



## Planning Commission 8/1/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 1, 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 June 20, 2025.

### **IV. Regular Agenda**

#### **A. Vice Chair Election**

#### **B. Rezoning and Comprehensive Plan Amendments**

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

1. **PD25-04 Rock Rose** - A request for a Planned Development with the underlying zoning of General Commercial to allow a mixed used of community services, housing, and accessory land uses for community short term and long term housing on 11.06 acres addressed as 738, 740, and 742 W 14th.
2. **Z25-20 Jackson & Van Buren** - A request for approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.

#### **C. Conditional Uses**

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

1. **CU25-12 320 W Ave O** - A request for Conditional Use to allow household living in Neighborhood Commercial (CN) Zoning District.

2. CU25-13 218 W 27th St- A request for Conditional Use to allow household living in General Commercial/Heavy Commercial (CG/CH) Zoning District.
3. CU25-14 6,8,10 E 28th St - A request for Conditional Use to allow household living in General Commercial/Heavy Commercial (CG/CH) Zoning District.

**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, August 18, 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 21st day of July 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](http://cosatx.us/ada).



**Planning Commission  
6/16/2025**

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

**Staff Present:** Aaron Vannoy, Director of Planning and Development Services  
Kimberly Garmany, Planning and Development Services Administrator  
Kathleen Dabbert, Assistant City Attorney  
Rae Lineberry, Senior Planner  
Austin Reed, Planner  
Karen Putnam, Planning Technician

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**

*Chairman Uherik called meeting to order at 9am. Quorum established.*

**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.

*Chairman Uherik opened public comment. No public comment. 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.

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.

*Commissioner Baughman motioned to approve consent agenda. Commissioner Self seconded. Motion carried. 5-0*

*Assistant City Attorney Dabbert asked for public comment to be opened. Chairman Uherik asked if there was public comment. No one for public comment. Public comment closed.*

#### **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.

*Planner Reed presented to the board.*

*Chairman Uherik opened public comment.*

*Russell Gully asked for approval and offered to answer questions.*

*Chairman Uherik closed public comment.*

*Commissioner Albert motioned to approve as presented. Commissioner Self seconded. Motion carried 5-0.*

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.

*Senior Planner Lineberry presented case.*

*Chairman Uherik opened public comment.*

*Russell Gully asked for approval and offered to answer questions.*

*Chairman Uherik closed public comment.*

*Commissioner Pool motioned to approve as staff presented. Commissioner Baughman seconded. Motion carried 5-0.*

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.

*Planning and Development Services Administrator Garmany presented case.*

*Commissioner Uherik opened public comment.*

*Russell Gully advised he will speak if there are any questions.*

*Commissioner Baughman motioned to approve as staff presented. Commissioner Albert seconded. Motioned carried 5-0.*

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.

*Planner Reed presented case.*

*Chairman Uherik opened public comment.*

*Russell Gully spoke in favor of the variance for Mercedes Avenue for the curb and gutter requirement or defer to a later stage of development.*

*Chairman Uherik closed public comment.*

*Kevin Pate, City Engineer, spoke in favor of deferral of curb and gutter requirement until Site Plan review.*

*Commissioner Albert motioned to approve as staff presented with exception that curb and gutter be deferred to site plan. Commissioner Self seconded. Motion carried 5-0.*

## **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.

*Senior Planner Lineberry presented case.*

*No one signed up for public comment.*

*Commissioner Pool motioned to approve as presented. Commissioner Baughman seconded. Motion carried 5-0.*

## **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.

*Senior Planner Lineberry presented case.*

*Chairman Uherik clarified ordinance of a short-term rental operate as such in 2 or more quarters. Senior Planner Lineberry confirmed the ordinance and provided clarification of why staff is recommending revocation.*

*The manager was not present to speak as he is located in Washington. The local owner was not present was well.*

*Chairman Uherik asked for public comment. No one signed up for public comment.*

*Commissioner Baughman motion to approve revocation as staff presented. Commissioner Self seconded. Motion carried 5-0.*

- 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.**

*Senior Planner Lineberry presented the case and advised the board that due to new information staff is now recommending approval as opposed to revocation.*

*The owner is present for questions. Public comment opened by Chairman Uherik.*

*Justin Sowards provided clarification for the call for service.*

*Chairman Uherik closed public comment.*

*Commissioner Baughman motioned to approve the continuance of the conditional use. Commissioner Pool seconded. Motion carried 5-0.*

### **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.**

*Planning Director Vannoy presented.*

*No one signed up for public comment.*

*Commissioner Albert motioned to approve. Commissioner Baughman seconded. Motion carried 5-0.*

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.**

*Senior Planner Lineberry presented case.*

*The owner is present for questions.*

*Yolanda Franco spoke and provided clarification on why they are seeking the rezoning.*

*Commissioner Self motioned to approve. Commissioner Pool seconded. Motion carried 5-0.*

**V. Planning Director's Report**

*Director Vannoy provided 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**

*Commissioner Self resigned as he will be sworn in as a City Council Member for District 2.*

*Commissioner Pool motioned to adjourn. Commissioner Baughman seconded. Motion carried 4-0.  
Meet adjourned 9:58am.*

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Luke Uherik, Chairman

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# STAFF REPORT - PD25-01

Planning Commission: April 21, 2025

City Council 1<sup>st</sup> reading: May 20, 2025

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Zoning/Planned Development		PD25-04: Rock Rose – 738, 740, and 742 W 14 <sup>th</sup> St.	
<b>SYNOPSIS:</b>			
A request for approval of a Zone Change from the Single Family residential (RS-1), and Heavy Commercial (CH), zoning districts to a Planned Development district with a base zoning of General Commercial (CG) to allow for Community Services and Household living along with related amenities to the Rock Rose Campus plan.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
738, 740, 742 W. 14 <sup>th</sup> St.		8.860, Abst: A-0111 S-0320, Survey: F E CRAMER, REMAINING 8.860 ACRES OUT OF A 10.080 ACRES  1.220, Abst: A-0111 S-0320, Survey: F E CRAMER, 1.22 ACRES OUT OF A 10.080 ACRES	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #4 – Patrick Keely Neighborhood – Blackshear	Existing: RS-1 and CH Proposed: PD25-04- with CG	Commercial	10.080 acres
<b>NOTIFICATIONS:</b>			
39 notifications were mailed within a 200-foot radius on July 3, 2025. 1 opposed and 2 in favor as of July 15, 2025.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the request for a zone change from the Single Family residential (RS-1), and Heavy Commercial (CH), zoning districts to a Planned Development district with a base zoning of General Commercial (CG) to allow for Community Services and Household living along with related amenities to the Rock Rose Campus plan.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Applicant: City of San Angelo and Concho Valley Community Action Agency			
<b>STAFF CONTACT:</b>			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, ext. 1217 <a href="mailto:Aaron.vannoy@cosatx.us">Aaron.vannoy@cosatx.us</a>			

**Additional Information:**

This Planned Development district will adopt a general concept plan as Exhibit “A” and conform to the general development standards in Chapter 12, Sec 502 Nonresidential District Standards of the Zoning Ordinance along with the provisions for allowing Community Services under Chapter 12 Sec. 317 B Community Services use regulations and Chapter 12 Sec 316 B Household Living. Additional development requirements are listed under Exhibit “B”. The Rock Rose Campus is designed to be a community service center allowing assistance for the whole community as well as non-congregant housing for individuals needing shelter assistance.

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 “Commercial” which is compatible with the land use of General Commercial as this enterprise, while being a non-profit is a managed property for the community. The uses allowed with the proposed Planned Development district are compatible with plans and polices of the City of San Angelo.
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 General Commercial zoning district. The plan to add household living will provide the Campus with short-term and long-term housing options to fulfill their mission to provide resources for the community. The Zoning ordinance looks to planned developments for this mixed-use compatibility where services, goods, and housing can be commissioned for the betterment of the community.
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 surrounded by an Infill designated neighborhood which varies religious opportunities, community services and public schools. This property is a 10+ acre property, and their plan is to keep commercial activities along W. 14<sup>th</sup>, and the remaining back 4-6 acres be household living in a variety of structure sizes and types.
4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** The property is currently undeveloped. The commercial development will be along W. 14<sup>th</sup> which will support the needs of the household living behind this in many ways. This change as a whole will bring needed façade changes, safety improvements and site control to help mitigate drainage, utilities, and proper setbacks to allow the proper growth of the Campus.
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 at this time and with the Urban Design Review requirement, the area will be enhanced with landscaping and drainage features.

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 non-congregate housing options to be short-term and long-term in our community. A centralized community resource center brings an opportunity to help focus on need and support to a community which at times are left on their own to seek resources.
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 are undeveloped and have not moved beyond a former single-family residence. The development pattern along 14<sup>th</sup> Street is the logical area for commercial development providing the resources needed and community services to help support the household living for the remaining Campus. This process will continue to fit into this pattern of the Blackshear neighborhood to the Northeast of this subject property and is buffered by two current religious institutions and a community center operated by the Boys and Girls Club.

**Exhibit ‘A’ Rock Rose Campus – Concept Plan**



NOVEMBER 6, 2024



CONCHO VALLEY COMMUNITY ACTION AGENCY  
 ROCK ROSE CAMPUS - MASTER SITE PLAN



**Exhibit “B”: Applicable Regulations**

1. Except as otherwise specified, the development of the subject property shall generally conform to the General Commercial (CG) standards allowing Community Services and Household living.
2. This International Residential Code details the minimum requirements to provide a reasonable level of safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation, and safety to life and property from fire and other hazards and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations. The campus will meet this code with one exception:

Hygiene Facilities will be provided for all microhomes/tiny homes along with permitted cooking areas only located at Rock Rose Campus at 738, 740 and 742 W. 14<sup>th</sup> Street

3. The campus must be operated and supervised by the governing agency Concho Valley Community Action Agency and/or their designee.
4. Offices, services, complexes, amenities, warehouses, agricultural uses and open park space (non-dedicated to the City) and maintenance/storage buildings specifically serving the Campus and the community shall be allowed as part of this zoning.
5. Urban Design Review is required to be submitted with each phase of development
6. Recreational Vehicles and Manufactured Homes are prohibited
7. Intermodal containers are allowed as storage, provided they are screened towards the middle of the property and used for the commercial support of the campus and the community resource’s function.
8. Intermodal containers which are modified to provide housing are allowed and subject to the standard International Residential Code.
9. Internal “roads” will meet International Fire Codes for construction approvable and modifiable by City of San Angelo Fire Marshal.
10. Except as otherwise specified, the following development standards shall apply:

<b>Development Standard</b>	<b>PD</b>
Allowed Structure Types	
Single-Family Unit – micro homes, tiny homes, single family	
Two-Family Unit	
Multi-family units	
Commercial Buildings to support Services, Resources and Campus needs	
<b>Minimum Front Yard</b> (feet)	15
<b>Minimum Side Yard</b> (feet)	
One side yard (minimum)	15
The other side yard (minimum)	15
<b>Minimum Rear Yard</b> (feet)	15

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<b>Maximum Floor Area Ratio</b>	<b>.75</b>
<b>Maximum Height</b>	
In feet	35
In stories	2-½
<b>Maximum Density</b> (units/gross acre)	<b>25</b>

**Recommendation:**

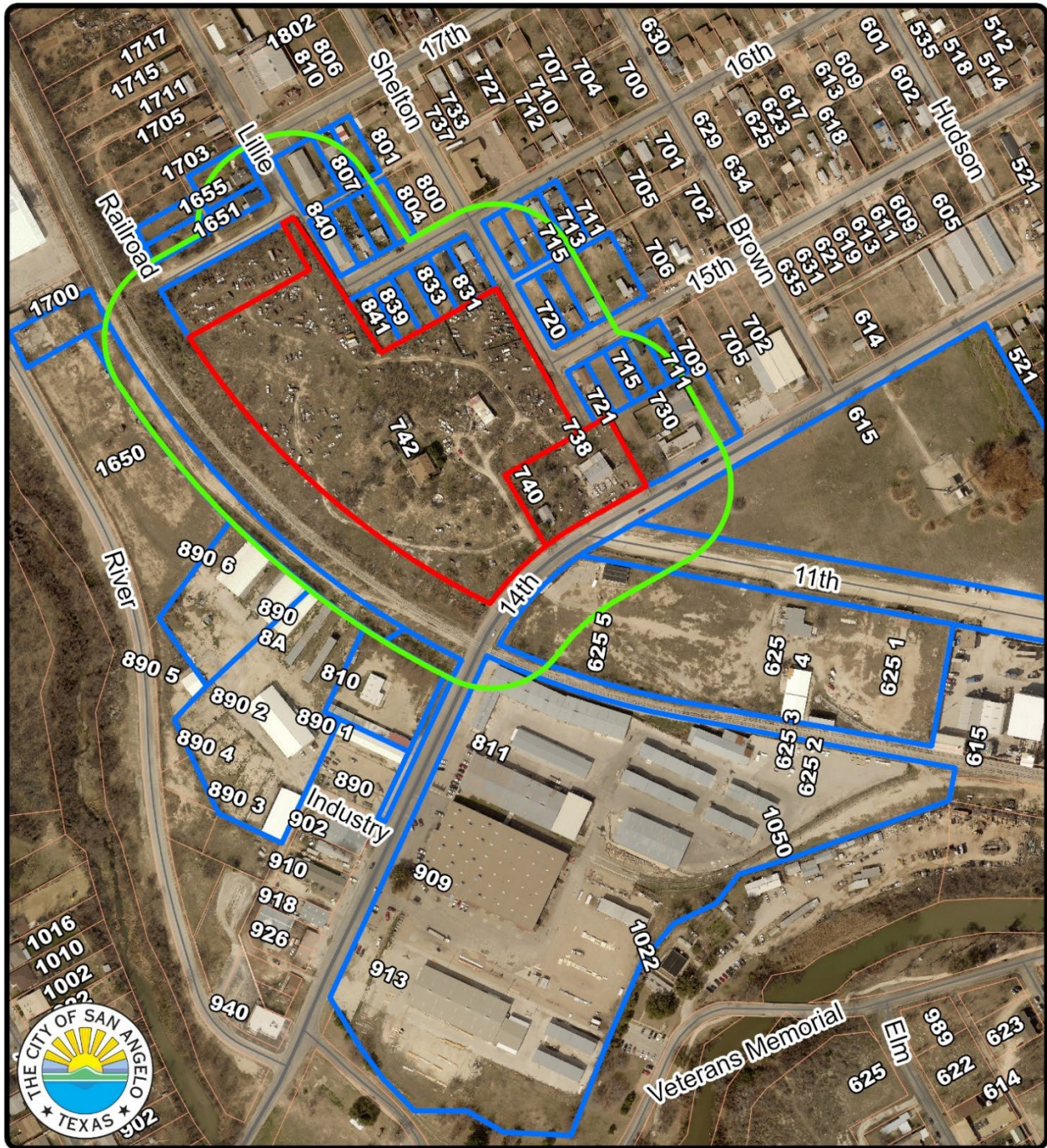
Staff recommend **APPROVAL** of the request for a zone change from the Single Family residential (RS-1), and Heavy Commercial (CH), zoning districts to a Planned Development district with a base zoning of General Commercial (CG) to allow for Community Services and Household living along with related amenities to the Rock Rose Campus plan.

**Attachments:**

- Aerial Map
- Notification Map
- Vision Plan
- Zoning Map
- Photos



Notification Map



**200ft Notification Map**  
**PD25-04: Rock Rose**

Council District: #4 - Patrick Keely  
Neighborhood: Blackshear

Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

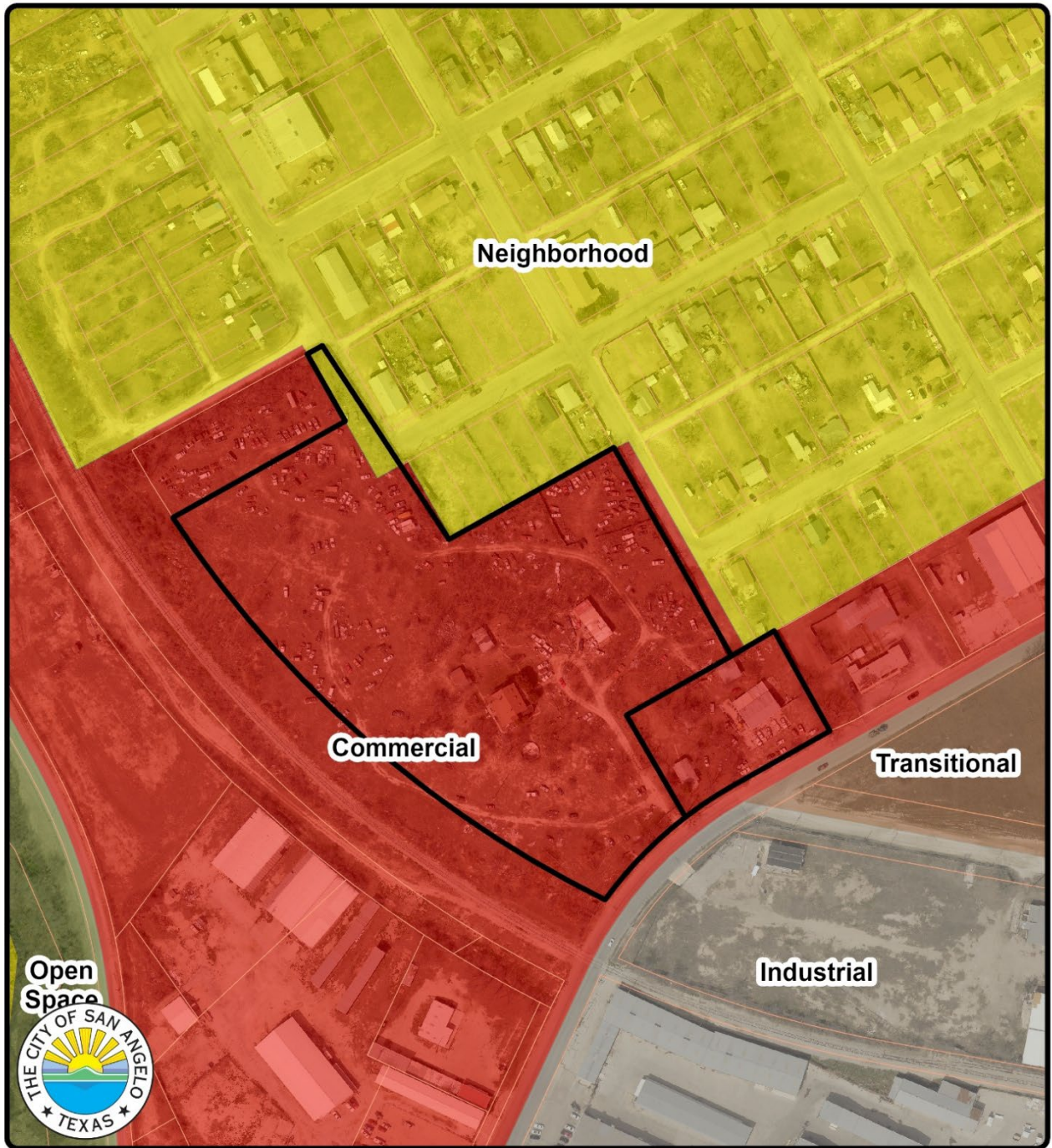
200' Range: 

Subject Property: 

Notified Properties: 



Vision Plan Map

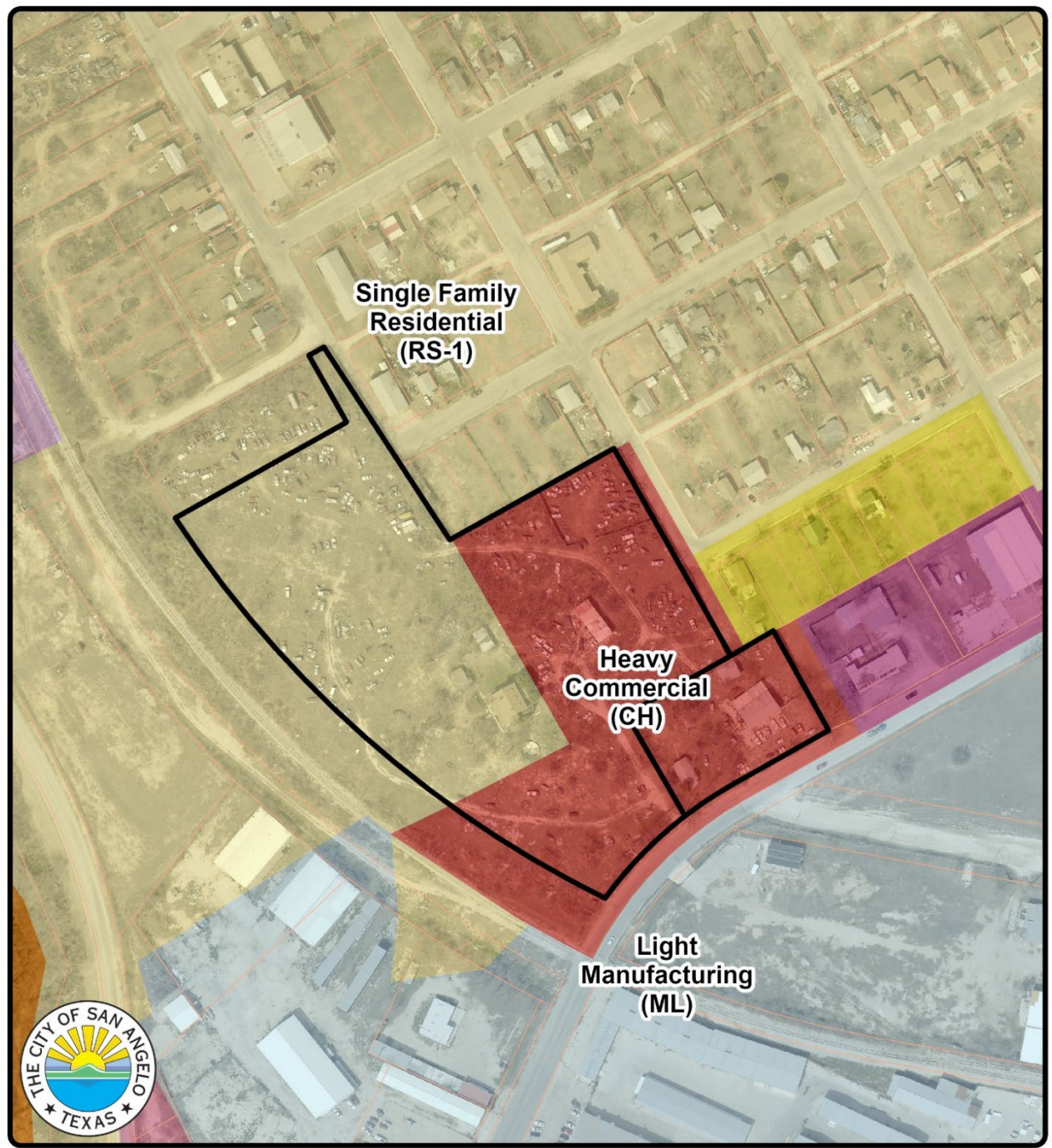


Zoning Map  
PD25-04: Rock Rose Campus

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Zoning Map



Zoning Map  
PD25-04: Rock Rose Campus

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Photos









# STAFF REPORT - Z25-20

Planning Commission: July 21, 2025  
City Council 1<sup>st</sup> reading: August 5, 2025

<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Zone Change		Z25-20: 611 N Jackson & 610 N Van Buren	
<b>SYNOPSIS:</b>			
A request for approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
611 N Jackson & 610 N Van Buren		Acres: 0.109, Blk: 172, Subd: LOGAN-GREER OF ANGELO HTS, N PT OF LOT 3 Acres: 0.075, Blk: 172, Subd: LOGAN-GREER OF ANGELO HTS, N PT OF LOT 8	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #4 – Patrick Keely Neighborhood – Central	Currently: RS-1 Requesting: RM-1	Neighborhood	Acres: 0.109 Acres: 0.075
<b>NOTIFICATIONS:</b>			
16 notifications sent on 7/3/25. Received 0 in favor and 0 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Zane Willard			
<b>STAFF CONTACT:</b>			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 <a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>			

**Additional Information:** The subject of this zone change is two vacant lots that do not meet the RS-1 standards but can meet a zero lot line standard under multi-family residential. The vision plan for this area is Neighborhood which fits multi-family residential.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** This proposed zoning will allow for the development of currently vacant lots with residential uses that are consistent with the surrounding neighborhood.
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 residential and the applicant would like to a build zero lot line home.
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 residential in the area.

**Recommendation:**

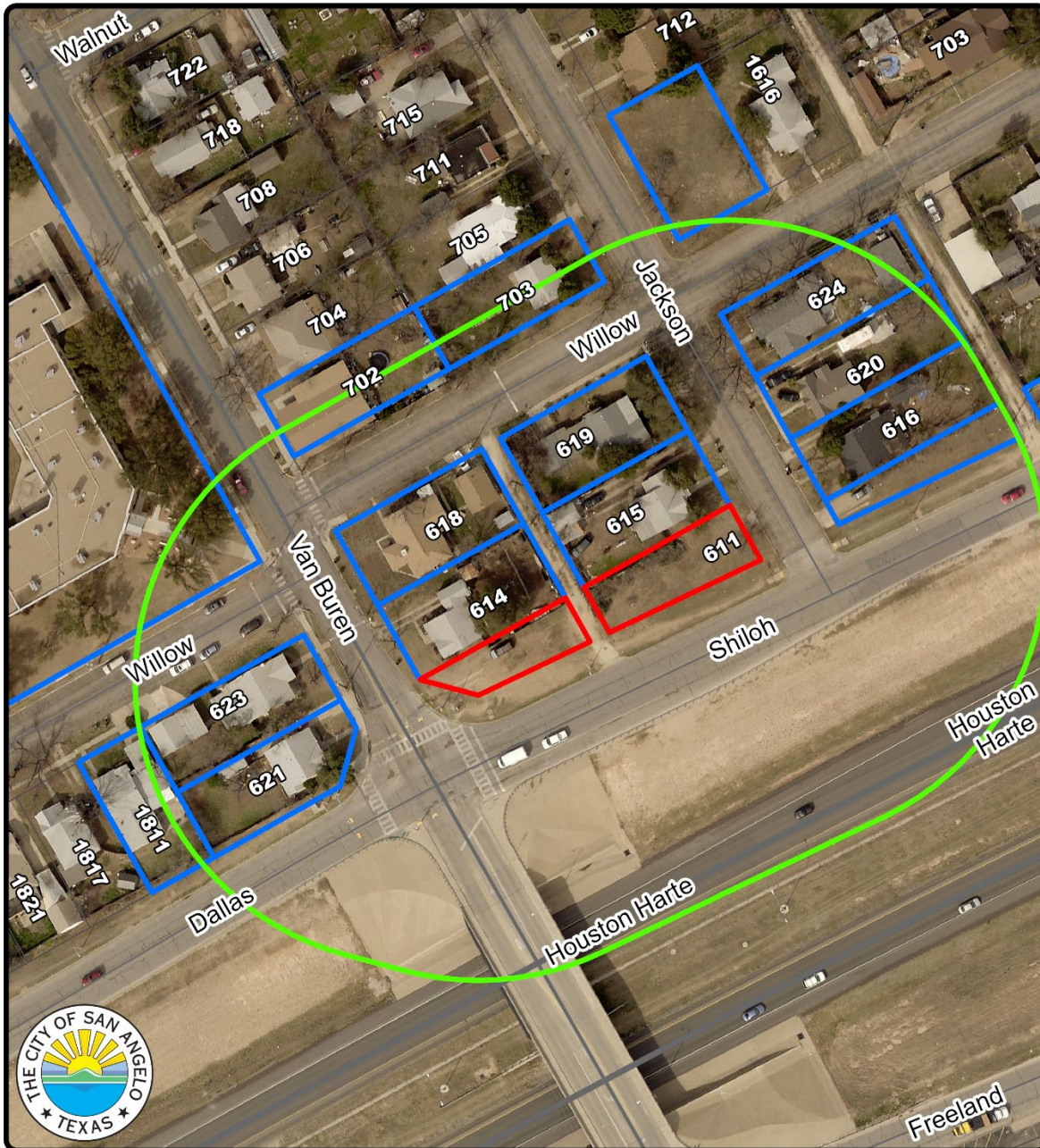
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.

**Attachments:**

Notification Map

Zoning Map

Vision Plan Map



**200' Notification Map**  
**Z25-20: Jackson and Van Buren**

Council District: #4 - Patrick Keely  
Neighborhood: Central

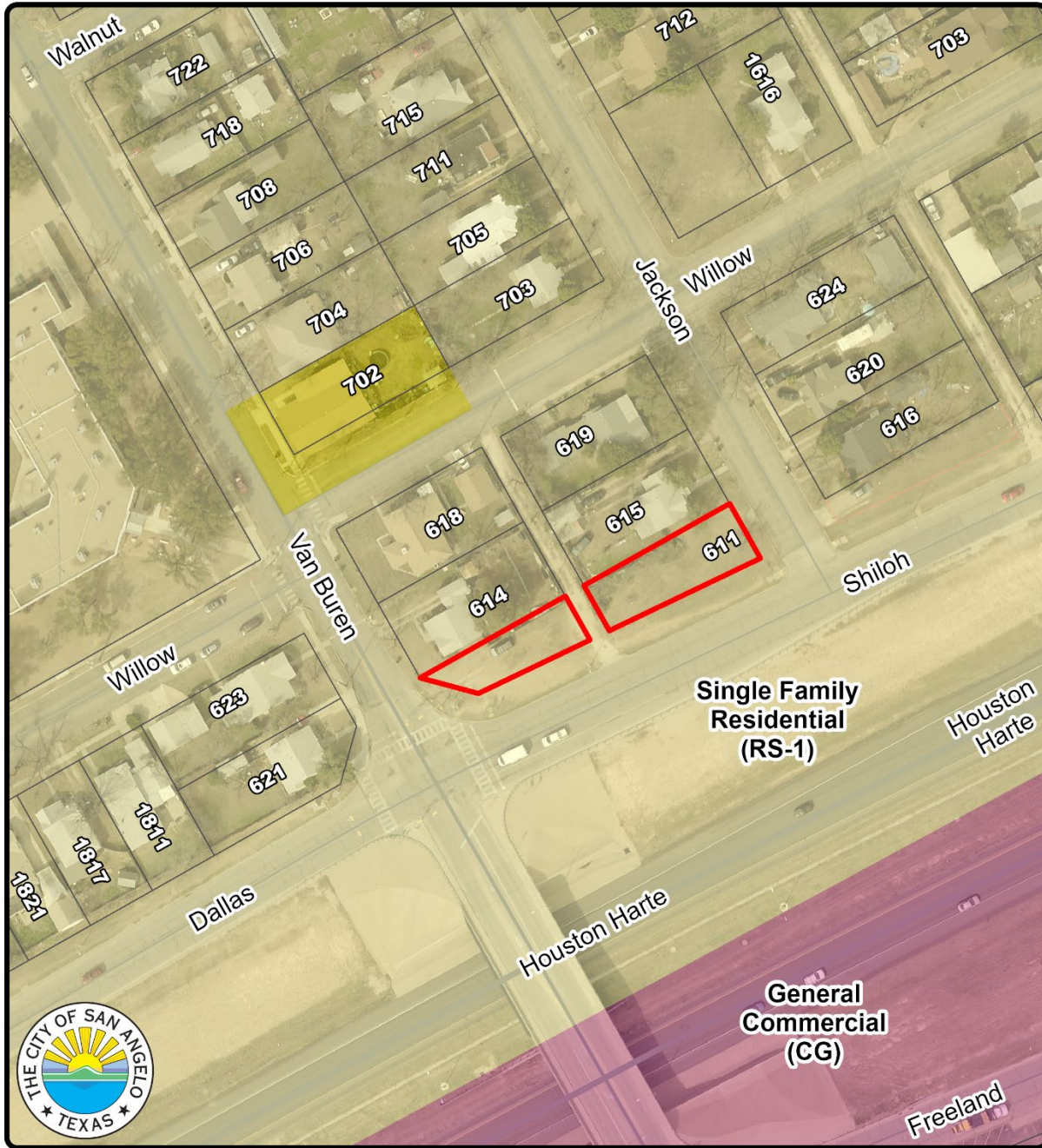
Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 





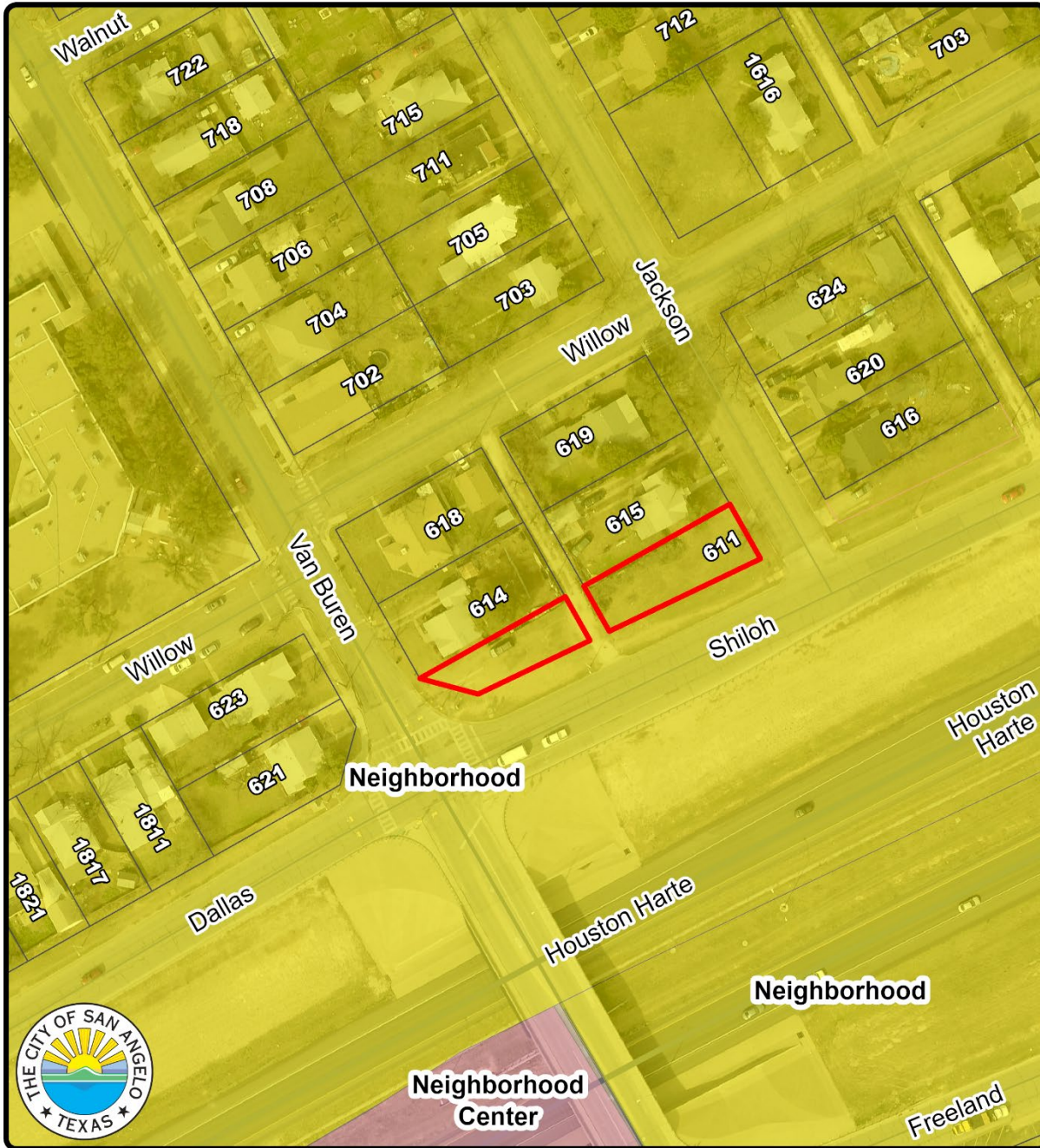
**Zoning Map**  
**Z25-20: Jackson and Van Buren**

Council District: #4 - Patrick Keely  
Neighborhood: Central

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 






**Vision Map**  
**Z25-20: Jackson and Van Buren**

Council District: #4 - Patrick Keely  
Neighborhood: Central

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 



**PLANNING COMMISSION – July 21, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU25-12: 320 W Avenue O	
<b>SYNOPSIS:</b>			
The applicant has applied for approval of a Conditional Use (CU) request to allow household living in Neighborhood Commercial (CN) Zoning District.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
320 W Avenue O		Acres: 0.172, Lot: 13, Blk: 126, Subd: FORT CONCHO ADDITION Acres: 0.189, Lot: 14, Blk: 126, Subd: FORT CONCHO ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #3 – Harry Thomas Neighborhood – Rio Vista	Neighborhood Commercial (CN)	Neighborhood Center	0.172 acres & 0.189 acres
<b>THOROUGHFARE PLAN:</b>			
Road name: W Avenue O – Local Road - ROW: 65ft Paving: 30ft			
<b>NOTIFICATIONS:</b>			
20 notifications sent on 07/02/2025. Received 0 in favor and 0 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of the request for Conditional Use to allow household living in Neighborhood Commercial (CN) Zoning District subject to three conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner & Petitioner: Babar Arshad & Vanessa Trevino			
<b>STAFF CONTACT:</b>			
Karen Putnam Planning Tech (325) 657-4210 Karen.putnam@sanangelo.gov			

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

1. **Impacts Minimized.** Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties. The proposed use will not have any adverse effects, as both lots are vacant and there are currently homes to the east and south.
2. **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance. Staff does not anticipate that the proposed use would conflict with any portion of this Zoning Ordinance as Neighborhood Center is light commercial or residential.
3. **Compatible with Surrounding Area.** Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land. Staff believes the request is compatible with the surrounding area, which is mostly residential uses already. The area is currently zoned as Neighborhood Center and offers pedestrian friendly routes to local food establishments and parks.
4. **Effect on Natural Environment.** Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment. Staff does not anticipate any adverse impacts on the natural environment as it is creating structures in a vacant lot.
5. **Community Need.** Whether and the extent to which the proposed conditional use addresses a demonstrated community need. The property has been vacant for a while but has a consistent history of residential use in this location. Development on these lots will add affordable housing in the vacant infill lots.
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 residential use supports a logical and orderly pattern as the area is mostly residential with a little commercial to the northwest.

**Recommendation:**

Staff recommend **APPROVAL** of CU25-12, **subject to three conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to Single-Family Residential setbacks located in Section 501 of the Zoning Ordinance.
2. For safety purposes, driveway access will face W Avenue O.
3. The applicant shall obtain all required permits from the Permits and Inspections Division.

**Attachments:**

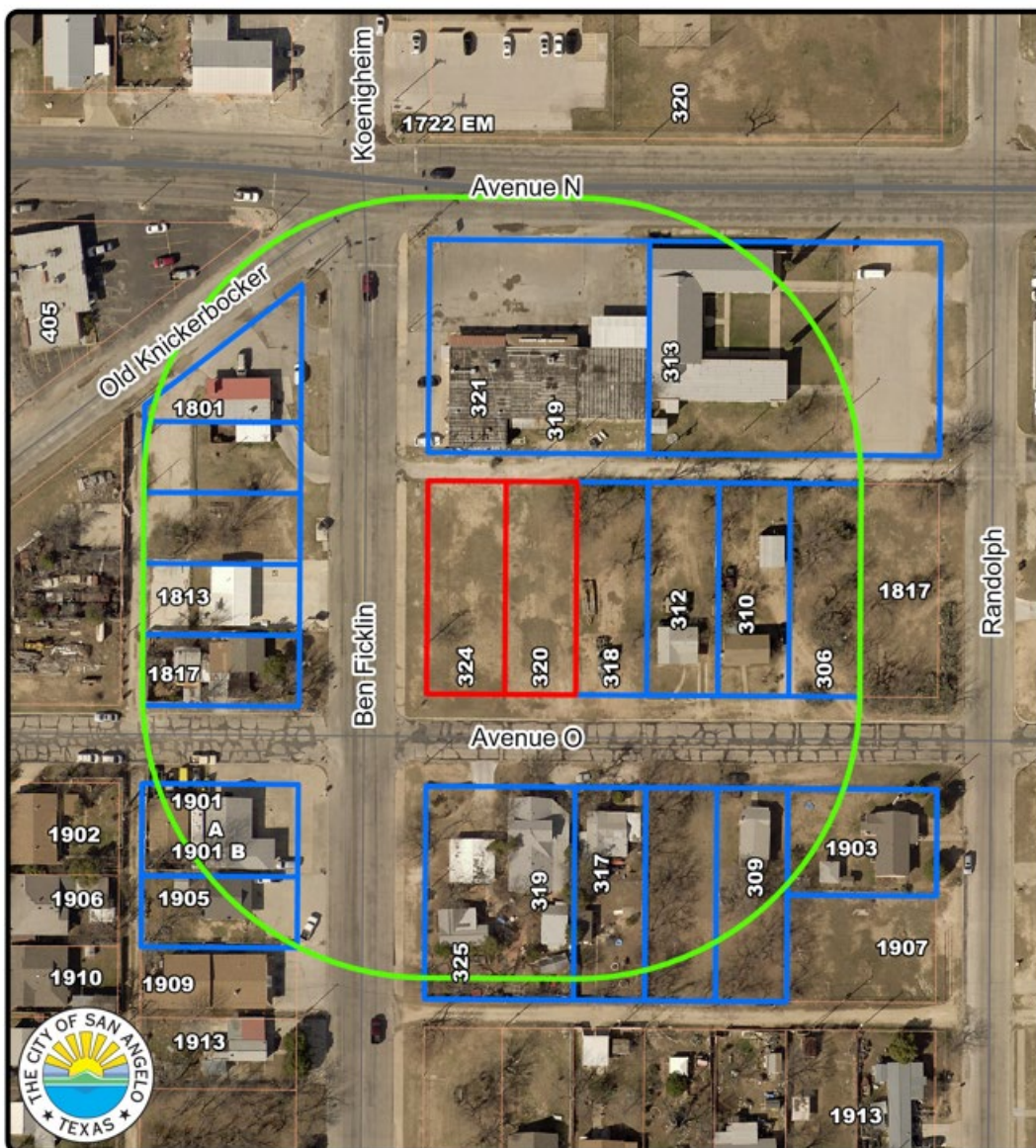
Notification Map

Zoning Map




Site Photograph


Concept Plans


### Notification Map



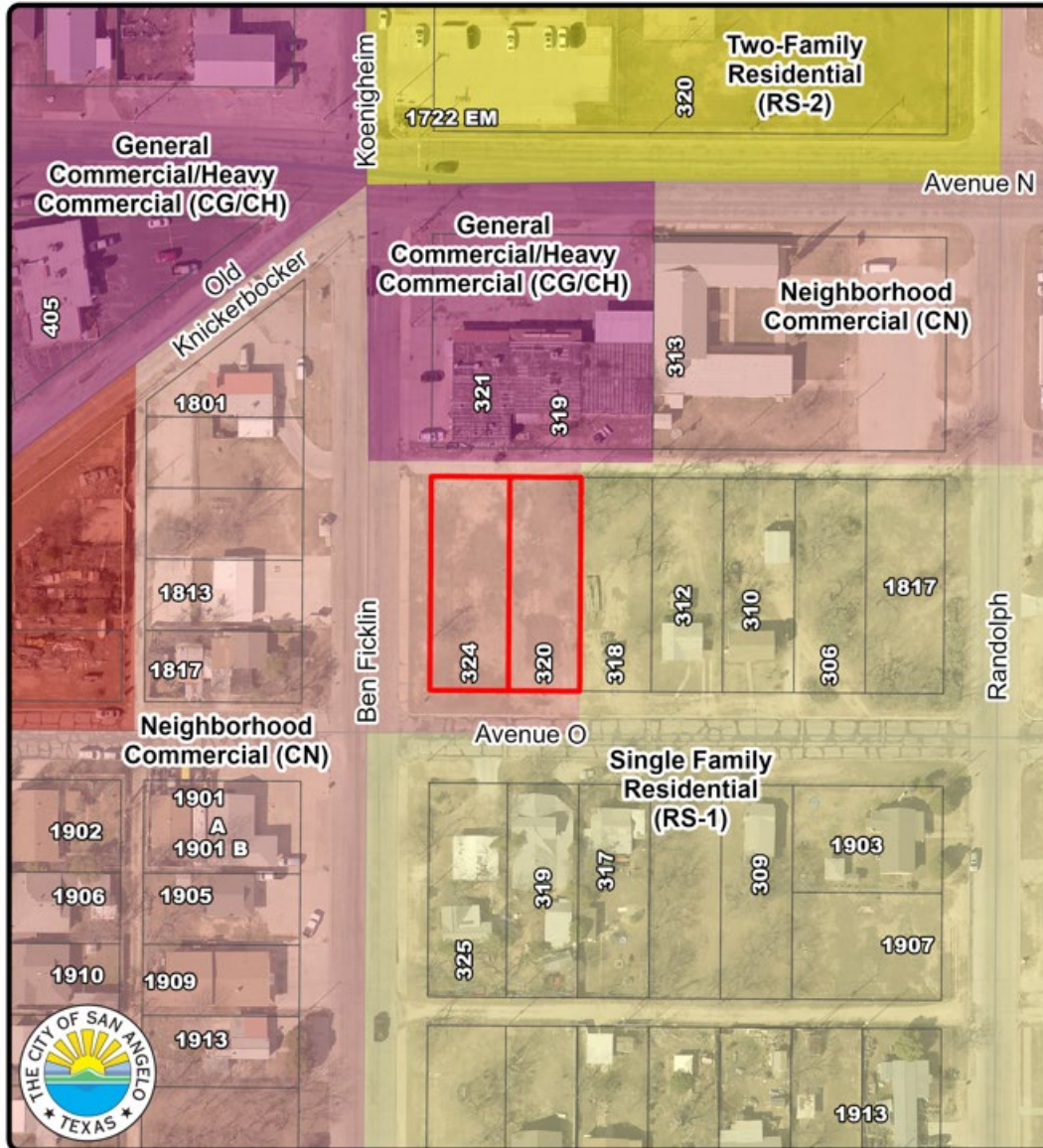
**200' Notification Map**  
**CU25-12: 320 W Ave O**  
Council District: #3 - Harry Thomas  
Neighborhood: Rio Vista

200' Range:   
Subject Property:   
Notified Properties: 

Scale:  0 0.01 0.01 0.02 0.03 0.04 Miles

 N

### Zoning Map



**Zoning Map**  
**CU25-12: 320 W Ave O**  
Council District: #3 - Harry Thomas  
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: █

N

Site Photograph



Concept Plan





**PLANNING COMMISSION – July 21, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU25-13: 218 W 27 <sup>th</sup> St	
<b>SYNOPSIS:</b>			
A request for a Conditional Use to allow for household living a General Commercial/Heavy Commercial (CG/CH) Zoning District.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
218 W 27 <sup>th</sup> St		Acres: 0.313, Lot: 2,3 & 4, Blk: 3, Subd: DOUGLAS RUBY ADDN	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #4 – Patrick Keely Neighborhood- Country Club	General Commercial/Heavy Commercial (CG/CH)	Commercial	0.313 acre
<b>THOROUGHFARE PLAN:</b>			
E 28 <sup>th</sup> St – Local Road Row- 40', Paving- 25'			
<b>NOTIFICATIONS:</b>			
30 notifications sent on 07/02/2025. 4 in favor, 0 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>Approval</b> of the request to allow for household living in a General Commercial/Heavy Commercial (CG/CH) Zoning District, with 2 conditions of approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Applicant:</i> Elizabth Garrett & Andrew Sanchez			
<b>STAFF CONTACT:</b>			
Karen Putnam Planning Tech (325) 657-4210, Ext. 1546 <a href="mailto:karen.putnam@sanangelo.gov">karen.putnam@sanangelo.gov</a>			

**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 is not anticipated to have any adverse effects, as all 3 lots are currently vacant and will be greatly improved with development.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Staff believes the request is compatible with the surrounding area, which contains residential uses. The lots are located close shopping center and food establishments.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse impacts on the natural environment as it is creating structures in a vacant lot.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The property has been vacant for a while but has a consistent history of residential use in this location. Development in these lots will put in affordable housing in the vacant infill lots.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** Staff believes the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

**Recommendation:**

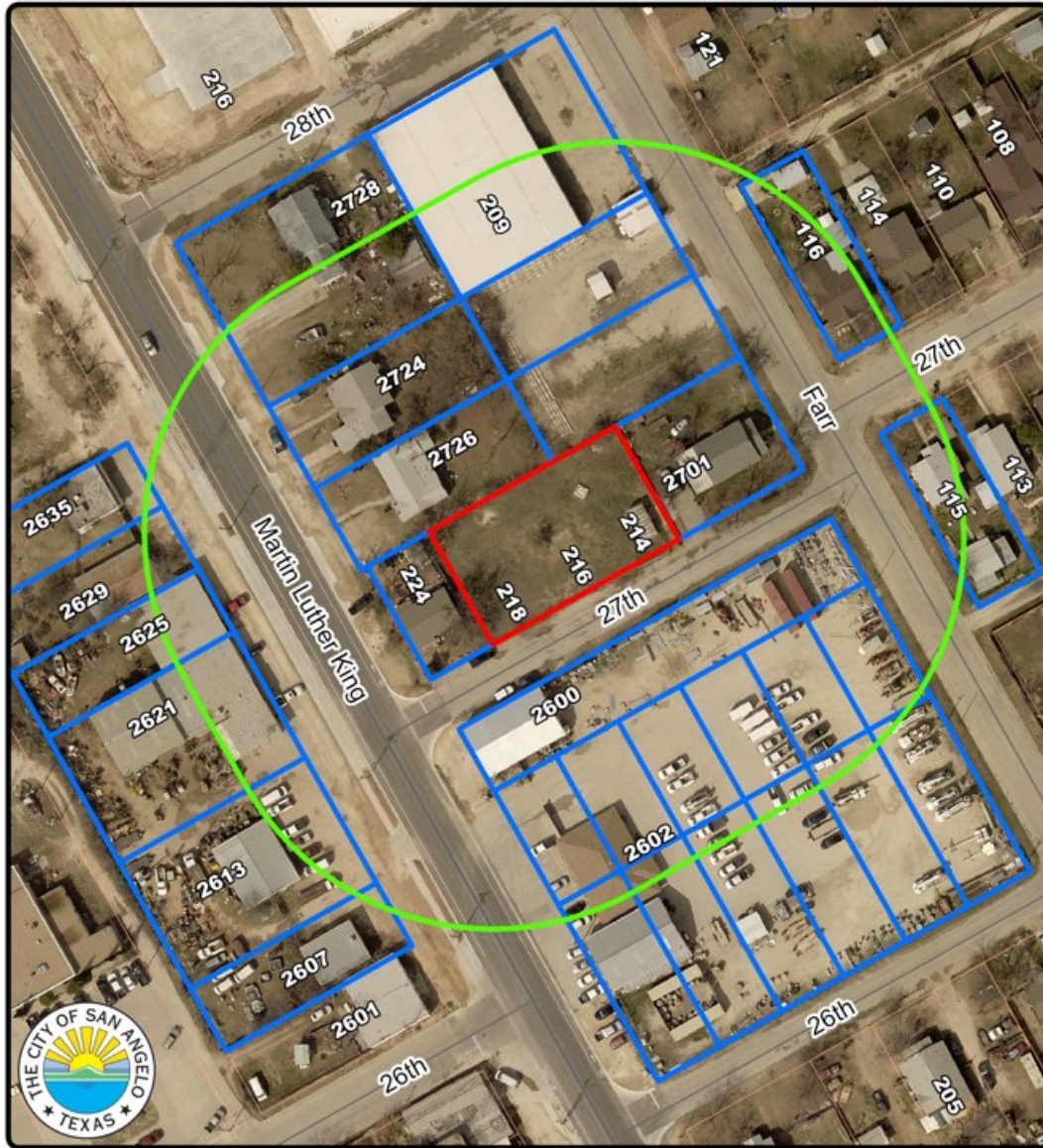
Staff recommends **Approval** of the request to allow for household living in a General Commercial/Heavy Commercial (CG/CH) Zoning District, with 2 conditions of approval.

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the Single-Family Residential setbacks located in Section 501 of the Zoning Ordinance.
2. The applicant shall obtain all required permits from the Permits and Inspections Division.

**Attachments:**

Aerial Map  
Zoning Map  
Notification Map  
Photographs  
Rendering

### Aerial Map View





**200' Notification Map**  
**CU25-13: 218 W 27th**

Council District: #4 - Patrick Keely  
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

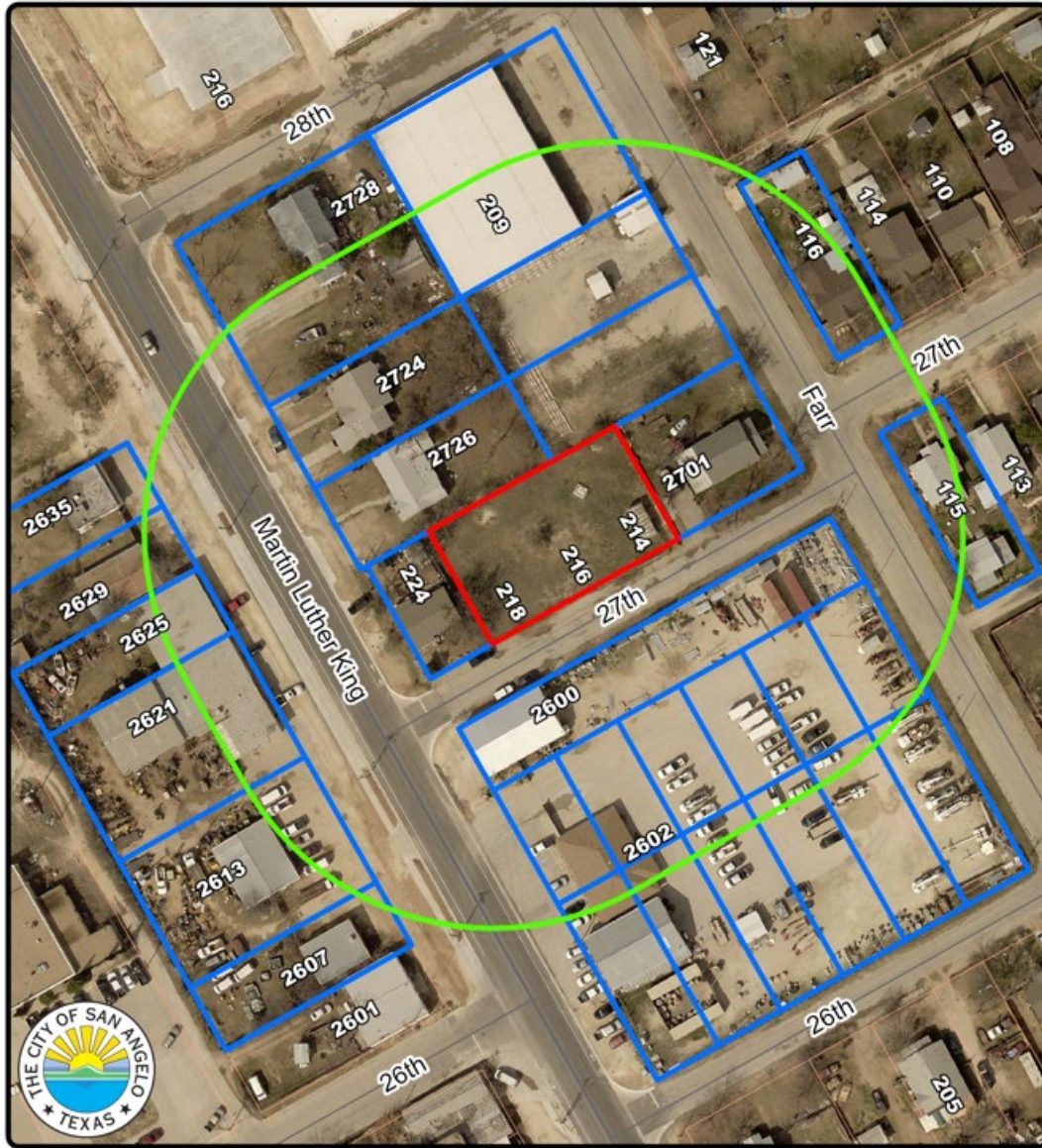
Notified Properties: 

N









### Notification Map



**200' Notification Map**  
**CU25-13: 218 W 27th**  
Council District: #4 - Patrick Keely  
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

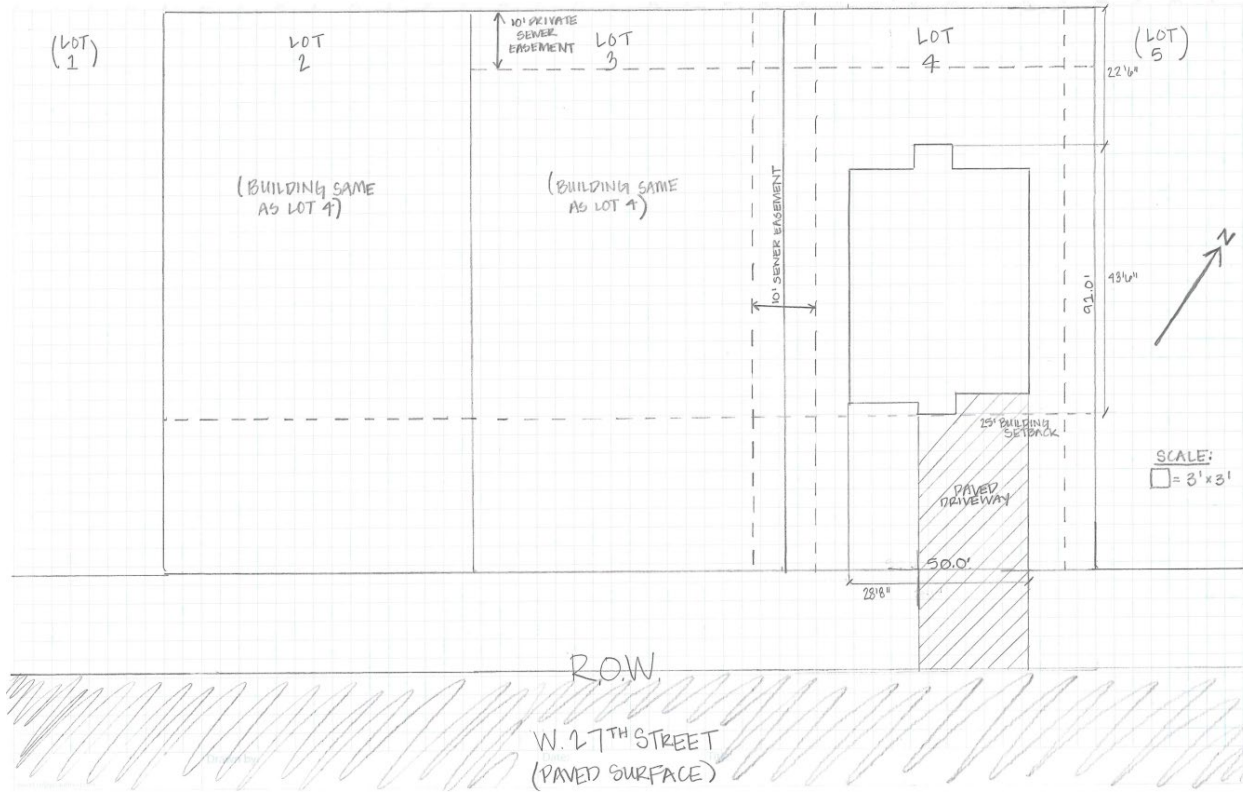
200' Range:   
Subject Property:   
Notified Properties: 

N  


## Photographs



### Rendering



**PLANNING COMMISSION – July 21, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU25-14: 6, 8, 10 E 28 <sup>th</sup> St	
<b>SYNOPSIS:</b>			
The applicant has applied for approval of a Conditional Use (CU) request to allow Residential Use in a General/Heavy Commercial (CG/CH) zoning district. The applicant intends to build single-family homes on the vacant lots.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
6, 8, 10 E 28 <sup>th</sup> St		Acres: 0.179, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.179 ACRES Acres: 0.206, Lot: 7, Subd: CUNNINGHAM C L ADDITION Acres: 0.206, Lot: 8, Subd: CUNNINGHAM C L ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #4 – Patrick Keely Neighborhood – Reagan	General/Heavy Commercial (CG/CH)	Neighborhood Center	0.179 acres 0.206 acres 0.206 acres
<b>THOROUGHFARE PLAN:</b>			
Road name: E 28 <sup>th</sup> St – Local Road - ROW: 48ft Paving: 32ft			
<b>NOTIFICATIONS:</b>			
27 notifications sent on 07/02/25. Received 0 in favor and 0 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of the request for a Conditional Use to allow Residential Use in a General/Heavy Commercial (CG/CH) zoning district subject to two conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Eunice Herrera Petitioner: Eunice Herrera			
<b>STAFF CONTACT:</b>			
Rae Lineberry Senior Planner (325) 657-4210 Rae.lineberry@cosatx.us			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The proposed use is not expected to have any adverse impacts, as the surrounding area is primarily residential to the northeast, east, and southeast, with commercial uses located to the west of the unplatted lot preliminarily addressed as 6 E 28th. The area is designated Neighborhood Center in the Vision Plan, which supports a mix of residential and light commercial development.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* Introducing residential structures may enhance neighborhood vitality and safety through increased occupancy and activity. The subject lots are well-suited for residential development. The lot sizes and existing infrastructure are suitable for household living with minimal modification.
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.* While the lots are zoned General Commercial, the area exhibits a strong residential character. Residential use will serve as an appropriate buffer between commercial development to the west and residential areas to the east, ensuring a harmonious transition of land uses. This conditional use request reflects an appropriate and compatible integration into the neighborhood fabric.
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.* The proposed residential use is not expected to result in significant adverse impacts on the natural environment. The subject lots are located in a previously developed, urbanized area where infrastructure is already in place. The scale and intensity of residential use typically generate minimal environmental disturbance compared to commercial development.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The proposed residential use directly addresses a demonstrated community need for additional housing options within walkable, mixed-use neighborhoods.
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 residential use supports a logical and orderly pattern of urban development by reinforcing the existing character of the area, which includes a mix of residential and commercial uses.

**Recommendation:**

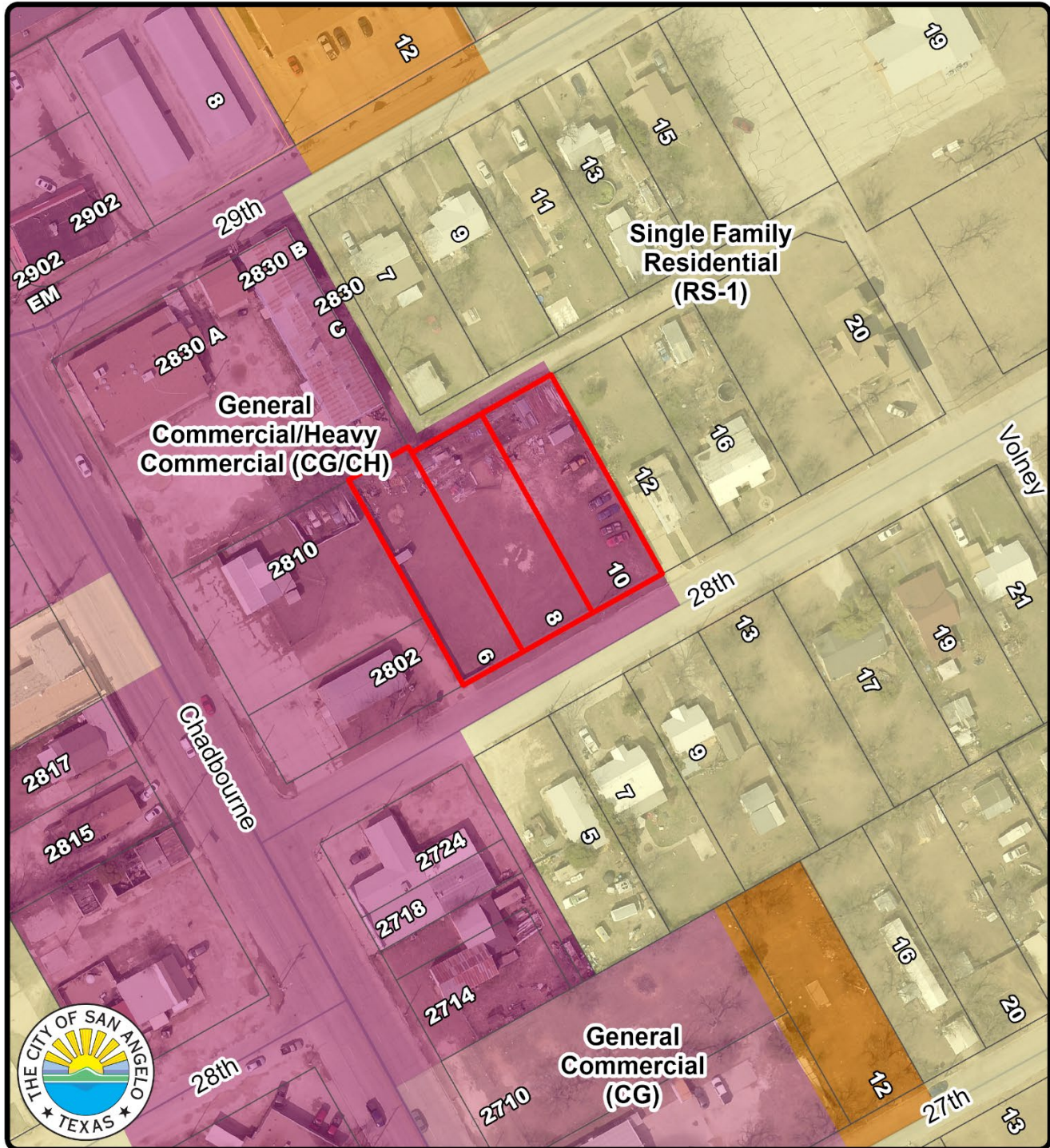
Staff recommend **APPROVAL** of CU25-14, **subject to two conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the Single-family Residential development standards.
2. The applicant shall obtain all required permits from the Permits and Inspections Division.

**Attachments:**

Notification Map  
Zoning Map  
Site Photos





**Zoning Map**

**CU25-14: 6 8 10 E 28th**

Council District: #4 - Patrick Keely

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 



