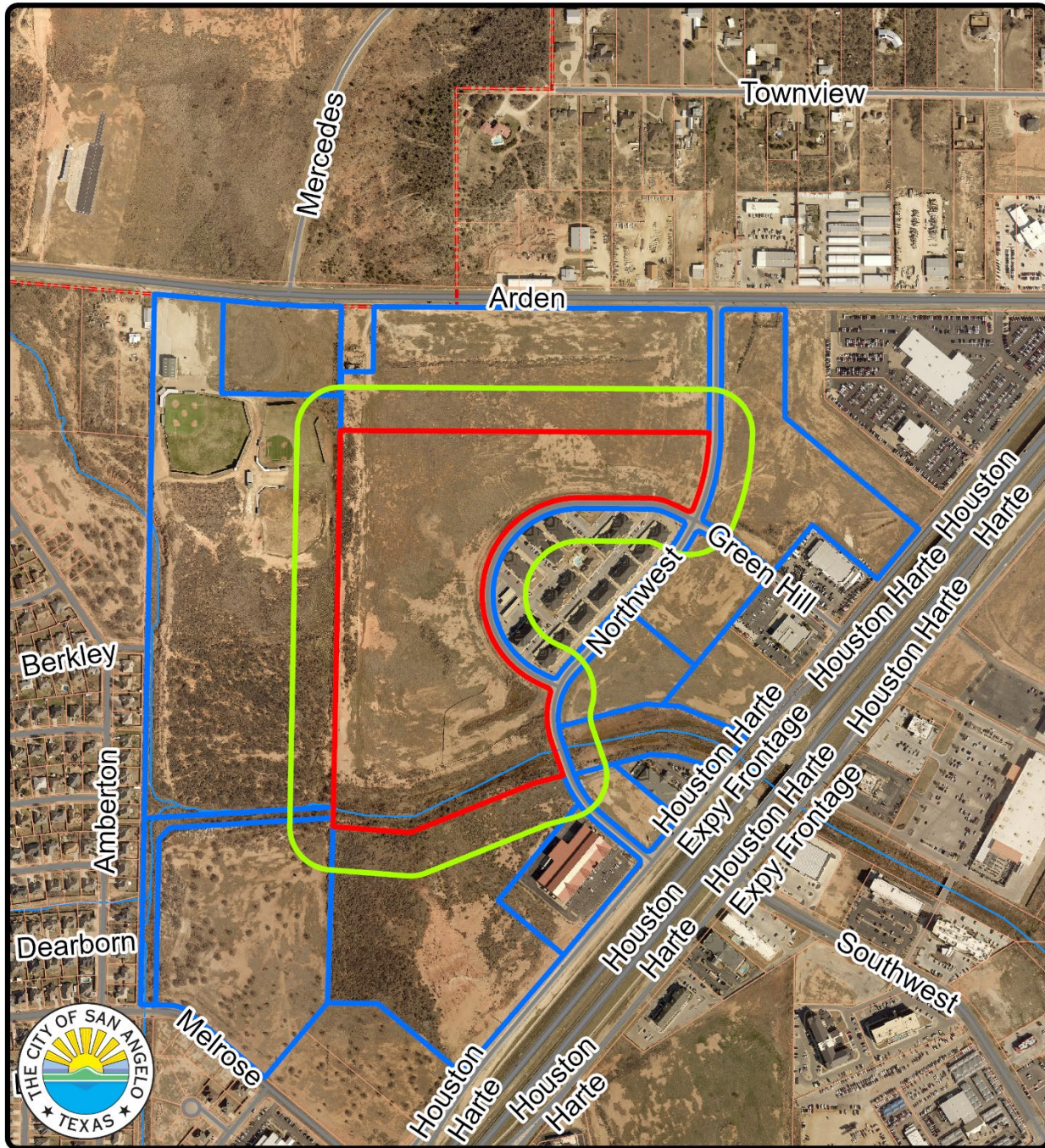
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located east of Northwest Dr and Green Hill Rd.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map
Z25-09: Northwest & Green Hill Dr.

Council District: #6 Larry Miller
Neighborhood: Bluffs

Scale: 0 0.04 0.08 0.16 0.24 0.32 Miles

200' Range: 

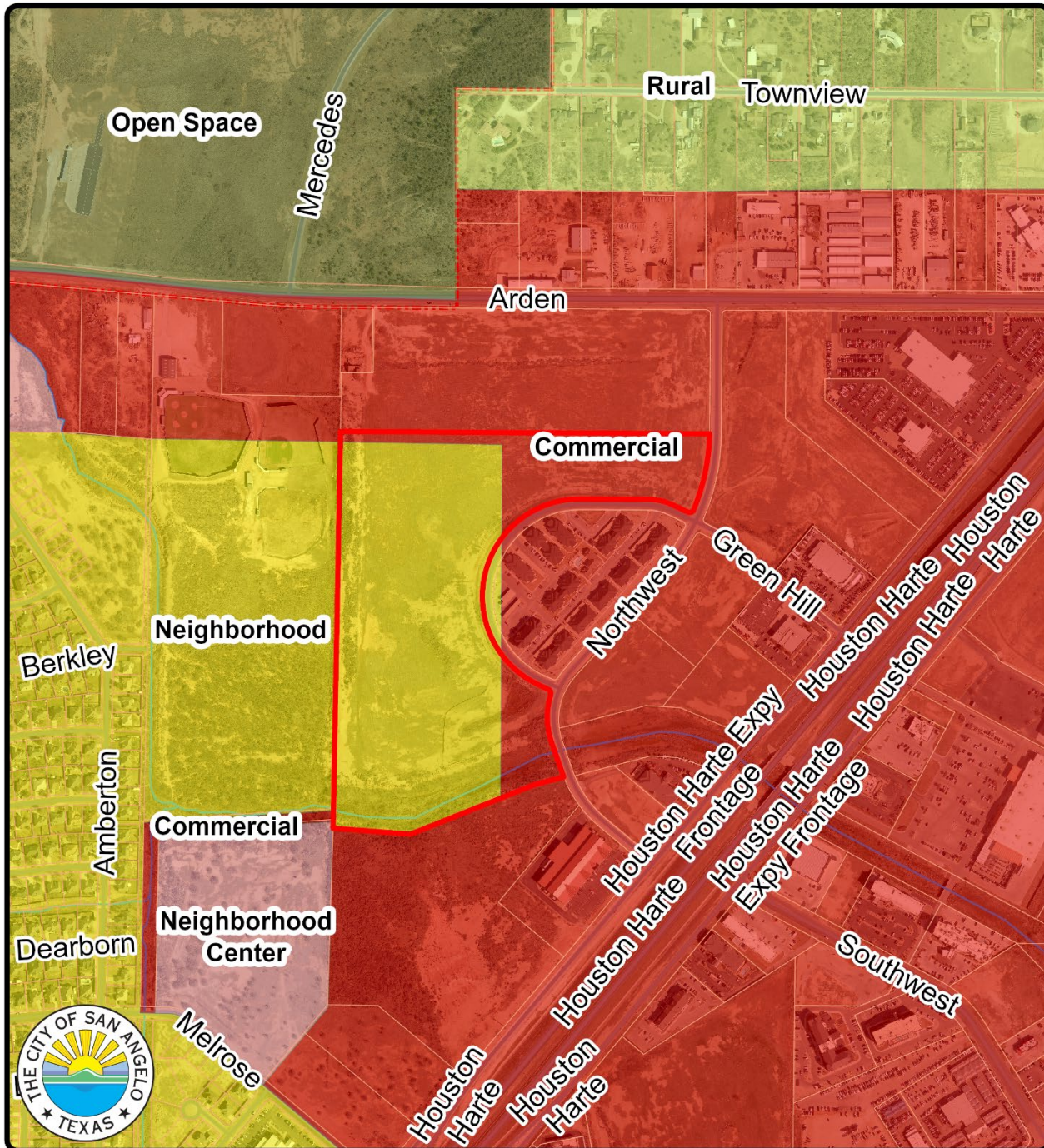
Subject Property: 

Notified Properties: 

N







Vision Map

Z25-09: Northwest & Green Hill Dr.

Council District: #6 Larry Miller

Neighborhood: Bluffs

Subject Property: —

Scale: 0 0.04 0.08 0.16 0.24 0.32 Miles

N



From: [Wade Hoak](#)
To: [*Planning](#)
Subject: Case # Z25-09
Date: Saturday, March 15, 2025 4:18:31 PM
Attachments: [03152025_009.pdf](#)

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Here is my position. I oppose due to traffic, safety and security concerns. Thank you.

**Wade Hoak
AWJL SA LLC**

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STAFF REPORT - Z24-16 & CP24-06

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zoning & Comp Plan Amendment		Z24-16 & CP24-06: 2802, 2810, & 2830 N Chadbourne St	
SYNOPSIS:			
A request for approval of a zone change from (CG/CH) General/Heavy Commercial to (CH) Heavy Commercial at 2830 N Chadbourne and (CG) General Commercial at 2802 & 2810 N Chadbourne and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
2802, 2810, & 2830 N Chadbourne St		Acres: 0.179, Lot: 13 REPLAT, Subd: CUNNINGHAM C L ADDITION Acres: 0.341, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.341 ACRES Acres: 0.776, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.7760 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – Reagan	Currently: CG/CH Requesting: CH & CG	Currently: Neighborhood Center Requesting: Commercial	Acres: 0.179 Acres: 0.341 Acres: 0.776
NOTIFICATIONS:			
26 notifications sent on 3/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (CG/CH) General/Heavy Commercial to (CH) Heavy Commercial and (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: City Planning Division			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The owner of 2830 N Chadbourne applied for TIRZ and a requirement is to clean up and remove the zoning of both General/Heavy Commercial (CG/CH) to one that is appropriate for the land use. 2830 N Chadbourne has an auto repair shop that will require Heavy Commercial (CH) zoning. The other two properties, 2802 & 2810 N Chadbourne, will fit under General Commercial (CG) and allows the Comprehensive Plan of Commercial to be extended north across the three properties.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The proposed zoning and comprehensive plan amendment is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to stay commercial along Chadbourne St.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and allows the businesses to continue as is.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area as it is mainly commercial along N Chadbourne St.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** TIRZ requires the removal of General/Heavy Commercial (CG/CH). This will meet that requirement and will fit the area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Commercial along a minor arterial fit the community need.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The properties will meet the development pattern of commercial along N Chadbourne St.

Recommendation:

Staff recommend **approval** of a zone change from (CG/CH) General/Heavy Commercial to (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



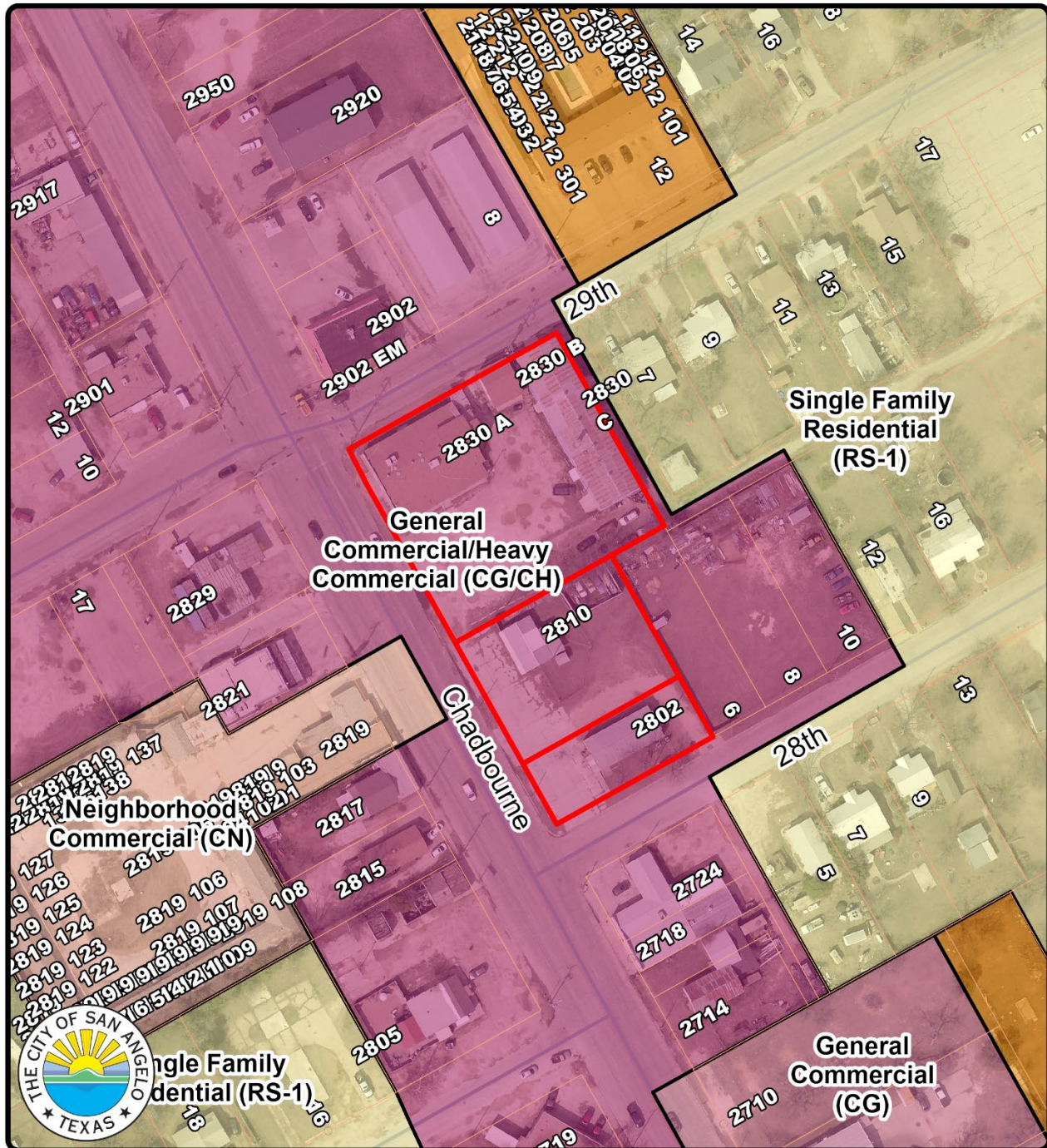
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

200' Range:

Subject Property: _____

Notified Properties: ————





Zoning Map
CP24-06: 2830 N Chadbourne

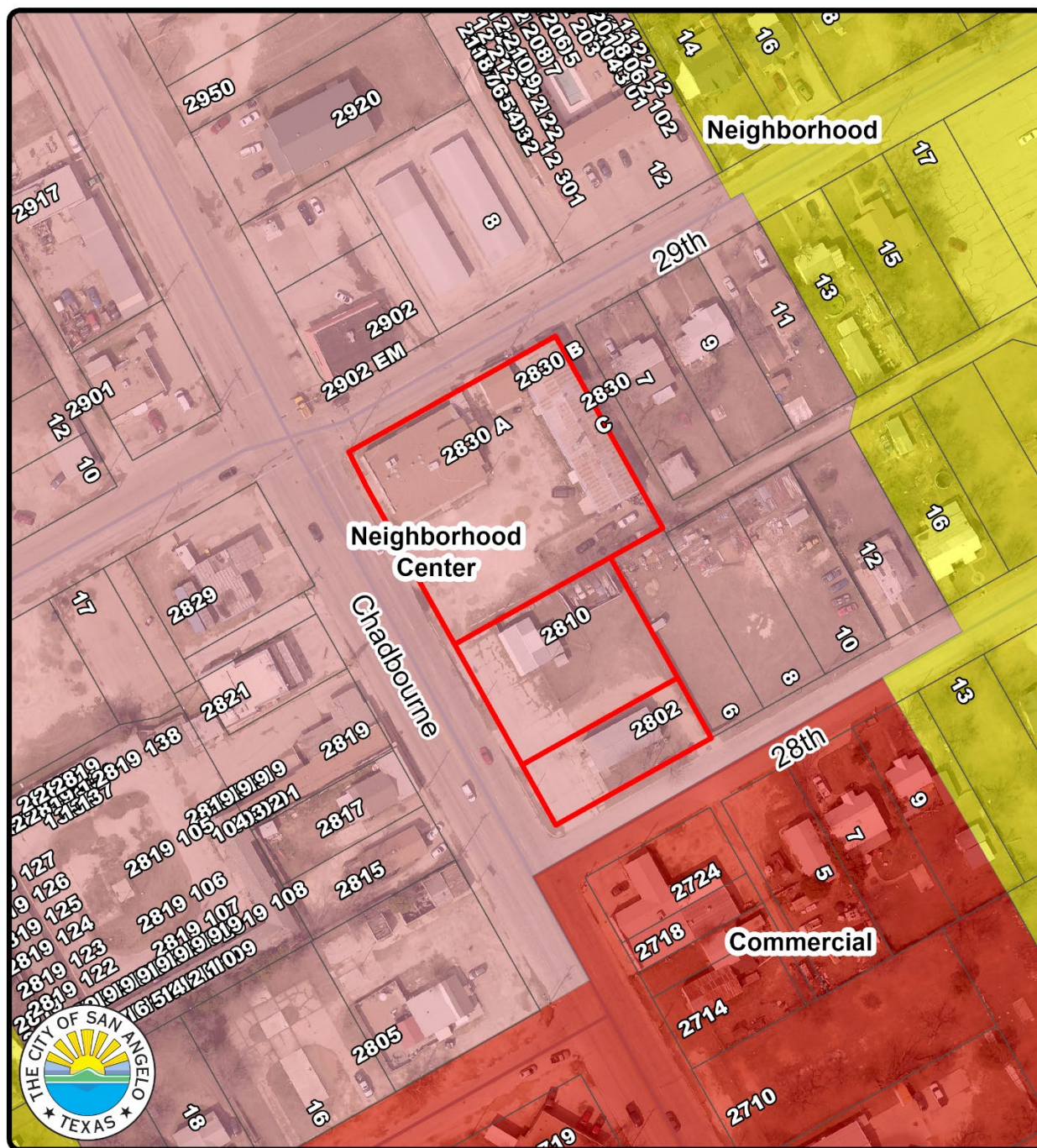
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

N





Vision Map

CP24-06: 2830 N Chadbourne

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —





STAFF REPORT: Z25-02

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-02: 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and 1426 and 1428 Western Ct	
SYNOPSIS:			
A request for approval of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.			
LOCATION:		LEGAL DESCRIPTION:	
999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and 1426 and 1428 Western Ct		WESTERN PROPERTIES ADDITION SEC ONE-B Tract 4, 2E, 2D and SEC ONE-A Tract 3A and SEC ONE-C Tract 5 KOONCE SUBDIVISION Part of Lot 3 and 4 thru 6 ALLISON OFFICE ADDITION, BLK 1, SEC 1-A Tract B, A-2, & A-3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – ASU/College Hills	Currently: ML Requesting: CG & RM-2	Commercial	Total Acres: 23.587
NOTIFICATIONS:			
27 notifications sent on 03/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.			
PROPERTY OWNER/PETITIONER:			
Petitioner: City Planning Division			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The properties are currently being used as commercial or multi-family. They are either legally non-conforming or have a conditional use. Staff evaluated the area and general commercial zoning and multi-family residential fits the current uses and will not require any of the properties to continue their conditional uses.

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The proposed zoning is removing the light manufacturing that is not currently being used, and staff cannot find a history of light manufacturing use on those properties. The proposed zoning will allow the area to continue as commercial and the apartments to continue as multi-family residential along Knickerbocker Rd and Western Ct.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed zoning does not conflict with the zoning ordinance and allows the businesses to continue as is. It also aligns with the Comprehensive Plan, as it is commercial.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed zoning is compatible with the surrounding area, as it is mainly commercial along Knickerbocker Rd.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* Staff believes that in 2000 when the zoning ordinance was updated, they made most of the area around the railroad a light manufacturing zoning. As time has evolved, the area has become commercial not light manufacturing. This proposed change will update the zoning district to match what is currently there.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Commercial zoning along a major arterial fits the community need.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The properties will meet the commercial development pattern along Knickerbocker Rd.

Recommendation:

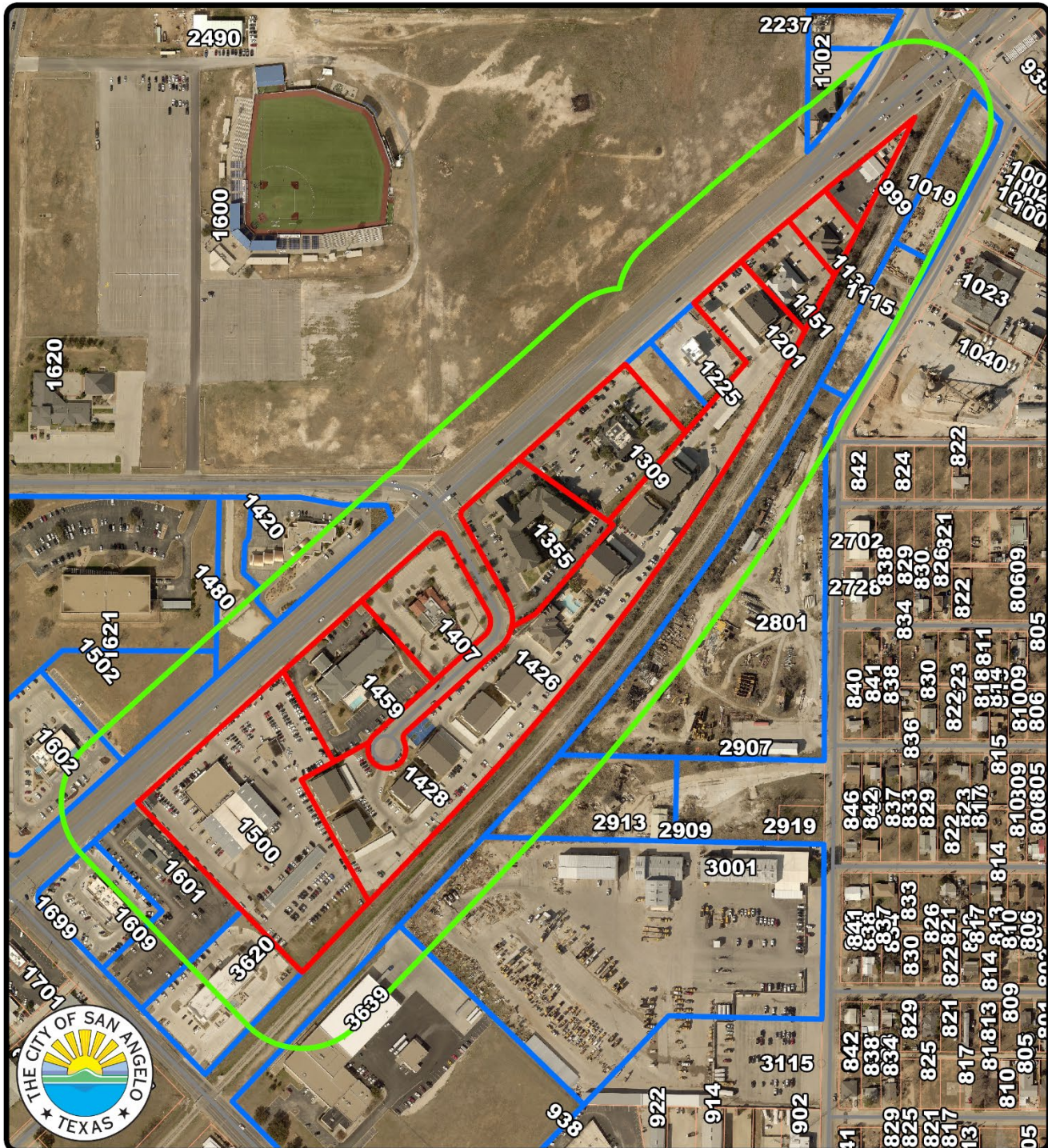
Staff recommend **approval** of the request of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map

Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

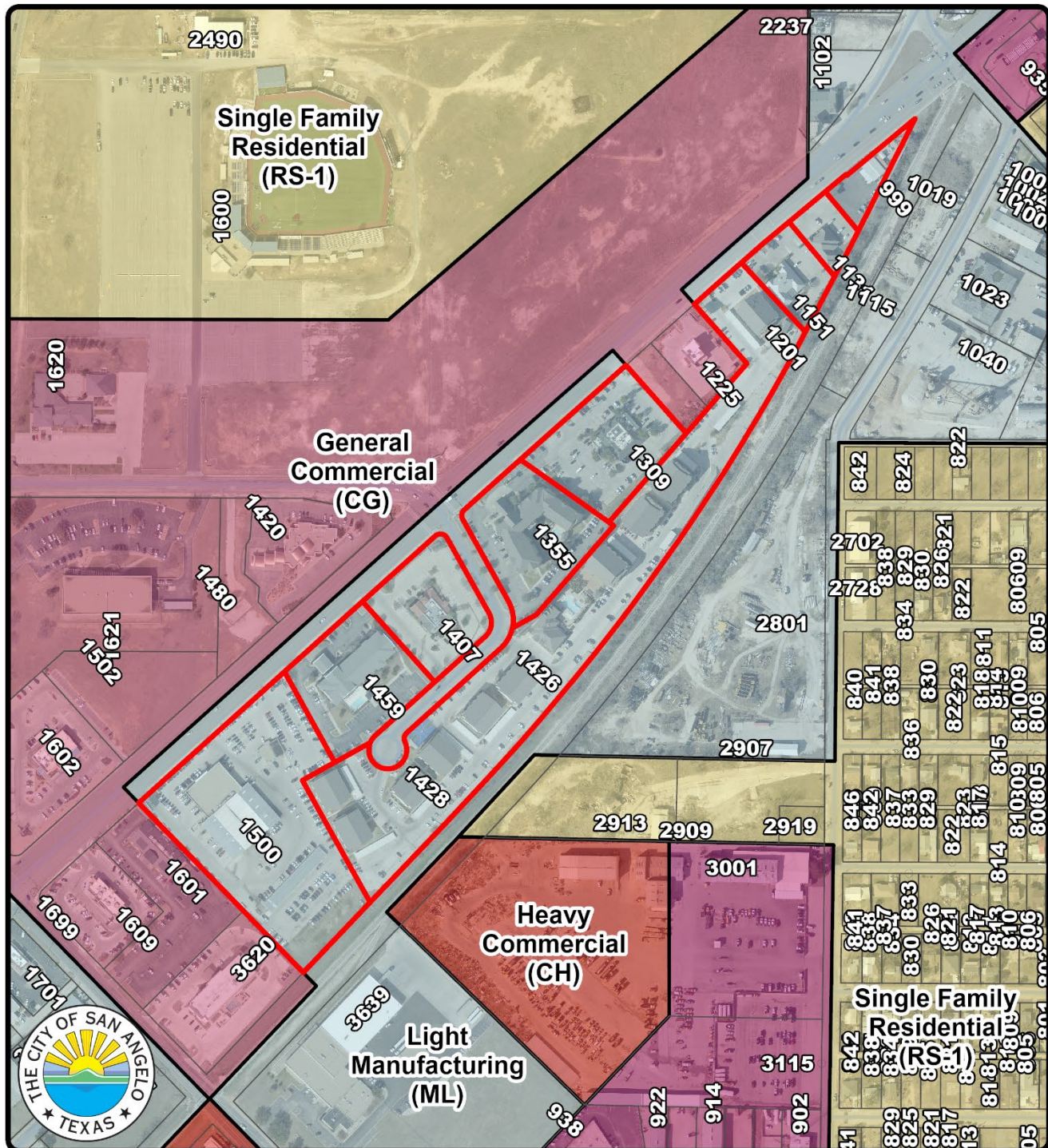
Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range:

Subject Property: _____

Notified Properties:





Zoning Map

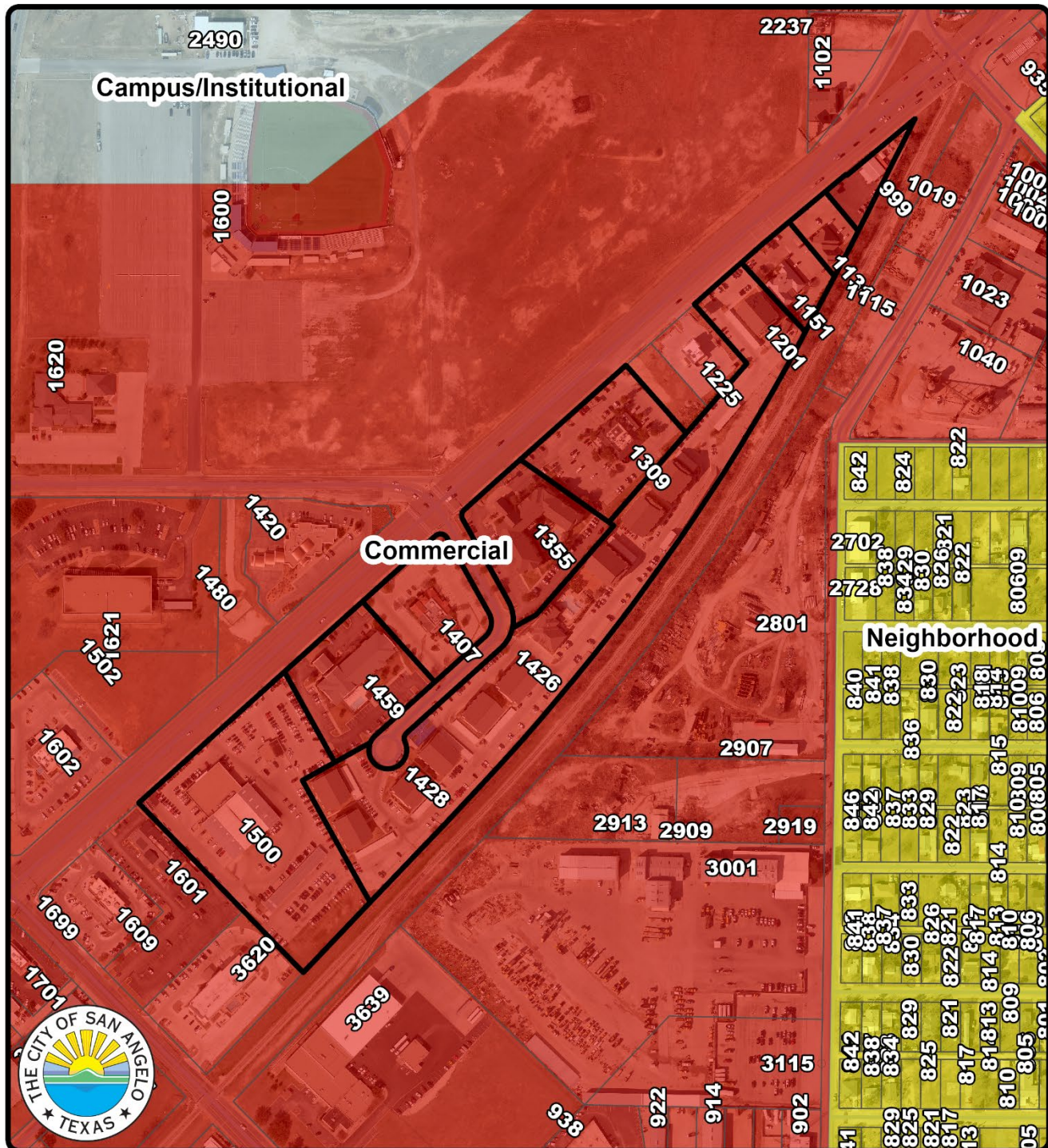
Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





Vision Map

Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





STAFF REPORT: Z25-03 & CP25-01

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zoning & Comp Plan Amendment		Z25-03 & CP25-01: Lot 5A of Block 109 Ft Concho Addition	
SYNOPSIS:			
A request for approval of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.			
LOCATION:		LEGAL DESCRIPTION:	
217 & 221 E Avenue K		Acres: 1.412, Lot: 1C, Blk: 109, Subd: FORT CONCHO ADDITION, 3RD R/P IN BLK 109 Acres: 0.298, Blk: 109, Subd: FORT CONCHO ADDITION, N130' OF LOTS 4 & 5 Acres: 0.149, Blk: 109, Subd: FORT CONCHO ADDITION, N130' OF LOT 6	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Ft Concho	Currently: CG/CH Requesting: RM-1	Currently: Industrial Requesting: Commercial	Acres: 1.859
NOTIFICATIONS:			
18 notifications sent on 3/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Wilde Engineering			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subjects of this zone change are vacant lots that the owner has received administrative approval of a replat creating one lot out of the three to build multi-family residential. The vision plan for this area is Industrial but does not fit the current uses on the surrounding properties. To the north is two-family residential and general commercial and the water treatment center. To the south is commercial and ranch and estate residential.

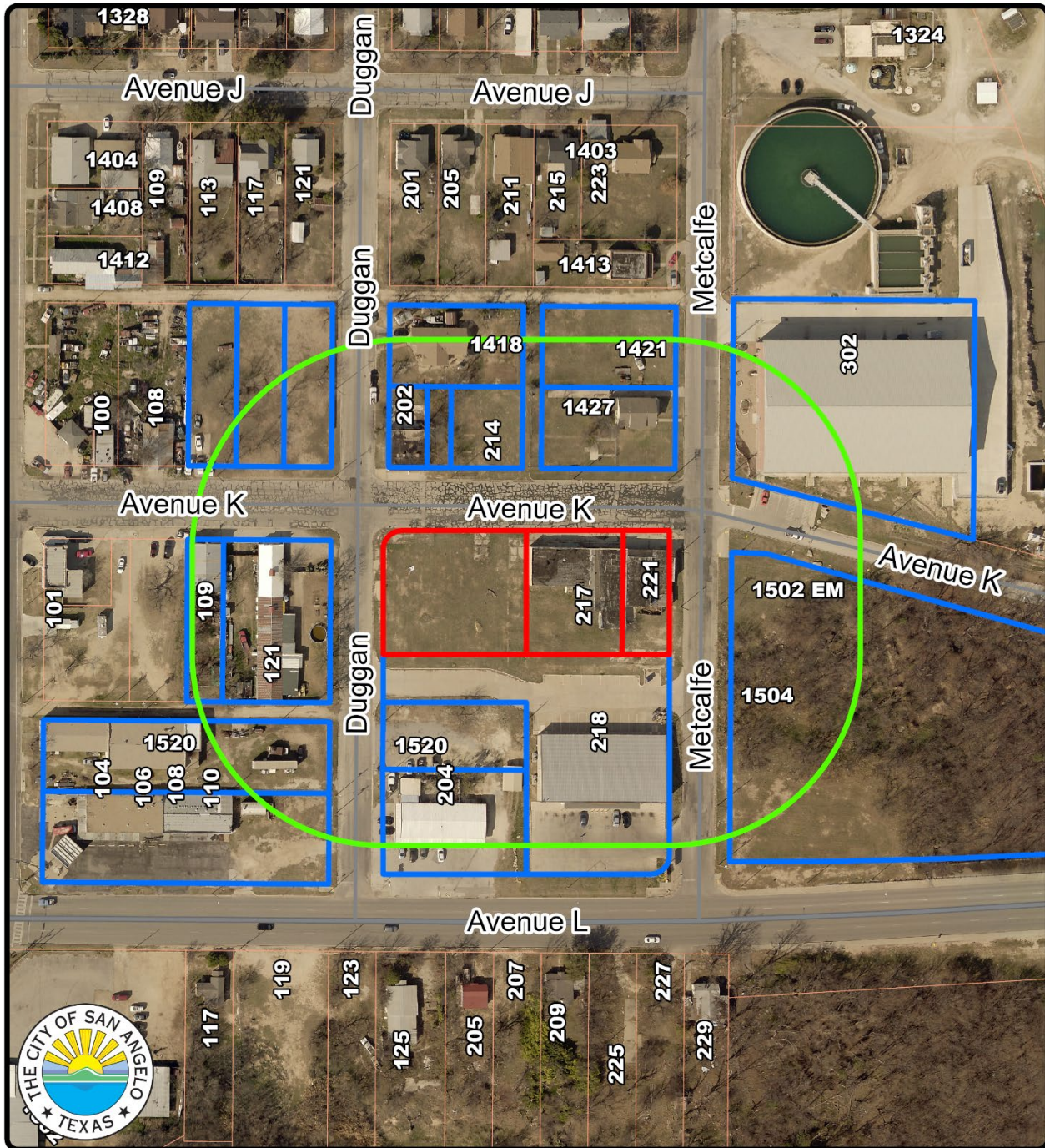
1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Two-family residential and a couple of commercial uses are to the north of this property. This proposed zoning and comprehensive plan amendment will compliment the mix of residential and commercial uses already in the area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will encourage development on vacant lots.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area, as it is currently used as a mix of residential and commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change toward multi-family residential is necessary for the applicant's plans to develop the lot as residential.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help development on currently vacant lots.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The properties will meet the development pattern of a mix of residential and commercial in the area.

Recommendation:

Staff recommend **approval** of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



200' Notification Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

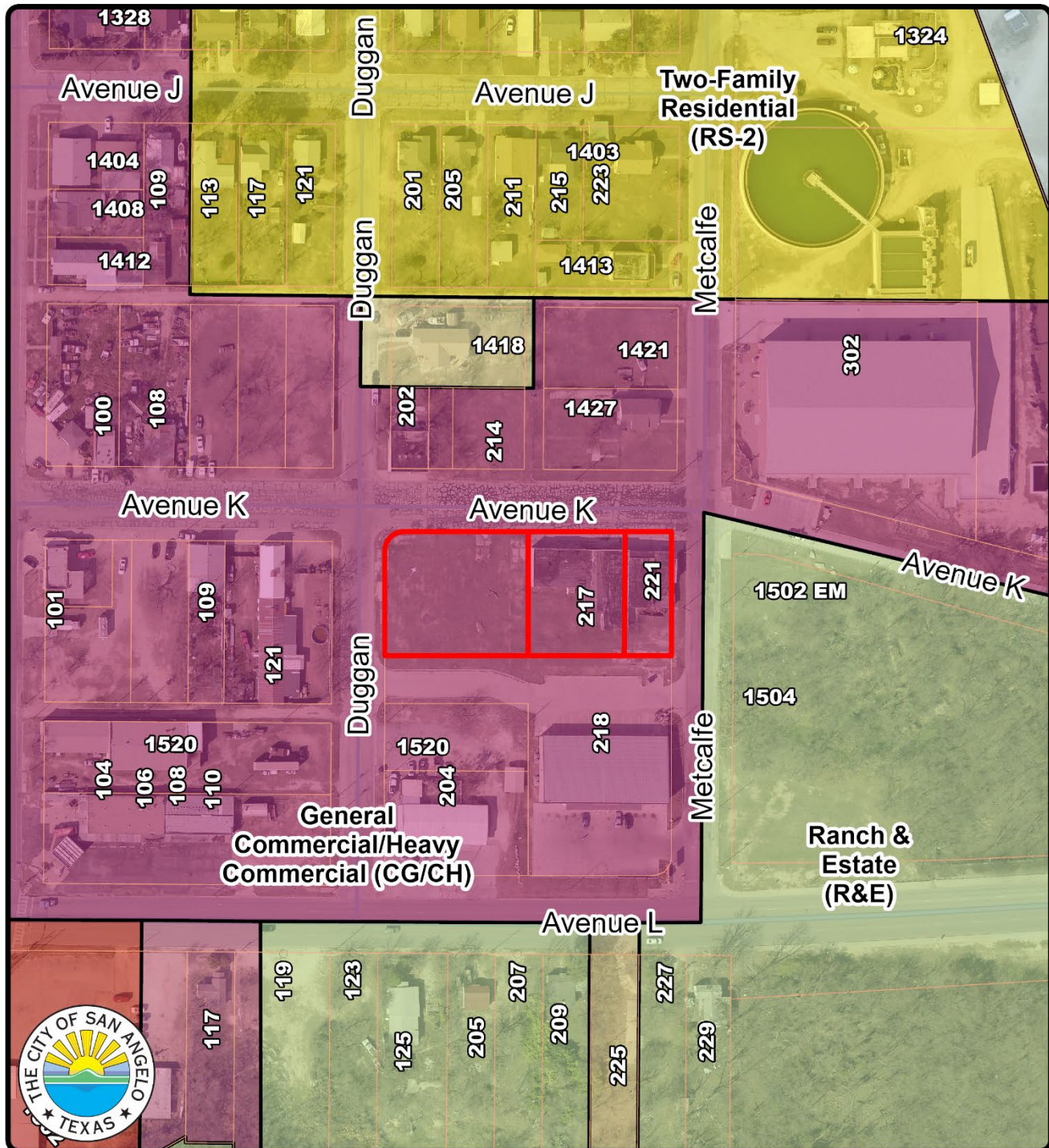
200' Range: —

Subject Property: —

Notified Properties: —

N





Zoning Map

Z25-03 & CP25-01: 217, 221 E Ave K

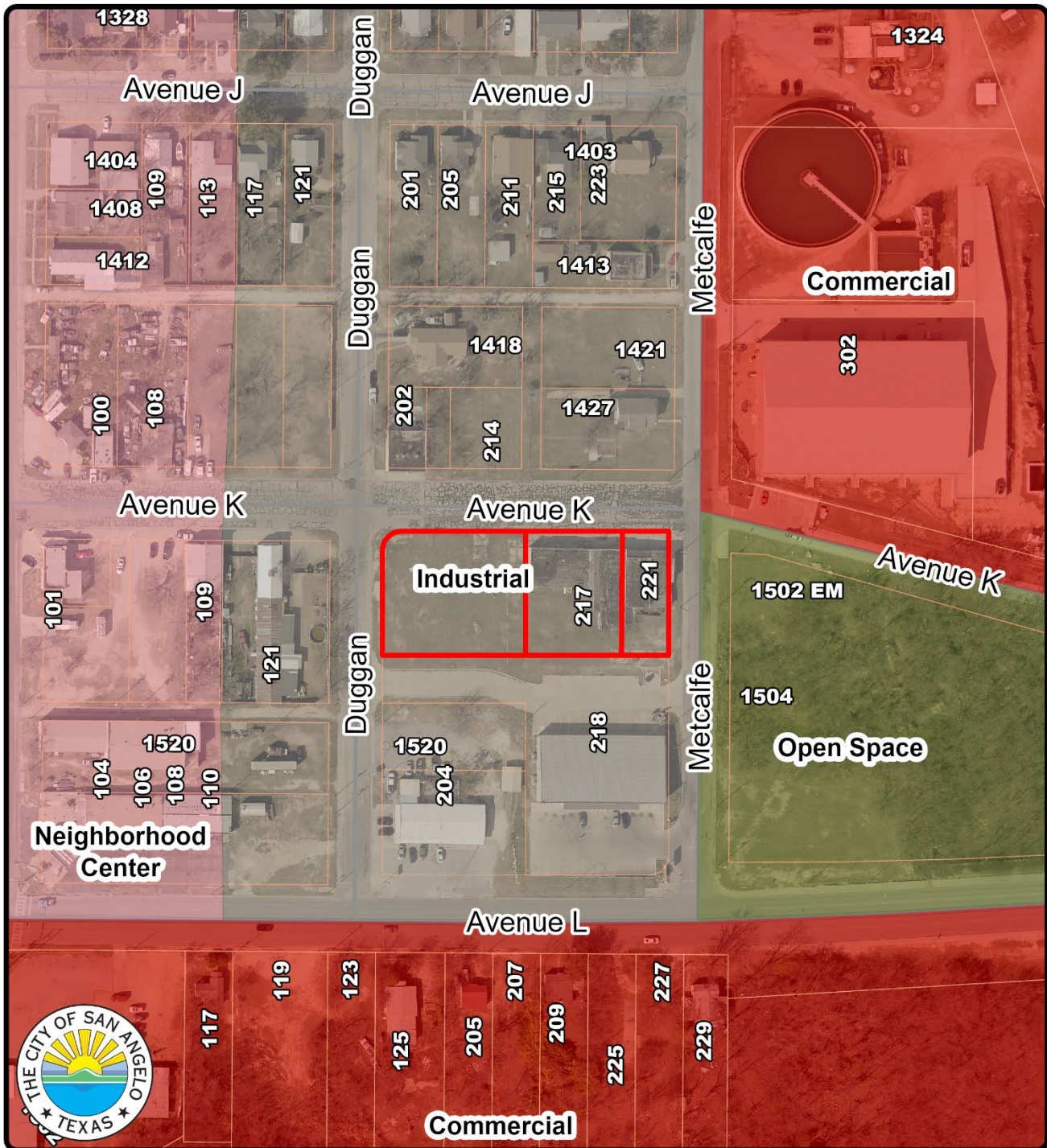
Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Subject Property: 

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Vision Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas
 Neighborhood: Ft. Concho

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 1, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-07: 2621 S Bryant Blvd.	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) for the property located at 2621 S Bryant.			
LOCATION:		LEGAL DESCRIPTION(S):	
2621 S Bryant, northwest of intersection of W Ave W and S Bryant Blvd.		Acres: 0.145, Lot: 9, Blk: 9, Subd: LA VILLITA HEIGHTS ADDN	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	Current: RS-1 Proposed: CN	Neighborhood Center	.145 acres
THOROUGHFARE PLAN:			
• S Bryant Blvd – Major Arterial • W Ave W – Local Road			
NOTIFICATIONS:			
21 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).			
PROPERTY OWNER/PETITIONER:			
Owner: Francisco J. Gloria			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

The subject of this zone change is a residential lot intersecting with S Bryant which used to contain an older residential structure but is now vacant. The applicant wishes to redevelop this property for a use that has not yet been determined but has mentioned storage or offices. A subsequent Conditional Use may be necessary. The vision plan for this property is already Neighborhood Center, which aligns with the requested zone change. Bordering to the west is residential, and bordering to the north, east, and south is more Commercial Neighborhood. The Planning Commission approved a very similar zone change to CN exactly one block north of here at the previous meeting.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The future land use envisioned for this property is “Neighborhood Center”, which aligns perfectly with “Commercial Neighborhood” zoning.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with our CN standards should a zone change be approved.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*
The proposed zoning would be compatible with the surrounding area. The subject property fronts South Bryant, a major arterial road, and Neighborhood Commercial at the end of a street would not likely threaten the character of the neighborhood.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A zone change towards Neighborhood Commercial is necessary for the applicant’s plans to redevelop these lots for non-residential purposes.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
Commercial zoning at this location may help meet the needs of the community and granting this request

would help to promote the redevelopment of an existing vacant property on a major thoroughfare.

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.

Commercial zoning at this location would help to maintain a logical pattern of development where commercial uses are located along a major thoroughfare.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

The map shows a residential neighborhood in San Antonio, Texas, with streets Avenue V, Avenue W, Avenue X, and Monterey. A green line traces a path through the neighborhood, starting from the top left, curving around the center, and ending at the bottom right. Several properties are highlighted with blue and red borders. The City of San Antonio logo is in the bottom left corner.

Properties highlighted with blue borders include:

- 516, 518, 526, 514, 512, 510, 504, 502 (top left)
- 529, 517, 515, 509, 507, 505, 501 (middle left)
- 530, 526, 522, 518, 506, 504, 502 (middle left, below Avenue W)
- 425, 423, 421, 417 (top right)
- 2616, 422, 416 (middle right)
- 610, 604, 602 (bottom left)
- 510, 506, 504, 2713, 2717 (bottom left, below Avenue X)
- 430, 426, 422, 418 (bottom right)

Properties highlighted with a red border include:

- 502 (middle left, below Avenue W)

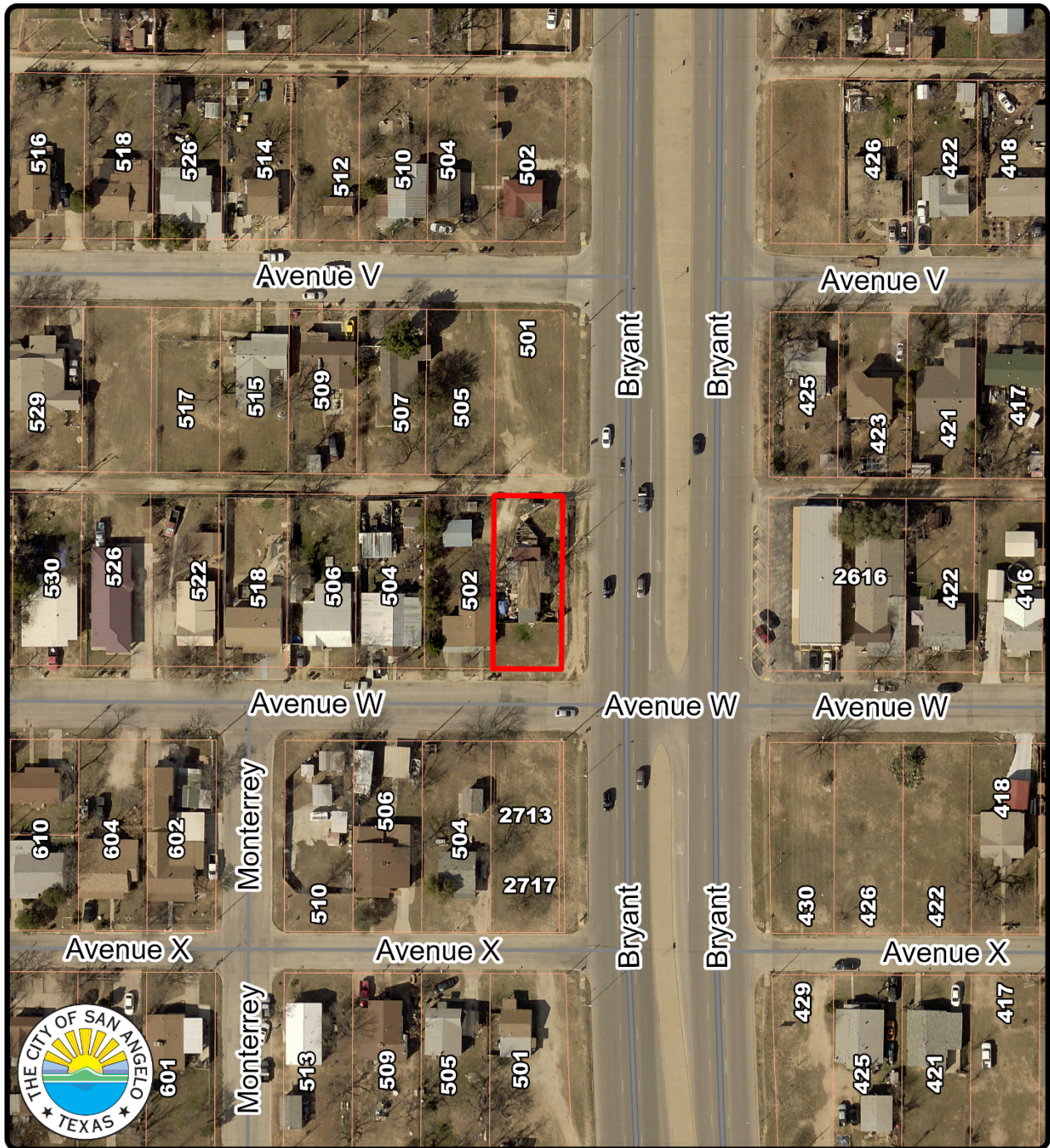
The City of San Antonio logo is in the bottom left corner.

N



Notified Properties: 1

Aerial Map



Aerial Map

Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas

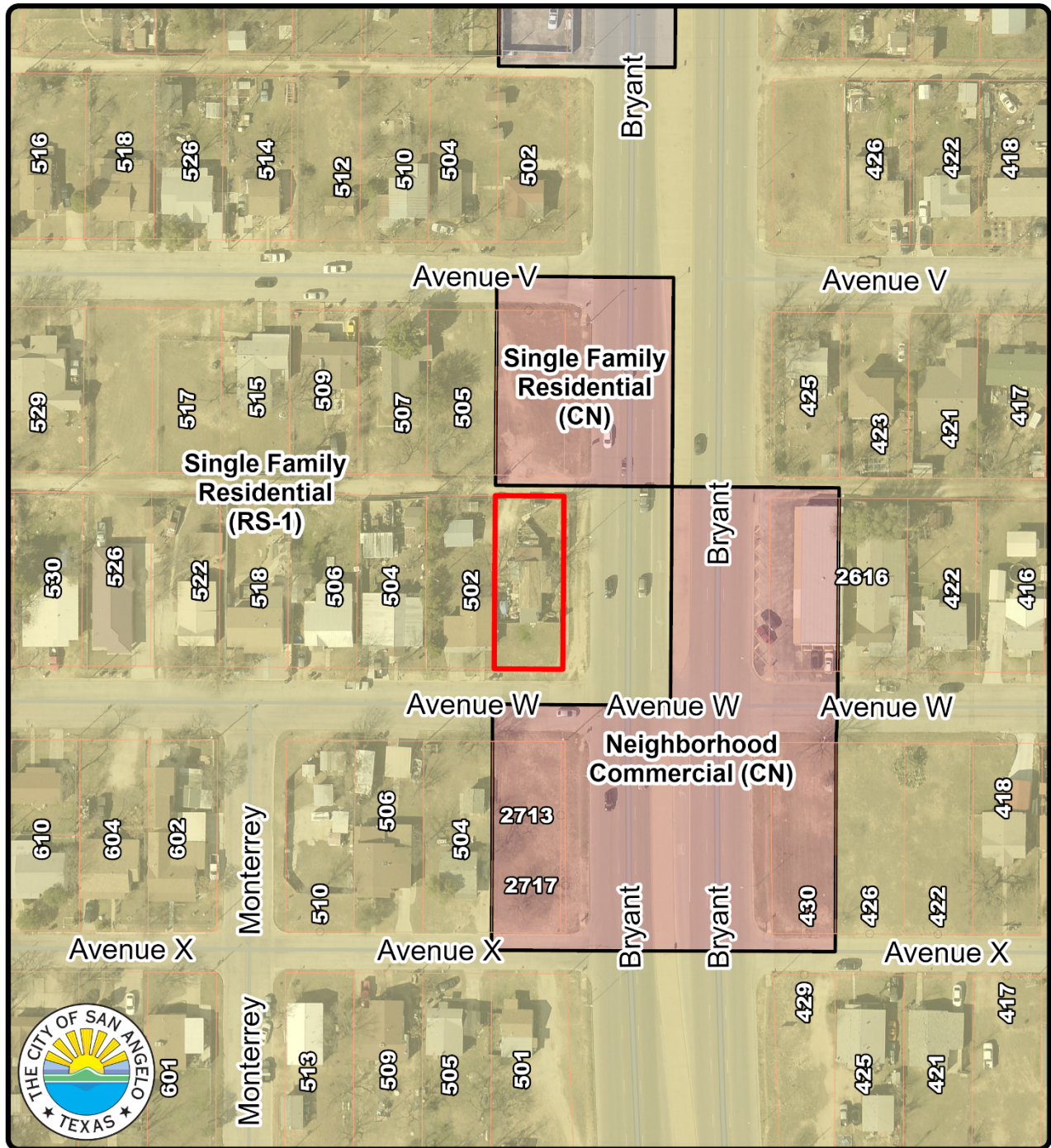
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 



Zoning Map



Zoning Map

Z25-07: 2621 S Bryant Blvd.

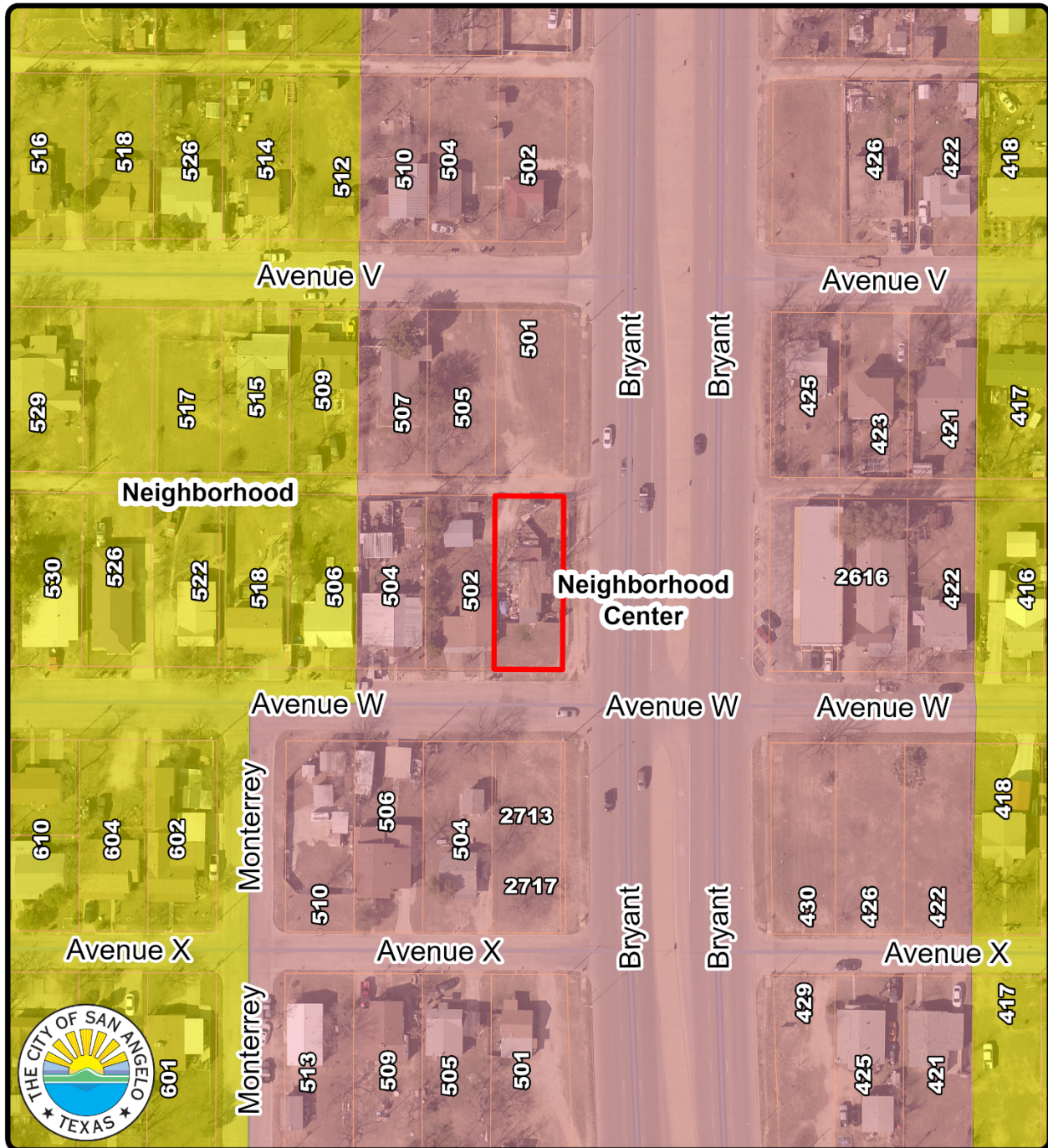
Council District: #3 Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 



Vision Plan



200' Notification Map
Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —



STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 15, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-10: 1401, 1402 and 1403 Edmund	
SYNOPSIS:			
This is a request for a zone change from the Single-Family Residential (RS-1) zoning district to Neighborhood Commercial (CN) for three city owned parcels located at 1401, 1402, and 1403 Edmund			
LOCATION:		LEGAL DESCRIPTION(S):	
1401 and 1402 Edmund		Acres: 14.157, Subd: FIRST ASSEMBLY OF GOD ADD, LT 5 BEING 14.1540 AC SEC 1 Acres: 7.125, Abst: A-1656 S-0191, Survey: J MOEHL, 7.1250 ACRES Acres: 2.996, Abst: A-1656 S-0191, Survey: J MOEHL, 3.0000 ACRES	
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Angelo Heights	Current: RS-1 Proposed: CN	Open Space	24.282 acres
THOROUGHFARE PLAN:			
Edmund – Minor Arterial in progress of CIP project and future upgrades to walking path connectivity for community			
NOTIFICATIONS			
11 notifications were mailed; 0 in support and 0 in opposition			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Information:

The subject of this zone change is essentially Kirby Park between the 1400 Blk of Edmund. The purpose is to allow for compliance with a proposed donor sign for the new splash pad; as well as allowing other uses by right like Mobile Food Units, Exercise classes, party rentals, and all other park-like functions. We are doing this by rezoning the property from RS-1 single family residential to neighborhood commercial (CN) this would allow for more flexibility when the park is needed for different community events or is the Parks Department has a lease contract with a vendor to provide programming which might conflict with residential zoning. The long-term goal is through a revised comprehensive plan update and a revised zoning ordinance to provide a parkland and open space zoning district which allows these items to move forward.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is “Open Space”, which in older plans refers to park spaces. In this case we do believe it is a match and compatible. I do believe Park spaces in the future will be more dynamic from open space to programmed space to stay in contact with nature, the community, and general recreation. .
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with our CN standards should a zone change be approved.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The proposed zoning would be compatible with the surrounding area. The subject properties front on South Edmund, a minor arterial road, and Neighborhood Commercial for a park space on this portion of the street would not threaten but enhance the character of the neighborhood.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change towards Neighborhood Commercial is necessary for the applicant’s plans to come into compliance and would allow more flexibility in the future for known and proposed activities.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse environmental effects.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

This neighborhood commercial, being low intensity zoning at this location may help meet the needs of the community and granting this request would help to promote the existing property.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*

Neighborhood commercial zoning at this location would help to maintain a logical pattern of development where park spaces are embedded within neighborhoods and residential but make connectivity to the larger community via a major thoroughfare.

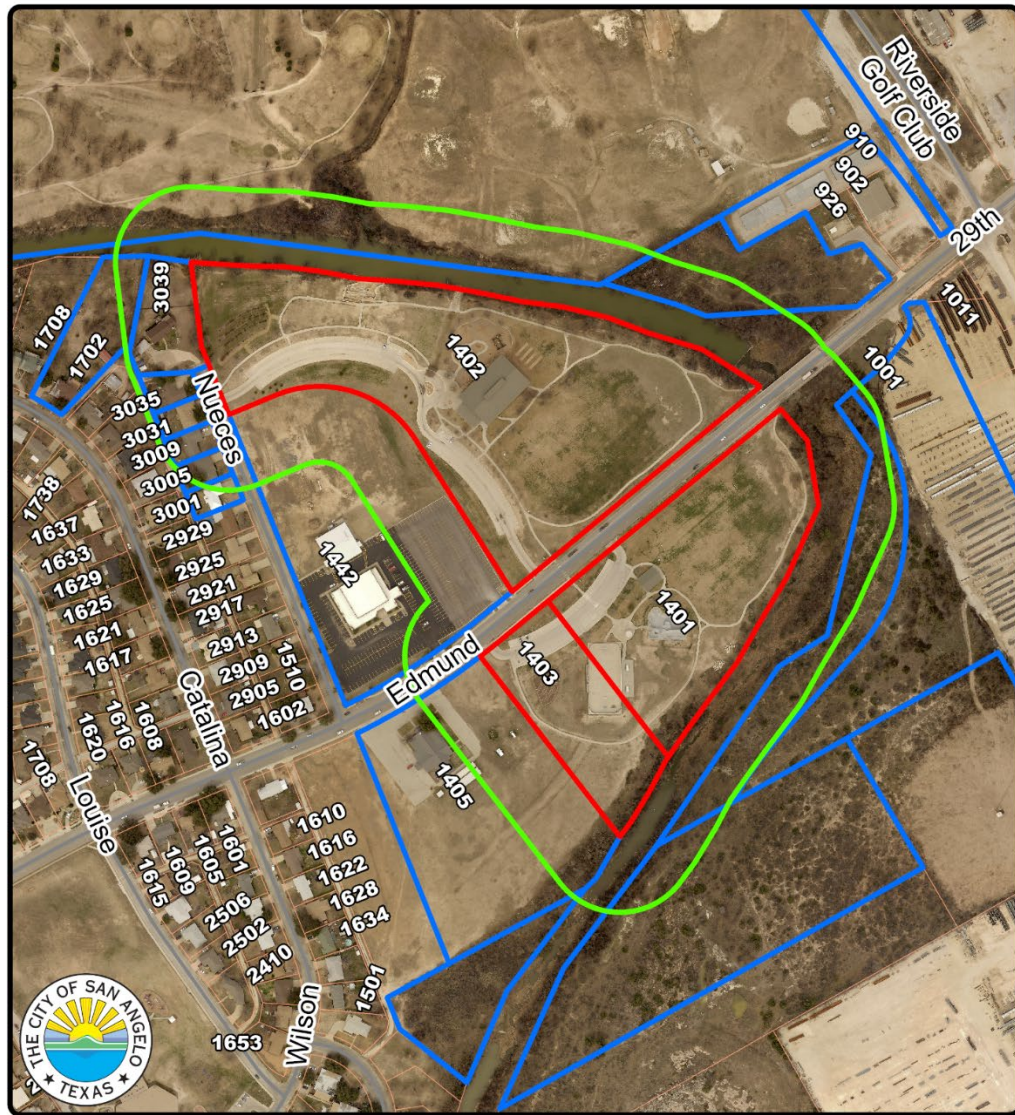
Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Notification Map
Aerial Map
Zoning Map
Aerial Map

Notification Map



200' Notification Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range: 

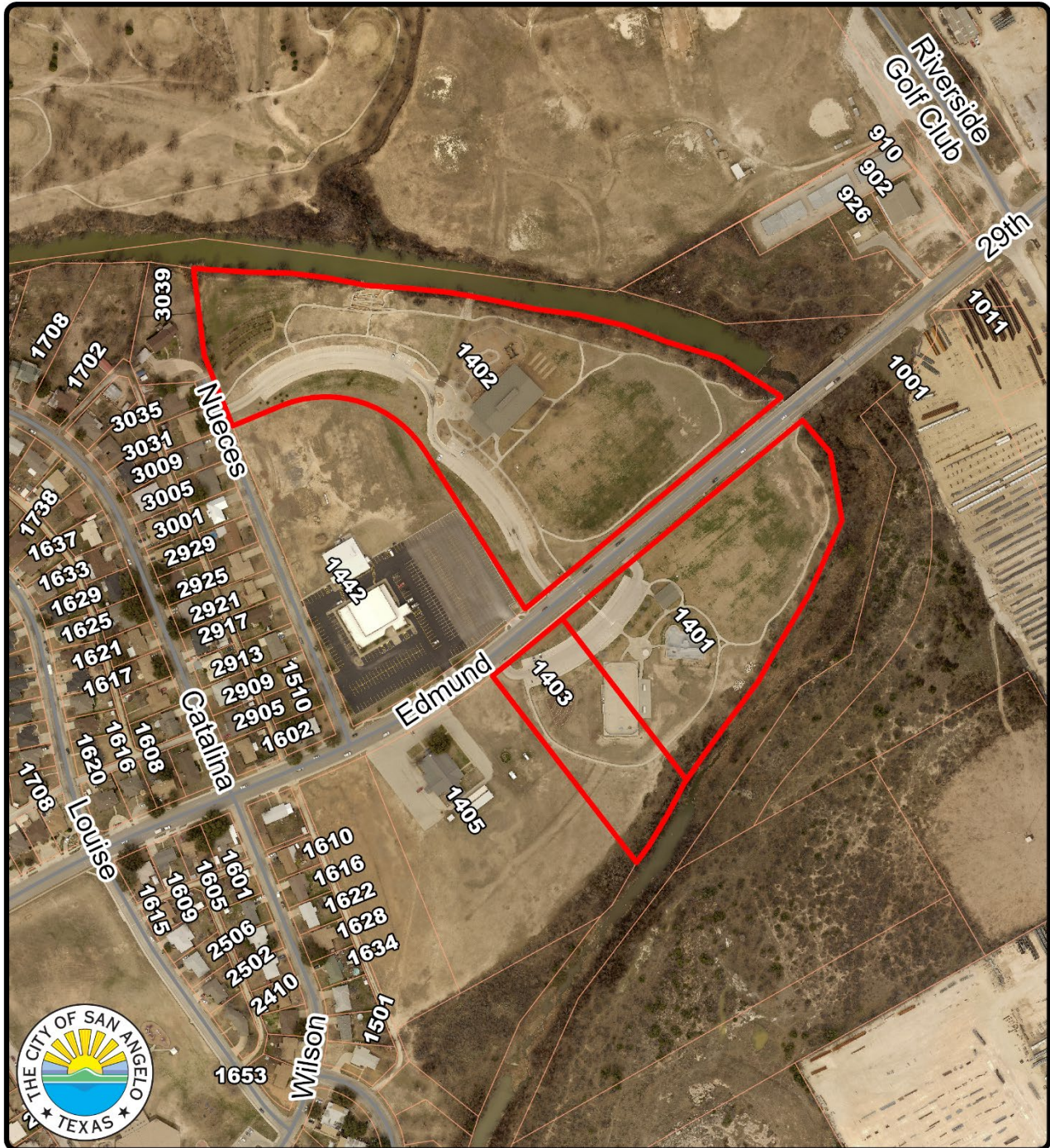
Subject Property: 

Notified Properties: 

N



Aerial Map



Aerial Map

Z25-10: 1401-1403 Edmund Blvd.

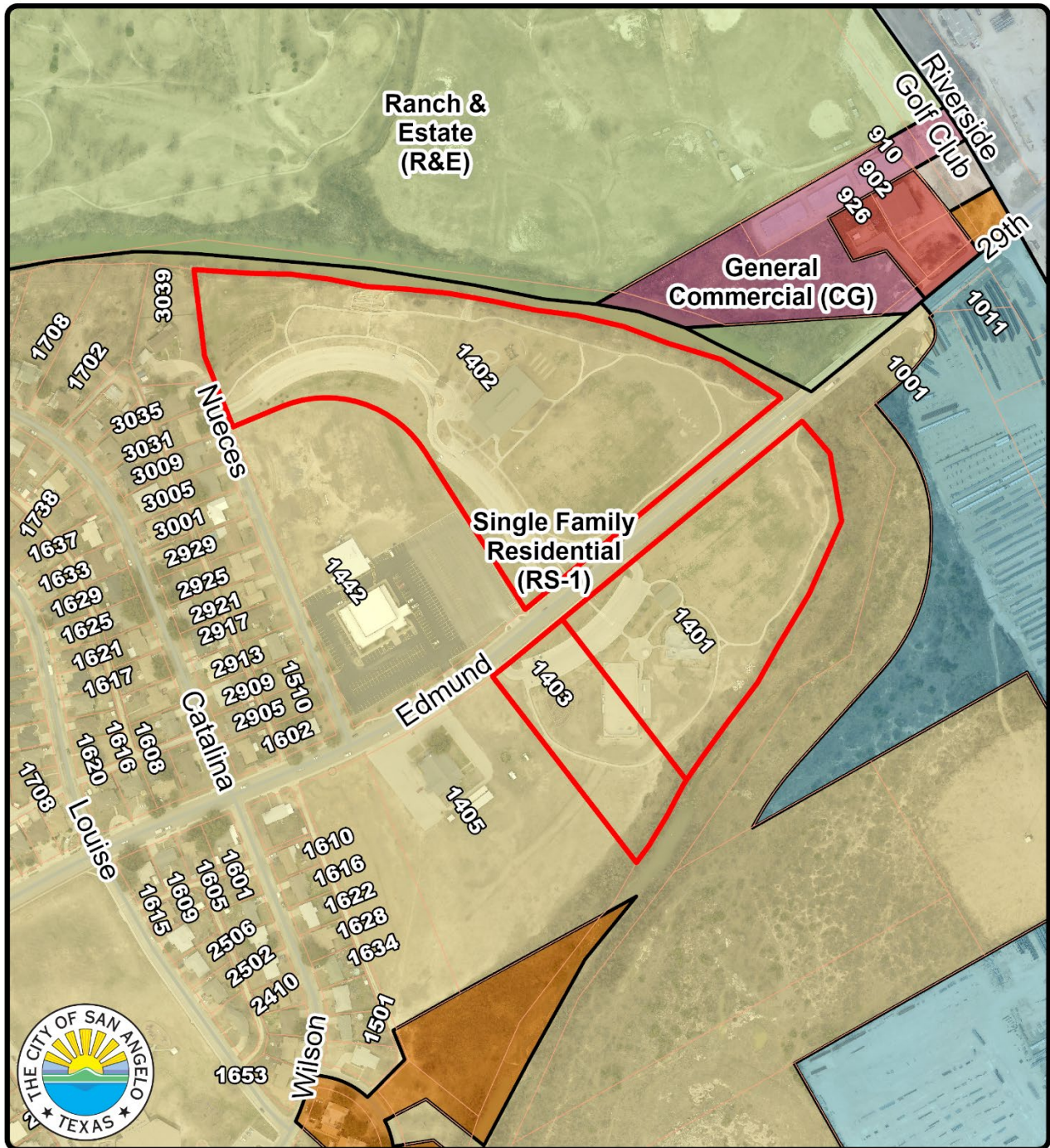
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



Zoning Map



Zoning Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

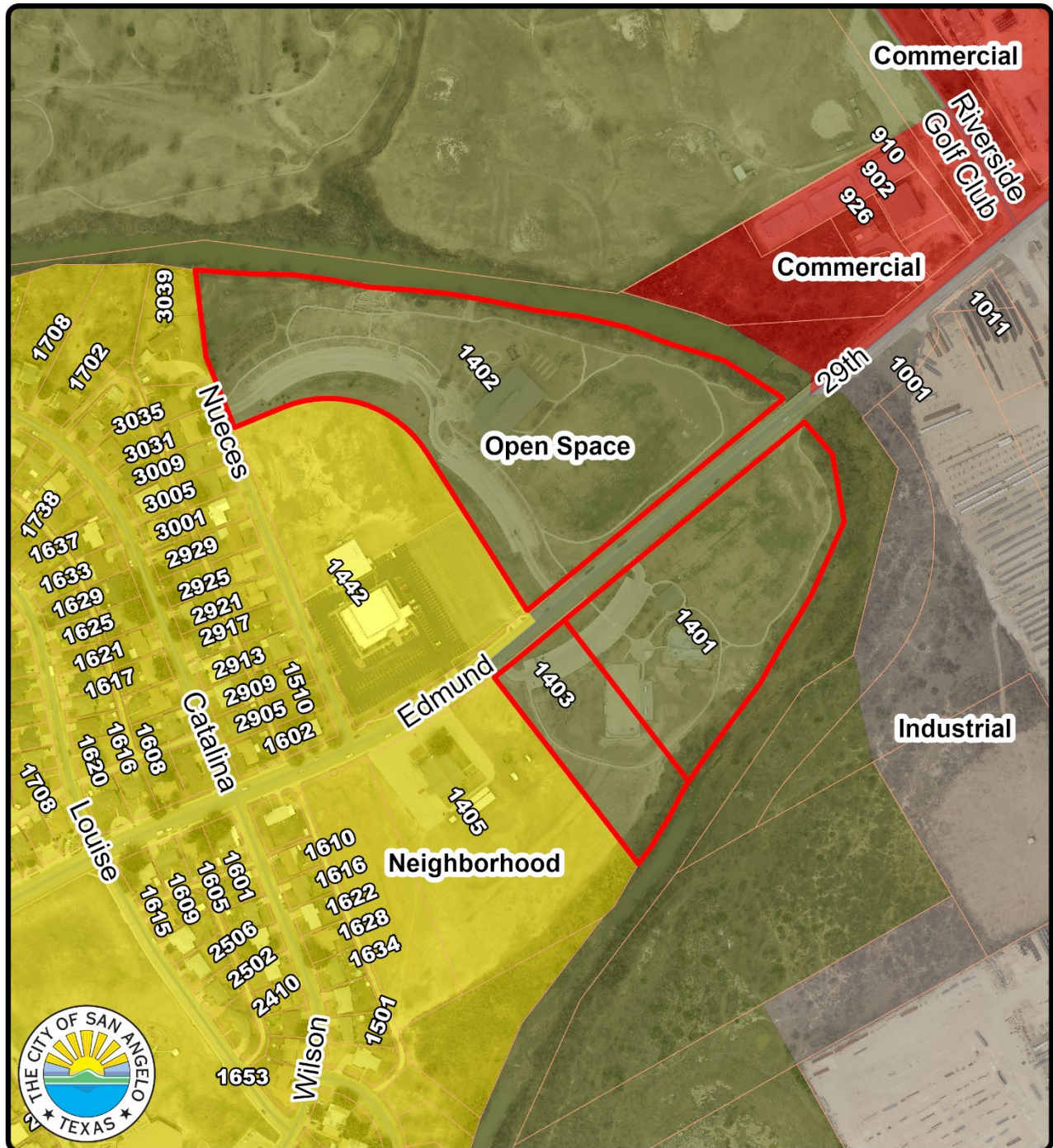
Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



Vision Plan



Vision Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 15, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-11 and Z25-12: Pinon Ridge and Trippington Way	
SYNOPSIS:			
This is a request for a zone change from the Ranch and Estates Residential (R&E) zoning district to Single-Family Residential (RS-1) for two properties being annexed, one along Pinon Ridge being 9.712 acres and the second along Trippington Way being 7.427 acres			
LOCATION:		LEGAL DESCRIPTION(S):	
Extension of Pinon Ridge and Extension of Trippington Way			
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Larry Miller Neighborhood – Bonham	Current: R&E Proposed: RS-1	Neighborhood	17.139 acres
THOROUGHFARE PLAN:			
• Trippington Way – Local Street • Pinon Ridge – Minor Collector			
NOTIFICATIONS			
37 notifications were sent : 18 sent in support; 0 in opposition			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Ranch and Estate (R&E) to Single-family residential (RS-1).			
PROPERTY OWNER/PETITIONER:			
Owner: Mills Development			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Information:

Property has been preliminarily plated since 2022. This area was designated on the preliminary plat with single family homes development standards thus meeting the RS-1 Zoning District once annexed into the City of San Angelo

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The Comprehensive Plan identifies this area as Neighborhood. Given the existing RS-1 currently in the area, the proposal is in keeping with that use.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed rezoning will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed use is compatible with the surrounding area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This area has been vacant and adding single-family homes will help the community to grow.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Affordable housing is a community need. Our community continues to see a need for single family housing.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property in question is well suited for the proposed project and will meet the development needs.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch and Estate (R&E) to Single-family residential (RS-1).

Attachments:

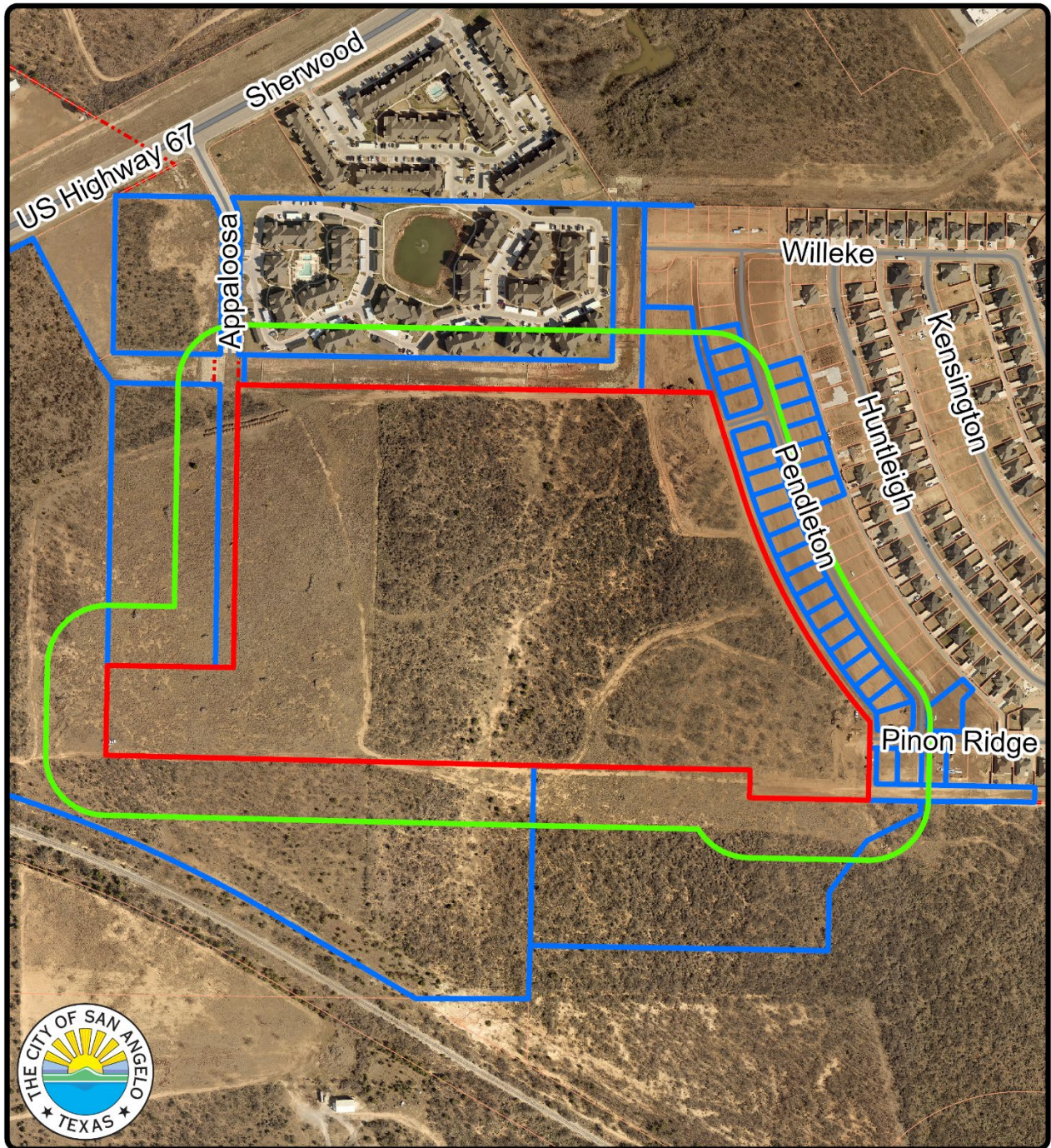
Notification Map

Aerial Map

Zoning Map

Aerial Map

Notification Map



200' Notification Map
Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

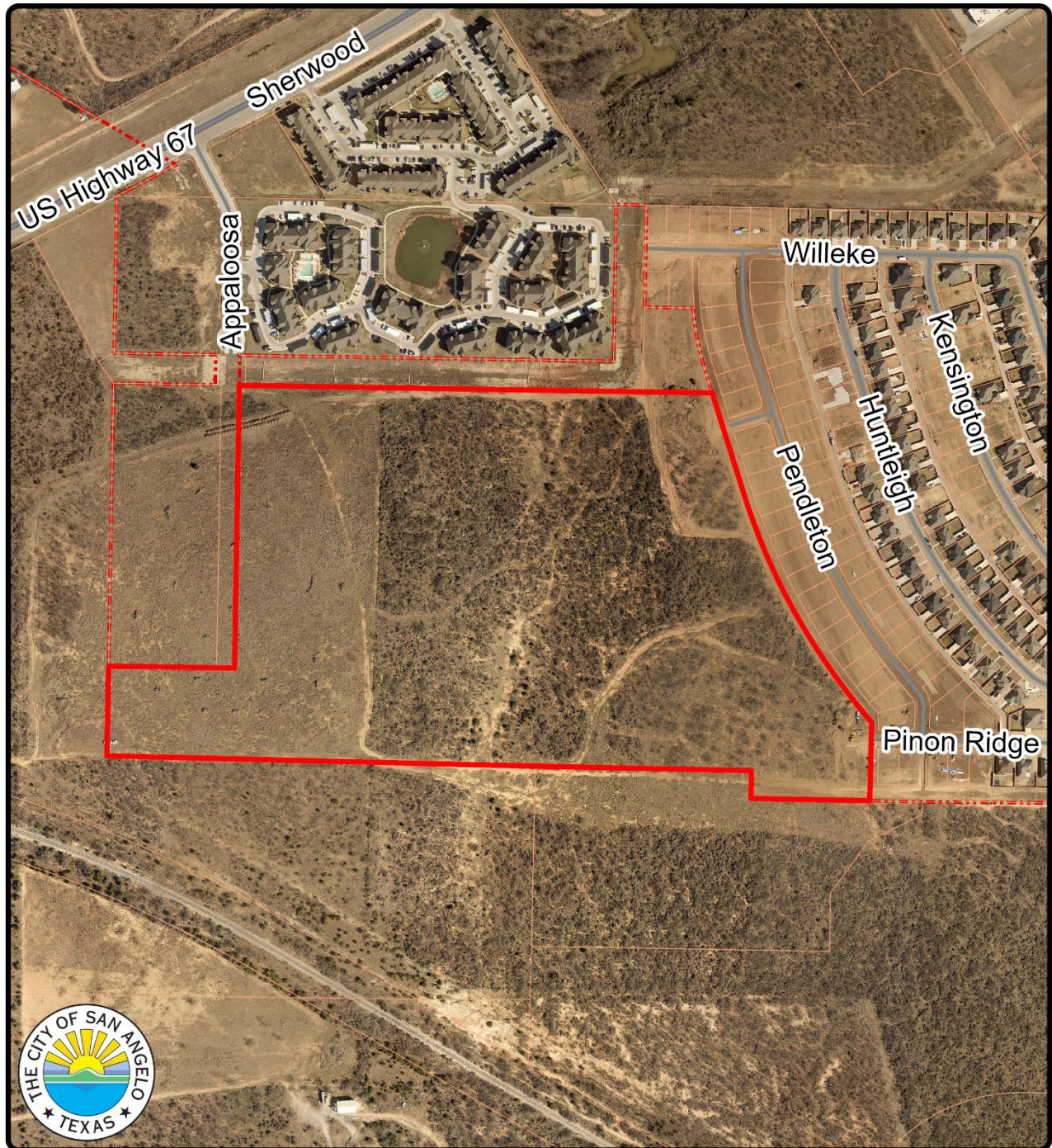
200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map
Z25-11 & Z25-12: Pinon and Trippington

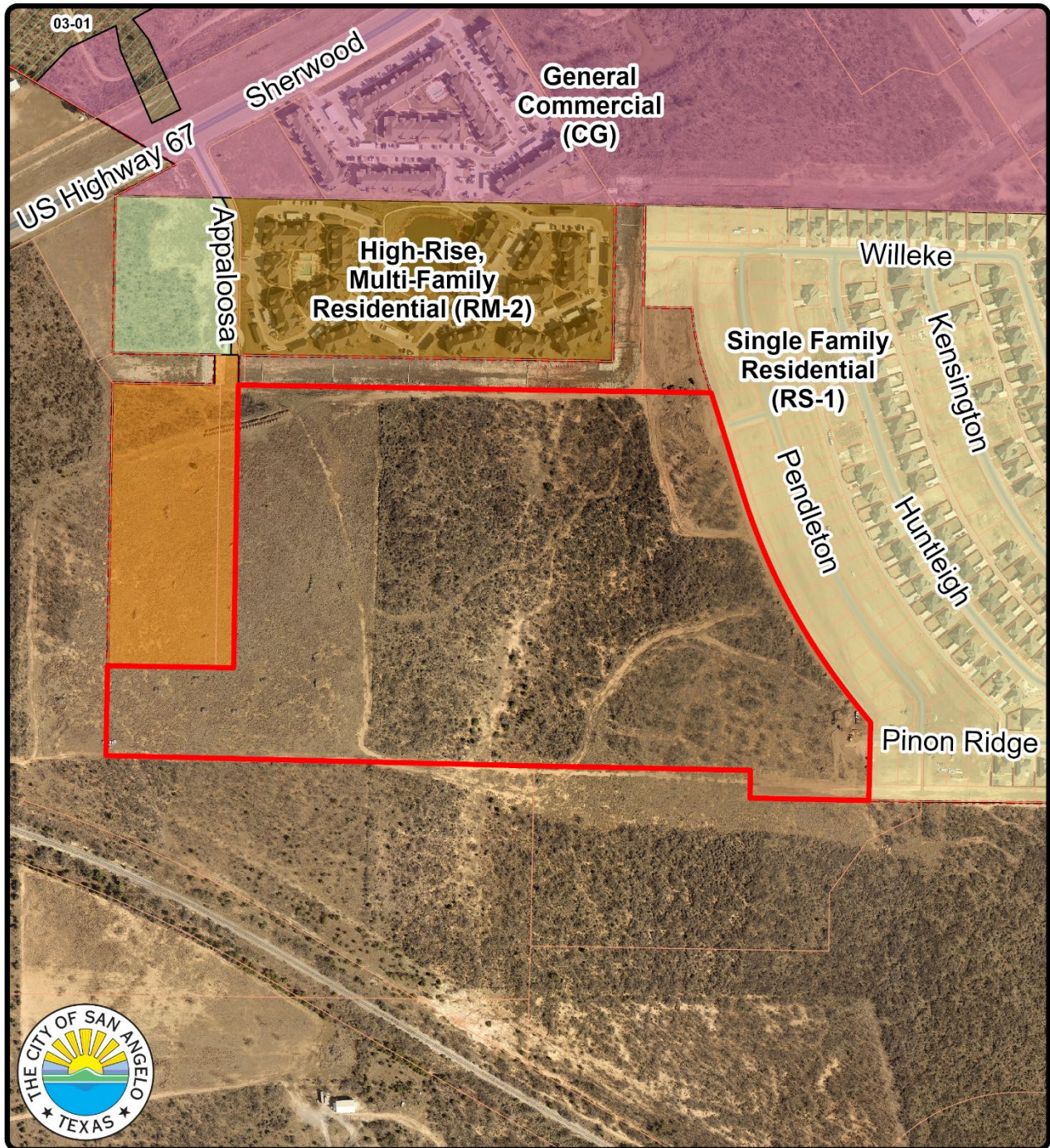
Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: ———

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



Zoning Map



Zoning Map
Z25-11 & Z25-12: Pinon and Trippington

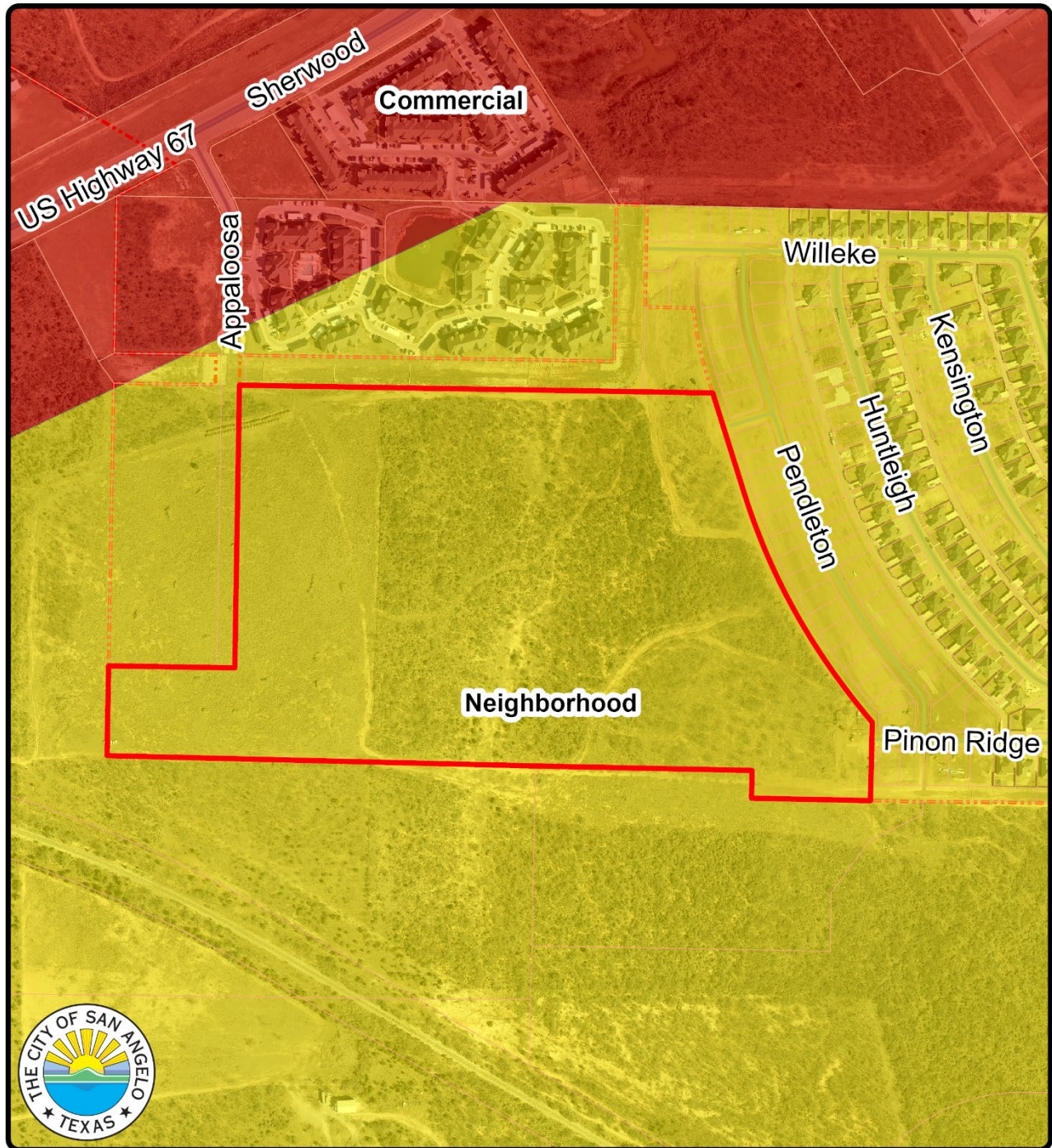
Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: —

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



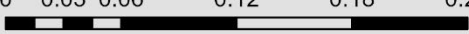
Vision Plan



Vision Map
Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: 

Scale:  Miles



Remainder of 65.821 Ac.
Instrument No. 746162,
D.P.R.

58°48'28"E 730.63'

58°48'28"E 21.99'

58°48'28"E 249.14'

50°11'32"W 72.25'

50°11'32"W 17.75'

50°11'32"W 71.78'

58°48'28"E 185.78'

50°11'32"W 50.00'

58°48'28"E 174.29'

50°11'32"W 47.98'

56°37'50"W 373.58'

14.536 Ac.
Inst. No. 22204132,
D.P.R.

9.712 Ac.

City Limits

Restored Addition
Section Seven
Cabinet G. 318x 378, P.R.

Pinon Ridge Drive
80' R.O.W.

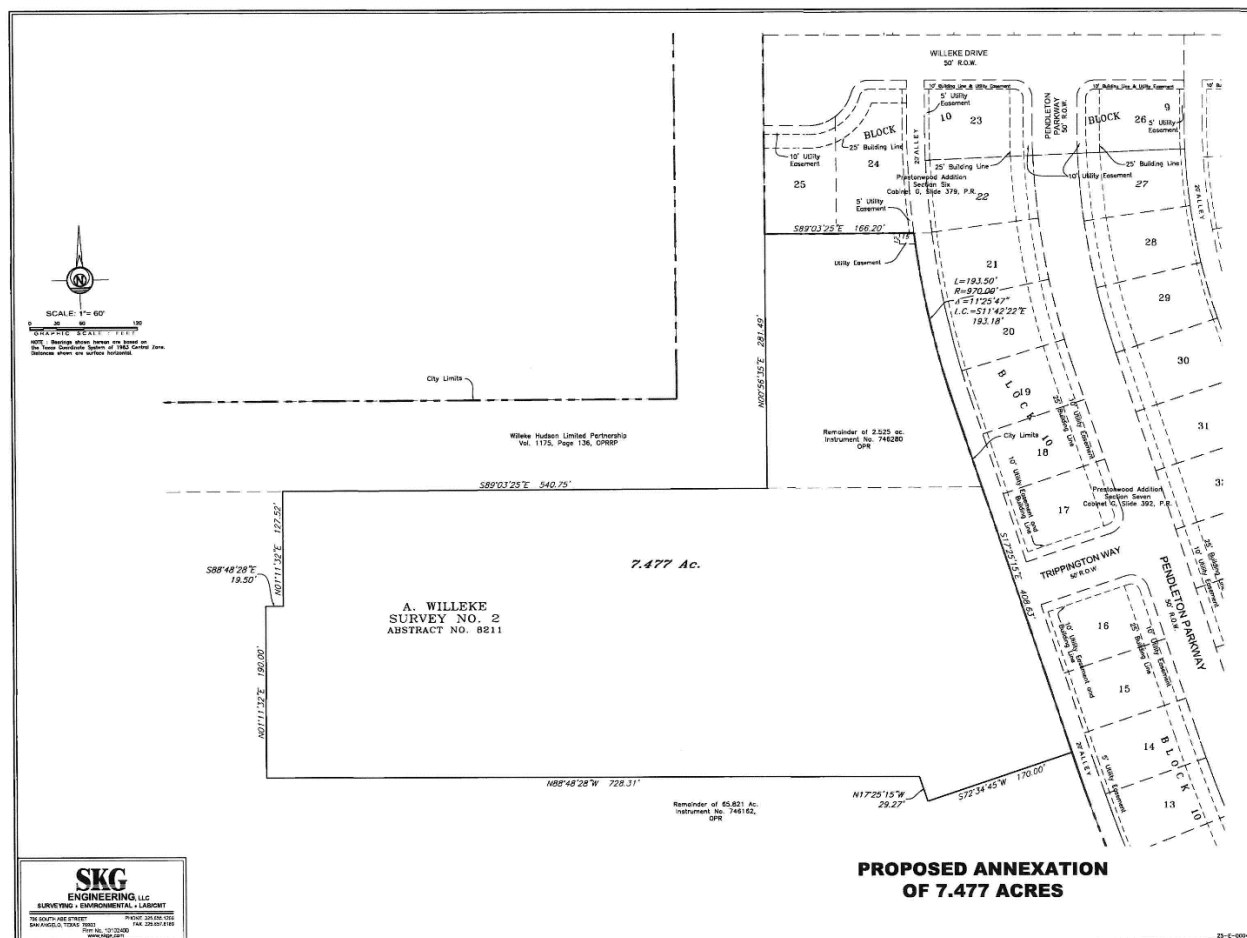
Restored Addition
Section Six
Cabinet G. 318x 378, P.R.

Remainder of 74.106 ac.
Instrument No. 641530

Willeke Hudson, Limited Partnership
Vol. 1175, Page 126, OPRP

SKG
ENGINEERING, LLC
SURVEYING & ENVIRONMENTAL LABORATORY

11/11/11



STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 15, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-11 and Z25-12: Pinon Ridge and Trippington Way	
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STAFF RECOMMENDATION:			
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Owner: Mills Development			
STAFF CONTACT:			
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Recommendation:

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Attachments:

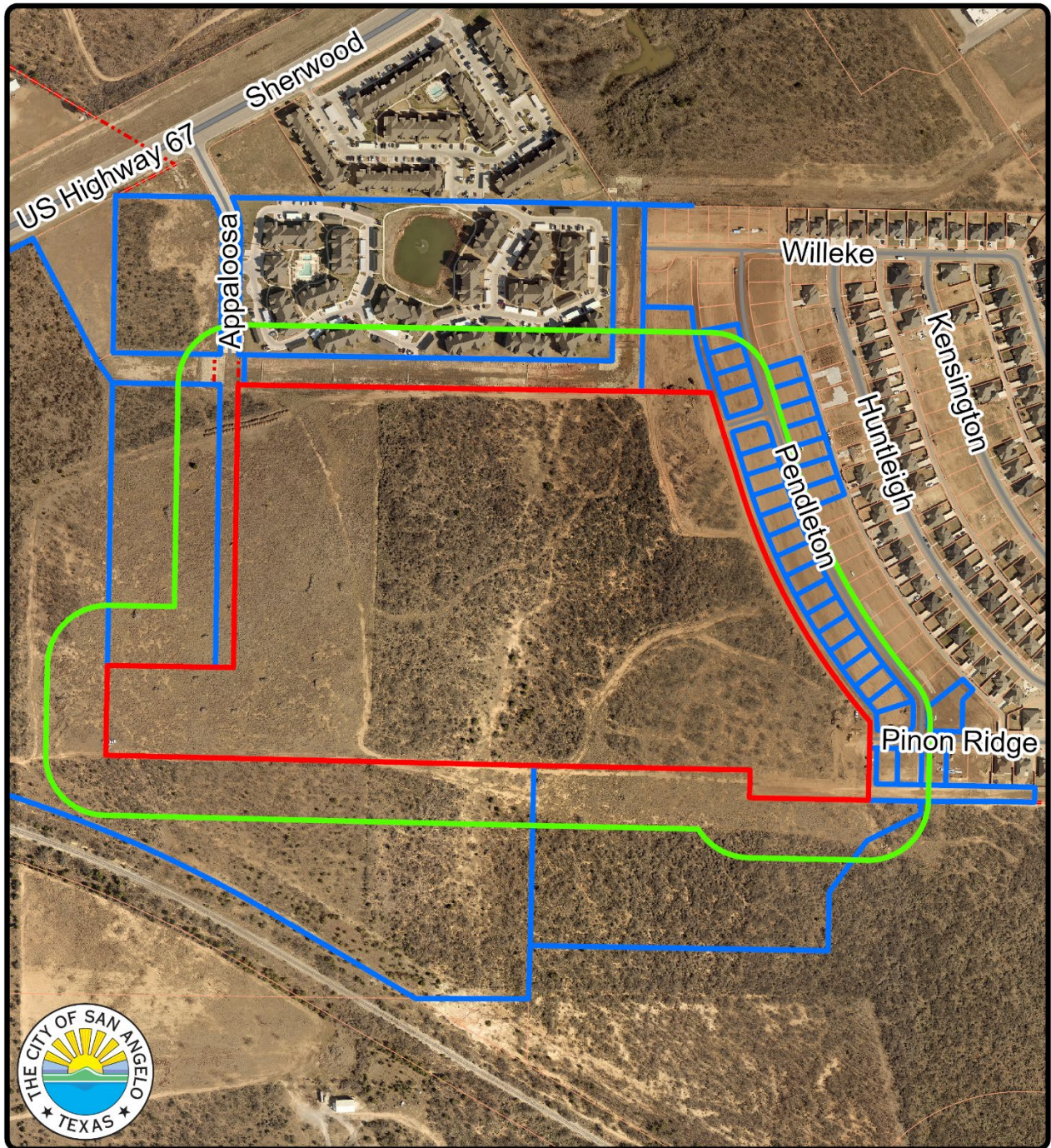
Notification Map

Aerial Map

Zoning Map

Aerial Map

Notification Map



200' Notification Map
Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

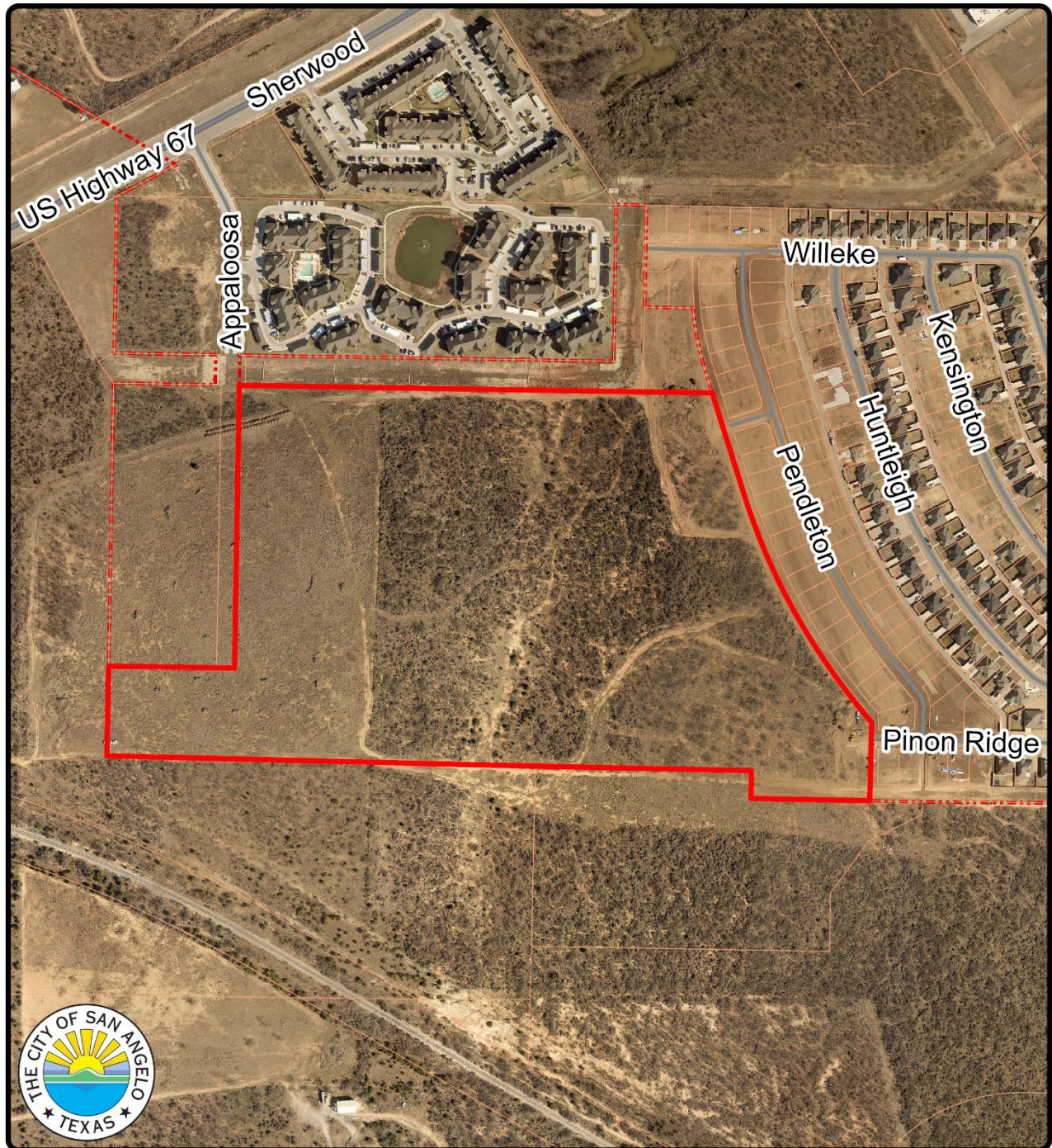
200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map
Z25-11 & Z25-12: Pinon and Trippington

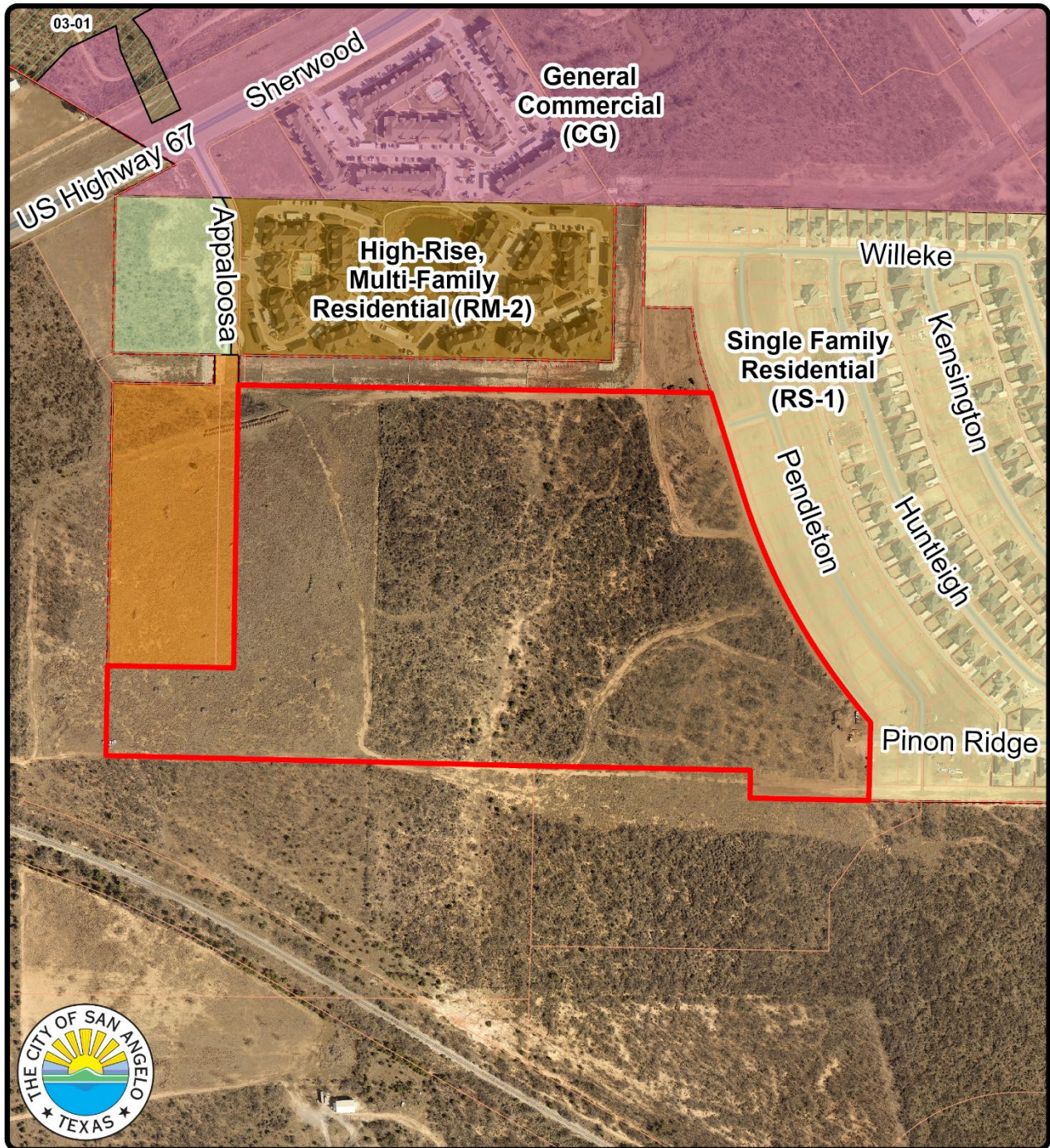
Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: ———

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



Zoning Map



Zoning Map
Z25-11 & Z25-12: Pinon and Trippington

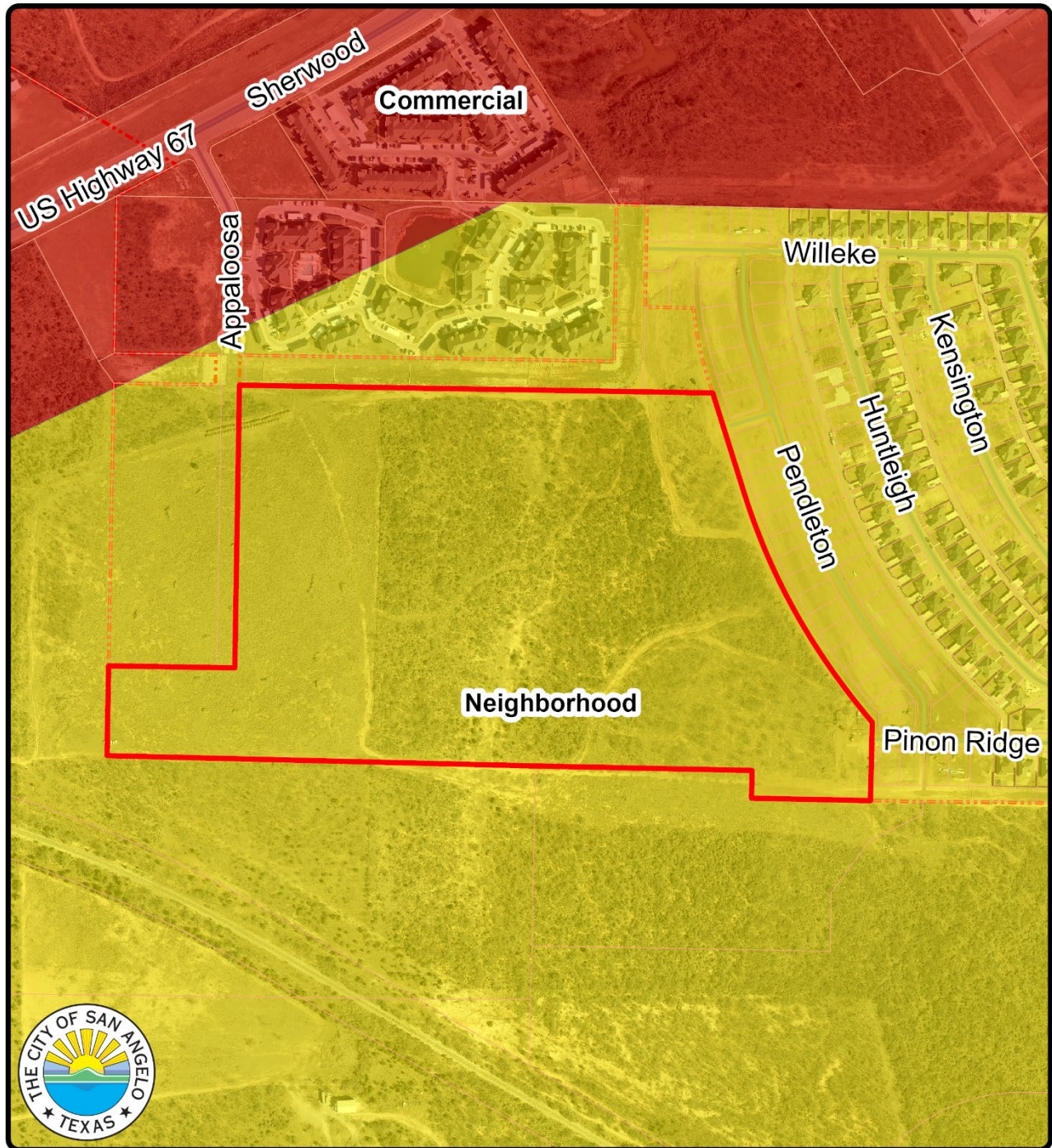
Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: —

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



Vision Plan



Vision Map
Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: —

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



Areas being rezoned:

