Planning Commission
4/21/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 21, 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 March 24, 2025.

IV. 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. **CU19-09A 1825 & 1826 Castle Pines Dr (SMD#1):** A request for approval of an amendment to Conditional Use CU19-09 to allow single-family homes for two lots at 1825 and 1826 Castle Pines Dr within the Office Commercial (CO) and General Commercial (CG) zoning districts.
2. **CU25-08 419 N Jackson (SMD#4):** A request for a Conditional Use to allow a Short-term Rental in a Two-family Residential (RS-2) zoning district.

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

1. **PD25-01 Baptist Retirement Center (SMD#3):** A request for approval of a Zone Change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned

Development (PD25-01) district with a base zoning of Low-Rise Multifamily (RM-1) for an assisted living community and its related amenities.

2. **PD25-02 Jackson and Town & Country Dr (SMD#1):** A request for approval of a zone change of 2.818 acres located at Jackson St and Town & Country Dr Block 2 from General/Heavy Commercial (CG/CH) to a Planned Development (PD25-02) zoning district with a base zoning of RM-1, to allow modified setbacks for multi-family development.
3. **Z25-16 517 W 18th St, Lots 4-10 (SMD#4):** A request for a zone change from Low Rise Multi-family Residential (RM-1) zoning district to General Commercial (CG) located at 517 W 18th St, Lots 4-10.
4. **Z25-15 3013, 3017, 3021, 3025, & 3029 Waco St (SMD#2):** A request for a zone change from General Commercial (CG) zoning district to Low Rise Multi-family Residential (RM-1) located at 3013, 3017, 3021, 3025, & 3029 Waco St.

C. **Subdivision Plats**

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

1. **RP25-06 Hatcher Addition Block 67 (SMD#2):** A request to replat Hatcher Addition, Block 67 Lots 4-8 into one lot located at 3013, 3017, 3021, 3025, & 3029 Waco St. and two variance requests for paving width and curb/gutter along both Waco St and Guthrie St have been received.
2. **RP25-07 Angelo Heights Addition Block 179 (SMD#5):** A request for a second replat of Angelo Heights Addition, Block 179 into one lot for the purpose of low-rise multifamily. A variance request for paving width along Van Buren and a variance request for no curb and gutter along Van Buren and W. Beauregard has been requested.
3. **FP25-05 Prestonwood Sec 9 (SMD#6):** A request to final plat Prestonwood Addition, Section 9, being 7.477 acres located west of Pendleton Parkway and extending Trippington Way.
4. **FP25-06 Prestonwood Sec 10 (SMD#6):** A request to final plat Prestonwood Addition, Section 10, being 10.414 acres located west of Pendleton Parkway and extending Pinon Ridge Dr.
5. **RP25-05 Baker Ranch Sec 6 (SMD#1):** A request to replat Baker Ranch, Lot 56, Block 1, Section 6, being 2.505 acres located west of Caroline Lane and extending Blair Lane to the west intersecting with Vista Del Sol Drive.

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, May 19, 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 17th day of April 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.

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

Board Present: Luke Uherik, Chair
Joe Self, Vice Chair
Lydon Roberts-Galindo
Kandi Pool
Brittany Davis
Liz Albert
Patrick Baughman

Staff Present: Aaron Vannoy, Director of Planning and Development Services
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

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).

Commissioner Albert made a motion to approve. Commissioner Self seconded. Motion carried 7-0.

III. Regular Agenda

A. **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.

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

   Commissioner Baughman made motion to approve as staff presented. Commissioner Davis seconded. Motion carried 7-0.

B. **Conditional Uses**

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.

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

   Commissioner Davis made a motion to approve as staff presented. Commissioner Pool seconded. Motion carried 7-0.

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.

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

   Commissioner Davis made a motion to approve as staff presented. Commissioner Baughman seconded. Motion carried 7-0.

C. **Rezonings and Comprehensive Plan Amendments**

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.

   Commissioner Uherik opened public comment.
   Russell Gully spoke and provided clarification to the board.
   Public comment closed.

   Commissioner Davis made a motion to approve as staff presented. Commissioner Self seconded. Motion carried 7-0.

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.

   Commissioner Uherik opened public comment.
   Shawndi, 12 E 28th St, spoke in opposition.
   Public comment closed.
   Commissioner Davis made a motion to approve as staff presented. Commissioner Albert seconded. Motion carried 7-0.

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.

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

Commissioner Davis made a motion to approve as staff presented. Commissioner Roberts-Galindo seconded. Motion carried 7-0.

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.

   Commissioner Uherik opened public comment.
   Erica Wilde asked for approval and offered to answer any questions.
   Public comment closed.

   Commissioner Davis made a motion to approve as staff presented. Commissioner Self seconded. Motion carried 7-0.

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.

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

   Commissioner Davis made a motion to approve as staff presented. Commissioner Pool seconded. Motion carried 7-0.

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.

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

   Commissioner Albert made a motion to approve as staff presented. Commissioner Baughman seconded. Motion carried 7-0.

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.

   Z25-11 & Z25-12 were presented together by Director Aaron Vannoy.

   Commissioner Uherik opened public comment.
   Rocky Templin asked for approval and offered to answer any questions.
   Public comment closed.

   Commissioner Davis made a motion to approve as staff presented. Commissioner Roberts-Galindo seconded. Motion carried 7-0.

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.

Commissioner Davis made a motion to approve as staff presented. Commissioner Pool seconded. Motion carried 7-0.

IV. Public Comment

Public comment was moved to the beginning of the meeting.

V. Planning Director's Report

Director gave update of upcoming townhall meetings for the Sign Ordinance, March 31st, 2025 and the Cultural District, April 1st, 2025.

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

Commissioner Uherik asked for motion to adjourn.
Commissioner Davis motioned. Commissioner Self seconded. Motioned carried 7-0.
Meeting adjourned 10:09am

Luke Uherik, Chairman

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.

PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Conditional Use	CU29-09 Amendment – 1825 & 1826 Castle Pines Dr.

SYNOPSIS:

This request is for an amendment to a Conditional Use permit for two empty lots currently zoned with a mix of CO, CG, and RS-1, where it is the applicant's intention to construct new single-family residences. The original Conditional Use from 2019 was for a larger bordering property to allow an apartment complex which happened to encompass 1825 and 1826 Castle Pines but did not become part of the complex. The Conditional Use will be amended for only these two lots to provide RS-1 development standards and to remove the original requirements related to fencing, buffers, lighting, and landscaping.

LOCATION:	LEGAL DESCRIPTION:
1825 & 1826 Castle Pines Dr.	Acres: 0.308, Lot: 7, Blk: 71, Subd: BENTWOOD COUNTRY CLUB EST, SEC 41 Acres: 0.307, Lot: 27, Blk: 66, Subd: BENTWOOD COUNTRY CLUB EST, SEC 41

SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Country Club	Office Commercial (CO), General Commercial (CG), Single-Family Res. (RS-1)	Neighborhood	0.615 acres

THOROUGHFARE PLAN:

Castle Pines Drive – Local Road

NOTIFICATIONS:

15 notifications sent on 04/07/25. Received 0 in favor and 0 opposed.

STAFF RECOMMENDATION:

Staff recommend **approval** of the request for an amendment to the Conditional Use to allow RS-1 development standards and to remove original conditions related to an apartment complex.

PROPERTY

Owner: Tigris XXVI, LLC
Petitioner: Bryan Benson

STAFF CONTACT:

Austin Reed
Planner
(325) 657-4210
austin.reed@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 amendment will allow for a decrease in intensity as this is an entirely residential area and these lots are best suited for single-family residences. The approval of this Conditional Use will minimize the chances of incompatible land uses.

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 do not anticipate that the proposed amendment would be contrary to any portion of the 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 believe the request to be compatible with the surrounding area as it is surrounded by single-family residences to the west and south, and a multi-family apartment complex to the north and east.

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 do not anticipate any adverse impacts on the natural environment as the subject property is surrounded by existing development and water/drainage were addressed during the subdivision phase.

5. **Community Need.** ***Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*** The subject properties have remained vacant and there is a continually demonstrated community need for housing.

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 proposed amendment would result in the most logical and orderly pattern of development. 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 and Vision Plans.

Recommendation:
Staff recommend **APPROVAL** of CU19-09 Amendment, **subject to two (2) conditions of approval and one (1) note**:

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Single-Family Residential (RS-1) Zoning District development standards. Single-family homes are an explicitly allowed land use.

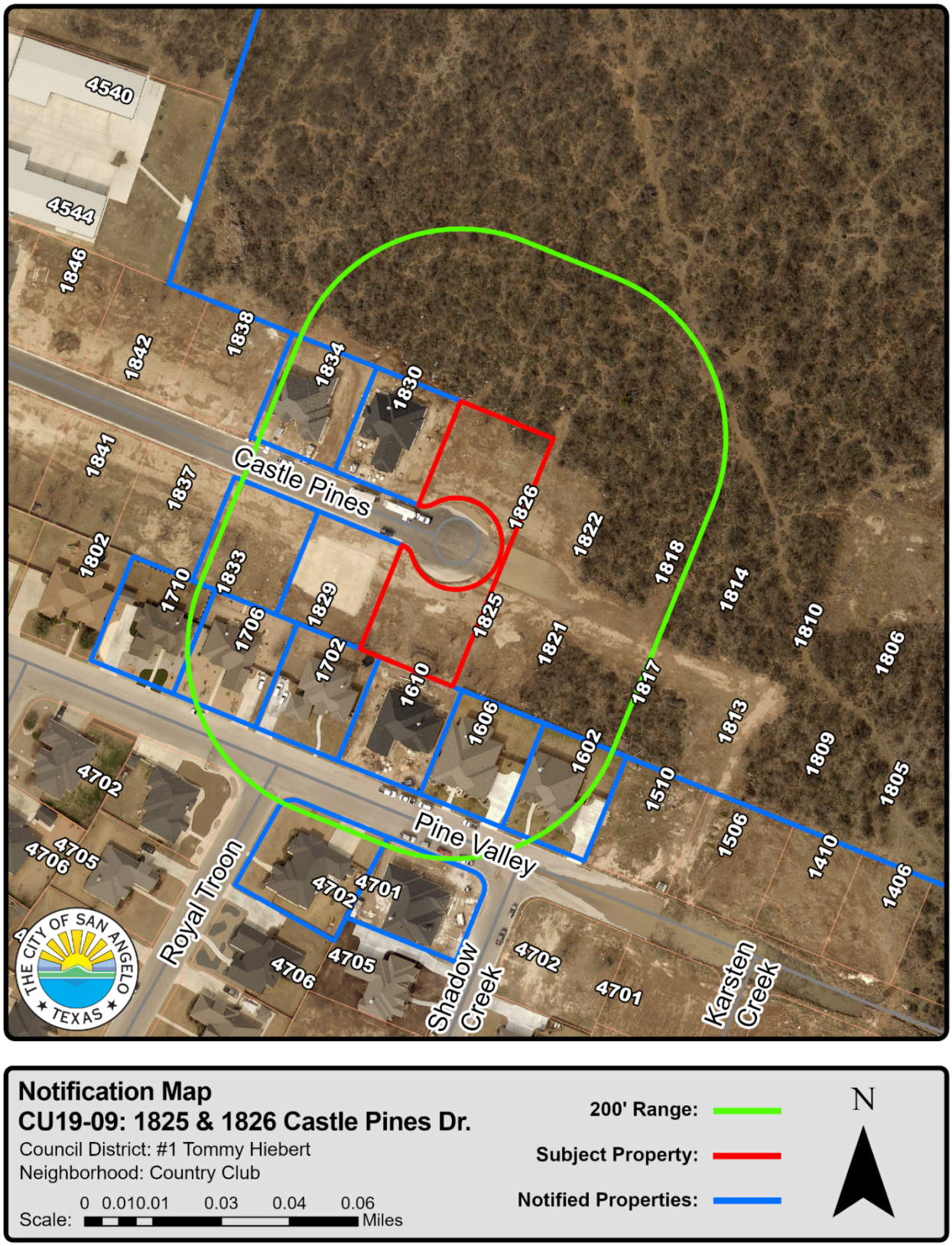
2. Applicant must apply for and receive approval of all necessary building permits through the Building Permits and Inspections Division.

Note:

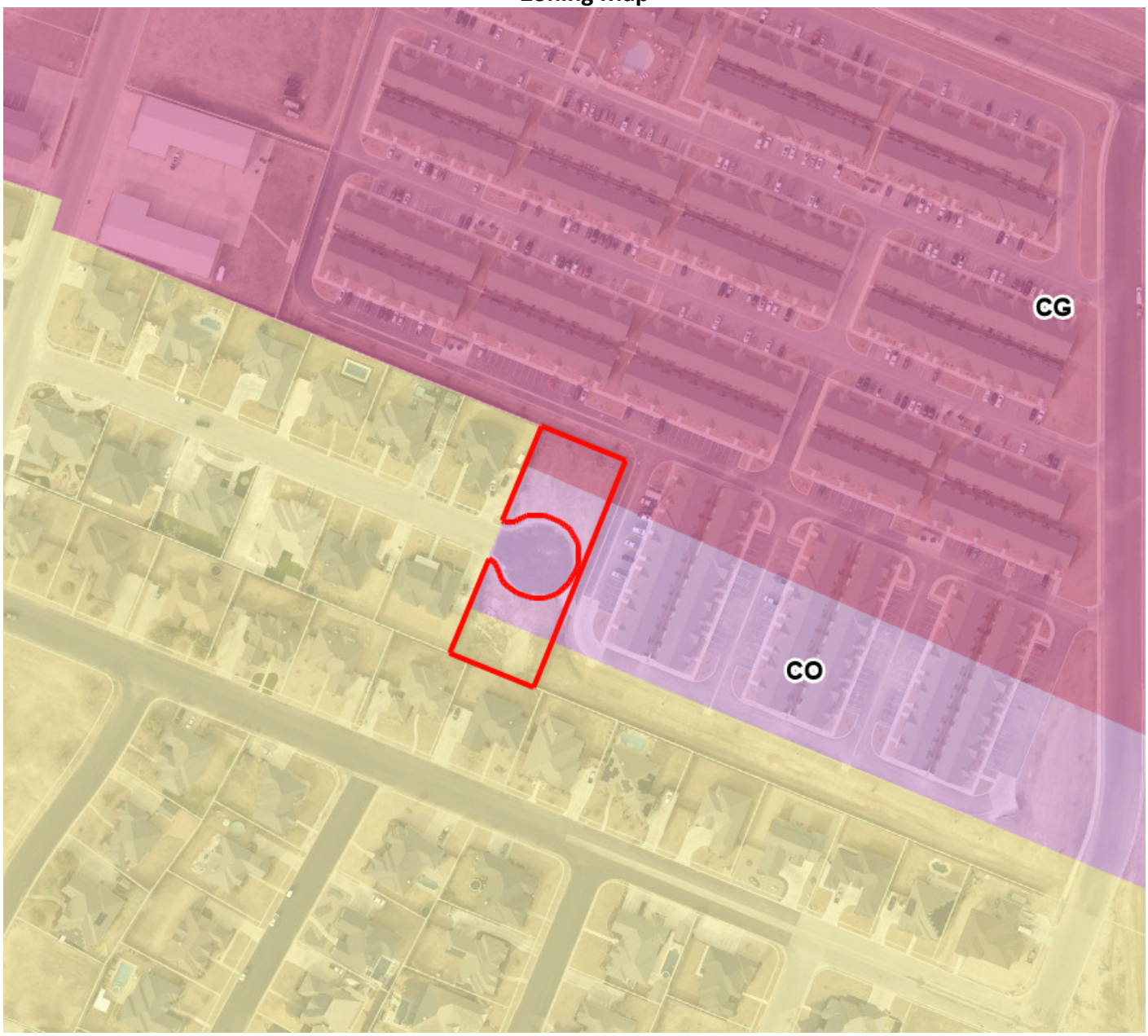
1. As through this amendment, the conditions of the original Conditional Use (CU19-09, conditions 1-9) are no longer applicable to this property.

Attachments:
Notification Map
Zoning Map
Aerial Map
Original CU Area

Notification Map



Zoning Map



Aerial Map

Original CU Area

MEMO

Meeting Date: April 21, 2024

To: Planning Commission

From: Karen Putnam
Planning Technician, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 4, RS-2 zoning area.

Background: CU25-08- A request for a Conditional Use for a short-term rental located at 419 N Jackson Street, Central Neighborhood. This property is close to downtown, which makes it a good lodging option for families and other guests visiting our city. The property **passed** safety inspection on April 4, 2025.

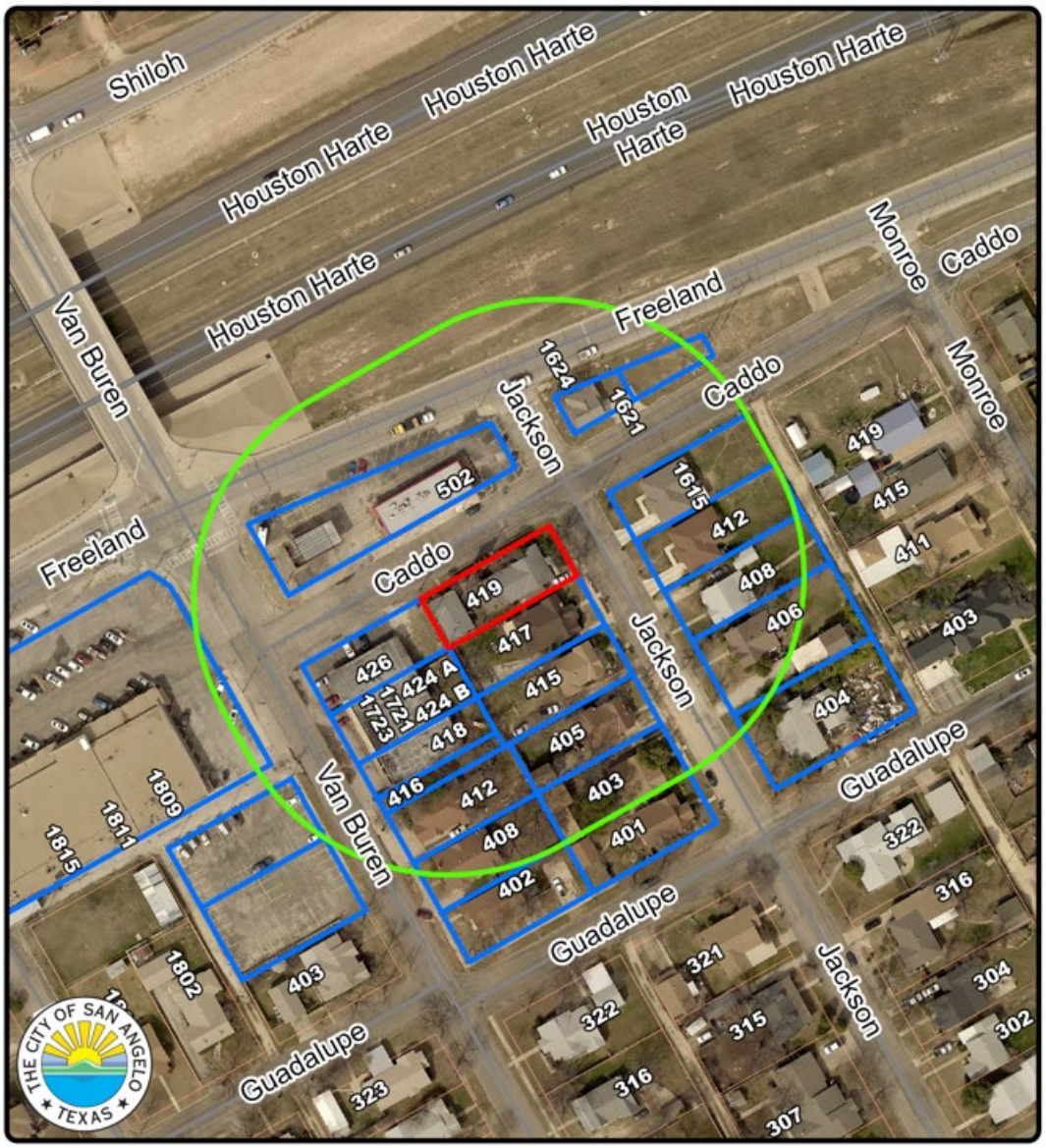
Notification: 23 Notifications sent. Received 0 in opposition and 0 in favor.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a request for Conditional Use for a short-term rental located at 419 N Jackson Street with the following **condition:**

- Follow the guidance outlined in Sections 406 & 804 of the Zoning Ordinance.

Front of house

Notification Map



200' Notification Map
CU25-08: 419 N Jackson
Council District: #4 Lucy Gonzales
Neighborhood: Central

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

STAFF REPORT - PD25-01

Planning Commission: April 21, 2025
City Council 1st reading: May 20, 2025

APPLICATION TYPE:	CASES:
Zoning/Planned Development	PD25-01: Baptist Retirement Community

SYNOPSIS:

A request for approval of a Zone Change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district with a base zoning of Low-Rise Multifamily (RM-1) for an existing assisted living community and its related amenities.

LOCATION:	LEGAL DESCRIPTION:
Four properties generally located between Holcomb, E 8th, E 7th, N Poe, E 18th, Bradford, E 14th, Arthur, and E 12th Streets.	Acres: 9.060, Lot: 1, Subd: BAPT MEM SR CITIZEN HSE COMPLX Acres: 46.280, Abst: A-1799 S-0324, Survey: G RODI, 11.837 ACRES BEING OUT OF A-1799 & A-7697 S-324 1/2 DAY LAND & CATTLE Acres: 15.153, Lot: 1, Blk: 2, Subd: BAPTIST MEMORIALS GERIATRIC, SEC 2 Acres: 0.338, Lot: 35 & 36 AND 20 FT OF ALLEY BEING 0.3565, Blk: 5, Subd: CHAPMAN'S RE-S/D

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas SMD #4 – Lucy Gonzales Neighborhood – Reagan Neighborhood – Paulann	Existing: CN, CG, RS-1, RS-2 Proposed: PD25-01	Neighborhood, Campus/Institutional	70.831 acres

NOTIFICATIONS:

119 notifications were mailed within a 200-foot radius on April 7, 2025. No responses received as of the writing of this report.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request for a zone change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district.

PROPERTY OWNER/PETITIONER:

Applicant:
Baptist Memorials Ministries
Representative:
SKG Engineering

STAFF CONTACT:

Austin Reed
Planner
(325) 657-4210, ext. 1550
austin.reed@cosatx.us

Additional Information:

This Planned Development district will span four of the Baptist Retirement Community's properties over approximately 70 acres, which is subsequently planned to be subdivided into roughly 200 individual properties, allowing each existing structure to sit on its own lot. There is currently a mix of residential and commercial zoning over these properties which may be restrictive for future development. This zone change will explicitly allow for amenities which service the community while making way for appropriate lot dimensions and development standards on the future subdivision. These standards can be found under "Exhibit A".

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 Vision Plan for this area is shown to be "Neighborhood" and "Campus/Institutional," which are compatible with the retirement community land use and the proposed Planned Development district.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** This zone change is being sought so that the current and future state of the property is permissible under the Zoning Ordinance. Many of the proposed district's standards remain unchanged from its RM-1 base zoning, but the lot sizes for single and two-family homes, floor-area-ratio, side/rear setbacks, and density are modified.

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 subject properties are mostly surrounded by other residential districts and no substantial change in land use is being sought which may result in any new incompatibilities.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicant is seeking to subdivide each home individually. This cannot be done without an appropriate zoning designation. However, this does not prevent the property from continuing to operate as a retirement community.

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 do not appear to be any adverse effects on the surrounding environment.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** There has been a demonstrated community need for senior housing and the property is currently being used for this purpose.

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 subject properties have existed in their current state and contributed to a logical pattern of development in the area for over 30 years and will continue to fit into this pattern as its zoning is codified.

Exhibit "A": Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.

2. Offices, services, complexes, amenities, and maintenance/storage buildings specifically serving the other properties within the district shall be allowed as part of this zoning.

3. Except as otherwise specified, the following development standards shall apply:

Development Standard	PD
Minimum Lot Area (sq. ft.)	
Single-Family Unit	4,000
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
Minimum Lot Dimensions (feet in width x feet in depth)	
Single-Family Unit	45x80
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	40x60
Townhouse Unit	25x75
Minimum Front Yard (feet)	15
Minimum Side Yard (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
Minimum Rear Yard (feet)	10
Maximum Floor Area Ratio	.70
Maximum Height	
In feet	35
In stories	2-½
Maximum Density (units/gross acre)	25

[3] Single-family and two-family units generally require a minimum 5-foot side yard on both sides but may be as close as a 3-foot side yard for existing units; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; and zero lot line units generally require one side yard of at least 10 feet for new construction and at least 8 feet for existing units, and the other side yard may be reduced to 0 feet, but not more than one foot. See Subsections C and D for side separation standards required of twin home and townhouse units, respectively.

4. One five-story complex shall be allowed in the area within W Memorial Circle.

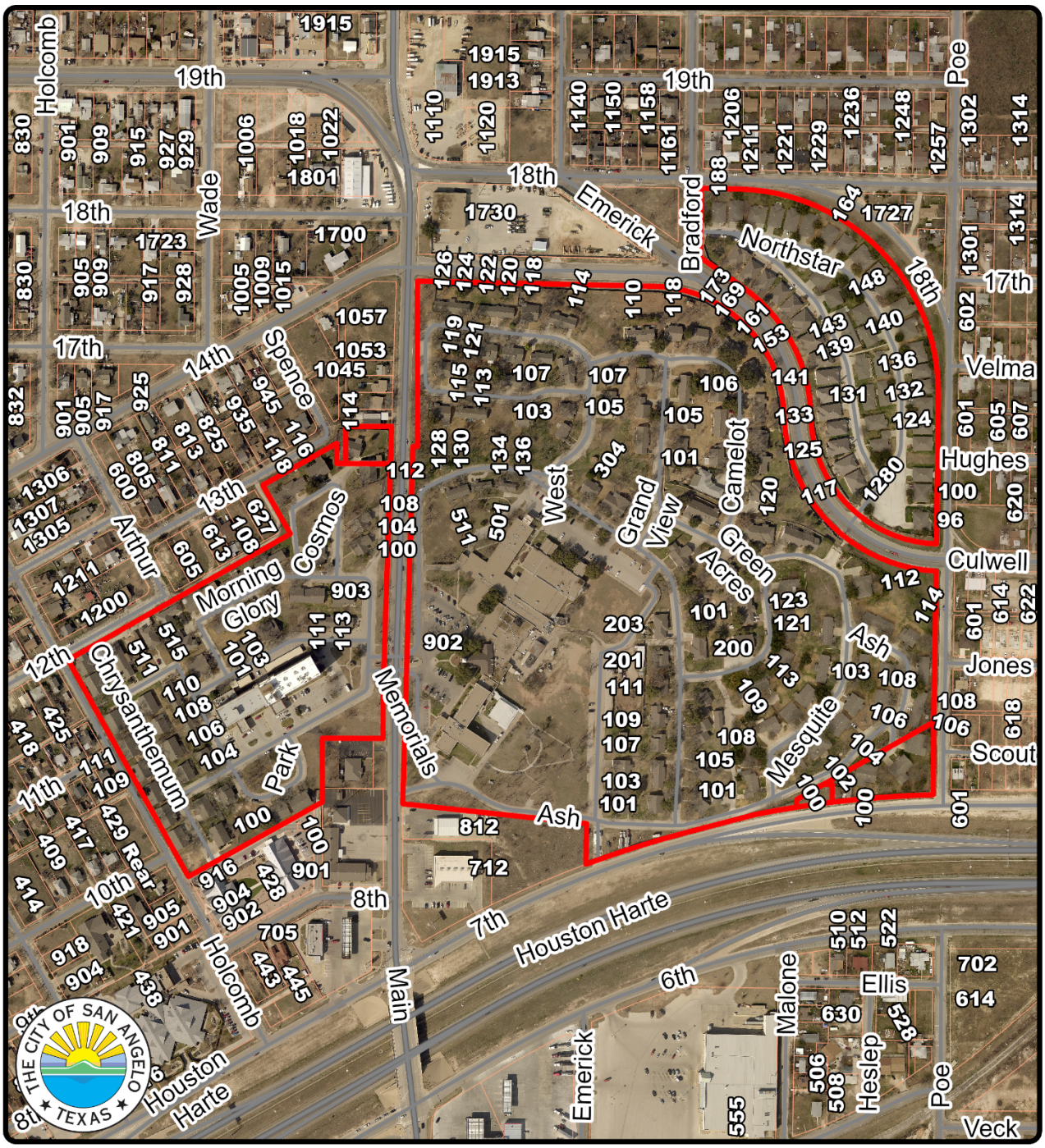
5. New single and two-family residential structures will constitute a "minor amendment" and may be approved administratively.

*"Existing" is defined as having been constructed prior to January 1, 2025. "New" is defined as having been constructed after January 1, 2025.

Recommendation:
Staff recommend **APPROVAL** of the request for a zone change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district.

Attachments:
Aerial Map
Notification Map
Zoning Map
Vision Plan
Plats/Concept Plans

Aerial Map



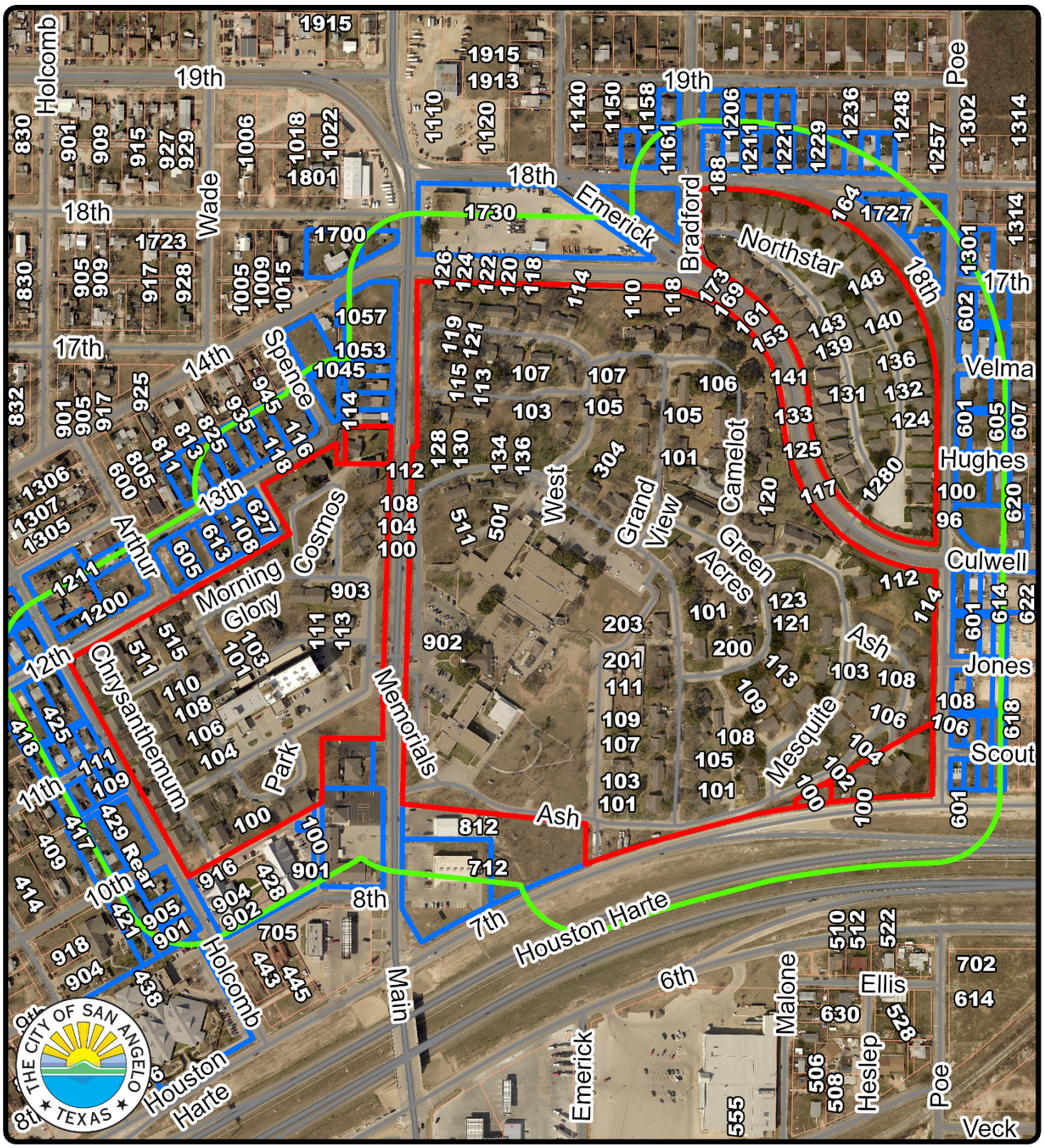
Aerial Map
PD25-01: Baptist Retirement Center
Council District: #3 and #4
Neighborhood: Paulann and Regan

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

Subject Property:

N

Notification Map



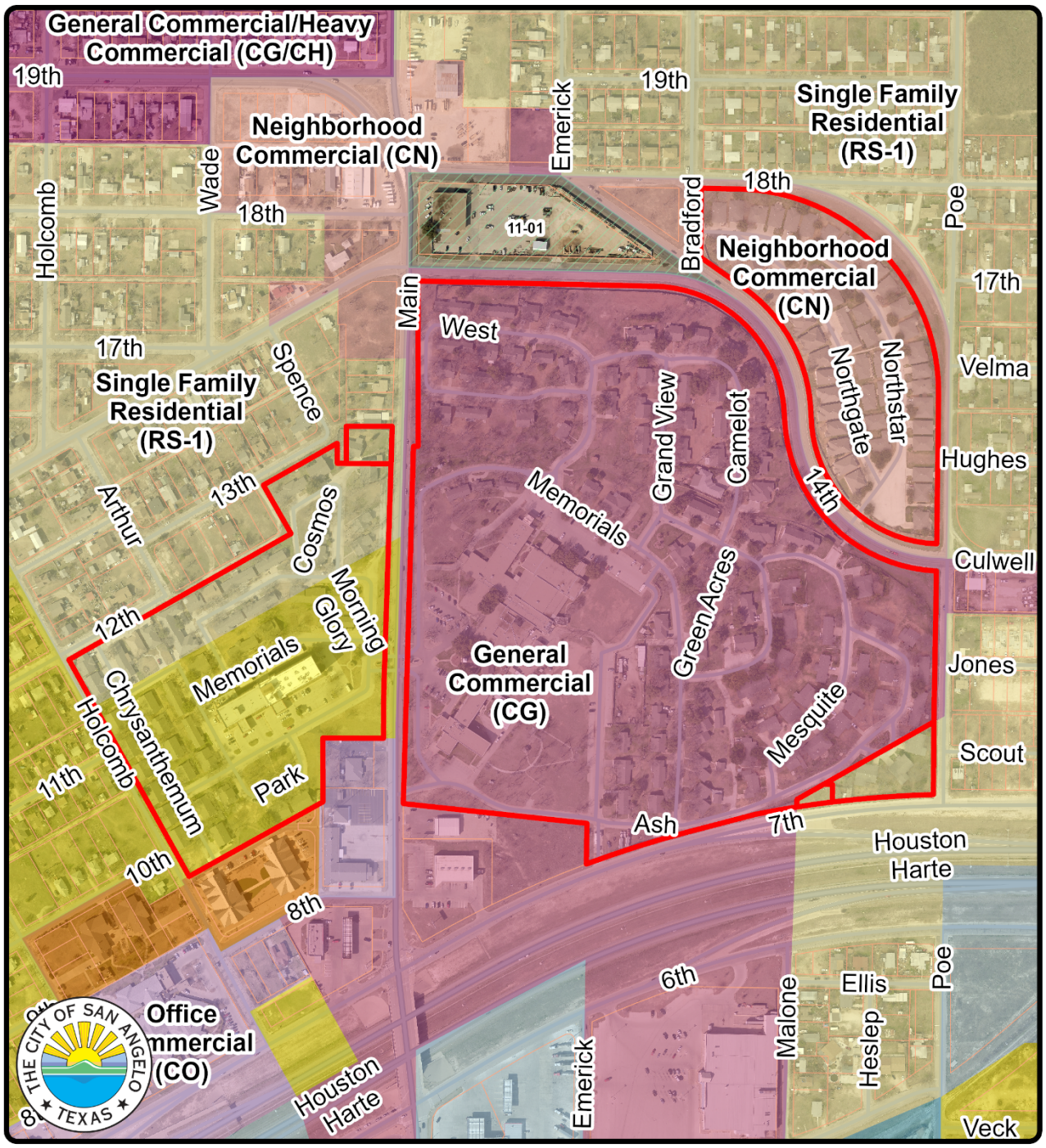
200' Notification Map
PD25-01: Baptist Retirement Center
Council District: #3 and #4
Neighborhood: Paulann and Regan

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

200' Range:
Subject Property:
Notified Properties:

N

Zoning Map



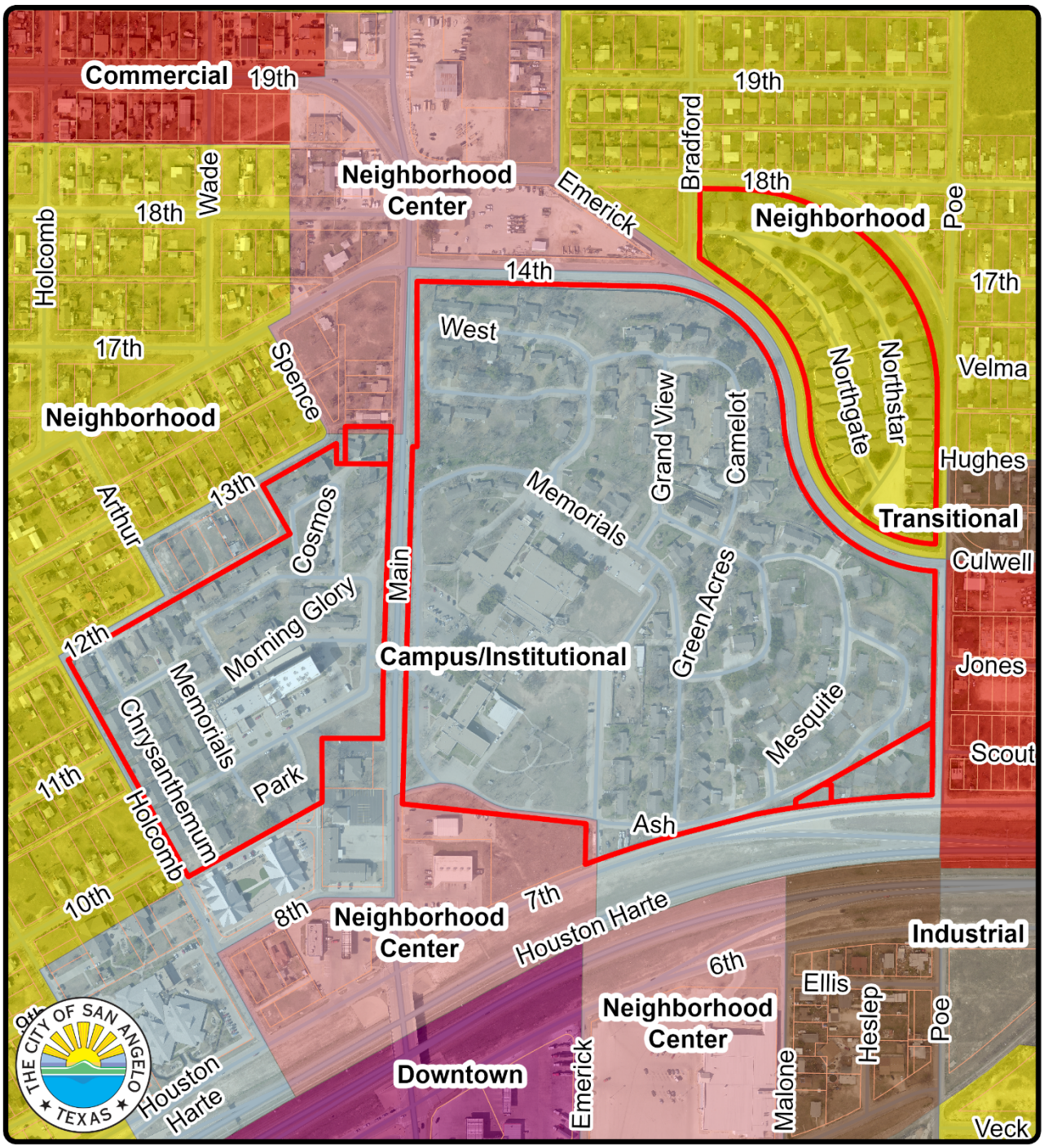
Zoning Map
PD25-01: Baptist Retirement Center
Council District: #3 and #4
Neighborhood: Paulann and Regan

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

Subject Property:

N

Vision Plan



Vision Map
PD25-01: Baptist Retirement Center
Council District: #3 and #4
Neighborhood: Paulann and Regan

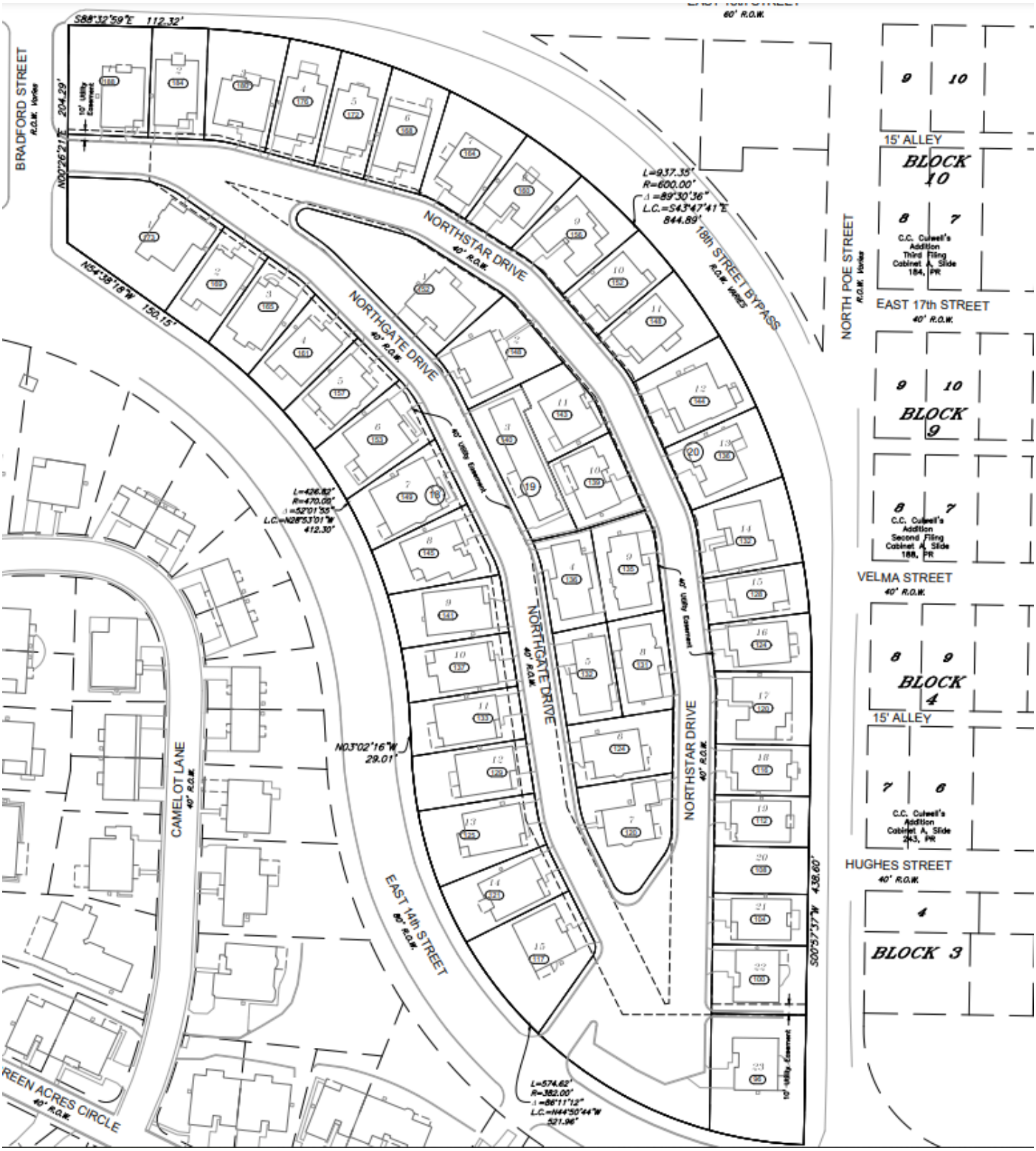
Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

Subject Property:

N

Plats/Concept Plans

▲ = North



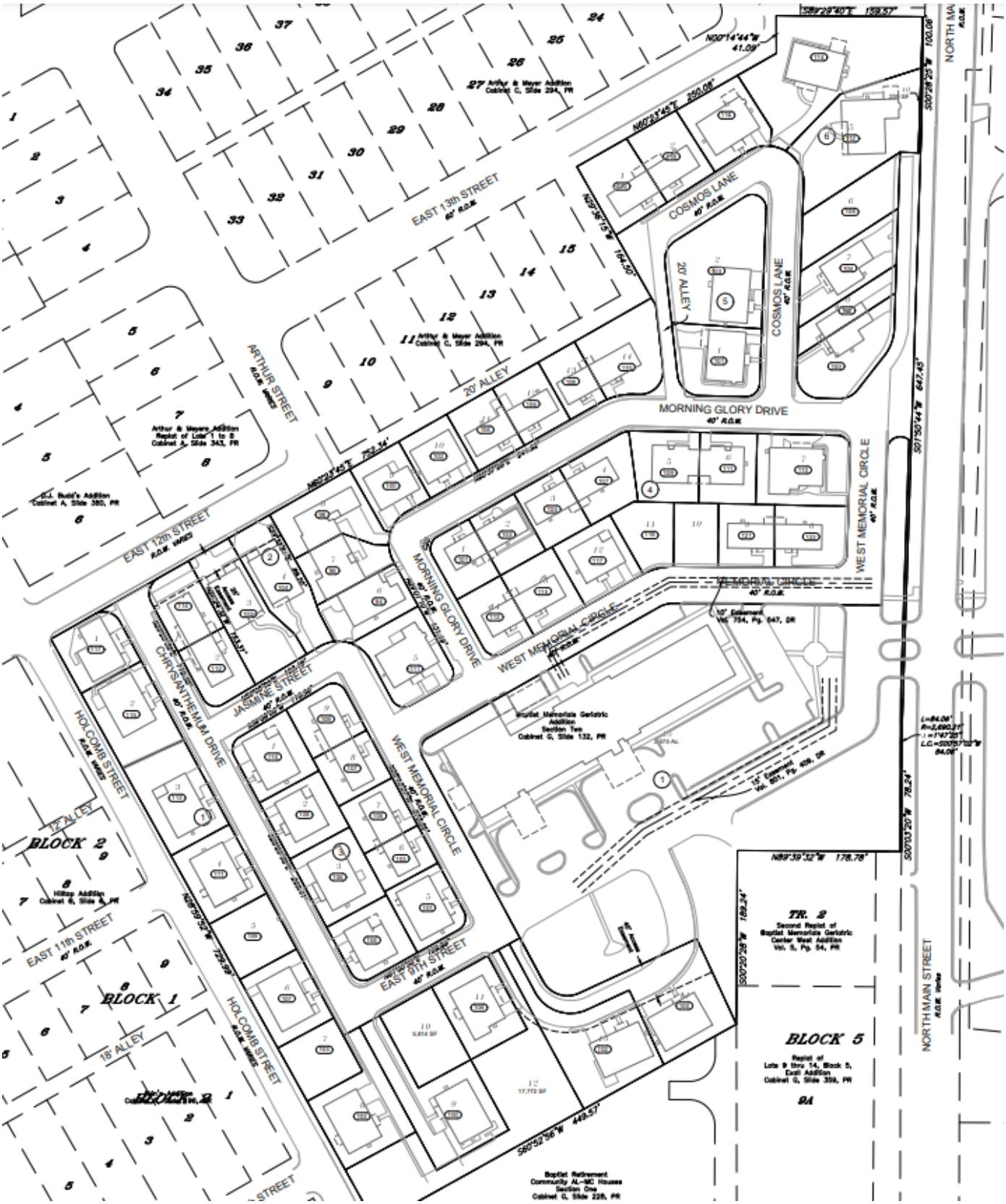
► = North

NORTH MAIN STREET
R.O.W. Varies
N01°46'19"E 495.26'
S85°51'21"E
16.83'
MEMORIAL CIRCLE
40' R.O.W.
WEST DRIVE
40' R.O.W.
WEST DRIVE
40' R.O.W.
EAST 14th STREET
40' R.O.W.
S89°42'26"E 698.78'
MEMORIAL CIRCLE
40' R.O.W.
WEST DRIVE
40' R.O.W.
GRANDVIEW DRIVE
40' R.O.W.
GRANDVIEW DRIVE
40' R.O.W.
GREEN ACRES CIRCLE
40' R.O.W.
CAMELOT LANE
40' R.O.W.
MATCH LINE
REFER TO SHT 2 of 2
EAST 14th STREET
40' R.O.W.
S00°02'16"E
28.28'
NORTHGATE DRIVE
40' R.O.W.
NORTHGATE DRIVE
40' R.O.W.
NORTHSTAR DRIVE
40' R.O.W.
10' Utility Easement
NORTH POE STREET

► = North

N00°22'36"E 1043.80'
REFER TO SHT 1 of 2
MATCH LINE
NORTH POE STREET
R.O.W. Varies
S00°54'28"W 449.22'
S00°38'14"W 198.03'
MESQUITE LANE
40' R.O.W.
ASH LANE
40' R.O.W.
GREEN ACRES CIRCLE
40' R.O.W.
MEMORIAL CIRCLE
40' R.O.W.
MEMORIAL COURT
40' R.O.W.
EAST 7th STREET
R.O.W. VARIES
N00°48'37"E 113.94'
N84°04'20"W 344.25'
BLOCK 1
BLOCK 2
BLOCK 3
12.5' ALLEY
JONES STREET
40' R.O.W.
SCOUT STREET
40' R.O.W.

▲ = North


EAST 13th STREET
60' R.O.W.
ARTHUR STREET
20' ALLEY
COSMOS LANE
40' R.O.W.
MORNING GLORY DRIVE
40' R.O.W.
WEST MEMORIAL CIRCLE
40' R.O.W.
MEMORIAL CIRCLE
40' R.O.W.
EAST 12th STREET
CHRYSANTHEMUM DRIVE
40' R.O.W.
JASMINE STREET
40' R.O.W.
HOLCOMB STREET
EAST 11th STREET
40' R.O.W.
EAST 9TH STREET
40' R.O.W.
NORTH MAIN STREET
BLOCK 1
BLOCK 2
BLOCK 5
TR. 2
9A

PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Planned Development	PD25-02: Jackson St and Town & Country Dr

SYNOPSIS:

Request for approval of a zone change of 2.818 acres located at Jackson St and Town & Country Dr Block 2 from General/Heavy Commercial (CG/CH) to a Planned Development (PD25-02) zoning district with a base zoning of RM-1, to allow modified setbacks for multi-family development.

LOCATION:	LEGAL DESCRIPTION:
Jackson St and Town & Country Dr Preliminary Address: 4501 Town & Country Ct	Acres: 2.818, Blk 2, Subd: TOWN & COUNTRY BUSINESS PARK, BEING 2.8180 ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Hiebert Neighborhood: Rio Vista	CG/CH	RM-1	2.818 acres

THOROUGHFARE PLAN:

Jackson St – Minor Arterial built to city standards
Town & Country Ct – Local Road built to city standards

NOTIFICATIONS:

13 notifications mailed within 200-foot radius in April 2025; one (1) received in favor of and one (1) against the project.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Planned Development located at Jackson St and Town & Country Dr with an underlying zoning of RM-1 with 5’ setback on sides, 10’ setback for front on Town & Country Ct, and 10’ setback for rear on Jackson St.

PROPERTY OWNER/PETITIONER:

Applicant: Wilde Engineering & Surveying LLC
Owner: Mach Ten Construction

STAFF CONTACT:

Kim Garmany
Planning and Development Services Administrator
(325) 657-4210 x 1217
kimberly.garmany@cosatx.us

Additional Information: Applicant is a local developer with expertise in creating housing options outside of the traditional single-family style. Mr. Willard has created developments like this in other areas of town and has had success with modifications on setbacks.

Rezoning: Section 212(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. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 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.*** Staff believes changing to a Planned Development is consistent with the policies stated in the Plan.

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 amendment does 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.*** Developing low-rise multifamily housing in this area is compatible with the surrounding zoning districts and will likely spur more development in the surrounding areas.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** While there aren't any changed conditions that require an amendment, the enduring conditions have made this area unattractive for developers. With the amendment, the land becomes more usable and able to be developed.

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 do not appear to be any adverse effects on the surrounding environment.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** The 2019 housing study identified that we need housing in San Angelo, especially options other than single family homes on large lots. We believe this will contribute to fulfilling that 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.*** This proposed planned development will result in a logical and orderly pattern of urban development by continuing to grow housing options in any area that has many amenities close by.

Exhibit "A": Planned Development Standards

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.

2. Except as otherwise specified, the following development standards shall apply:

Development Standards	PD
Minimum Front Yard (feet)	10
Minimum Side Yard (feet)	
One side yard (minimum)	5
The other side yard (minimum)	5
Minimum Rear Yard (feet)	10

Recommendation:
Staff recommends **APPROVAL** of the Planned Development located at Jackson St and Town & Country Dr with an underlying zoning of RM-1 with 5' setback on side yards, 10' setback for front yards on Town & Country Ct, and 10' setback for rear yards on Jackson St.

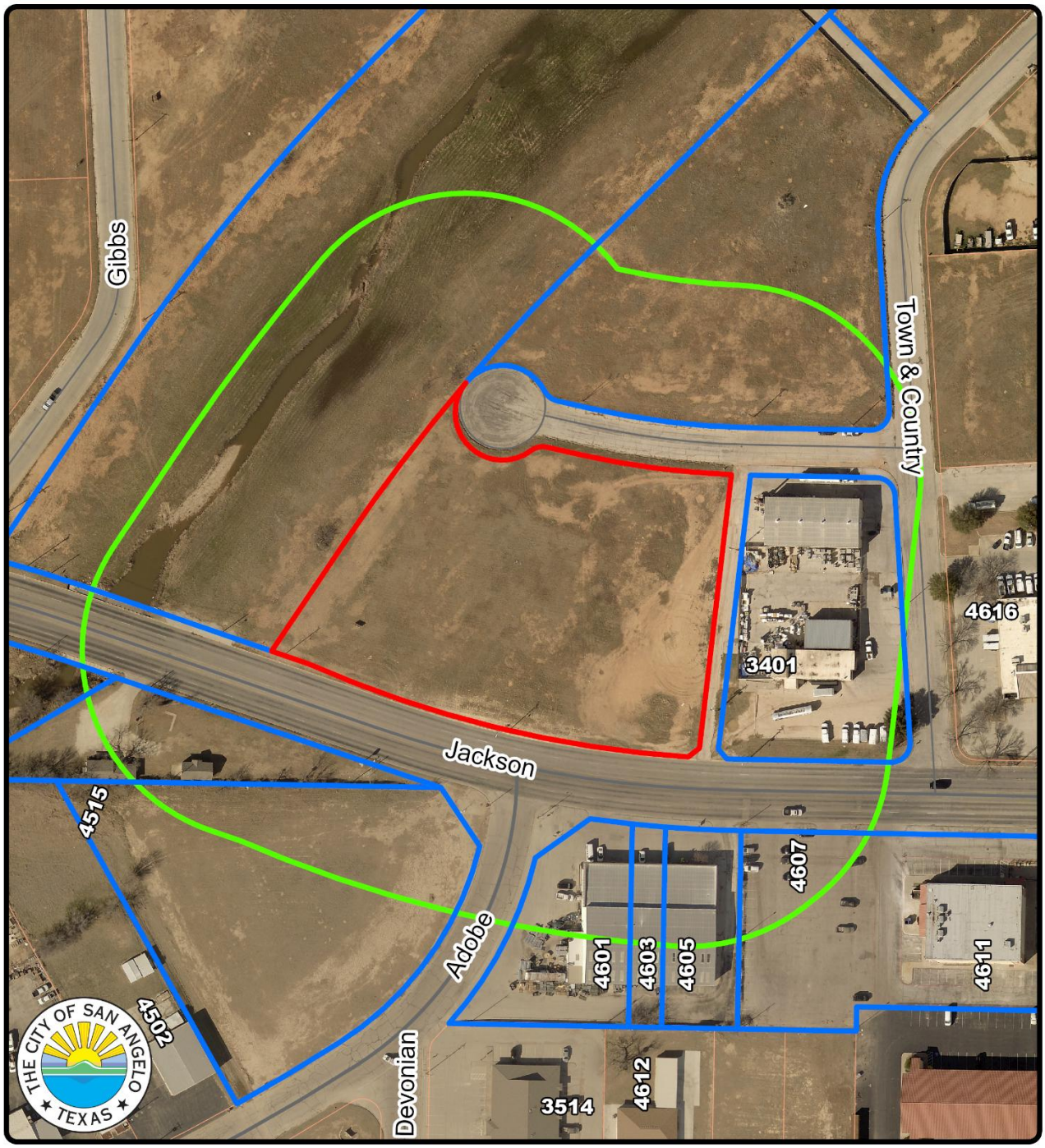
Attachments:
Aerial Map
Zoning Map
Notification map
Site Photo

Aerial Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Subject Property:

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

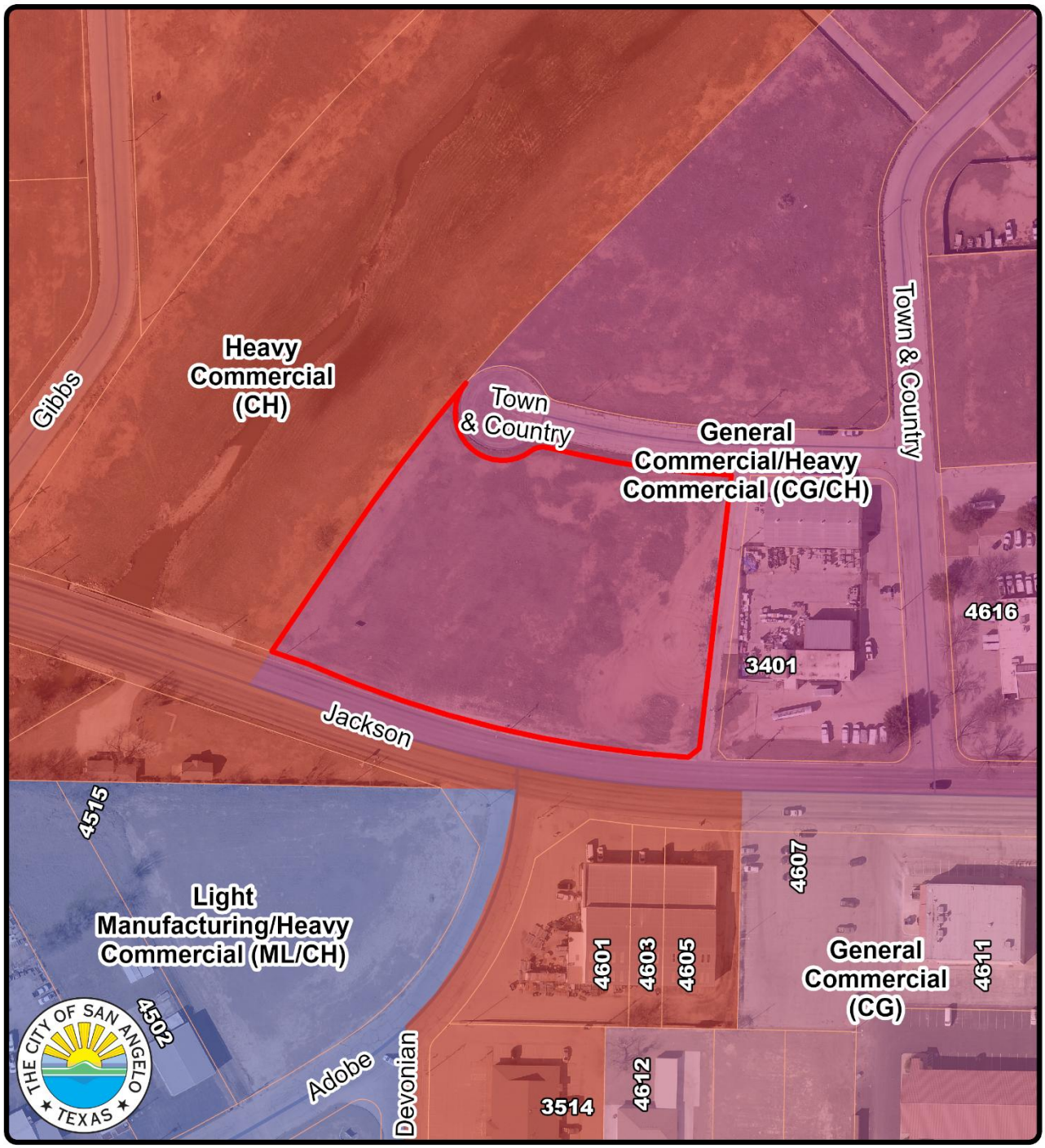


200' Notification Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N



Zoning Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Subject Property:

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

Site Photo

STAFF REPORT - Z25-16

Planning Commission: April 21, 2025
City Council 1st reading: May 20, 2025

APPLICATION TYPE:	CASES:
Zone Change	Z25-16: 517 W 18th St, Lots 4-10

SYNOPSIS:

A request for approval of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for the property located at 517 W 18th St to be used as a commercial parking lot/auto sales.

LOCATION:	LEGAL DESCRIPTION:
517 W 18th St, Lots 4-10	Acres: 1.165, Lot: 4 THRU LOT 10, Blk: 1, Subd: MINEOLA ADDITION

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – Blackshear	Currently: RM-1 Requesting: CG	Currently: Transitional	Acres: 1.165

NOTIFICATIONS:

17 notifications sent on 4/4/25. Received 0 in favor and 0 opposed.

STAFF RECOMMENDATION:

Staff recommend **partial approval** of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for lots 4-7 that front N Bryant Blvd but recommends lots 8-10 (about 150ft into the property from Hudson St) to (CN) Neighborhood Commercial the property located at 517 W 18th St.

PROPERTY OWNER/PETITIONER:

Petitioner/Owner: Mr. & Mrs. DeWitt

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 that the owner is currently allowing Texas Truck World to use the lot as part of their commercial parking lot to store vehicles as part of auto sales. The owner will be required to pave any area the vehicles are parked on as part of Section 511 in the Zoning Ordinance. The vision plan for this area is Transitional which should be an area of transition between commercial and residential. The lot north of this lot is Texas Truck World's current lot that has General Commercial in the front which allows the auto sales but Neighborhood Center towards the back of the property, closer to Hudson St to assist with the transition between residential and commercial.

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 staff proposed zoning will follow the current zoning pattern of that area which is Neighborhood Center along Hudson St and General Commercial along N Bryant Blvd.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** Staff's 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 commercial around the lot and fronts a major arterial.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** A zone change and paving the area would allow Texas Truck World to continue using the lots as part of their vehicle show 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.

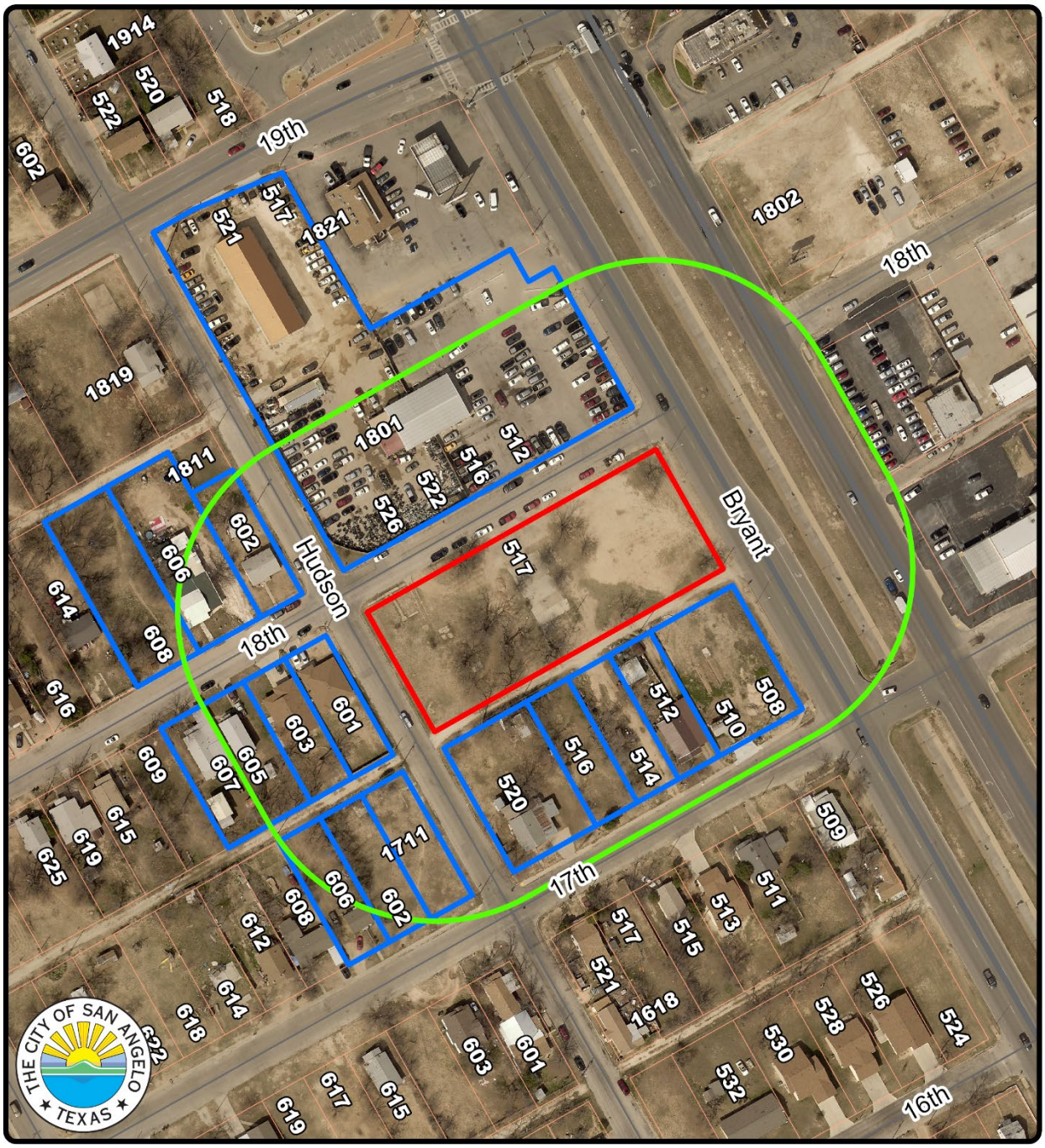
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Granting this request will help development on a currently vacant lot.

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 neighborhood center and general commercial in the area.

Recommendation:
Staff recommend **partial approval** of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for lots 4-7 that front N Bryant Blvd but recommends lots 8-10 (about 150ft into the property from Hudson St) to (CN) Neighborhood Commercial the property located at 517 W 18th St.

Note, any development will need to be reviewed under Exhibit A, Article 2 -Development Review

Attachments:
Notification Map
Zoning Map
Vision Plan Map

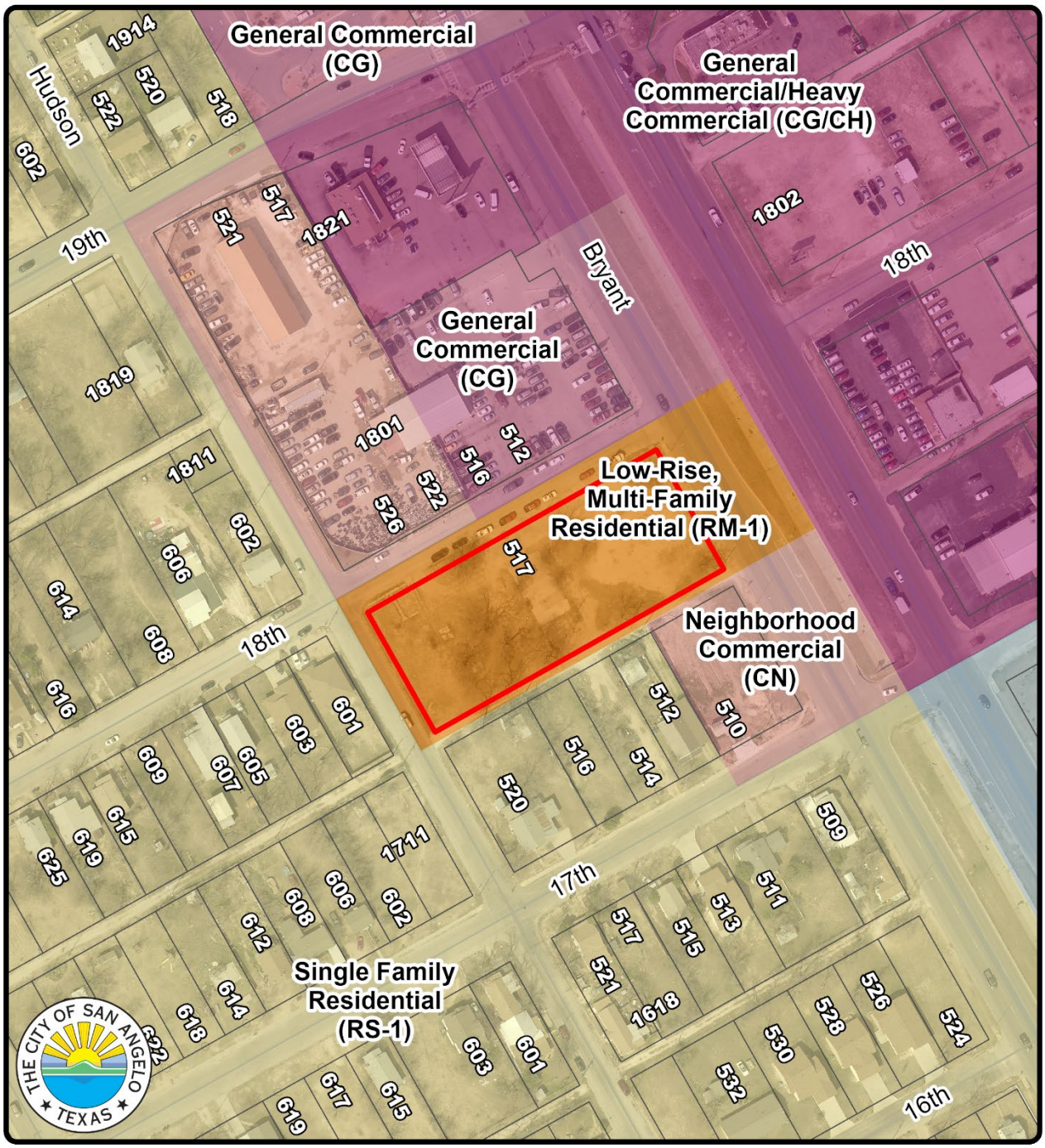


200' Notification Map
Z25-16: 517 W 18th St.
Council District: #4 - Lucy Gonzales
Neighborhood: Blackshear

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

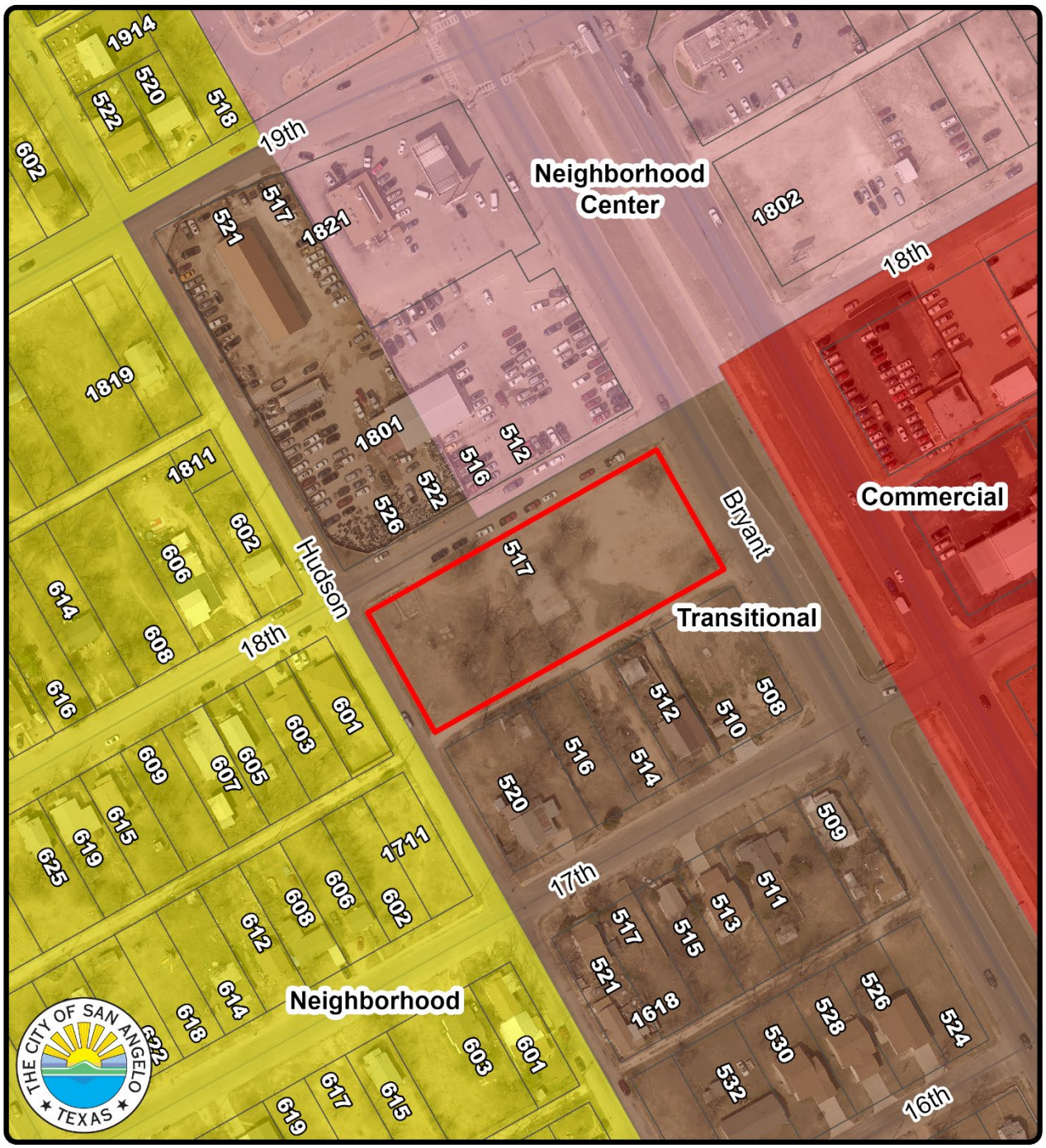


Zoning Map
Z25-16: 517 W 18th St.
Council District: #4 - Lucy Gonzales
Neighborhood: Blackshear

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property:

N



Vision Map
Z25-16: 517 W 18th St.
Council District: #4 - Lucy Gonzales
Neighborhood: Blackshear

Subject Property:

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

STAFF REPORT - Z25-15

Planning Commission: April 21, 2025
City Council 1st reading: May 20, 2025

APPLICATION TYPE:	CASES:
Zone Change	Z25-15: 3013, 3017, 3021, 3025, & 3029 Waco St

SYNOPSIS:

A request for approval of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.

LOCATION:	LEGAL DESCRIPTION:
3013, 3017, 3021, 3025, & 3029 Waco St	Acres: 0.161, Lot: 4, Blk: 67, Subd: HATCHER ADDITION Acres: 0.161, Lot: 5, Blk: 67, Subd: HATCHER ADDITION Acres: 0.158, Lot: 6 LESS SW TRIANGLE, Blk: 67, Subd: HATCHER ADDITION Acres: 0.139, Blk: 67, Subd: HATCHER ADDITION, N PART OF LOT 7 Acres: 0.116, Blk: 67, Subd: HATCHER ADDITION, NORTH PART OF LOT 8

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Bluffs	Currently: CG Requesting: RM-1	Neighborhood Center	Acres: .735

NOTIFICATIONS:

21 notifications sent on 4/4/25. Received 0 in favor and 0 opposed.

STAFF RECOMMENDATION:

Staff recommend **approval** of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.

PROPERTY OWNER/PETITIONER:

Petitioner: Wilde 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 that the owner would like to build multi-family residential. The vision plan for this area is Neighborhood Center which fits multi-family residential. The area to the east, off Houston St, recently received approval of a zone change for the same concept.

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 is well-aligned with the existing blend of residential and general commercial uses 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 blend of 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 currently vacant lots.

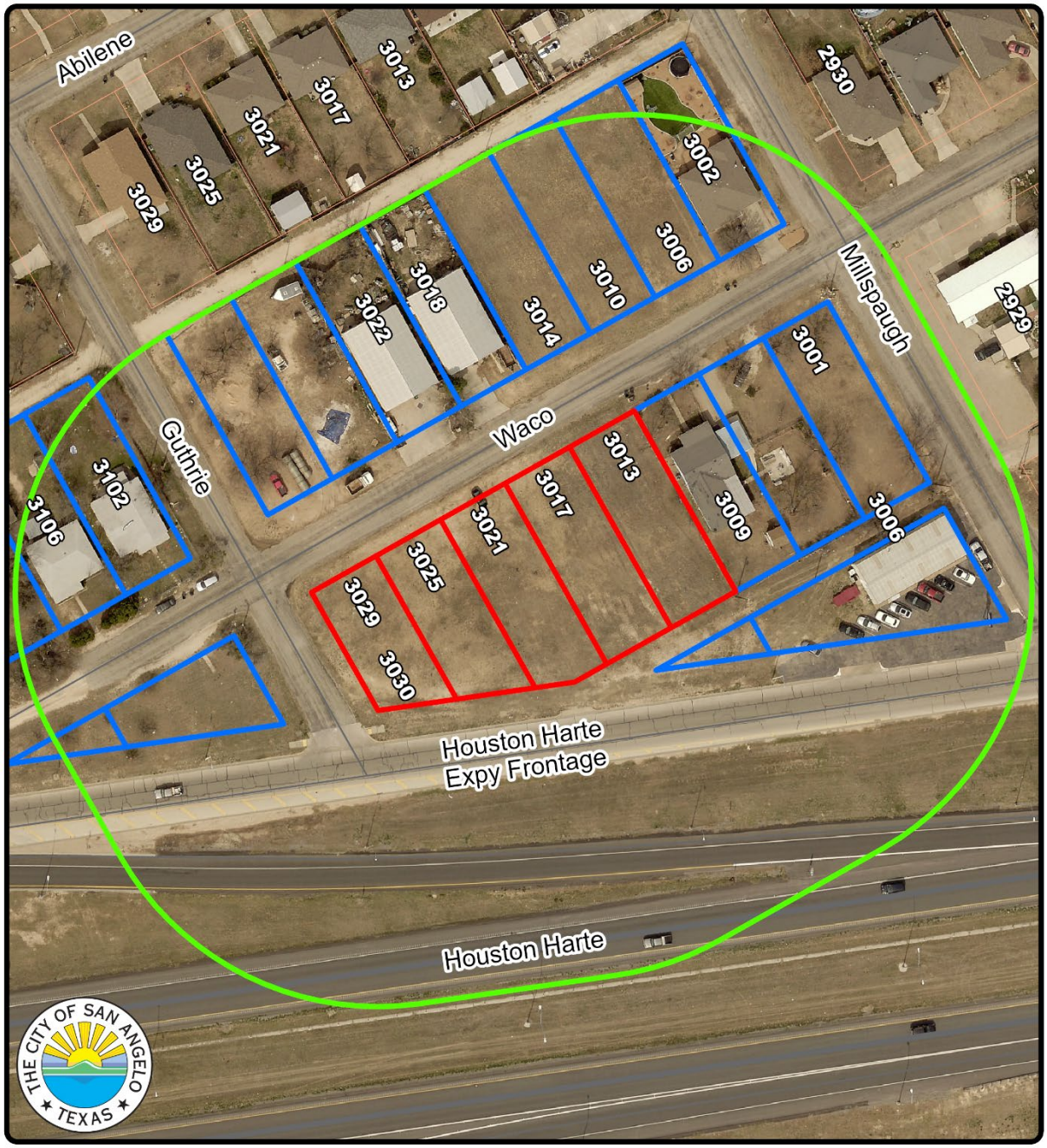
7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property will meet the development pattern of a blend of residential and general commercial in the area.

Recommendation:

Staff recommend **approval** of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.

Attachments:

Notification Map
Zoning Map
Vision Plan Map

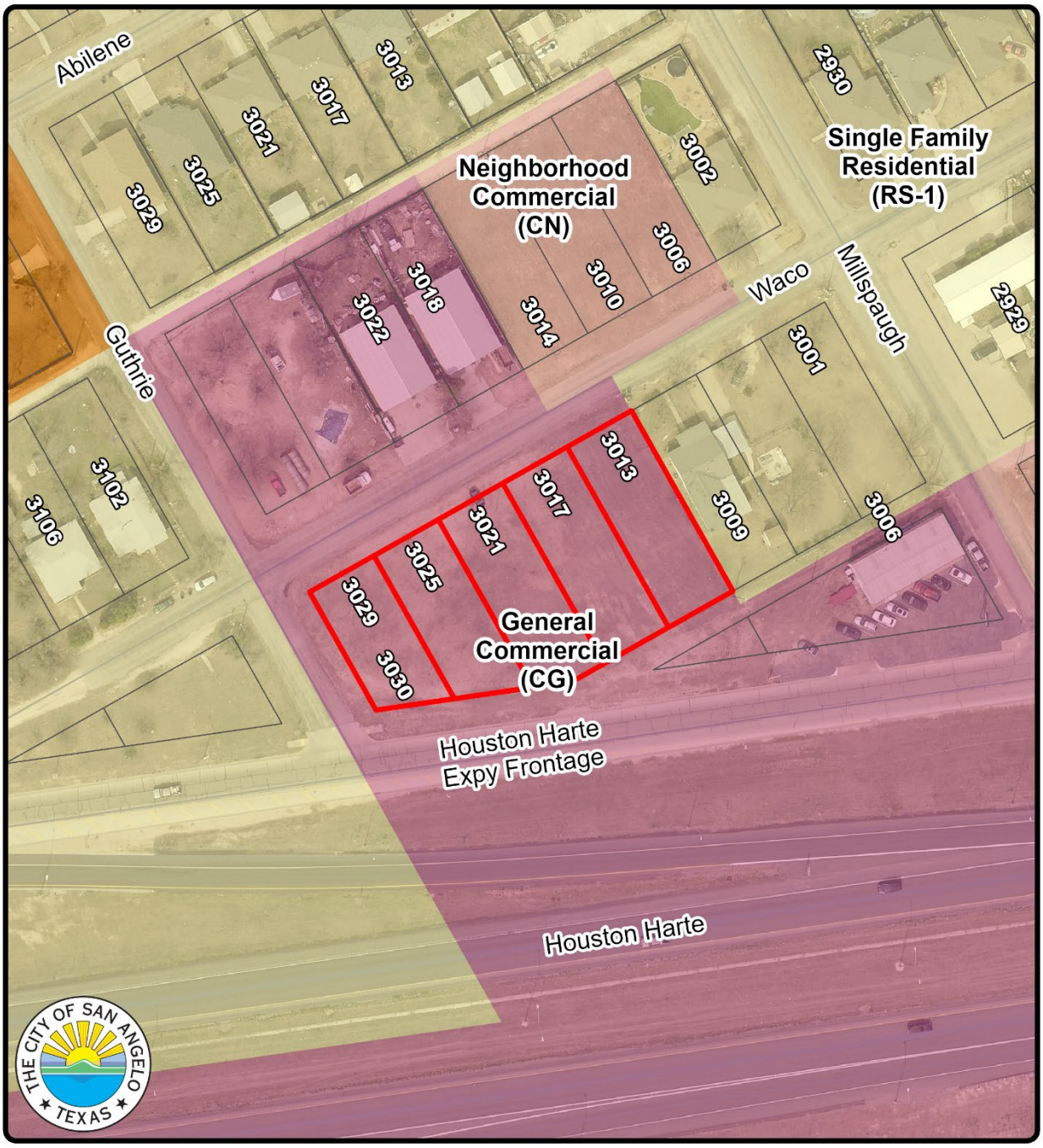


200' Notification Map
Z25-15: Waco Street
Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range:
Subject Property:
Notified Properties:

N

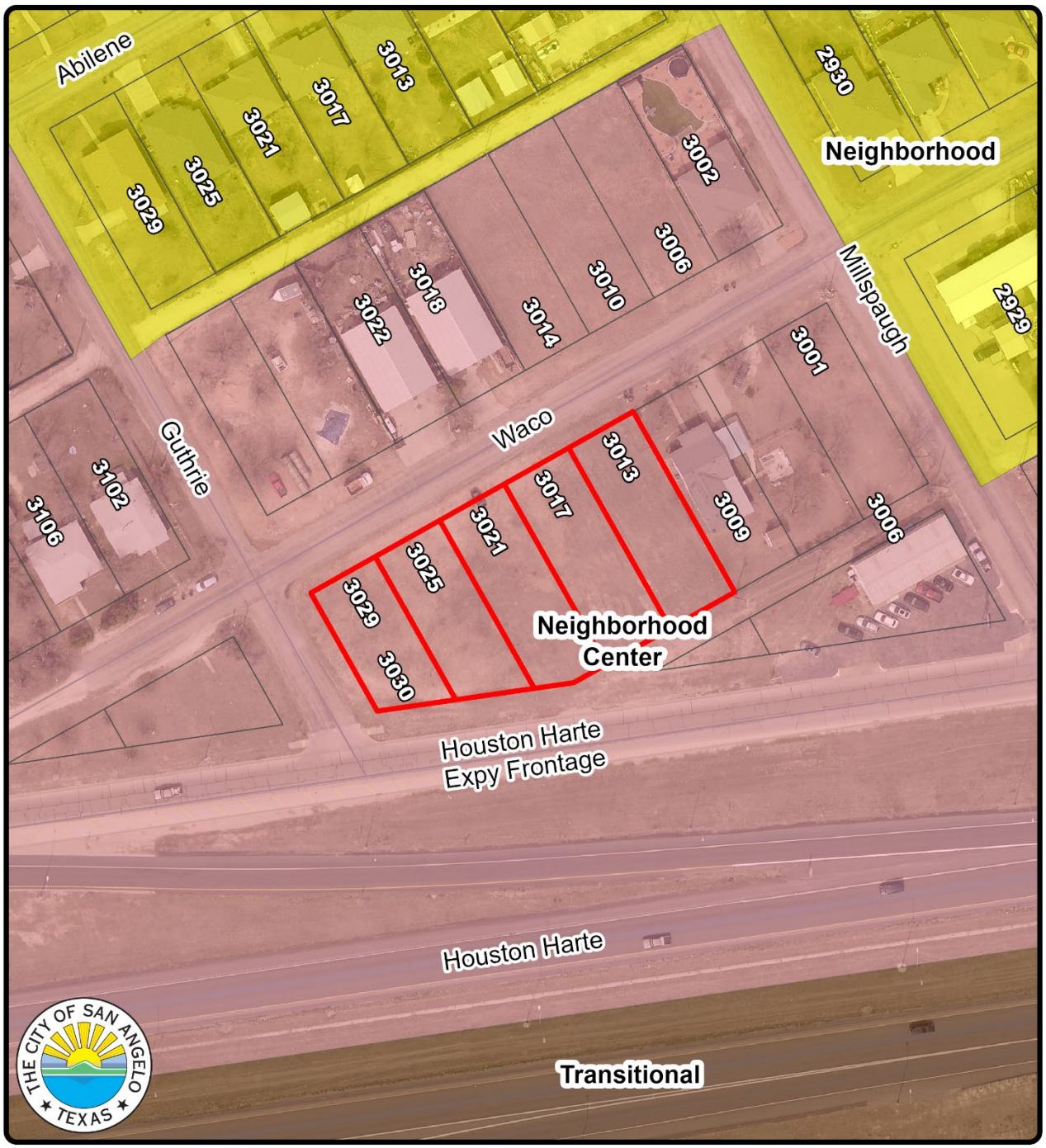


Zoning Map
Z25-15: Waco Street
Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property:

N



Vision Map
Z25-15: Waco Street
Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property:

N

PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	RP25-06: Hatcher Addition, Block 67

SYNOPSIS:

A request to replat Hatcher Addition, Block 67 Lots 4-8 into one lot located at 3013, 3017, 3021, 3025, & 3029 Waco St. The applicant has also applied for a zone change to Low Rise Multi-family (RM-1). Two variance requests were received: paving width and curb and gutter on both Waco St and Guthrie St.

LOCATION:	LEGAL DESCRIPTION:
3013, 3017, 3021, 3025, & 3029 Waco St	Acres: 0.161, Lot: 4, Blk: 67, Subd: HATCHER ADDITION Acres: 0.161, Lot: 5, Blk: 67, Subd: HATCHER ADDITION Acres: 0.158, Lot: 6 LESS SW TRIANGLE, Blk: 67, Subd: HATCHER ADDITION Acres: 0.139, Blk: 67, Subd: HATCHER ADDITION, N PART OF LOT 7 Acres: 0.116, Blk: 67, Subd: HATCHER ADDITION, NORTH PART OF LOT 8

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Bluffs	General Commercial (CG)	Neighborhood Center	.735 acres

THOROUGHFARE PLAN:

Waco St – classified as a local road, paving width 26ft, r-o-w 60ft.
Guthrie St – classified as a local road, paving width 24ft, r-o-w 60ft.
W Houston Harte Frontage Rd – TXDOT road.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the replat for Hatcher Addition, Block 67 with 5 conditions and 2 notes. Staff recommend **DENIAL** of the variance for curb and gutter, and the variance for paving width is administratively **APPROVED**.

PROPERTY OWNER/PETITIONER:

Owner: Matthew Wyemore
Petitioner: Wilde Engineering

STAFF CONTACT:

Rae Lineberry
Senior Planner
(325) 657-4210, Extension 1533
Rae.lineberry@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements: The proposed replat is combining lots 4-8 into one lot for multi-family housing. The property is currently zoned General Commercial (CG), but is requesting a zone change to Low Rise Multi-family Residential. The City Comprehensive Plan is Neighborhood Center. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation: Staff recommend APPROVAL of the replat for Hatcher Addition, Block 67 with 5 conditions and 2 notes. Staff recommend DENIAL of the variance for curb and gutter, and the variance for paving width is administratively APPROVED.

Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prior to plat recordation, install necessary water service lines. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2].

3. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].

4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of new curb & gutter (LDSO CH 9.III.A.5.a(3), including driveway approaches along Waco St and Guthrie St. [LDSO, Ch 10]. ***Variance requested***

5. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along Waco St, Guthrie St and W Houston Harte Frontage Rd. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note

Note: Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D.
Note: TXDOT approval will be required for approaches off W Houston Harte Frontage Rd.

Attachments:
Aerial Map
Expanded Aerial Map
Final Plat

Aerial Map

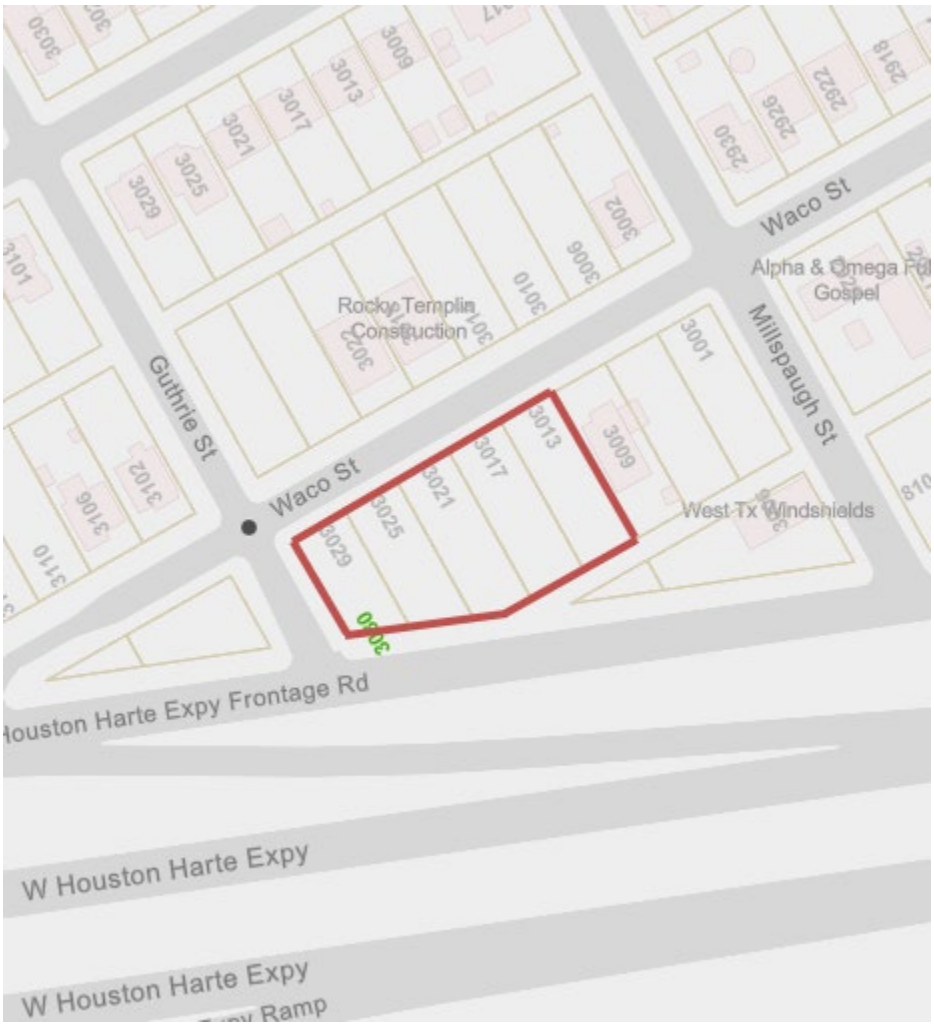
Aerial Map
Z25-15: Waco Street
Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Subject Property:

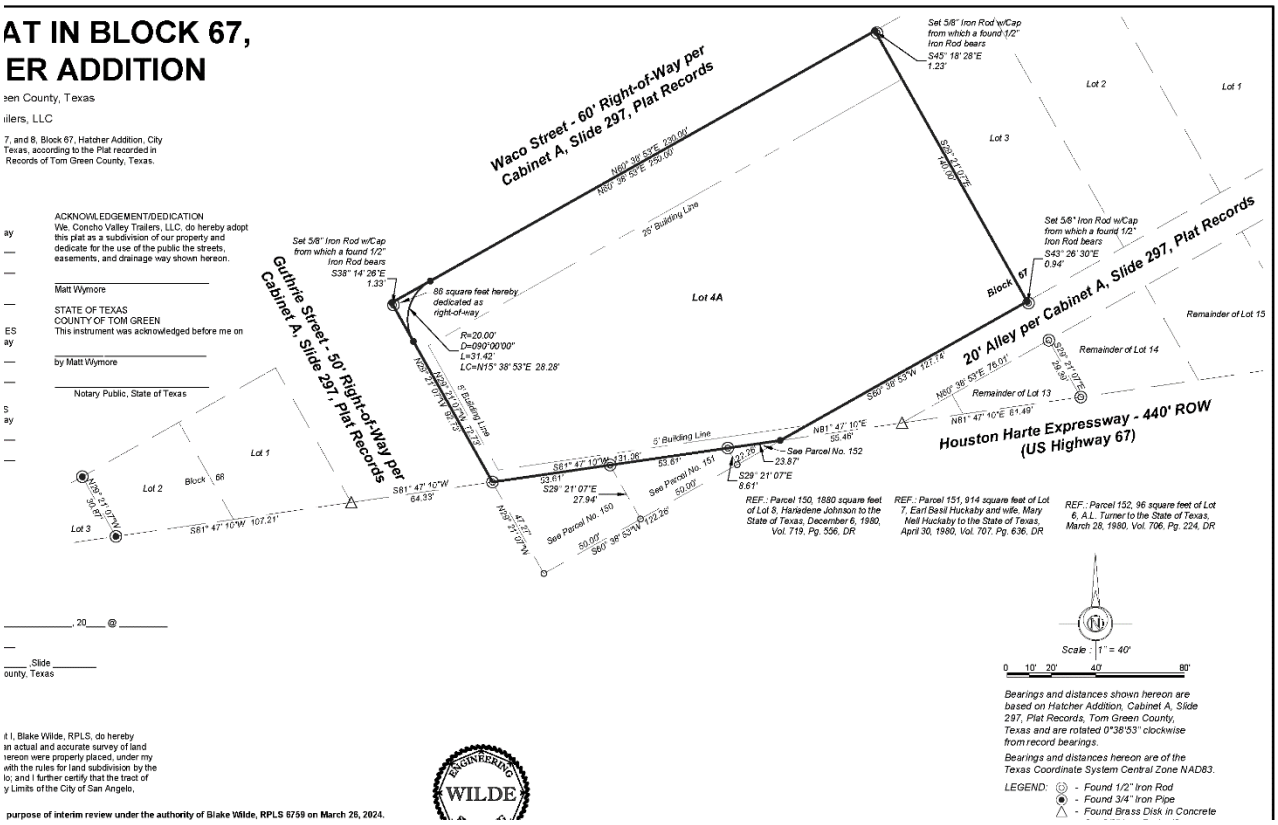
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N

Expanded Aerial Map



Final Plat


AT IN BLOCK 67,
ER ADDITION
een County, Texas
ilers, LLC
7, and 8, Block 67, Hatcher Addition, City
Texas, according to the Plat recorded in
Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
We, Concho Valley Trailers, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.
Matt Wymore
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on
by Matt Wymore
Notary Public, State of Texas
, 20___ @ _____
Slide _____
ounty, Texas
t I, Blake Wilde, RPLS, do hereby
n actual and accurate survey of land
hereon were properly placed, under my
with the rules for land subdivision by the
lo; and I further certify that the tract of
y Limits of the City of San Angelo,
purpose of interim review under the authority of Blake Wilde, RPLS 6759 on March 26, 2024.
ENGINEERING
WILDE
Waco Street - 60' Right-of-Way per Cabinet A, Slide 297, Plat Records
Guthrie Street - 50' Right-of-Way per Cabinet A, Slide 297, Plat Records
20' Alley per Cabinet A, Slide 297, Plat Records
Houston Harte Expressway - 440' ROW (US Highway 67)
Set 5/8" Iron Rod w/Cap from which a found 1/2" Iron Rod bears S45° 18' 28"E 1.23'
Set 5/8" Iron Rod w/Cap from which a found 1/2" Iron Rod bears S38° 14' 26"E 1.33'
Set 5/8" Iron Rod w/Cap from which a found 1/2" Iron Rod bears S43° 26' 30"E 0.94'
N60° 38' 53"E 230.00'
N60° 38' 53"E 250.00'
S29° 21' 07"E 240.00'
26' Building Line
86 square feet hereby dedicated as right-of-way
R=20.00'
D=090°00'00"
L=31.42'
LC=N15° 38' 53"E 28.28'
N29° 21' 07"W 218.79'
5' Building Line
S60° 38' 53"W 121.74'
N60° 38' 53"E 76.01'
N81° 47' 10"E 61.49'
N81° 47' 10"E 55.48'
See Parcel No. 152
23.87'
S29° 21' 07"E 8.61'
S81° 47' 10"W 121.96'
53.61'
S29° 21' 07"E 27.94'
See Parcel No. 151
See Parcel No. 150
50.00'
S60° 38' 53"W 122.26'
N29° 21' 07"W 47.97'
S81° 47' 10"W 64.33'
S81° 47' 10"W 107.21'
N29° 21' 07"W 36.87'
Lot 1
Lot 2
Block 68
Lot 3
Lot 4A
Block 67
Lot 2
Lot 1
Lot 3
Remainder of Lot 15
Remainder of Lot 14
Remainder of Lot 13
S29° 21' 07"E 24.60'
REF.: Parcel 150, 1880 square feet of Lot 8, Haradene Johnson to the State of Texas, December 6, 1980, Vol. 719, Pg. 556, DR
REF.: Parcel 151, 914 square feet of Lot 7, Earl Basil Huckaby and wife, Mary Nell Huckaby to the State of Texas, April 30, 1980, Vol. 707, Pg. 636, DR
REF.: Parcel 152, 96 square feet of Lot 6, A.L. Turner to the State of Texas, March 28, 1980, Vol. 706, Pg. 224, DR
Scale : 1" = 40'
0 10' 20' 40' 80'
Bearings and distances shown hereon are based on Hatcher Addition, Cabinet A, Slide 297, Plat Records, Tom Green County, Texas and are rotated 0°38'53" clockwise from record bearings.
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
LEGEND: - Found 1/2" Iron Rod
- Found 3/4" Iron Pipe
- Found Brass Disk in Concrete

PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	RP25-07: 2nd Replat in Block 179, Angelo Heights Addition

SYNOPSIS:

A request to replat lots portions of lots 4, 5,6,7,8, and 9 of Block 179 in the Angelo Heights addition. A variance from Chapter 12. Exhibit C – LDSO. Chapter 9. Section III (C) (2)(d) has been requested for no curb and gutter along Van Buren and W. Beauregard for the length of the property.

A variance request has been submitted to keep Van Buren at 30'; this has been approved administratively by City Engineer and Planning Director per Chapter 12. Exhibit C – LDSO. Chapter 9. Section III (c)

LOCATION:	LEGAL DESCRIPTION:
1710, 1718, and 1724 W. Beauregard Ave	Acres: 0.203, Blk: 179, Subd: ANGELO HEIGHTS ADDITION, WEST 59 FEET OF LOTS 4 THRU 6; Acres: 0.186, Lot: 7 THRU 9 EAST 1/2 OF, Blk: 179, Subd: ANGELO HEIGHTS ADDITION; Acres: 0.186, Blk: 179, Subd: ANGELO HEIGHTS ADDITION, WEST 54 FEET OF LOTS 7 THRU 9

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Central	General Commercial/Heavy Commercial	Neighborhood Center	.575 Acres

THOROUGHFARE PLAN:

W. Beauregard Ave – TXDOT roadway; classified as a Major Arterial; built with 82' of Right of Way and 61' of paving width. Standards for preexisting roadways are 76' Right of Way and 56' of paving width.
Van Buren St. – Minor Collector, city-maintained road. It has 47' of right of way and 30' pf paving width. Standards for preexisting roadways are 40' Right of Way and 26' of paving width.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the 2nd Replat in Block 179, Angelo Heights Addition and **denial** of the variance for curb and gutter along Van Burne and W. Beauregard subject to four (4) conditions.

PROPERTY OWNER/PETITIONER:

Owner: Susan Pulley
Petitioner: Wilde Engineering

STAFF CONTACT:

Aaron Vannoy
Director Planning and Development Services
(325) 657-4210, Extension 1542
Aaron.vannoy@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines the existing property to one roughly half acre lot. This area is commercial along W. Beauregard and directly behind is residential. Adding low-rise multi-family structures in this area continues to establish a neighborhood with mixed uses. This is compatible with the Comprehensive plan and this housing style is needed within our community.

Recommendation:

Staff recommend **APPROVAL** of the 2nd Replat in Block 179, Angelo Heights Addition and **denial** of the variance for curb and gutter along Van Burne and W. Beauregard subject to four (4) conditions.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. *[Land Development and Subdivision Ordinance, Chapter 7]*
2. Prior to plat recordation, ensure water and wastewater service lines have been installed. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]. Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. TxDOT controls access to and construction in the right of way abutting Beauregard Ave. Existing access and/or future access shall be approved by the TxDOT Area Engineer's office. City will inspect sidewalk/approach construction relative to the TxDOT approved permit documents.
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of new curb & gutter (LDSO CH 9.III.A.5.a(3), ADA compliant sidewalks (LDSO, Ch 9.V) including driveway approaches along Van Buren St and Beauregard Ave. [LDSO, Ch 10]. Once plans are approved by City and TxDOT Area Engineer, construct to City/State specifications.

    a. Alternatively, submit plans for approval and a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].

    b. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

Note: Beauregard Ave access, sidewalk & curb & gutter requirements are within TxDOT purview and project coordination with the Area Engineer is required.

Attachments:

Replat

Replat

2ND REPLAT IN BLOCK 179, ANGELO HEIGHTS ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Concho Valley Trailers, LLC

DESCRIPTION: Being Tract 1, West 59 feet of Lots 4 and 5 and the West 59 feet of the North 40 feet of Lot 6; Tract 2, East Half of Lots 7, 8, and 9, together with and including the strip of land 6 feet Wide Adjoining said Lots on their East and being the West 6 feet of the land originally included in an alley mapped to lie adjacent to the east end of these Lots; and Tract 3, West Half of Lots 7, 8, and 9, Block 179, J.J GOODFELLOW RESUBDIVISION OF ANGELO HEIGHTS ADDITION, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 1, Page 61 of the Plat Records of Tom Green County, Texas.

CITY PLANNING COMMISSION
Approved for recording this _____ day
of _____, 20____
By: _____
Chairman
By: _____
Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this _____ day
of _____, 20____
By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this _____ day
of _____, 20____
By: _____
Director of Public Works

Scale : 1" = 40'
0 10' 20' 40' 80'

Bearings and distances shown hereon are based on J.J. Goodfellow Resubdivision of Angelo Heights Addition, Vol. 1, Pg. 61, Plat Records, Tom Green County, Texas and are rotated 0°38'19" clockwise from record bearings.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

LEGEND:
- *Found 1/2" Iron Rod*
- *Found 3/4" Iron Pipe*
- *Found Nail*
- *Point for corner*

ACKNOWLEDGEMENT/DEDICATION
We, Concho Valley Trailers, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

_____
Matt Wymore

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on

_____
by Matt Wymore

_____
Notary Public, State of Texas

COUNTY CLERK
Filed for record this _____ day of _____, 20____ @ _____

By: _____

This plat is recorded in Cabinet _____ ,Slide _____
of the Plat Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on March 26, 2025.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4332 www.wilde-eng.com
Firm # 24672 & 10194849

Your health
shouldn't wait.
Same-day appointments available!
EsperanzaHealth.org
Coys
Zoning Request
Pending
(325)657-4210

PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP25-05: Prestonwood Addition, Section 9

SYNOPSIS:

A request to final plat Prestonwood Addition, Section 9, being 7.477 acres located west of Pendleton Parkway and extending Trippington Way.

LOCATION:	LEGAL DESCRIPTION:
west of Pendleton Parkway and extending Trippington Way	Acres: 7.477, Abst: A-8211 S-0002, Survey: A WILLEKE

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Neighborhood - Bonham	Single-family Residential (RS-1)	Neighborhood	7.477 acres

THOROUGHFARE PLAN:

Trippington Way – local road with 50’ right-of-way
Brighton Hill – local road with 50’ right-of-way

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat of Prestonwood Addition, Section 9, subject to **six (6)** conditions of approval.

PROPERTY OWNER/PETITIONER:

Owner: Mills Development
Petitioner: SKG Engineering

STAFF CONTACT:

Karen Putnam
Planning Tech
(325) 657-4210, Extension 1546
Karen.putnam@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat is located west of Pendleton Parkway and it will extend Trippington Way and create Brighton Hill. The tract is currently abstract and will create 23 new single-family residential lots. This plat conforms with our Comprehensive Plan and Purpose Statements.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat of Prestonwood Addition, Section 9, subject to **six (6)** conditions of approval:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].

3. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].

4. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10]. Temporary turnarounds shall be constructed to permanent standards for street and alley [LDSO CH 10.VI].

    a. For Trippington Way extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
    b. For Brighton Hill, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.

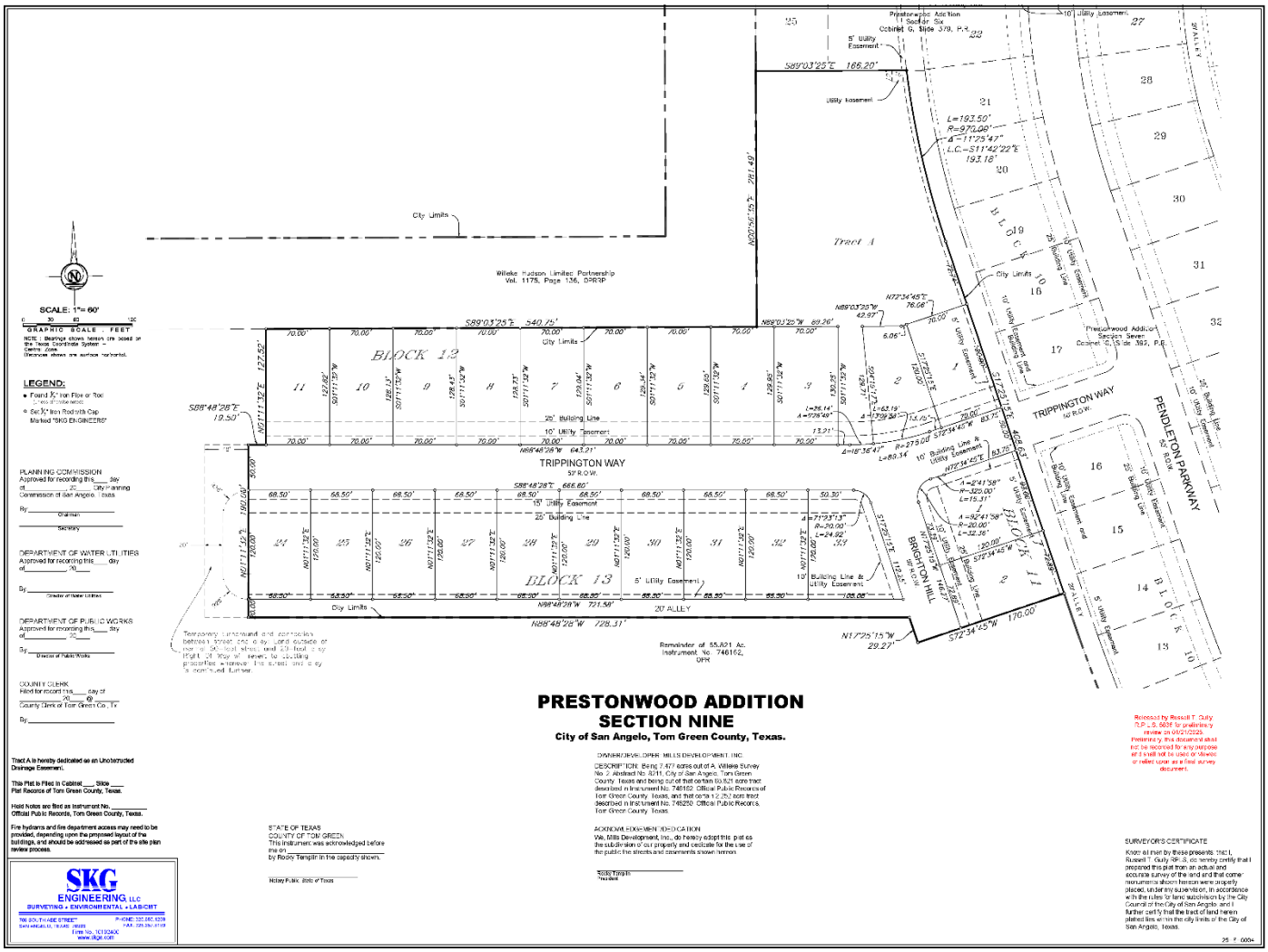
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

6. Prior to plat recordation, rezoning of this area must be complete as this plat conforms to Single-family Residential (RS-1) zoning standards.

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	FP25-05: Prestonwood Addition, Section 10

SYNOPSIS:

A request to final plat Prestonwood Addition, Section 10, being 10.414 acres located west of Pendleton Parkway and extending Pinon Ridge Dr.

LOCATION:	LEGAL DESCRIPTION:
west of Pendleton Parkway and extending Pinon Ridge Dr.	Acres: 10.414, Abst: A-8211 S-0002, Survey: A WILLEKE,

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Neighborhood - Bonham	Single-family Residential (RS-1)	Neighborhood	10.414 acres

THOROUGHFARE PLAN:

Pinon Ridge Dr – local road with 50’ right-of-way
Brighton Hill – local road with 50’ right-of-way

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the request to final plat of Prestonwood Addition, Section 10, subject to **six (6)** conditions of approval.

PROPERTY OWNER/PETITIONER:

Owner: Mills Development
Petitioner: SKG Engineering

STAFF CONTACT:

Karen Putnam
Planning Tech
(325) 657-4210, Extension 1546
Karen.putnam@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This Final Plat is located west of Pendleton Parkway and it will extend Pinon Ridge Dr and create Brighton Hill. The tract is currently abstract and will create 29 new single-family residential lots. This plat conforms with our Comprehensive Plan and Purpose Statements.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat of Prestonwood Addition, Section 10, subject to **six (6)** conditions of approval:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]

2. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].

3. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].

4. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10]. Temporary turnarounds shall be constructed to permanent standards for street and alley [LDSO CH 10.VI].

    a. For Pinon Ridge Dr extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
    b. For Brighton Hill, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.

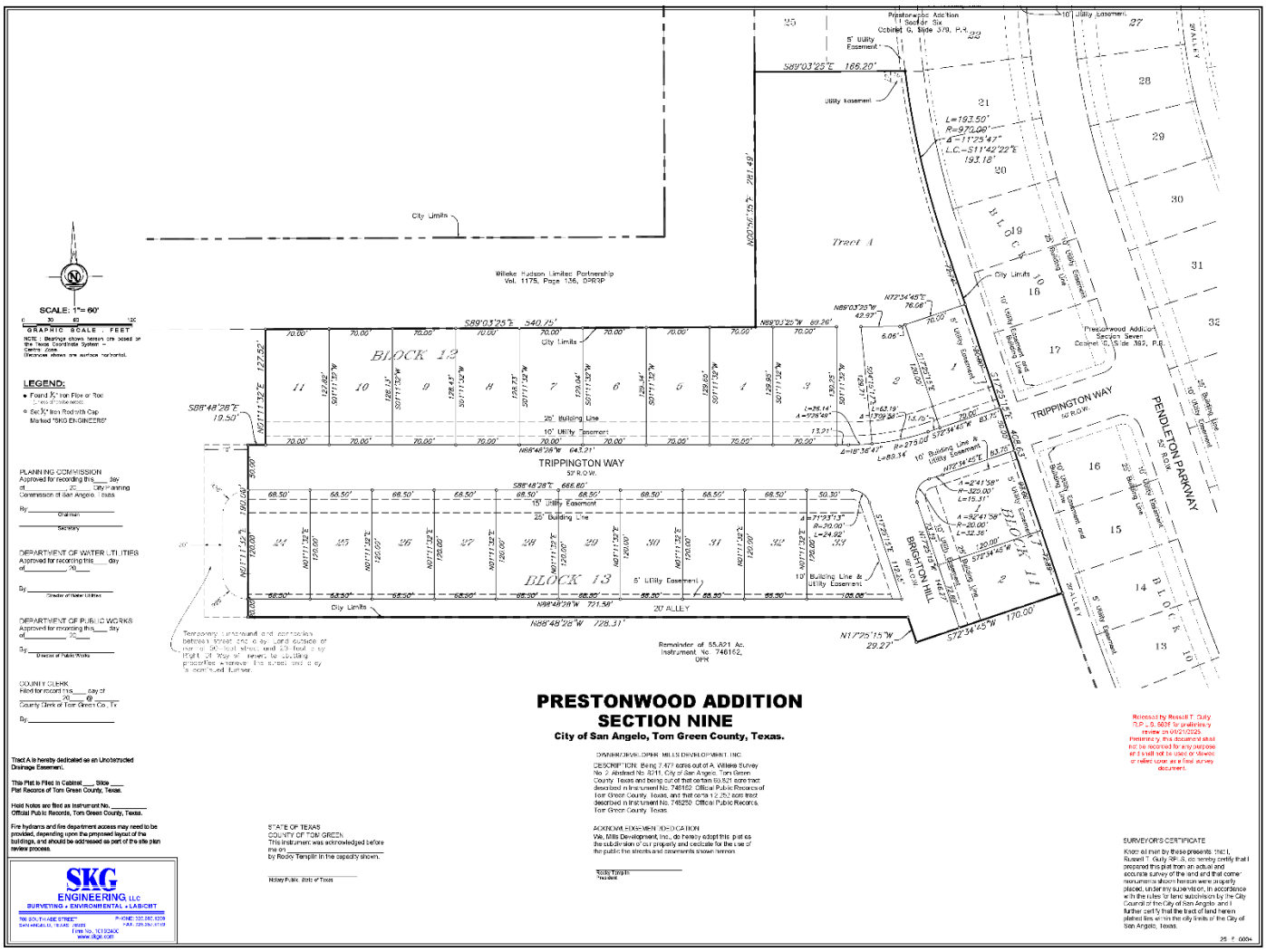
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

6. Prior to plat recordation, rezoning of this area must be complete as this plat conforms to Single-family Residential (RS-1) zoning standards.

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – April 21, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:
Replat	RP25-05: 1st Replat of Lot 56, Blk 1, Baker Ranch, Sec 6

SYNOPSIS:

A request to replat Baker Ranch, Lot 56, Block 1, Section 6, being 2.505 acres located west of Caroline Lane and extending Blair Lane to the west intersecting with Vista Del Sol Drive.

LOCATION:	LEGAL DESCRIPTION:
Blair Lane & Vista Del Sol Drive	Acres: 2.505, Abst: A-8211 S-0002, Survey: A WILLEKE,

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Country Club	Single-family Residential (RS-1)	Neighborhood	2.505 acres

THOROUGHFARE PLAN:

Blair Lane – local road with 50' right-of-way
Vista Del Sol Drive – local road with 50' right-of-way

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the first replat of Lot 56, Blk 1, Baker Ranch, Section 6, subject to **one (1)** condition of approval.

PROPERTY OWNER/PETITIONER:

Owner: Mills Development
Petitioner: SKG Engineering

STAFF CONTACT:

Karen Putnam
Planning Tech
(325) 657-4210, Extension 1546
Karen.putnam@cosatx.us

Conformity with Comprehensive Plan and Purpose Statements:

This Replat is located at the corner of Blair Lane & Vista Del Sol Drive. The final plat was signed in January 2025. The replat will add a buildable lot to Lot 56. The lots will be labeled Lot 56A and Lot 56B. Lot 56B will be a drainage easement and Lot 56A will be the buildable lot for a single family dwelling.

Recommendation:

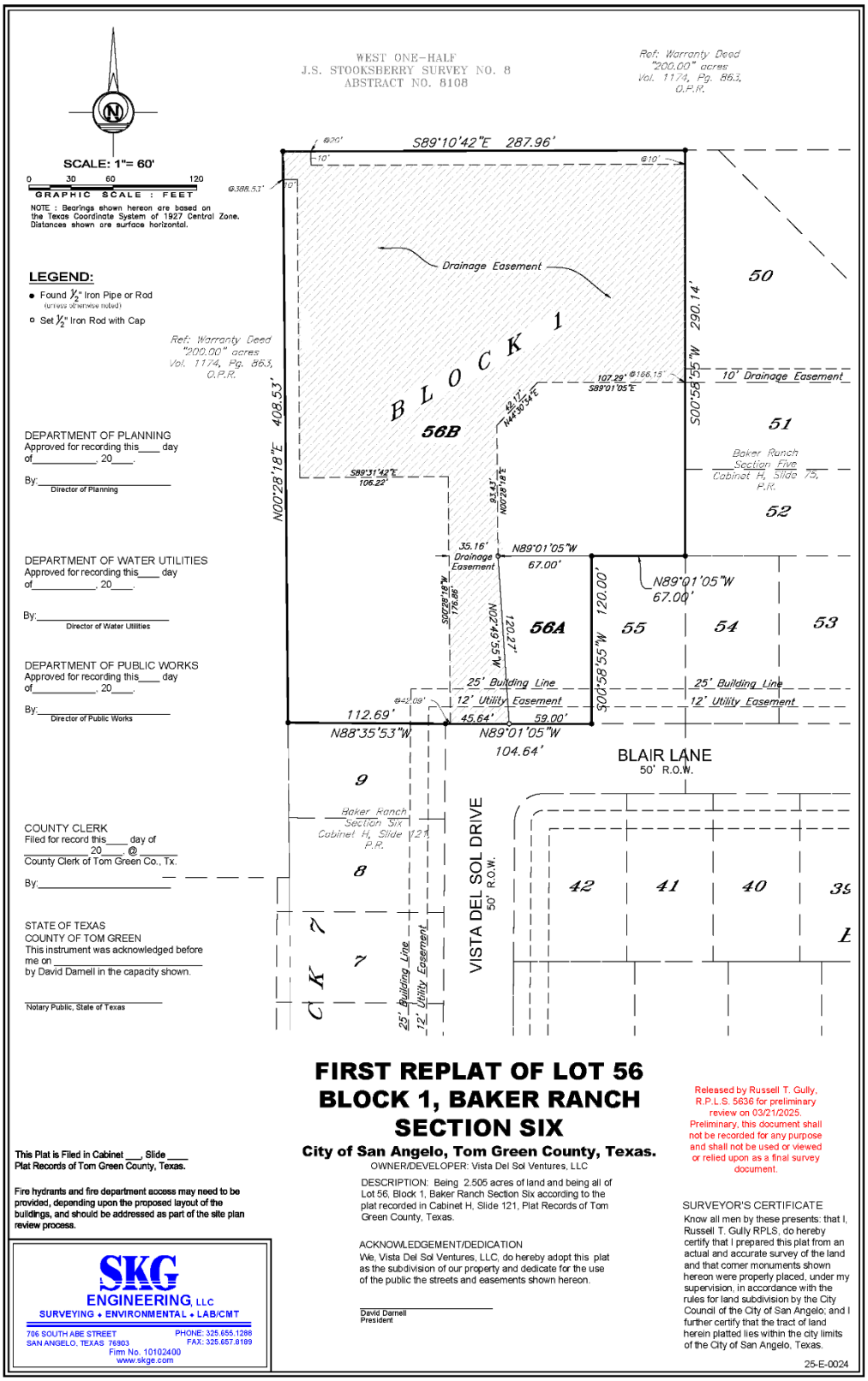
Staff recommend **APPROVAL** of the first replat of Lot 56, Blk 1, Baker Ranch, Section 6, subject to **one (1)** condition of approval:

1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]

Attachments:

Final Plat

Final Plat


WEST ONE-HALF
J.S. STOOKSBERRY SURVEY NO. 8
ABSTRACT NO. 8108
Ref: Warranty Deed "200.00" acres Vol. 1174, Pg. 863, O.P.R.
SCALE: 1"= 60'
GRAPHIC SCALE : FEET
NOTE : Bearings shown hereon are based on the Texas Coordinate System of 1927 Central Zone. Distances shown are surface horizontal.
LEGEND:
Found 1/2" Iron Pipe or Rod
Set 1/2" Iron Rod with Cap
S89°10'42"E 287.96'
Drainage Easement
BLOCK 1
56B
56A
50
51
52
53
54
55
10' Drainage Easement
Baker Ranch Section Five Cabinet H, Slide 75, P.R.
N00°28'18"E 408.53'
S00°58'55"W 290.14'
N89°01'05"W 67.00'
120.00'
25' Building Line
12' Utility Easement
112.69'
N88°35'53"W
N89°01'05"W 104.64'
BLAIR LANE
50' R.O.W.
VISTA DEL SOL DRIVE
50' R.O.W.
Baker Ranch Section Six Cabinet H, Slide 121, P.R.
9
8
7
42
41
40
DEPARTMENT OF PLANNING
Approved for recording this____ day of_____, 20____.
By:_____
Director of Planning
DEPARTMENT OF WATER UTILITIES
Approved for recording this____ day of_____, 20____.
By:_____
Director of Water Utilities
DEPARTMENT OF PUBLIC WORKS
Approved for recording this____ day of_____, 20____.
By:_____
Director of Public Works
COUNTY CLERK
Filed for record this____ day of _____ 20____ @ _____
County Clerk of Tom Green Co., Tx.
By:_____
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by David Darnell in the capacity shown.
Notary Public, State of Texas
FIRST REPLAT OF LOT 56
BLOCK 1, BAKER RANCH
SECTION SIX
City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Vista Del Sol Ventures, LLC
DESCRIPTION: Being 2.505 acres of land and being all of Lot 56, Block 1, Baker Ranch Section Six according to the plat recorded in Cabinet H, Slide 121, Plat Records of Tom Green County, Texas.
ACKNOWLEDGEMENT/DEDICATION
We, Vista Del Sol Ventures, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.
David Darnell
President
Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 03/21/2025. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.
This Plat is Filed in Cabinet ___, Slide ____ Plat Records of Tom Green County, Texas.
Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.
SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
Firm No. 10102400
www.skge.com
25-E-0024