



Planning Commission 6/16/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on June 16, 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 April 21, 2025.
- B. **Meeting Minutes:** Consider approving the meeting minutes from May 19, 2025.
- C. **RP25-10 First Replat of Arroyo Park Addition Block 3 (SMD#3):** A request to replat 2 lots together in Block 3 of the Arroyo Park Addition in the General/Heavy Commercial (CG/CH) zoning district, resulting in one .607-acre lot.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP25-10 The Meridian Section 5 (SMD#6):** A request to final plat 7.796 acres of the Meridian Section 5 into 27 new residential lots.
2. **FP25-11 Jim Farr Subdivision Section 2 (SMD#2):** A request to final plat Jim Farr Subdivision, Section 2, Lot 2 & Lot 3, located 3806 & 3808 Crockett St.
3. **RP25-09 First Replat of Akin's Addition Block 2 (SMD#3):** A request for approval of the first replat of Akin's Addition Block 2 located at the intersection of E 10th and Akin St.
4. **RP25-11 Second Replat of Block 1, Lots 35 & 36 of Poulter's Highland Acres (SMD#2):** A request to replat Lots 35 and 36 of Block 1 of the Poulter's Highland Acres, resulting in four lots in the Heavy Commercial (CH) zoning district, as well as a request for approval of

a variance for additional right-of-way dedication and a request for approval of a variance for no curb and gutter on Mercedes Ave.

B. Conditional Uses

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

1. **CU25-11 1717 Wilshire Place (SMD#2)**: A request for a Conditional Use to allow a short-term rental in a Single-family Residential (RS-1) zoning district located at 1717 Wilshire Place.
2. **Revocation of Conditional Use for Short-term Rentals**
 - 1 **CU24-26 1217 Woodruff St (SMD#4)**: A request to renew the Conditional Use to allow a short-term rental located at 1217 Woodruff St.
 - 2 **CU23-53 2301 Palms Ct (SMD#1)**: A request to renew the Conditional Use to allow a short-term rental located at 2301 Palms Ct.

C. Rezoning and Comprehensive Plan Amendments

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

1. **PD05-02 Amendment Coliseum (SMD#2)**: A request for approval of a Planned Development to update the Concept Site Plan to include renovations and expansions located 50 E 43rd St.
2. **Z25-18 21 E 21st St (SMD#4)**: A request for approval of a comprehensive plan amendment from Neighborhood to Commercial on Lot 6 and a zone change from Single-family Residential (RS-1) to General Commercial (CG) located at 21 E 21st St, Lots 4-6.

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, July 21, 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 13th day of June 2025, at 8:32 a.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
April 21, 2025 9:00 a.m.**

Board Present: Luke Uherik, Chair
Joe Self, Vice Chair
Kandi Pool
Liz Albert

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Brandon Dyson, Assistant City Attorney
Rae Lineberry, Senior Planner
Austin Reed, Planner

I. Call to Order

Commissioner Uherik called meeting to order at 9:01 A.M. and established quorum.

II. Public Comment

Commissioner Uherik opened public comment. No one signed up. Public comment closed.

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.

Commissioner Pool made motion for approval, Commissioner Self seconded. Motion carried 4-0.

IV. Regular Agenda

A. **Conditional Uses**

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.

Planner Reed presented the case.

Commissioner Uherik opened public comment.

Brian Benson spoke in favor of approval.

Mr. Buck approached the podium and spoke in favor of approval.

Commissioner Uherik closed public comment.

Commissioner Self motioned to approve as staff presented. Commissioner Pool seconded. Motion carried 4-0.

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.**

Senior Planner Lineberry presented the case and stated there was no public comment.

Commissioner Albert motioned to approve as staff presented. Commissioner Self seconded. Motion carried 4-0.

B. Rezoning 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.**

Planner Reed presented the case.

Commissioner Uherik opened public comment.

Russell Gully spoke in favor of approval.

Aarron, District 1, spoke in favor of approval.

Commissioner Uherik closed public comment.

Commissioner Self made motion to approve as staff presented. Commissioner Albert seconded. Motion carried 4-0.

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.**

Planning and Development Services Administrator Garmany presented the case.

Commissioner Uherik opened public comment.

Erica Wilde spoke in favor of approval.

Zane Willard and Bryan May passed on public comment.

Commissioner Uherik closed public comment.

Commissioner Albert made motion to approve as staff presented. Commissioner Self seconded. Motion carried 4-0.

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.**

Senior Planner Lineberry presented the case.

Commissioner Uherik opened public comment.

Billy Dewitt, SMD 6, spoke and asked the board to consider making lots 9 & 10 Neighborhood Commercial and lots 4-8 General Commercial.

Public comment closed.

Commissioner Pool made motion to approve but with lots 9 & 10 being zoned as Neighborhood Commercial and lots 4-8 being zoned as General Commercial. Commissioner Albert seconded. Motion carried 4-0.

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.**

RP25-06 read in with Z25-15

Senior Planner Lineberry presented the cases.

Commissioner Uherik opened public comment

Erica Wilde spoke and asked for approval as staff presented with consideration to grant the variance for curb and gutter.

Kevin Pate, City Engineer, spoke to board about the rationale for the curb and gutter requirement.

Rocky Templin, expressed his concern for the curb and gutter requirement.

Zane Willard, Developer, explained his vision for affordable housing and he is not opposed to curb and gutter if it will make the property better.

Commissioner Uherik closed public comment.

Commissioner Pool motioned to approve as staff presented for the zoning case. Commissioner Self seconded. Motion carried 4-0.

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.

RP25-06 read in with Z25-15

Commissioner Self motioned to approve as staff presented and granting variance for curb and gutter. Commissioner Albert seconded. Motion carried 3-1.

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.

Planning and Development Services Director Vannoy presented the case.

Commissioner Uherik opened public comment.

Erica Wilde spoke and asked for board to approve as presented and stated the applicant was ok with putting in curb and gutter.

Zane Williard, Developer, expressed he is not opposed to the curb and gutter.

Commissioner Albert motioned to approve as staff presented. Commissioner Self seconded. Motion carried 4-0.

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.

Planning and Development Services Director Vannoy presented the case.

Commissioner Uherik opened public comment.

Russell Gully asked for condition to be amended for the temporary turnaround requirement.

Rocky Templin spoke in favor of approval but with amendment to turnaround condition.

Brandon Dyson, Interim City Attorney, recommended the City Engineer speak on Temporary Turnarounds.

Kevin Pate, City Engineer, clarified ordinance and having circulation through subdivision.

Commissioner Albert made motion to approve the plat with temporary standards for turnarounds pursuant to the Land Development and Subdivision Ordinance. Commissioner Pool seconded. Motion carried 3-1.

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.

Planning and Development Services Director Vannoy presented the case.

Russel Gully spoke and asked the same consideration for this plat as presented for Prestonwood Section 9.

Rocky Templin spoke of his concern for the temporary turnaround.

Brandon Dyson, Interim City Attorney, provided information on performance agreements.

Commissioner Albert motioned to approve the plat with temporary standards for turnarounds pursuant to the Land Development and Subdivision Ordinance. Commissioner Pool seconded. Motion carried 4.0.

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.

Planning and Development Services Director Vannoy presented the case.

Commissioner Uherik opened public comment.

No public comment. Public comment closed.

Commissioner Albert motioned to approve as presented. Commissioner Self seconded. Motion carried 4-0.

V. Planning Director's Report

Director Vannoy provided report to the board.

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

Commissioner Pool motioned for adjournment. Commissioner Self seconded. Motion carried 4-0. Meeting adjourned 10:40am

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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**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
May 19, 2025 9:00 a.m.**

Board Present: Luke Uherik, Chair
Joe Self, Vice Chair
Kandi Pool
Brittany Davidson
Liz Albert
Lyndon Roberts-Galindo

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

I. Call to Order

Commissioner Uherik called meeting to order at 9:01 A.M. and established quorum.

II. Public Comment

Commissioner Uherik opened public comment. No one signed up. Public comment closed.

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 April 21, 2025.
Item moved to June meeting for approval.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP25-07 Baker Ranch Section 7:**

Planner Reed presented the case.

Commissioner Uherik opened public comment.

Russell Gully asked for approval and offered to answer any questions the board had.

Rocky Templin passed on public comment.

Commissioner Uherik closed public comment.

Commissioner Davidson motioned to approve as staff presented. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

2. **FP25-08 Southland Hills Section 27:**

Planning and Development Services Administrator Garmany presented the cases.

FP25-08 & FP25-09 were read and voted on together

Commissioner Uherik opened public comment.

Russell Gully spoke on the unique situation with College Hills Blvd and offered to answer any questions. Also recommended amending variance to 21' of paving and do curb and gutter only on the west side of College Hills Blvd.

Kevin Pate, City Engineer, advised Public Works is in support of the 21' variance and curb & gutter on the west side.

James Duncan passed on public comment.

Commissioner Uherik closed public comment.

Commissioner Davidson motioned to approve with variance for 21' paving and curb and gutter only on the west side. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

3. **FP25-09 Southland Hills Section 28:**

FP25-08 & FP25-09 were read and voted on together.

B. Conditional Uses

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

1. CU25-09 2323 Ben Ficklin:

Planner Reed presented the case.

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

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

2. CU25-10 1710, 1718, & 1724 W Beauregard:

Planning and Development Services Administrator Garmany presented the case.

Commissioner Uherik opened public comment.

Erica Wilde, Wilde Engineering, offered to answer any questions the board had and provided clarification to the board.

Commissioner Uherik closed public comment.

Commissioner Davidson motioned to approve as staff presented. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

C. Special Uses

City council has final authority for approval of Special Uses.

1. SU25-01 1302 Kenwood:

Senior Planner Lineberry presented the case.

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

Commissioner Davidson motioned to approve as staff presented with removal of condition 2 and allowing that to be determined by the fire code during change of occupancy stage. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

D. Rezoning and Comprehensive Plan Amendments

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

1. Z25-17 McGill Blvd & Gregory Dr:

Senior Planner Lineberry presented the case.

Builder was present if board had questions. No public comment.

Commissioner Davidson made motion to approve as presented. Commissioner Self seconded. Motion carried 6-0.

E. Zoning Ordinance Amendments

City Council has final authority for approval of zoning ordinance amendments.

1. OR25-03 Chapter12, Exhibit A, Article 5, Section 509 Fences Amendment.

Planning and Development Services Director Vannoy presented the case.

Commissioner Roberts-Galindo motioned to approve as staff presented. Commissioner Pool seconded. Motion carried 6-0.

F. Zoning Purposes and Zoning Districts.

Director, Aaron Vannoy, presented training on city zoning ordinances.

V. Planning Director's Report

Director Aaron Vannoy provided report to the board.

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, June 16, 2025 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

VII. Adjournment

Commissioner Davidson motioned to adjourn. Commissioner Pool seconded. Motion carried 6-0. Meeting adjourned 10:36am.

Luke Uherik, Chairman

PLANNING COMMISSION – June 16, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP25-10: First Replat Block 3, Arroyo Park Addn.	
SYNOPSIS:			
A request to replat 2 lots together in Block 3 of the Arroyo Park Addition in the General/Heavy Commercial (CG/CH) zoning district, resulting in one .607-acre lot. There are no variances required or necessary.			
LOCATION:		LEGAL DESCRIPTION:	
905 & 909 Turner Street		Acres: 0.390, Lot: 1, Blk: 3, Subd: ARROYO PARK ADDITION Acres: 0.217, Lot: 2, Blk: 3, Subd: ARROYO PARK ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Neighborhood – Rio Vista		General/Heavy Commercial (CG/CH)	Commercial
			SIZE: .607 Acres
THOROUGHFARE PLAN:			
Turner Street – Local Road - Required: 26’ paving, 40’ R-O-W; currently at 48’ and 60’, respectively. Foster Road – Minor Collector - Required: 36’ paving, 52’ R-O-W; currently at 40’ and 50’, respectively. An additional 5’ of width is shown to be dedicated to meet standards.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat in Block 3 of the Arroyo Park Addition, subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: Silver Fox Construction Petitioner: Wilde Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat combines two vacant commercial lots into one lot. The resulting lot complies with the CG/CH standards provided by our Zoning Ordinance. 623 square feet of frontage is being dedicated along Foster Road as to meet LDSO standards. The request conforms with the Comprehensive Plan and Purpose Statements of the Zoning and Subdivision Ordinances.

Recommendation:

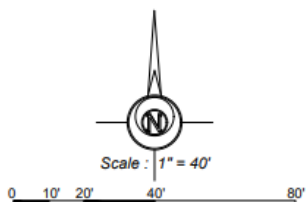
Staff recommend **APPROVAL** of the First Replat in Block 3 of the Arroyo Park Addition, subject to **three (3) conditions**:

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 and wastewater service lines to each new lot. [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. Prior to plat recordation, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of sidewalks along Turner Street and Foster Street as required by the commercial zoning district. Alternatively, apply for and receive approval of a sidewalk waiver through the Planning Director and City Engineer. [Subdivision Ordinance, Chapter 9.V & City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1]

Attachments:

Replat

Replat



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

LEGEND: ○ - Found 3/4" Iron Pipe
 ● - Set 5/8" Iron Rod w/Cap

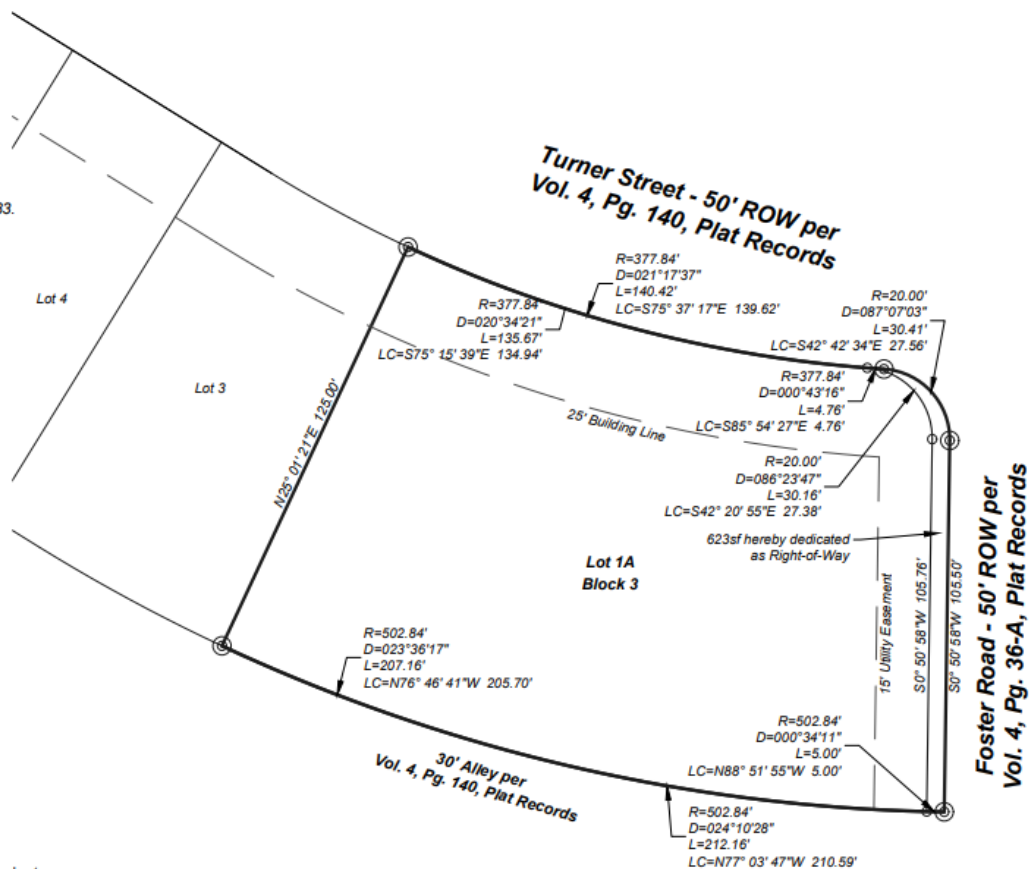
CITY PLANNING COMMISSION
 Approved for recording this ____ day
 of ____, 20__
 By: _____
 Chairman

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

ACKNOWLEDGEMENT/DEDICATION
 We, Silver Fox Construction, 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.



STAFF REPORT
PLANNING COMMISSION – June 16, 2025

APPLICATION TYPE:		CASE:	
Final Plat		FP25-10: The Meridian Section 5	
SYNOPSIS:			
This is a Final Plat for 27 new residential lots as part of The Meridian Section 5. These lots will be located along Lilah Lane and between Royal Oak Drive and Catarina Court. This Final Plat spans 7.796 acres. No variances were requested.			
LOCATION:	LEGAL DESCRIPTION(S):		
Lilah Lane, Royal Oak Drive, and Catarina Court	Abst: A-8108 S-0008, Survey: A WILLEKE Abst: A-8211 S-0002, Survey: A WILLEKE		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Mary Coffey Neighborhood – Bonham	Single-Family Residential (RS-1)	Neighborhood	7.796 acres
THOROUGHFARE PLAN:			
Royal Oak Dr.: Minor Collector - Required: 60' R-O-W, 48' paving (60' shown) Lilah Lane: Local Road - Required: 50' R-O-W, 40' paving (50' shown) Catarina Court: Local Road - Required: 50' R-O-W, 40' paving (50' shown)			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of FP25-10: The Meridian Section 5, subject to five (5) conditions of approval and one (1) note.			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: Sierra Vista Construction, Inc. Petitioner: SKG Engineering		Austin Reed Planner (325) 657-4210 x1550 austin.reed@cosatx.us	

Conformity with Comprehensive Plan and Purpose Statements:

These lots range in width from 60 to 95 feet and in length from 130 to around 135 feet. This complies with RS-1 standards. All proposed road extensions are shown to conform with LDSO standards.

Recommendation:

Staff recommend **APPROVAL** of FP25-10: The Meridian Section 5, subject to **five (5) conditions** of approval and **one (1) note**:

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, prepare and submit plans for approval, illustrating the proposed installation of water and sewer mains with required service connections and complete the installation in accordance with the approved version of these plans. [Land Development and Subdivision Ordinance Chapters 11.1.B and 12.1.B; respectively] Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 3) Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of Lilah Lane and Catarina Court to the standard requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4-foot-wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 4) Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of Royal Oak Drive to the standard requirements for a Minor Collector with a minimum 48 feet of pavement with no sidewalk, or 40 feet of pavement width with a 4-foot-wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5) Prior to plat recordation update and revise drainage study as necessary. [Ch 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

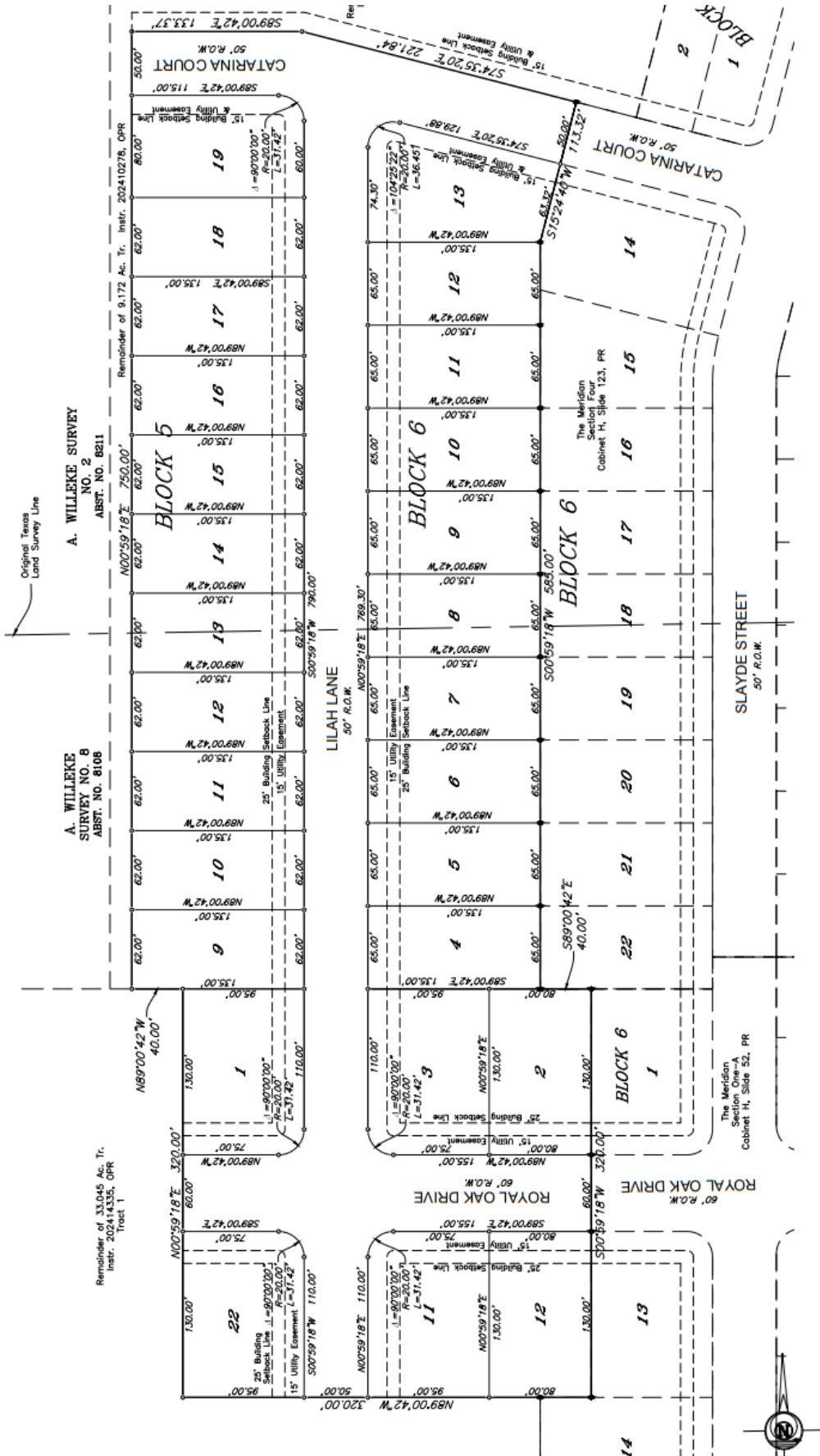
Notes:

- 1) Lot 19 of Block 5 and Lot 13 of Block 6 are shown to have 15-foot building setbacks along Catarina Court which should instead be indicated as 25 feet.

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – June 16, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP25-11: Jim Farr Subdivision Sec 2	
SYNOPSIS:			
A request to final plat Jim Farr Subdivision, Section 2, Lot 2 & Lot 3, located 3806 & 3808 Crockett St.			
LOCATION:		LEGAL DESCRIPTION:	
3806 Crockett St & 3808 Crockett St		Acres: 0.170, Abst: A-7985 S-0182, Survey: JIM FARR, 0.1700 ACRES & Acres: 0.166, Abst: A-7985 S-0182, Survey: JIM FARR, .1730 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – TBD Neighborhood - Bonham		Single-family Residential (RS-1)	Neighborhood
THOROUGHFARE PLAN:			
Crockett St – local road with 50’ right-of-way			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the request to final plat of Jim Farr Subdivision, Section 2, Lots 2 and 3 subject to four (4) conditions of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Miguel Duran 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 in the 3800-block of Crockett St. The 2 lots are currently abstract and will create 2 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 Jim Farr Addition, Section 2, subject to **four (4)** conditions of approval and **one (1)** note:

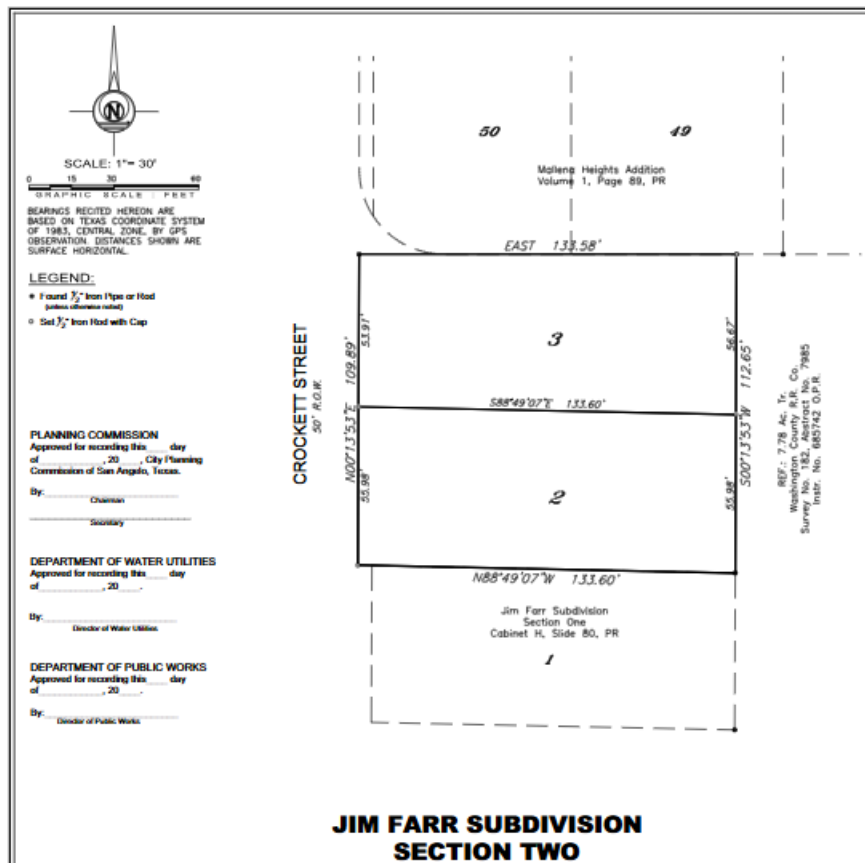
- 1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Prior to plat recordation, provide necessary water and wastewater service lines to each new lot. [Land Development and 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) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed extension of a sewer main of sufficient length to provide service to lot 3. [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]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 4) Prior to plat recordation, verify with surveyor measurements of lots are correct, and if not, provide a corrected copy.

Note: When development begins, repair curb and gutter or utilize existing curb cut for driveway access/approach. (Code of Ordinances, Sec 4.08.238)

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – June 16, 2025
STAFF REPORT



APPLICATION TYPE:		CASE:	
First Replat		RP25-09: Akins Addition, BLK 2	
SYNOPSIS:			
The applicant is requesting to replat block 2 of the Akins Addition, which is located at the intersection of E 10 th and Akin St. No variances were requested by the applicant.			
LOCATION:		LEGAL DESCRIPTION:	
414 E 10TH ST		Lot: 8 & WEST 15 FEET OF LOT 7 & LOT 9, Blk: 2, Subd: AKIN ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: #3, Harry Thomas Neighborhood: Reagan		RS-2	Neighborhood
SIZE:			
Acres: 0.479			
THOROUGHFARE PLAN:			
E 10 th St – Local Road, Standard width: 60 ft, Minimum width: 40 ft (or pavement width plus 10 ft), Currently: 30 ft. Akin St – Local Road, Standard width: 60 ft, Minimum width: 40 ft (or pavement width plus 10 ft), Currently: 30 ft.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a first replat of block 2, Akins Addition, with four (4) Conditions of Approval and two (2) Notes.			
PROPERTY OWNER/PETITIONER:			
Owner: Czech Homes, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Admin (325) 657-4210, Extension 1217 Kimberly.garmany@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements: The proposed first replat of block 2 in the Akins Addition will create two individual single family residential lots that are oriented toward Akin St. This is currently one empty lot that will be more useful in its proposed configuration. The development of single-family residences meets goals in the Comprehensive Plan by providing diverse housing options in all parts of town while focusing on underutilized properties.

Recommendation: Staff recommends **APPROVAL** of a first replat of block 2, Akins Addition, with **four (4) Conditions of Approval and two (2) Notes.**

Conditions of the Replat:

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 wastewater service lines to each new lot. [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. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
4. 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 the north side of right-of-way adjacent to E 10th St and along the west side of right-of-way adjacent to Akin St. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

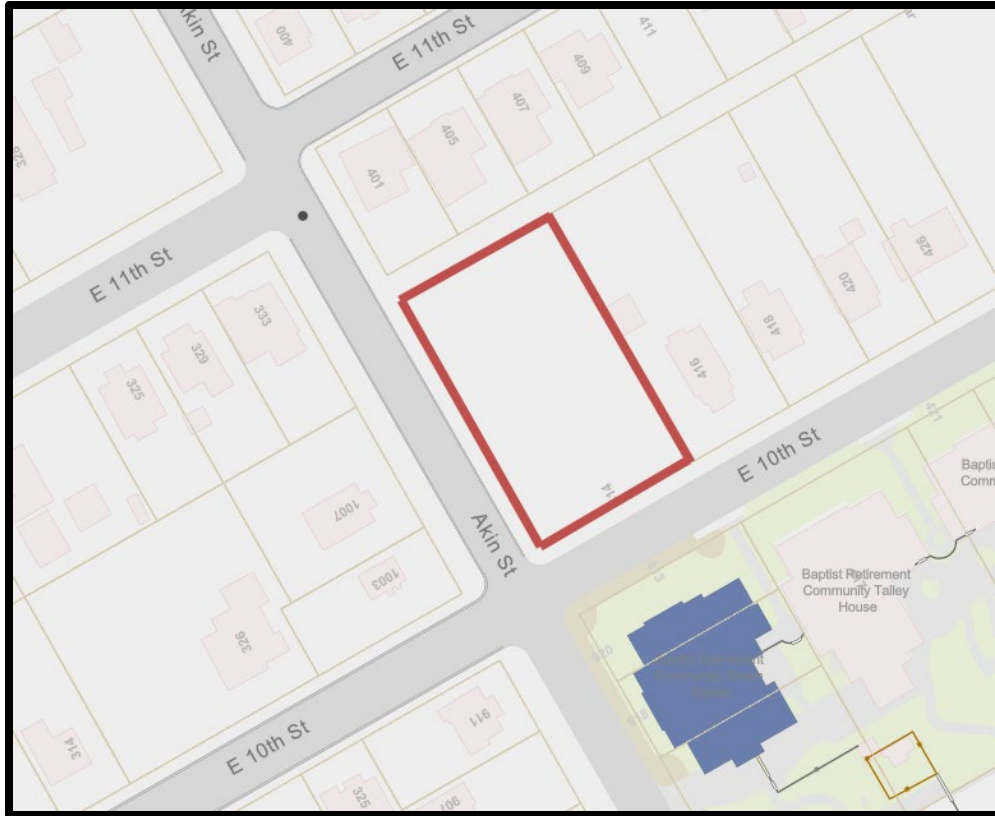
Notes:

1. When development begins, repair curb and gutter or utilize existing curb cut for driveway access/approach. (Code of Ordinances, Sec 4.08.238)
2. If private utility easement is required, illustrate placement on updated plat.

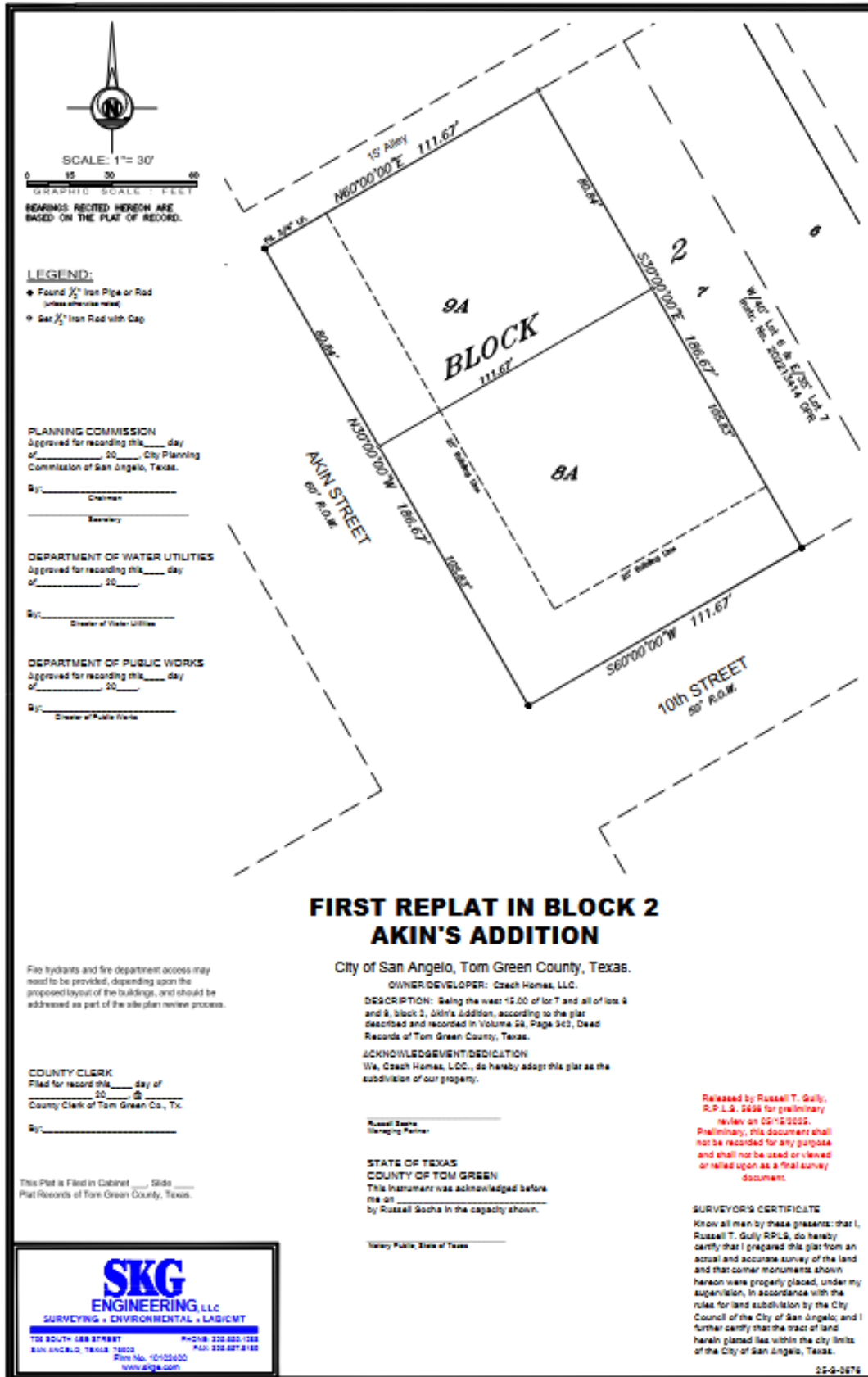
Attachments:

Aerial Map
Proposed Replat

Aerial Map



Proposed Replat



**PLANNING COMMISSION – JUNE 16, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Replat		RP25-11: Lots 35 and 36, Block 1, Poulter’s Highland Acres	
SYNOPSIS:			
A request to replat Lots 35 and 36 of Block 1 of the Poulter’s Highland Acres, resulting in four lots in the Heavy Commercial (CH) zoning district, as well as a request for approval of a variance for additional right-of-way dedication and a request for approval of a variance for no curb and gutter on Mercedes Ave.			
LOCATION:		LEGAL DESCRIPTIONS:	
1100 Block of Glenna Street		<p>Acres: 1.027, Lot: 35-B R/P OF LOT 35 BLK 1, Blk: 1, Subd: POULTER HIGHLAND ACRES, S&E THE NORTH 138.25 FT</p> <p>Acres: 0.473, Blk: 1, Subd: POULTER HIGHLAND ACRES, NORTH 138.25 FT OF LOT 35-B R/P OF LOT 35 BLK 1</p> <p>Acres: 0.458, Lot: 36-F & S38.29’ OF LOT 36-E REPLAT, Blk: 1, Subd: POULTER HIGHLAND ACRES</p> <p>Acres: 0.554, Blk: 1, Subd: POULTER HIGHLAND ACRES, SOUTH 161.71’ OF LOT 35-A REPLAT BEING 0.5540 ACRE</p> <p>Acres: 0.271, Lot: 36-E LESS S38.29’ & N80’ REPLAT, Blk: 1, Subd: POULTER HIGHLAND ACRES</p> <p>Acres: 0.265, Blk: 1, Subd: POULTER HIGHLAND ACRES, NORTH 80’ OF LOT 36-E R/P</p> <p>Acres: 1.346, Lot: 35-A LESS THE S161.71’ BEING 1.3456 ACRE, Subd: POULTER HIGHLAND ACRES</p> <p>Acres: 0.318, Lot: 36-C (REPLAT), Blk: 1, Subd: POULTER HIGHLAND ACRES</p>	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 - Joe Self (unofficial election results) Neighborhood – Angelo Heights/Bluffs		Heavy Commercial (CH)	Neighborhood Center
SIZE:			
3.899 Acres			
THOROUGHFARE PLAN:			
<p>Glenna Street – Minor Arterial</p> <p>- Required paving = 48’ (meets with 48’), required right-of-way = 68’ (Currently 60’, variance requested for their half), has curb/gutter</p> <p>Mercedes Ave – Local Road</p> <p>- Required paving = 26’ (meets with 30’), required right-of-way = 40’ (meets with 50’), does not have curb/gutter (variance requested)</p>			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Replat Poulter’s Highland Acres Lots 35 and 36, subject to five (5) conditions of approval, APPROVAL of the variance request to not dedicate the incremental half of right-of-way on Glenna Street, and DENIAL of the variance request for no curb and gutter on Mercedes Ave.			
PROPERTY OWNER/PETITIONER:			
<p>Owners: Joe Urbanek, Patrick Lange, Duncan Mechanical</p> <p>Petitioner: SKG Engineering</p>			
STAFF CONTACT:			
<p>Austin Reed Planner (325) 657-4210 ext. 1550 austin.reed@cosatx.us</p>			

Conformity with Comprehensive Plan and Purpose Statements:

This replat is reorienting around four and a half lots – 35B, 36F, 36E, 36C, and half of 35A – into four new lots consolidating tax parcels and representing most of the 1100 block of Glenna Street. There are existing commercial structures on some of the lots. The right-of-way along Glenna is not wide enough for Minor Arterial standards, but one of the other lots within this block frontage was replatted several months ago and received a variance for the right-of-way by providing a sidewalk easement in lieu of dedication. For continuity purposes, this will be recommended again. Mercedes Street does not have curb and gutter for the 150' of the plat's frontage on Lot 35C to the south. Staff's preference is that curb and gutter are installed here.

Recommendation:

Staff recommend **APPROVAL** of the Replat Poulter's Highland Acres Lots 35 and 36, subject to **five (5)** conditions of approval, **APPROVAL** of the variance request to not dedicate the incremental half of right-of-way on Glenna Street, and **DENIAL** of the variance request for no curb and gutter on Mercedes Ave.

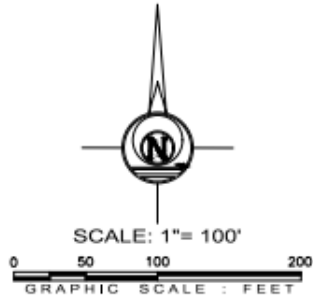
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [LDSO, Ch. 7]
2. Prior to plat recordation, submit a revised plat on which the incremental half necessary to meet the minimum right-of-way width of 68 feet [LDSO, Ch.10.III.A.1] is dedicated for Glenna Street - a Minor Arterial. [LDSO Ch.9.III.5.a.1]. Alternatively receive approval of a variance from the Planning Commission and submit a revised plat indicating a 4' sidewalk easement along Glenna Street.
3. Prior to final occupancy, submit plans for and construct to City standards a sidewalk along Glenna Street given its classification as a Minor Arterial road. Alternatively, submit to the City Engineer and Planning Director a request for a sidewalk waiver. [LDSO, Ch. 9.V]
4. Prior to plat recordation, submit plans for and construct to City standards curb and gutter through the extent of Lot 35C on Mercedes Street. Alternatively, receive approval of a variance from the Planning Commission. [LDSO, Ch.9.III]
5. Prior to plat recordation, Install necessary water and sewer service lines to each new lot. [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]

Attachments:

Replat

Replat with Buildings

Replat



BEARINGS RECITED HEREON ARE
 BASED ON THE PLAT OF RECORD.

LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod
(unless otherwise noted)
- Set $\frac{1}{2}$ " Iron Rod with Cap

PLANNING COMMISSION

Approved for recording this ___ day
 of ___, 20___, City Planning
 Commission of San Angelo, Texas.

By: _____
 Chairman

 Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ___ day
 of ___, 20___.

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

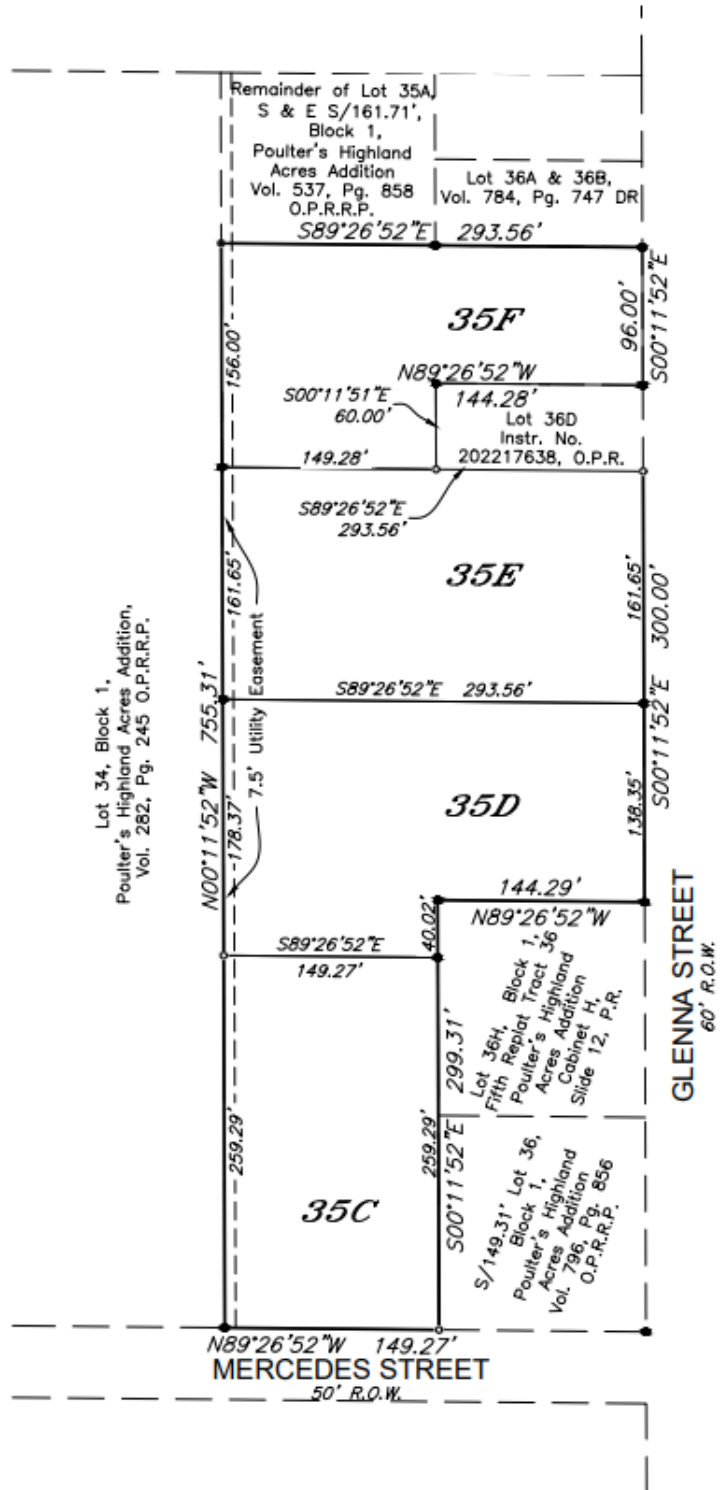
Approved for recording this ___ day
 of ___, 20___.

By: _____
 Director of Public Works

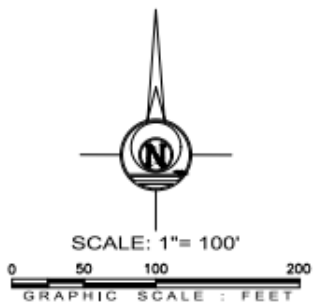
Fire hydrants and fire department access may
 need to be provided, depending upon the
 proposed layout of the buildings, and should be
 addressed as part of the site plan review process.

COUNTY CLERK

Filed for record this ___ day of
 ___, 20___, @
 County Clerk of Tom Green Co., Tx.



Replat with Buildings



BEARINGS RECITED HEREON ARE
 BASED ON THE PLAT OF RECORD.

LEGEND:

- Found 1/2" Iron Pipe or Rod
 (unless otherwise noted)
- Set 1/2" Iron Rod with Cap

PLANNING COMMISSION
 Approved for recording this ___ day
 of ___, 20___. City Planning
 Commission of San Angelo, Texas.

By: _____
 Chairman

 Secretary

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of ___, 20__.

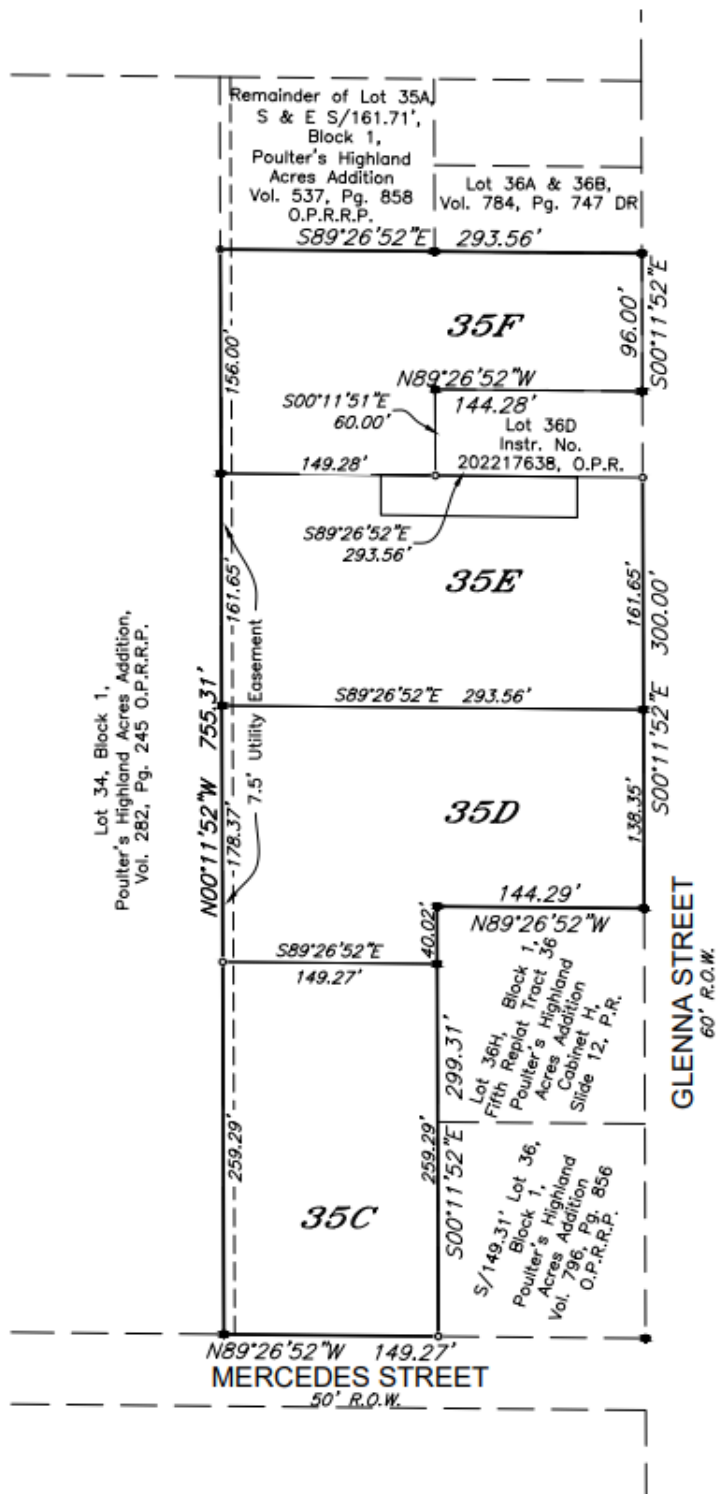
By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of ___, 20__.

By: _____
 Director of Public Works

Fire hydrants and fire department access may
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 proposed layout of the buildings, and should be
 addressed as part of the site plan review process.

COUNTY CLERK
 Filed for record this ___ day of
 ___, 20___, @
 County Clerk of Tom Green Co., Tx.



MEMO



Meeting

Date: June 16, 2025

To: Planning Commission

From: Rae Lineberry
Senior Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 2, RS-1 zoning area.

Background: CU25-11 - A request for a Conditional Use for a short-term rental located at 1717 Wilshire Place. This property is located in the Angelo Heights neighborhood, down the street from Brentwood Park and the Northern Little League Fields. A safety inspection was completed and passed on 6/2/2025.

Notification: 20 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

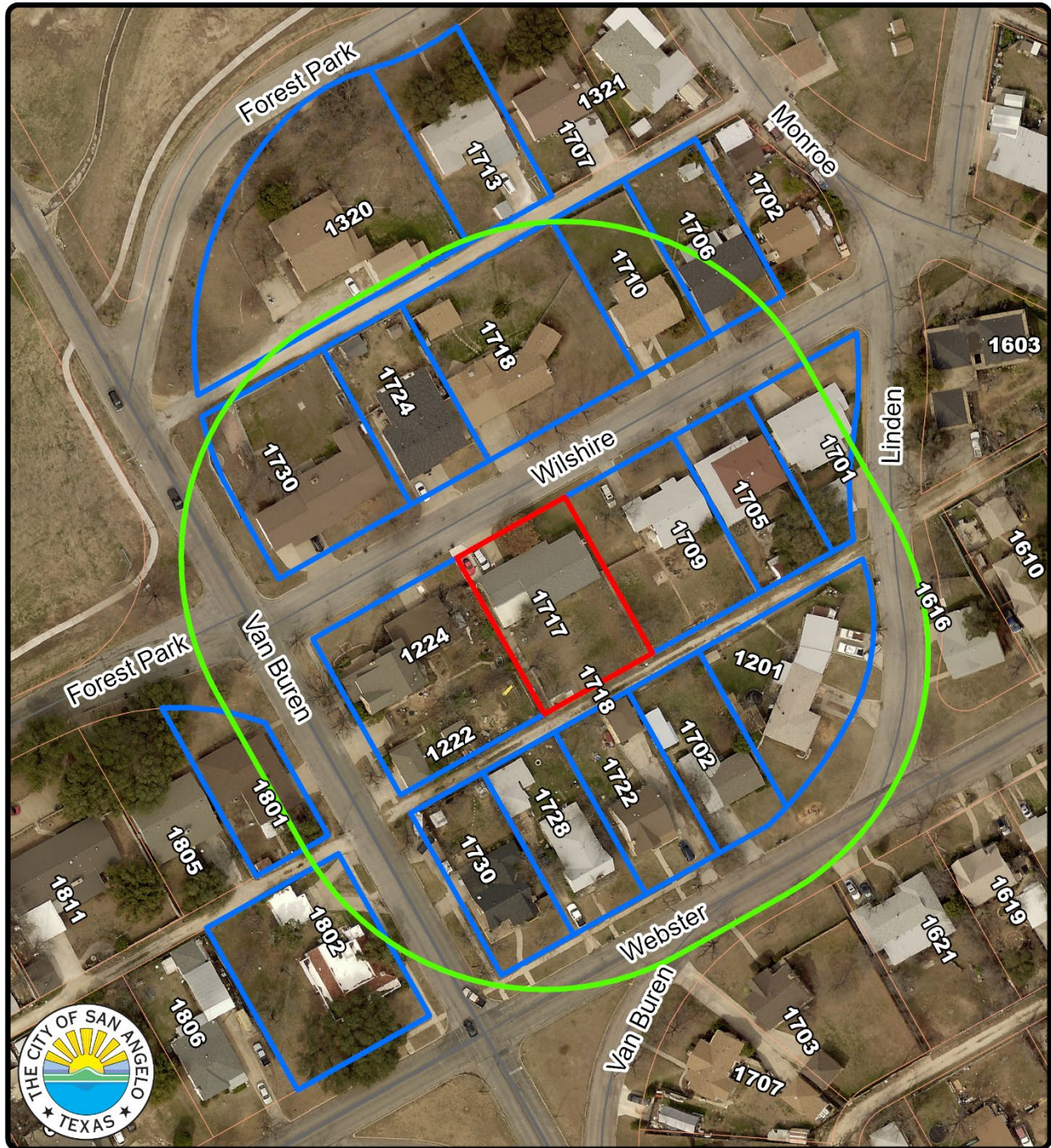
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1717 Wilshire Pl. with the following condition:

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

Front of House



Notification Map





200' Notification Map
CU25-11: 1717 Wilshire Pl.

Council District: #2
Neighborhood: Angelo Heights

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 





MEMO

Meeting

Date: June 16, 2025

To: Planning Commission

From: Rae Lineberry
Senior Planner, City of San Angelo

Request: Revocations of two Conditional Uses for a short-term rental that applied for renewals.

Properties for possible revocation:

1. **CU24-26 1217 Woodruff St** – Original conditional use was approved 10/21/24. An application for renewal was received 4/15/25. The safety inspection was passed on 4/29/25. The property has not received any complaints or police calls for service from October to present.

Violation: Zoning Ordinance Section 406.D.6.iii & iv: Failure to timely report and remit hotel tax & hotel tax report reflects no reported revenue without prior written notice to the Planning Department that they have temporarily ceased operations.

Background:

During renewal process, staff asked for verification from finance that property was current on HOT tax and were told that no payment or form had been filed on the property. The owner was notified that they were in violation of Section 406.D.6.iii, failure to timely report and remit hotel tax, and asked to work with the city’s finance department to become compliant by 5/16. The owner/operator requested we work with the property manager that is not a local resident. Mr. Goodson, the property manager, was then notified and filled out the tax form for \$0 with a note on the form that they have a long-term tenet right now but want the ability for short-term when the lease is up which is in violation of Section 406.D.6.iv, no reported revenue without prior written notice. While investigating another property not in compliance but paying hotel tax and is being managed by Mr. Goodson, he stated they accidentally paid the hotel tax for Woodruff under the non-compliant address by mistake. Staff verified that hotel taxes were paid to the state under the non-compliant address and does not fit the timeline of having a long-term renter on the property.

2. **CU23-53 2301 Palms Ct** – Original conditional use was denied by PC on 12/18/23. Owner filed an appeal and City Council approved by appeal on 2/20/24. An application for renewal was received 4/30/25. The safety inspection was passed on 5/8/25. HOT taxes have been paid since 4/2024.

Violation: Zoning Ordinance Section 406.D.6.i: The severity, number, and disposition of citations or criminal complaints related to the operation of the establishment and filed against an owner, operator, or any occupant.

Background:

During renewal process, staff requested any calls of service or police reports regarding this address during the timeframe. Staff received a call for service on June 21, 2024 involving a firearm. Per the call for service report: A guest stayed at the address as an AIRBNB and put a loaded pistol in the nightstand. They finished

their stay but realized after leaving, they forgot the pistol. They contacted the owner who did not respond. They were requesting an officer make contact and take possession of the firearm. Call for Service Report was updated that the owner did call the guest back but refused to return the firearm. Staff requested a copy of the official report to verify if any charges happened but have not received it yet. Staff informed the owner their renewal application would be presented to Planning Commission due to the severity of the call for service as it involves a firearm.

Notifications:

1217 Woodruff St - 25 Notifications sent. Received 1 in opposition and 0 in favor. Opposition stated they are against the STR as it is in a “high-traffic area for school children”.

2301 Palms Ct - 14 Notifications sent. Received 2 in opposition and 0 in favor.

Planning Commission Requested Action:

Staff recommends **Revocation** for both requests to renew the Conditional Uses for a short-term rental located at 1217 Woodruff St and 2301 Palms Ct.

MEMO



Meeting

Date: June 16, 2025

To: Planning Commission

From: Aaron Vannoy
Planning and Development Services Director, City of San Angelo

Request: Planned Development Amendment – Major Site Plan: expansion of Coliseum and renovation.

Background: The current Planned Development PD05-02 was adopted by City Council in February of 2005. The PD allowed several entertainment, livestock and fairground land uses and accessory uses. Today’s proposal is to renovate and expand the Coliseum as vote by the Citizens of San Angelo in the May 2025 Bond election. The land use will continue the same as the original planned development simply modifying the Site plan to add the expanded coliseum footprint and the associated accessory uses.

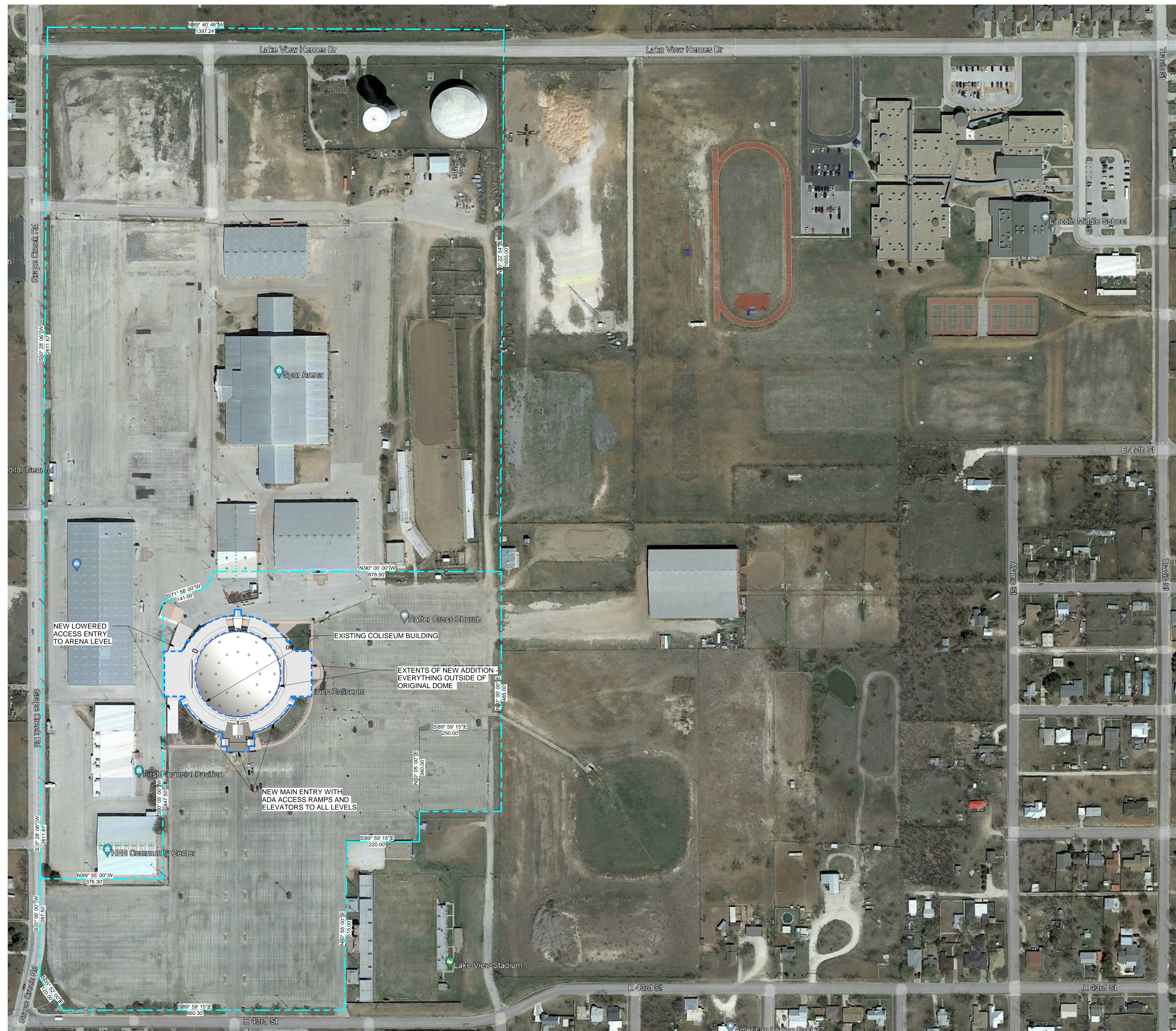
Planning Commission Requested Action:

Staff recommends **APPROVAL** of a Major Site Amendment to PD05-02

Attached

Site Plan – Amended





**FOSTER COMMUNICATIONS
COLISEUM ADDITION**
50 E. 43RD STREET
SAN ANGELO TX

PROJECT #202112

DATE	ITEM
04.01.22	SCHEMATIC DESIGN
08.27.24	SIGN OFF (FP & ELEV) SET
05.10.25	ADDENDUM
06.02.25	ADDENDUM

1 SITE PLAN - AERIAL OVERLAY
1" = 120'-0"

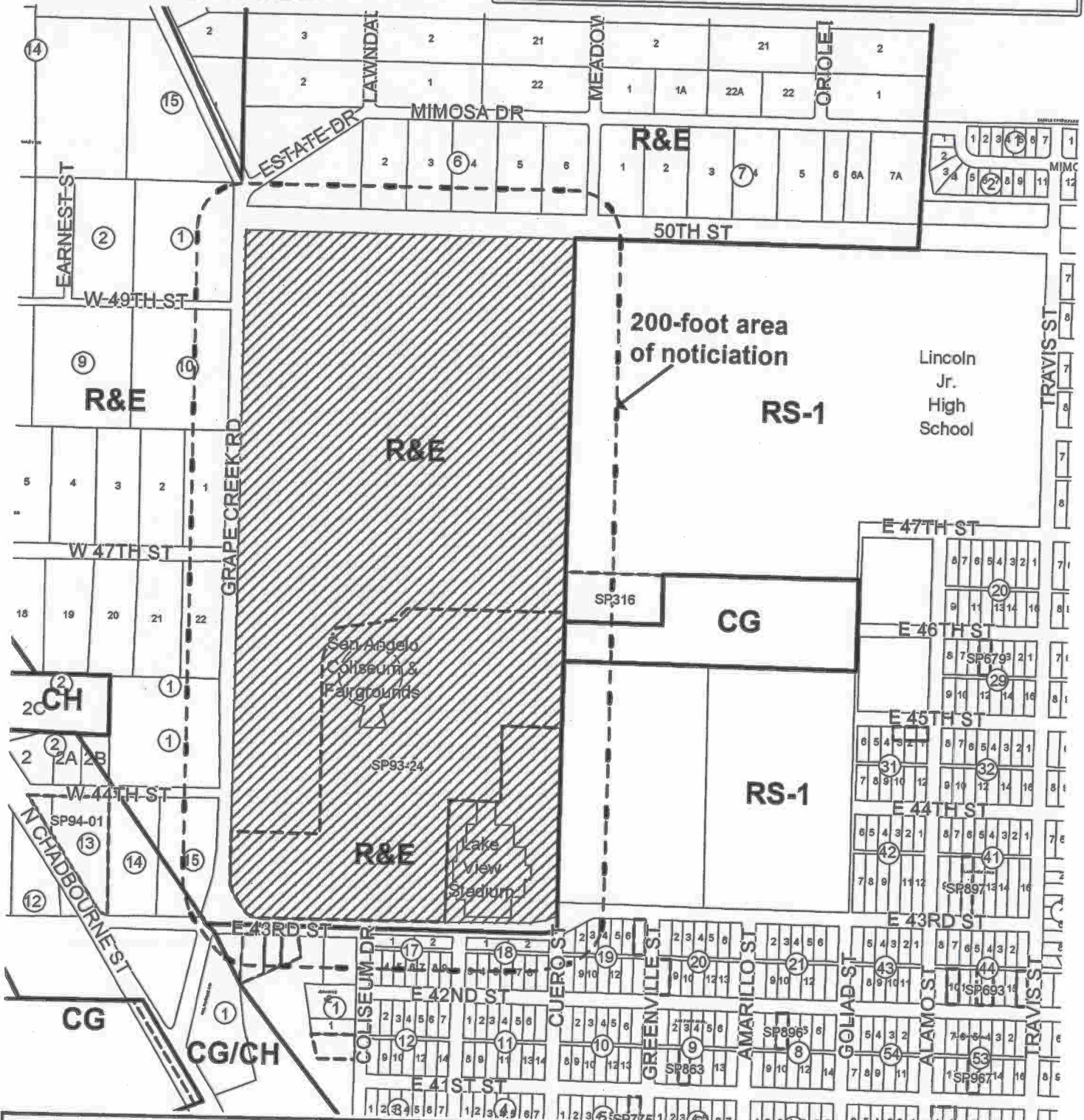
**City of San Angelo
Planning Department**

72 W. College Ave.
San Angelo, TX 76903

1 inch = 600 feet



**PD 05-02: City of San Angelo
(for San Angelo Stock Show and Rodeo Association)**



COMMERCIAL DISTRICTS
 CN ___ NEIGHBORHOOD COMMERCIAL
 CO ___ OFFICE COMMERCIAL
 CG ___ GENERAL COMMERCIAL
 CG/CH ___ GENERAL COMMERCIAL/HEAVY COMMERCIAL
 CH ___ HEAVY COMMERCIAL
 CBD ___ CENTRAL BUSINESS
 OW ___ OFFICE WAREHOUSE
 PD ___ PLANNED DEVELOPMENT

RESIDENTIAL DISTRICTS
 R&E ___ RANCH AND ESTATE
 RS-1 ___ SINGLE-FAMILY RESIDENCE
 RS-2 ___ TWO-FAMILY RESIDENCE
 RS-3 ___ ZERO LOT LINE, TWINHOME
 AND TOWNHOUSE RESIDENCE
 RM-1 ___ LOW RISE MULTI-FAMILY RESIDENCE
 RM-2 ___ HIGH RISE MULTI-FAMILY RESIDENCE
 MHP ___ MANUFACTURED HOUSING PARK
 MHS ___ MANUFACTURED HOUSING SUBDIVISION

MANUFACTURING DISTRICTS
 ML ___ LIGHT MANUFACTURING
 MH ___ HEAVY MANUFACTURING
 SP ___ SPECIAL PERMIT
 SU ___ SPECIAL USE
 ZC ___ ZONE CHANGE

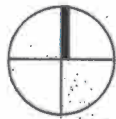
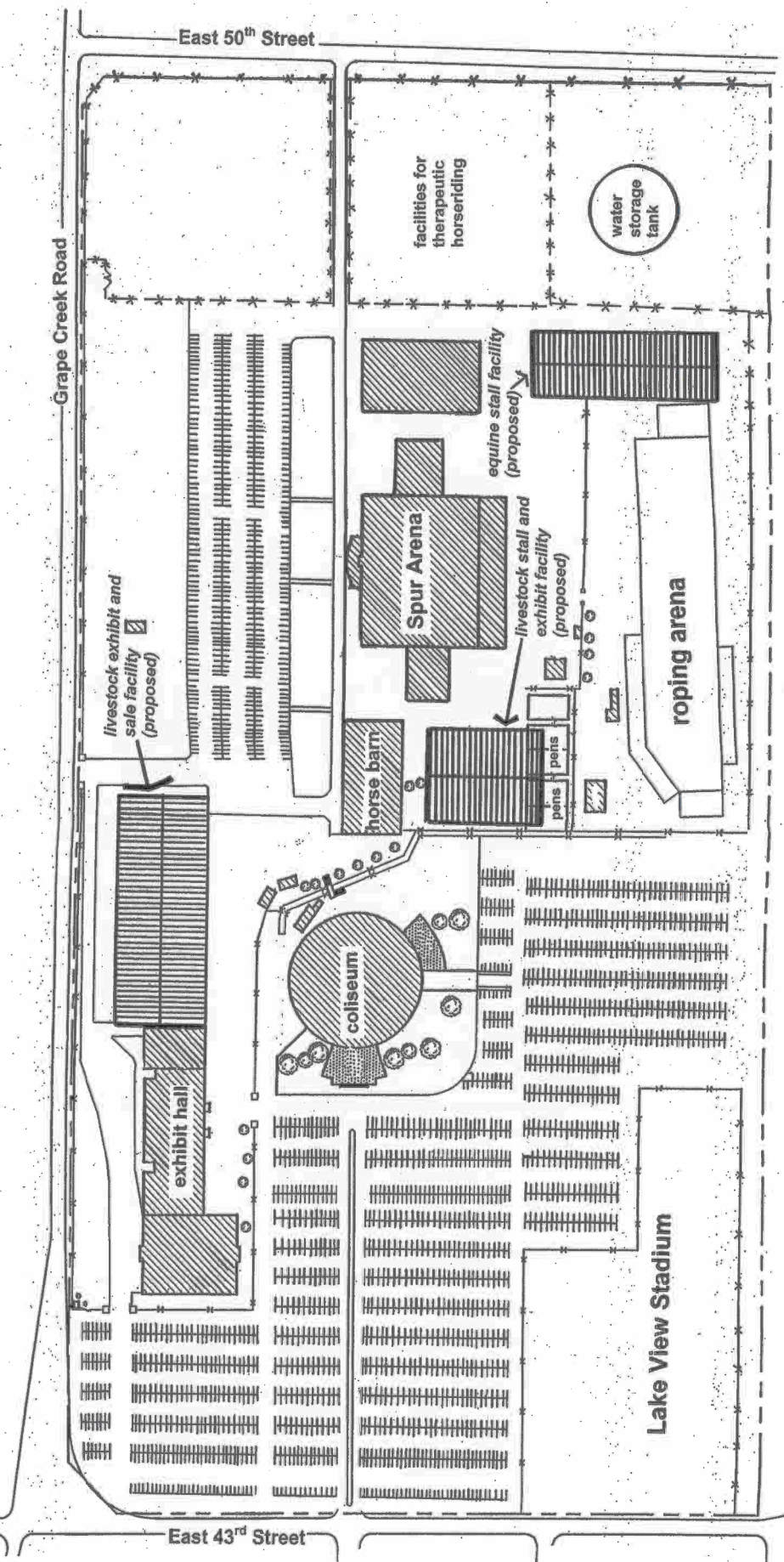


Exhibit "A"
concept plan for Planned Development District PD 05-02,
on the site of San Angelo fairgrounds (February, 2005)



COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: 8.78 ACRES OF LAND WRAPPING AROUND THE SOUTHEAST CORNER OF F.D. AND JAYCEE ROADS, SOUTH AND EAST FROM THEIR INTERSECTIONS WITH MIDDLE CONCHO DRIVE AND ON THE NORTHWESTERN SHORELINES OF LAKE NASWORTHY, SPECIFICALLY OCCUPYING ALL LOTS IN BLOCK 1 OF LAKE NASWORTHY ADDITION GROUP MIDDLE CONCHO IN SOUTHWEST SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN RS-1 (SINGLE-FAMILY RESIDENCE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING LIMITED COMMERCIAL AND RESIDENTIAL USE AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-01: City of San Angelo, was made by Councilmember Rainey and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Responding to a question from Councilmember Morrison, Mr. Stone said the 1 letter in opposition offered no explanation.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association), was made by Councilmember Morrison and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF ORDINANCES AMENDING THE TEXT OF THE ZONING ORDINANCE, EACH OF WHICH WILL HELP IMPLEMENT A PROPOSAL FOR ROUTINELY ALLOWING OPEN CARPORTS AND PORCHES TO EXTEND WITHIN MINIMUM FRONT AND SIDE YARDS REQUIRED ON RESIDENTIAL LOTS, IN CERTAIN SPECIFIC AREAS PLANNED TO BE

NOTE: excerpt from San Angelo City Council
minute record of meeting on 02-15-2005

SECOND PUBLIC HEARING AND ADOPTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to adopt an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association), was made by Councilmember Morrison and seconded by Mayor Lown. Motion carried unanimously.

Annex E, Page 243, "Ordinance"

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: **approximately 100 acres of land out of A.M. Bullock Survey Number 9 in Tom Green County, Texas, generally extending 1400 feet east from Grape Creek Road between East 43rd and 50th Streets in north central San Angelo, changing the zoning classification from a Ranch and Estate District (some portion of which has a special permit allowing a coliseum and related facilities) to a Planned Development District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to conditions specified herein; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY**

RE: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

WHEREAS, the Planning Commission for the City of San Angelo and the governing body for the City of San Angelo, in compliance with the charter and the state law with reference to zoning regulations and a zoning map, have given requisite notice by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners and persons interested, generally, and to persons situated in the affected area and in the vicinity thereof, is of the opinion that zoning changes should be made as set out herein; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: That the basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo on January 4, 2000 and included within Chapter 12 of the Code of Ordinances for the City of San Angelo, be and the same is hereby amended insofar as the property hereinafter set forth, and said ordinance generally and the zoning map shall be amended insofar as the property hereinafter described: **100 acres of land, more or less, out of A. M. Bullock Survey Number 9 in Tom Green County, Texas, and being the same land conveyed by John W. Harris, et ux, to San Angelo Fairgrounds Company by deed recorded on Page 490 in Volume 93 of Deed Records for Tom Green County, Texas, to which reference is herein made for a more complete description thereof, shall be permanently zoned as follows: Planned Development (PD) District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to any conditions specified in Sections 5 thru 10 below.**

The Director of Planning is hereby directed to correct the zoning district maps in the office of the Director of Planning, to reflect the herein described changes in zoning.

SECTION 2: That in all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 3: That the following severability clause is adopted with this amendment:

SEVERABILITY:

The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: That the following penalty clause is adopted with this amendment:

Any person who violates any provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine as provided for in Section 1.106 of the Code of Ordinances for the City of San Angelo. Each day of such violation shall constitute a separate offense.

SECTION 5: That allowed use of the subject property shall include the following:

- A. Short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes. Such events may be either of a public or private nature. Such events shall include but are not limited to trade shows, athletic competition, livestock shows, equine riding, rodeos, dances, concerts, circuses, carnivals and festivals. In no event shall any single such event occur on a daily basis, for more than twenty-one consecutive days during any one calendar month.
- B. Accessory uses functionally connected with the operation of short-term or seasonal events allowed on the subject property, which said accessory uses shall be limited to the following:
 - the sale of food items, provided that such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;

- the sale of beverages (including alcoholic beverages) for on-premise consumption, so long as such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;
- one or more detached single-family residences, not including mobile or manufactured homes, each of which is intended for permanent occupancy by at least one person employed as a caretaker of grounds and/or buildings on these premises;
- shops, buildings and other storage facilities for supplies, tools, material and equipment intended specifically for maintaining the grounds and/or buildings on these premises;
- offices specifically for the management of events (as well as the maintenance of grounds and/or buildings) on these premises;
- livestock holding pens, provided that any livestock confined therein appears in conjunction with an event scheduled on the subject property, and so long as such livestock is held for no more than seven days before or after the scheduled date(s) of such event;
- use of vacation travel trailers, motor homes and other such recreational vehicles, as dwelling places, if and only if each is occupied by at least one person engaged in the operation of short-term or seasonal events occurring during the period of such vehicles' location on these premises. In no event shall any travel trailer, motor home or other such recreational vehicle be allowed on these premises, occupied or unoccupied, for any longer than thirty days in any six-month period of time.

Storage of vehicles or other equipment not intended for maintaining the grounds and/or buildings on these premises, or not connected with specific operation of short-term or seasonal events then occurring on these premises, shall not be allowed.

- C. Offices, stables and equine exercise facilities for noncommercial enterprise(s) engaged in therapeutic horseriding for disabled persons, provided such facilities are physically separated (by a fence) from the grounds and/or buildings intended for seasonal or short-term events occurring elsewhere on these premises.
- D. Basic utility or infrastructural service facilities that need to be located in or near the area where service is provided. These may be publicly-provided, or provided by locally-franchised private utility services. Such facilities

shall include but are not limited to water storage tanks, water and sewer pump stations, electrical substations, and storm water detention areas.

E. Public safety and emergency response services.

SECTION 6: That all buildings shall be set back a minimum distance from the subject property's boundaries, as follows:

- 25 feet from the subject property's north boundary on the south line of right-of-way for East 50th Street;
- 25 feet from the subject property's west boundary on the east line of right-of-way for Grape Creek Road;
- 25 feet from the subject property's south boundary on the north line of right-of-way for East 43rd Street; and
- 25 feet from the subject property's east side boundary.

Above-described setbacks shall also be required of grandstand or bleacher-type facilities intended for spectator viewing but which are not classified as buildings.

SECTION 7: That no limitations shall be applicable to the height of fences installed on this site, provided no fences shall be installed in any of the following locations:

- within rights-of-way available for East 43rd and East 50th Streets, as well as within right-of-way for Grape Creek Road;
- within 15 feet from pavement on a semicircular-shaped turning lane extending between East 43rd Street and Grape Creek Road;
- within 15 feet from pavement on East 50th Street; and
- within a "sight triangle" extending for a distance of 30 feet from the southeast corner of intersecting rights-of-way for East 50th Street and Grape Creek Road. For this purpose, the restricted area shall be considered as a triangle rather than an area bounded by an arc.

No privacy fence(s) shall be required along any boundary of this subject property.

SECTION 8: That paved off-street parking spaces (as well as pavement on accompanying off-street maneuvering areas and driveways for access to such off-street parking spaces) shall be provided on the subject property, on the following basis:

one such parking space shall be provided for each 400 square feet of gross floor area or for each 10 seats available for patron use (whichever is greater) in exhibit halls, sports arenas or stadiums, coliseums or other places of public assembly, regardless of whether such seating is indoors or outdoors. On grandstand or bleacher-type facilities with bench seating, each 20 inches of bench length shall be considered a single seat.

Rules for determining off-street parking requirements, maintenance and design of off-street parking facilities, and minimum dimensions for off-street parking shall otherwise be as specified in that section of the Zoning Ordinance which concerns off-street parking standards.

SECTION 9: That signage on the subject property shall be guided by the City of San Angelo's Sign Ordinance, the same as if this property was situated in a General Commercial zoning district.

SECTION 10: That use and development of the subject property shall generally conform to what is depicted on the accompanying graphic concept plan attached as Exhibit "A" to this Ordinance.

INTRODUCED on the 1st day of February, 2005 and finally PASSED, APPROVED AND ADOPTED on this the 15th day of February, 2005.

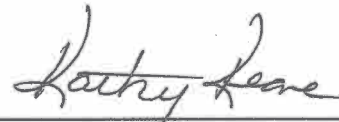
THE CITY OF SAN ANGELO

ATTEST:

by: _____


Joseph W. Lown, Mayor

by: _____


Kathy Keane, City Clerk



STAFF REPORT - Z25-18

Planning Commission: June 16, 2025

City Council 1st reading: July 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-18: 21 E 21 st St, Lots 4-6	
SYNOPSIS:			
Request for approval of an amendment to the Comprehensive Plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 21 E 21 st St, Lots 4-6 to be used as an extension of Western Sky's parking lot and excess storage for restaurant.			
LOCATION:		LEGAL DESCRIPTION:	
21 E 21 st St, Lots 4-6		Acres: 0.482, Lot: 4 THRU 6, Blk: 38, Subd: LASKER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Reagan	Currently: RS-1 Requesting: CG	Currently: Commercial/Neighborhood	Acres: .482
NOTIFICATIONS:			
17 notifications sent on 5/29/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend Approval of an amendment to the comprehensive plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 517 W 18th St.			
PROPERTY OWNER/PETITIONER:			
Petitioner/Owner: M3ASO Holding LLC Representative: Yolanda Franco			
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 lot with a house that is listed as a dangerous building and a storage building currently on the property. The owner would like to demo the house and keep the storage buildings, as they are used by the restaurant. Once the house is gone, the owner plans to extend the current parking lot of Western Sky onto these lots and maintain the storage buildings for restaurant storage.

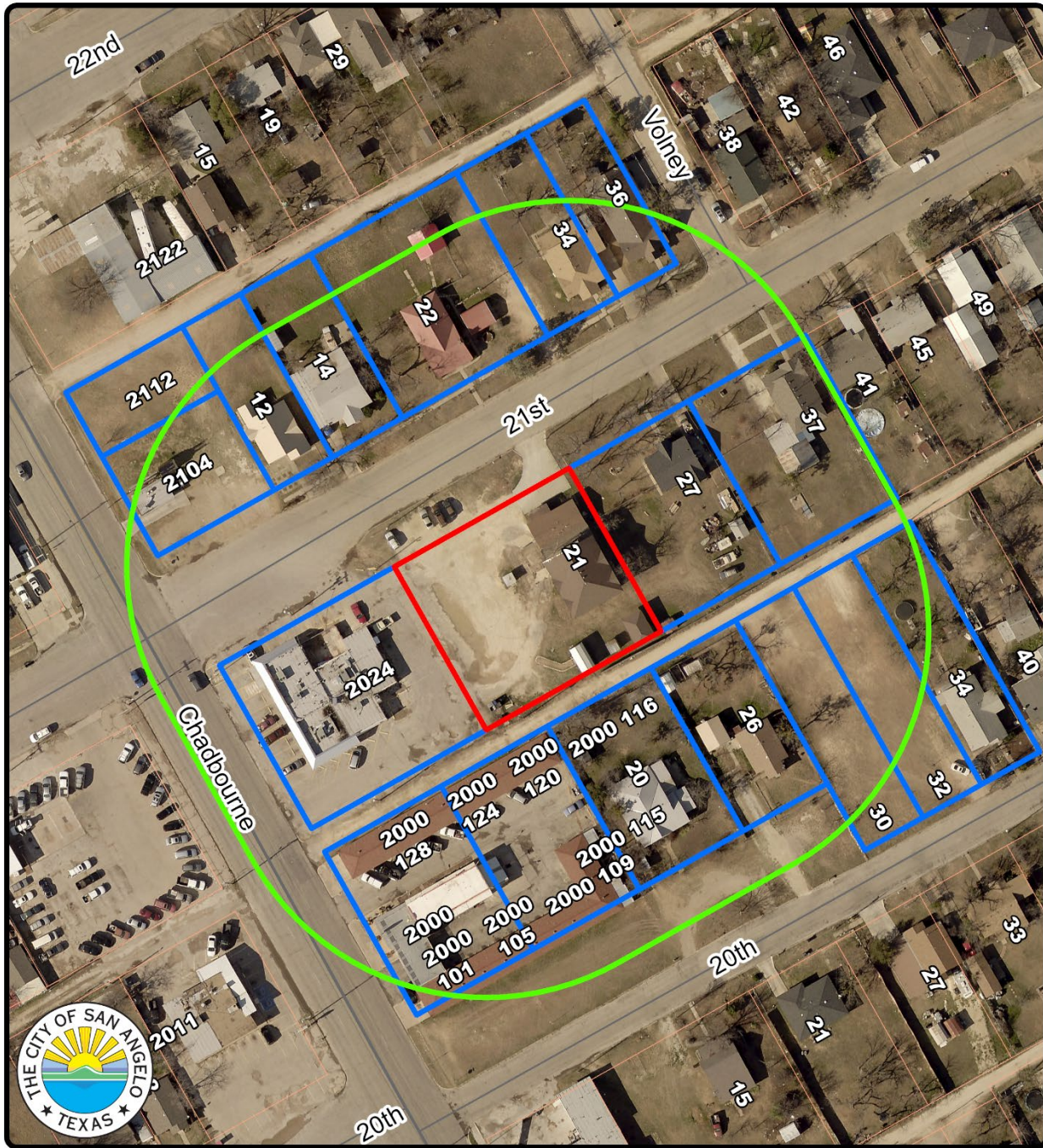
1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan currently designates Lots 4 and 5 as Commercial, making the proposed amendment for Lot 6 consistent with the existing land use designation for the adjacent properties.
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 the restaurant to create more parking.
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 change to (CG) General Commercial is compatible with surrounding land uses and will support the continued growth of a locally established business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change will allow the restaurant to offer more parking and will remove a building from the dangerous building list while being able to keep the storage buildings.
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 meet a community need given the consistency with the Comprehensive Plan on adjacent lots, the compatibility of the proposed zoning with surrounding development, and the operational needs of the existing commercial establishment.
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 general commercial in the area.

Recommendation:

Staff recommend **Approval** of an amendment to the Comprehensive Plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 517 W 18th St.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



200' Notification Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
 Neighborhood: Reagan

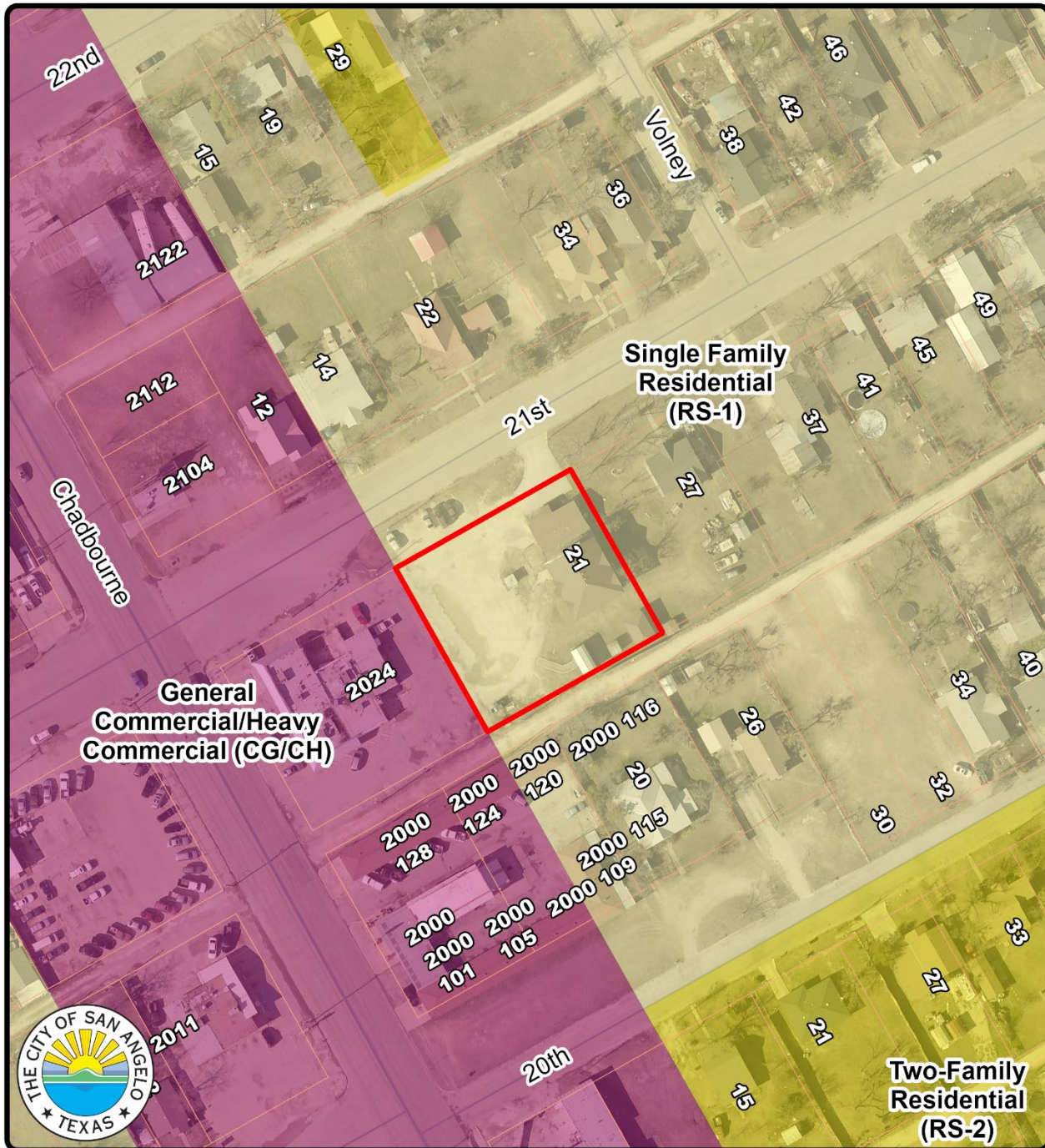
Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: —


Subject Property: —

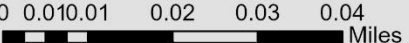
Notified Properties: —




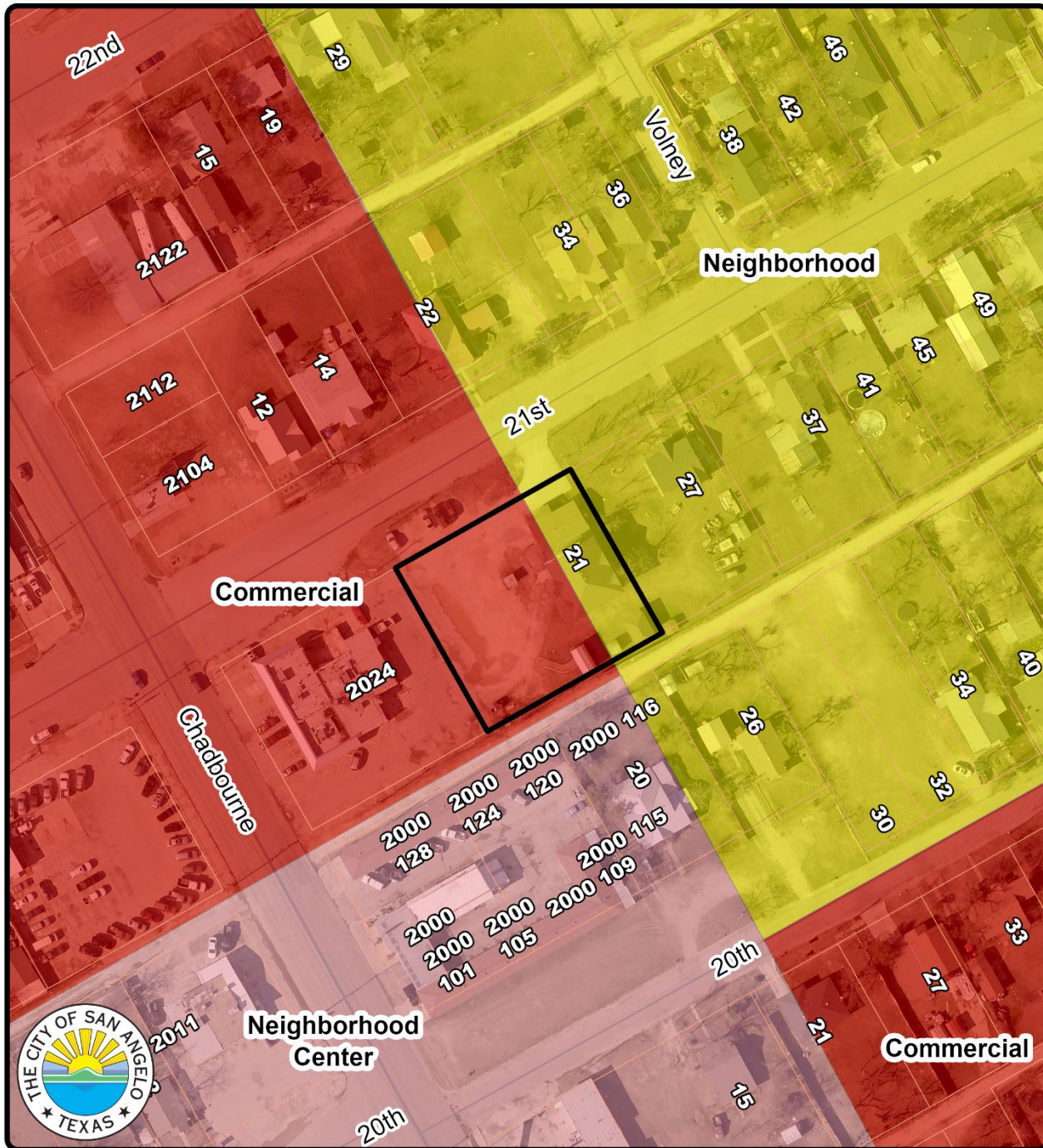


Zoning Map
Z25-18: 21 E 21st St.
Council District: #4 - Patrick Keely
Neighborhood: Reagan

Subject Property: 

Scale:  Miles





Vision Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
Neighborhood: Reagan

Subject Property: ———



Scale: 0 0.010.01 0.02 0.03 0.04 Miles