



## Planning Commission 8/18/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 18, 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. Subdivision Plats

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

1. PP25-03 & FP25-16 The Canals at Lake Nasworthy: A request to amend the Preliminary Plat being 30.00 acres to create two lots and to Final Plat Lot 1 being 28.07 acres of The Canals at Lake Nasworthy under General Commercial (CG) zoning district located at 6485 Knickerbocker Rd.
2. FP25-13 Elsie Gayer Section 1: A request to final plat 49 residential lots over 9.066 acres within the Baptist Memorial Retirement Community as to individually subdivide each home, a request for approval of a variance for right-of-way and paving widths on Northstar Drive and Northgate Drive, a request for approval of a variance to not construct curb and gutter along E 18th Street and N Poe Street, and a request for paving width along N Poe Street.
3. FP25-14 Elsie Gayer Section 2: A request to final plat 136 lots over 47.288 acres within the Baptist Memorial Retirement Community as to individually subdivide each home or structure, a request for approval of a variance for incremental half of paving width on N

Main Street, and a request for approval of a variance for R-O-W and paving widths on all internal local streets.

4. **RP25-15 Concho River Estates:** A request for First Replat of 1.533 acres in Tract 7, Concho River Estates located at 2991 Christoval Road with variance requests for the block length, increasing road width, and installation of curb and gutter.

C. **Right-of-Way and Alleyway Abandonments**

*City Council has final authority for approval of abandonments.*

1. **ROW25-02 47th & Crockett:** A request to abandon the alleyway north of the intersection of E 47th and Crockett Street and abandon the dedicated portion of Bonham Street between 48th and 47th Street.
2. **ROW25-03 528 Veck St:** A request to abandon the alleyway that goes thru the middle of the lot and a portion of the right-of-way along Veck St at 528 Veck Street.

D. **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.
4. **CU25-15 2321 Armstrong St:** A request for approval of a Conditional Use permit to allow a church to construct a new building for youth services in an area adjacent to their main building located at 2321 Armstrong St.

E. **Rezoning and Comprehensive Plan Amendments**

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

1. **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.

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, September 15, 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 14th day of August 2025, at 4:52 p.m.



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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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**PLANNING COMMISSION – AUGUST 18, 2025  
STAFF REPORT (PP25-03 & FP25-16)**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Amend Preliminary and Final Plat		Amend Preliminary Plat and Final Plat, The Canals at Lake Nasworthy	
<b>SYNOPSIS:</b>			
A request to amend the Preliminary Plat being 30.00 acres to create two lots and to Final Plat Lot 1 being 28.07 acres of The Canals at Lake Nasworthy under General Commercial (CG) zoning district located at 6485 Knickerbocker Rd.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
6485 Knickerbocker Rd		Acres: 30.000, Abst: A-0141 S-0180, Survey: C DAMMANN, 30.000 ACRES & EASEMENT	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #1 – Tommy Hiebert Neighborhood – Nasworthy	CG – General Commercial	Transitional	30.00 acres 28.07 acres
<b>THOROUGHFARE PLAN:</b>			
<ul style="list-style-type: none"> <li>Knickerbocker Rd (state road/major arterial): Required: 76’ right-of-way, minimum 56’ paving width; provided: 124’ right-of-way, 61’ paved.</li> </ul>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the Preliminary Plat; and <b>APPROVAL</b> of the Final Plat subject to the conditions outlined below.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Glen Meadows Baptist Church Engineer: Darren Andrews, The John R McAdams Company			
<b>STAFF CONTACT:</b>			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 <a href="mailto:rae.lineberry@sanangelo.gov">rae.lineberry@sanangelo.gov</a>			

**Recommendations:**

Staff recommends **APPROVAL** of the Amended Preliminary Plat, subject to **one** condition:

1. Submit a revised plat, on which is illustrated the dedication of 40' of right-of-way for an as-of-yet unnamed local street, meeting the requirements for a local street [[Land Development and Subdivision Ordinance, Chapter 9.III.B, & Chapter 10.III].

Note: Preliminary plat to be approved prior to Final Plat [Land Development and Subdivision Ordinance, Chapter 5.III.A.2].

Staff recommends **APPROVAL** of the Final Plat, subject to **three** conditions and one note:

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. Submit a revised plat, illustrating the "remainder" as Lot 2 to match the Preliminary Plat.
3. Prior to plat recordation, submit a revised plat illustrating the reservation of necessary easement(s) to encompass water mains and fire hydrants. Easements not adjacent to City Right of Way to be 20 ft wide. [City of San Angelo Design Standards for Water and Sewer, Section 2.5.A].

Note: Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.  
2021 International Fire Code, Section 507.5, and Appendix D

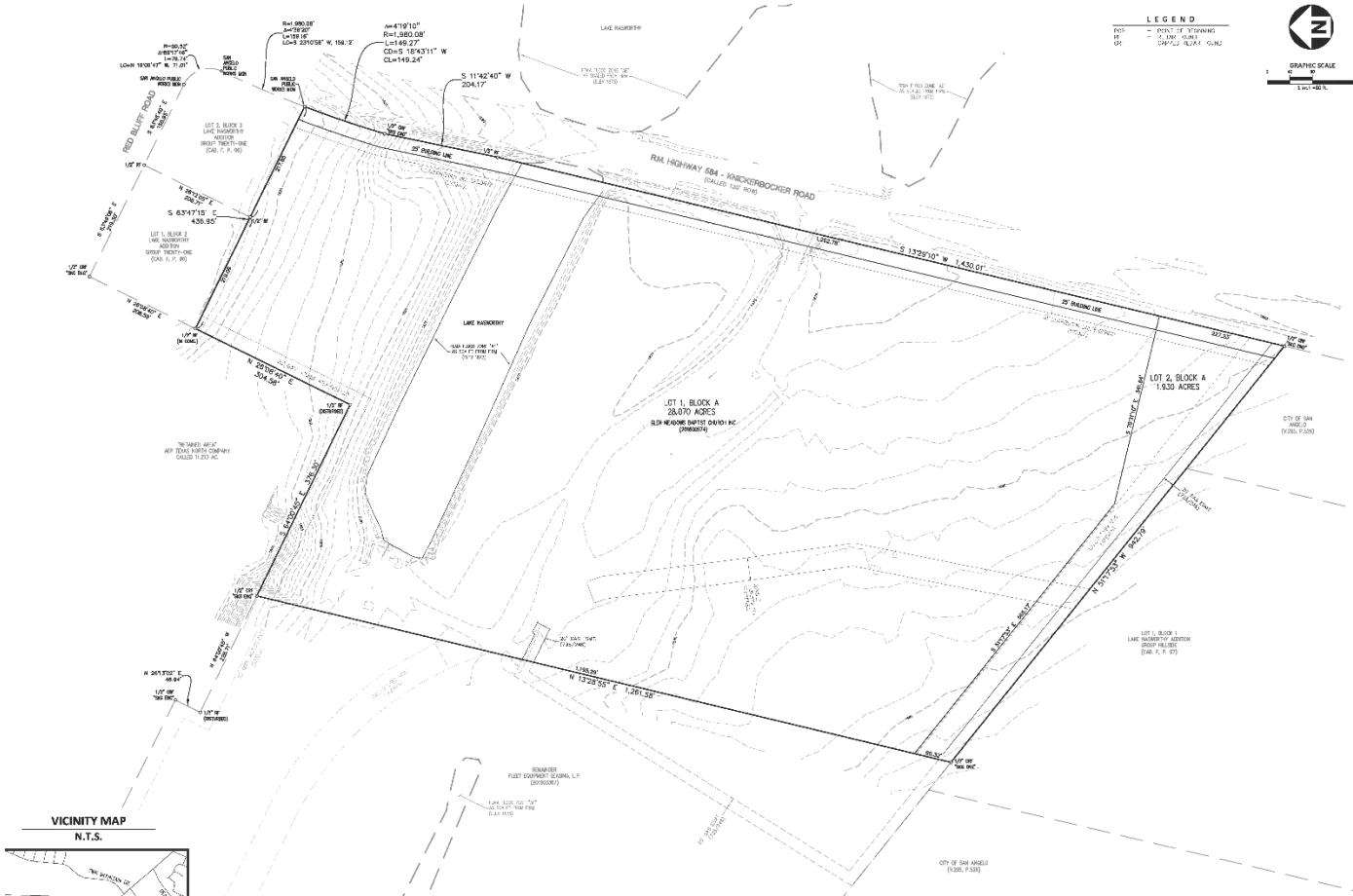
**Attachments:**

Aerial Map  
Amended Preliminary Plat  
Final Plat 1  
Final Plat 2



# Preliminary Plat

LEGEND  
 PCL - POINT OF BEGINNING  
 B - BOUNDARY  
 CL - CENTERLINE

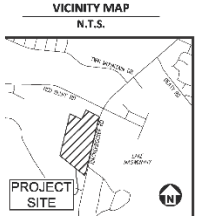


- NOTES
1. Bearings based on Texas Coordinate System, North Carolina Zone 42103, NAD 83.
  2. Applicant is advised by Texas A.M. 4845220867, effective June 15, 2022, of 1-1/2 FOOT EIGHTH INCH RATE MAP for use in Texas. When an incorporated municipality or political entity, this project appears to be within the "Red Zone" (Zone of 150-year flood where some form of elevation base is determined). The flood elevation shown here is for the project and/or the structure shown, all on the "Red Zone" loading or use groups. In this instance, grade floor line and all other elevations and floor heights may be increased by one-half or more.
  3. This plat indicates that risk exists on the part of the applicant.
  4. Applicant is advised to investigate or independent source for existence of rock, conglomerate, volcanic concretion, or other material in the vicinity of the project area that is located within the "Red Zone" loading.
  5. Elevation shown is based on Texas Coordinate System.
  6. 2' contour line of 3122.00' elevation of land.

Approved by necessary purchase of the City of San Angelo, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City Clerk

Notary



# Final Plat 1



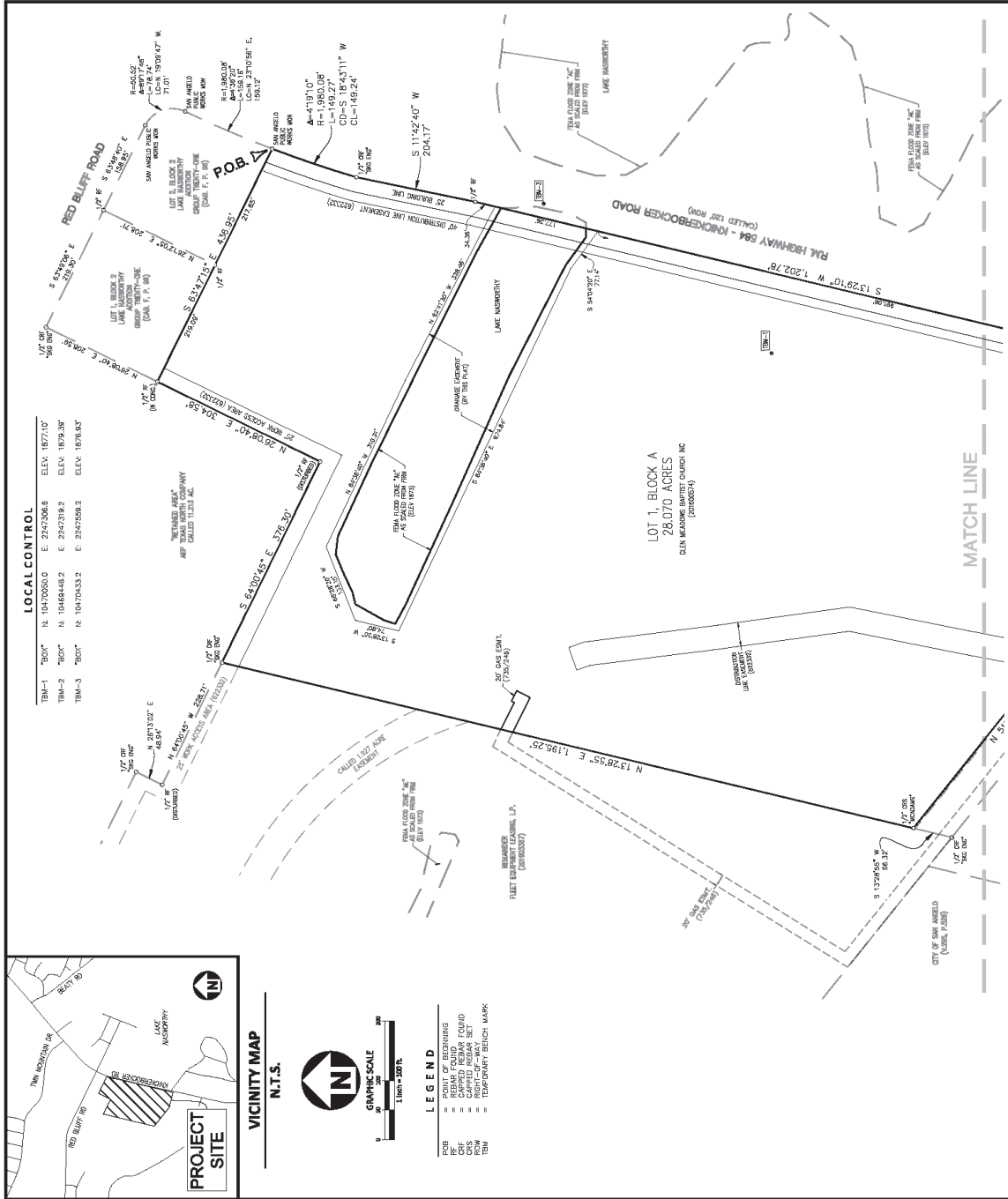
**OWNER**  
 GLEN MEADOWS BAPTIST CHURCH, INC.  
 10000 W. STATE HIGHWAY 121  
 SAN ANGELO, TX 76904

**SURVEYOR**  
 JAMES STOWELL, PLS.  
 10000 W. STATE HIGHWAY 121, SUITE 800  
 LEWISVILLE, TX 75056  
 EMAIL: jstowell@mcadams.com

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**28.070 ACRES**  
**THE CANALS AT LAKE NASWORTHY**  
 CARL DAMMANN #180 SURVEY, ABSTRACT NO. 141  
 CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

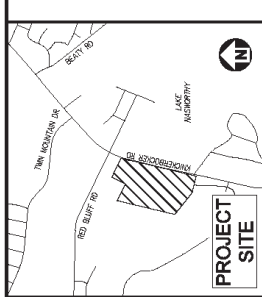
**PLAN INFORMATION**  
 PROJECT NO. 667248A  
 DRAWN BY BC  
 CHECKED BY JS  
 SCALE 1"=100'  
 DATE 7.10.2025

**1/2**



**LOCAL CONTROL**

BM-1	"000"	N: 10470055.0	E: 2242306.8	ELEV: 1877.10'
BM-2	"000"	N: 10468448.2	E: 2242319.2	ELEV: 1879.30'
BM-3	"000"	N: 10470433.2	E: 2242289.2	ELEV: 1878.93'



- VICINITY MAP**  
 N.T.S.
- LEGEND**
- POB = POINT OF BEGINNING
  - RF = REBAR FOUND
  - CRS = CAPTIVE REBAR SET
  - TRM = TEMPORARY BENCH MARK
- GRAPHIC SCALE**  
 1 inch = 200 feet

23:\m\p\667248\067248A\067248A.dwg (10/23/2025 10:34:44 AM) bshery.cw



**PLANNING COMMISSION – August 18, 2025**  
**STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		FP25-13: Elsie Gayer Subdivision Section One	
<b>SYNOPSIS:</b>			
A request to final plat 49 residential lots over 9.066 acres within the Baptist Memorial Retirement Community as to individually subdivide each home, a request for approval of a variance for right-of-way and paving widths on Northstar Drive and Northgate Drive, a request for approval of a variance to not construct curb and gutter along E 18th Street and N Poe Street, and a request for paving width along N Poe Street.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally located around Northstar and Northgate Drives, between E 18 <sup>th</sup> and E 14 <sup>th</sup> Streets.		Acres: 9.060, Lot: 1, Subd: BAPT MEM SR CITIZEN HSE COMPLX	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
District #4 – Patrick Keely Neighborhood – Paulann		Planned Development (PD25-01)	Neighborhood
<b>SIZE:</b>			
9.066 acres			
<b>THOROUGHFARE PLAN:</b>			
Northstar Dr. and Northgate Dr. – Private Streets, to be dedicated as a Local Streets <ul style="list-style-type: none"> <li>- 40’ R-O-W, 50’ required (<b>variance requested</b>). ~30’ paving, 40’ or 36’ with sidewalk required (<b>variance requested</b>)</li> </ul> E 14 <sup>th</sup> St. – Major Collector <ul style="list-style-type: none"> <li>- Meets standards</li> </ul> Bradford St. – Local Street <ul style="list-style-type: none"> <li>- Meet standards</li> </ul> E 18 <sup>th</sup> /E 18 <sup>th</sup> Bypass – Local Street <ul style="list-style-type: none"> <li>- Meets R-O-W &amp; paving, missing curbing (<b>variance requested</b>)</li> </ul> N Poe St. – Local Street <ul style="list-style-type: none"> <li>- Meets R-O-W, 20’ paving, incremental half towards 26’ paving required, missing curbing (<b>variance requested</b>)</li> </ul>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the request to final plat 49 lots for Else Gayer Subdivision Section One, subject to <b>ten (10) conditions and three (3) notes</b> , <b>DENIAL</b> of the variance requests for additional right-of-way and paving on both Northstar Drive and Northgate Drive, <b>DENIAL</b> of the variance request for additional paving on N Poe, and <b>DENIAL</b> of the variance request to not construct curbing along E 18 <sup>th</sup> , E 18 <sup>th</sup> Bypass, and N Poe Street.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Baptist Memorial Retirement Community Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:**

The Baptist Memorial Retirement Community is looking to individually subdivide each of their structures as to best benefit their residents. This subdivision contains two sections and is preceded by a Planned Development District (PD25-01) which allowed for the existing land use and structures. Within Section One are two currently gated private roads which will be dedicated as public streets and, if deemed necessary, will be brought to new standards. As accepting these dedications entail maintaining the roads in perpetuity and having them become subject to Comprehensive Plan and Purpose Statements, staff are recommending denial of the applicant's variance request to keep the roads at their current 30 feet instead of the standard 40/36 with sidewalk. City staff's preference is also to obtain curbing along E 18<sup>th</sup> and through N Poe where abutting the subdivision and to have the narrow portion of Poe widened.

*Land Development and Subdivision Ordinance – Chapter 2 Purpose Statements:*

- C. To provide for the orderly, safe and efficient development of the City and surrounding area.*
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.*
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.*
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.*

The above Purpose Statements are items in which some concerns arise for city staff. In the case of this Subdivision, some of the street infrastructure could become very narrow. This along with the pedestrian elements subject the current citizens to an increased chance of conflict and safety concerns. City staff do recommend a full reconstruction of the street, water, and wastewater infrastructure as to assist with the long-term maintenance costs. A particular challenge will be how property values are determined for the structures now and when they become privately purchased lots. However, the city currently provides emergency services, animal services, landfill access, planning, permits, inspections and other processes to the subdivision already.

**Recommendation:**

Staff recommend **APPROVAL** of the request to final plat 49 lots for Else Gayer Subdivision Section One, subject to **ten (10) conditions and three (3) notes**, **DENIAL** of the variance requests for additional right-of-way and paving on both Northstar Drive and Northgate Drive, **DENIAL** of the variance request for additional paving on N Poe, and **DENIAL** of the variance request to not construct curbing along E 18<sup>th</sup>, E 18<sup>th</sup> Bypass, and N Poe Street.

Conditions:

- 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, prepare and submit plans for approval, illustrating the proposed installation of water mains and required service connections to each lot [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].

- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of sewer mains and required service connections to each lot [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, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of a sidewalk along all road frontages as required by the underlying multifamily standards of the Planned Development 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]
- 5) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Northstar Drive and Northgate Drive, meeting the 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]
- 6) Prior to plat recordation, submit a revised plat illustrating the dedication of 50 feet of right-of-way for Northstar Drive and Northgate Drive. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]
- 7) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curb and gutter where missing along E 18<sup>th</sup> Street, E 18<sup>th</sup> Bypass, and N Poe Street. 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]
- 8) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of the incremental half of N Poe Street, meeting the requirements for a local roadway with a minimum 26 feet of pavement. [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]

- 9) Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plans [ including streets ] for review and construct such in accordance with approved plans. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
- 10) Public access must be maintained to newly dedicated roads. Prior to plat recordation, any private entrance gates for Northstar Drive and Northgate Drive must be removed. [LDSO, Sec. III]

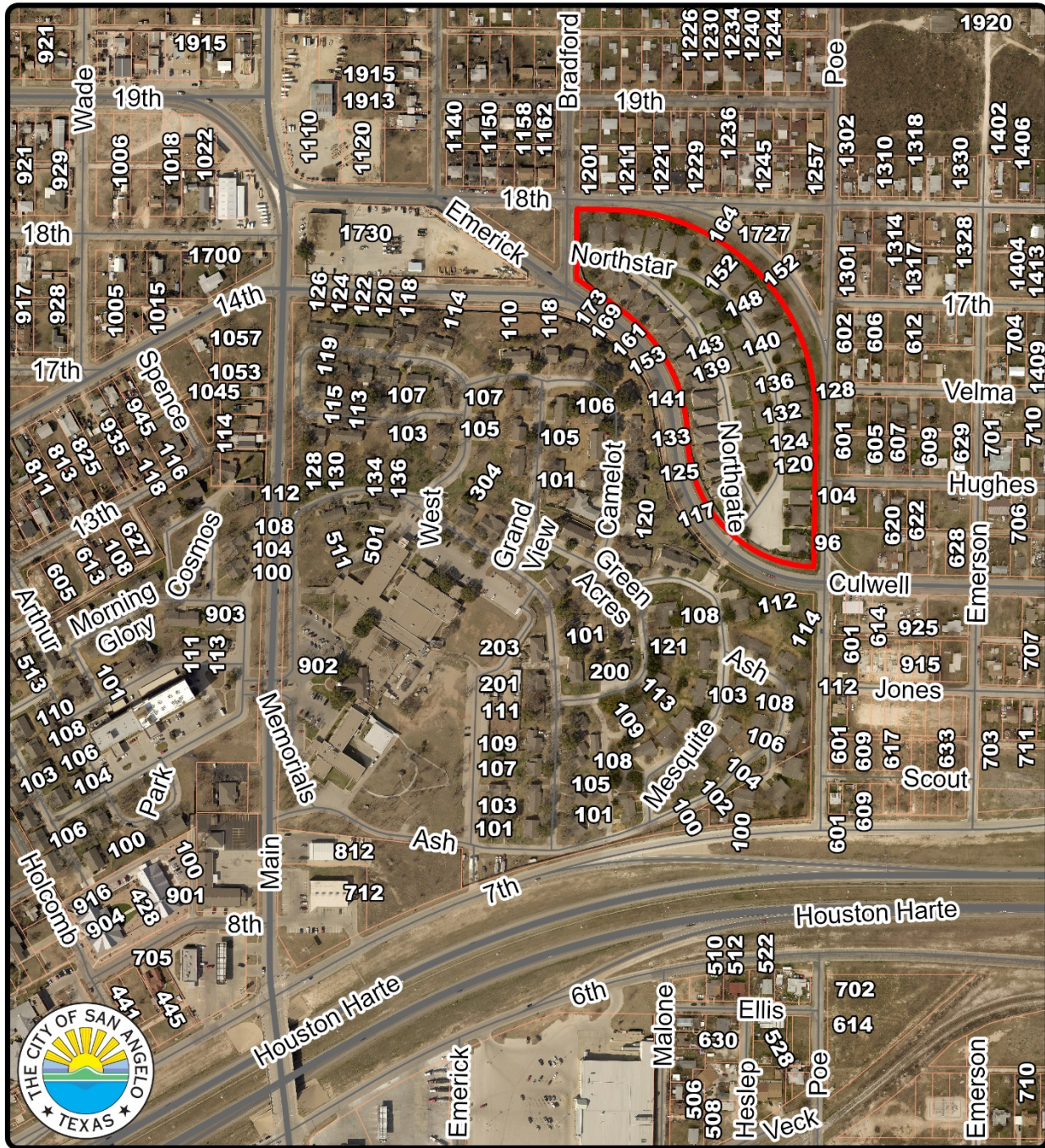
Notes:

- 1) Exterior walls with a fire separation distance of less than 5 feet shall have a one-hour fire-resistance rating with exposure from both sides. Openings in these walls may be limited or not allowed. Fire separation distance is measured from the building face to the closest interior lot line. 2021 IRC, table R302.1(1)
- 2) Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings. 2021 International Fire Code, Section 507.5, and Appendix D.
- 3) A developer agreement between both parties will need to be negotiated, signed, and recorded along with the plat to Tom Green County.

**Attachments:**

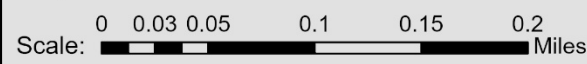
Aerial  
Final Plat  
Concept Plan

Aerial



**Aerial Map**  
**FP25-13 Elsie Gayer Sec 1**

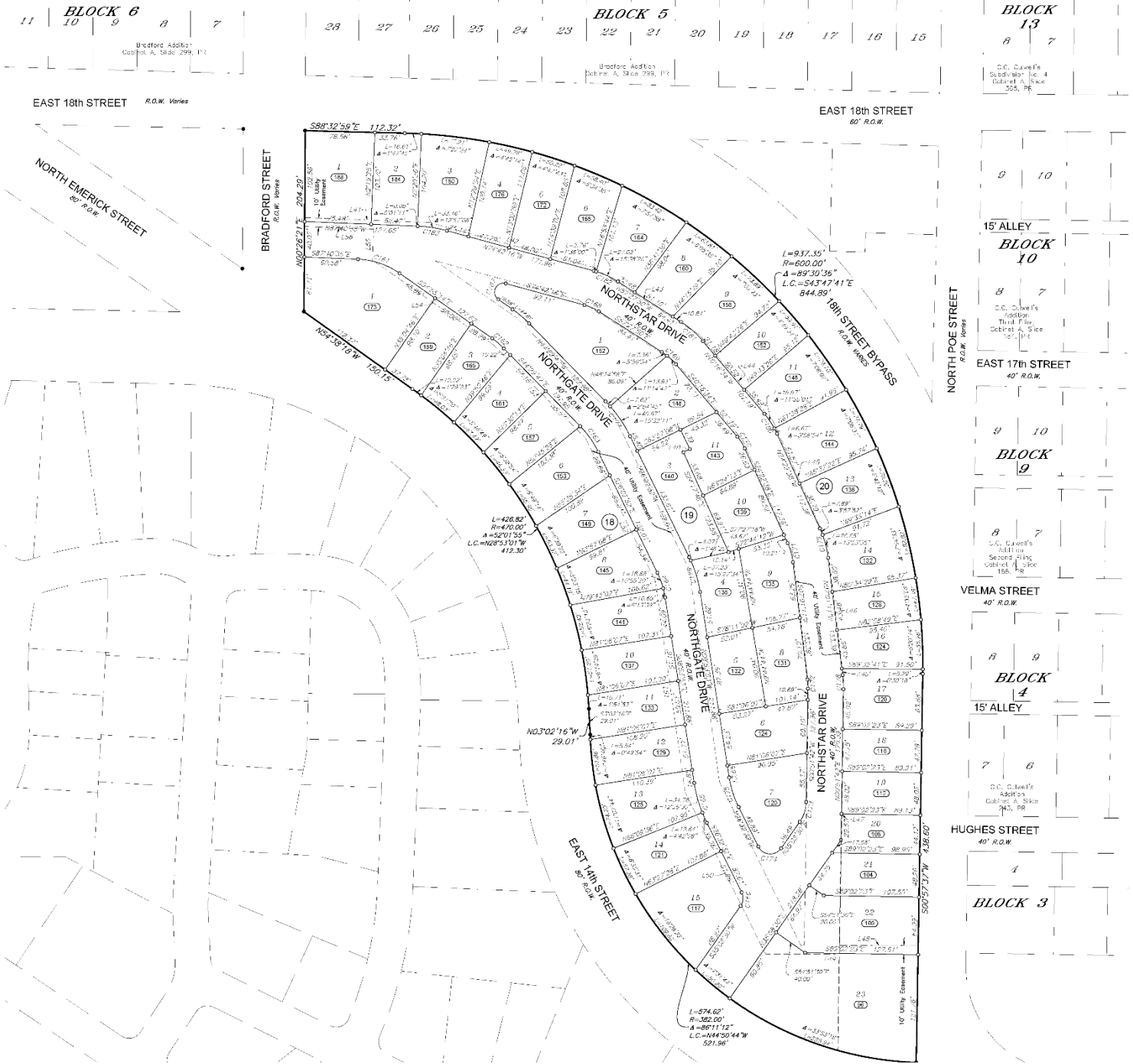
Council District: #4 - Patrick Keely  
Neighborhood: Paulann



Subject Property: 

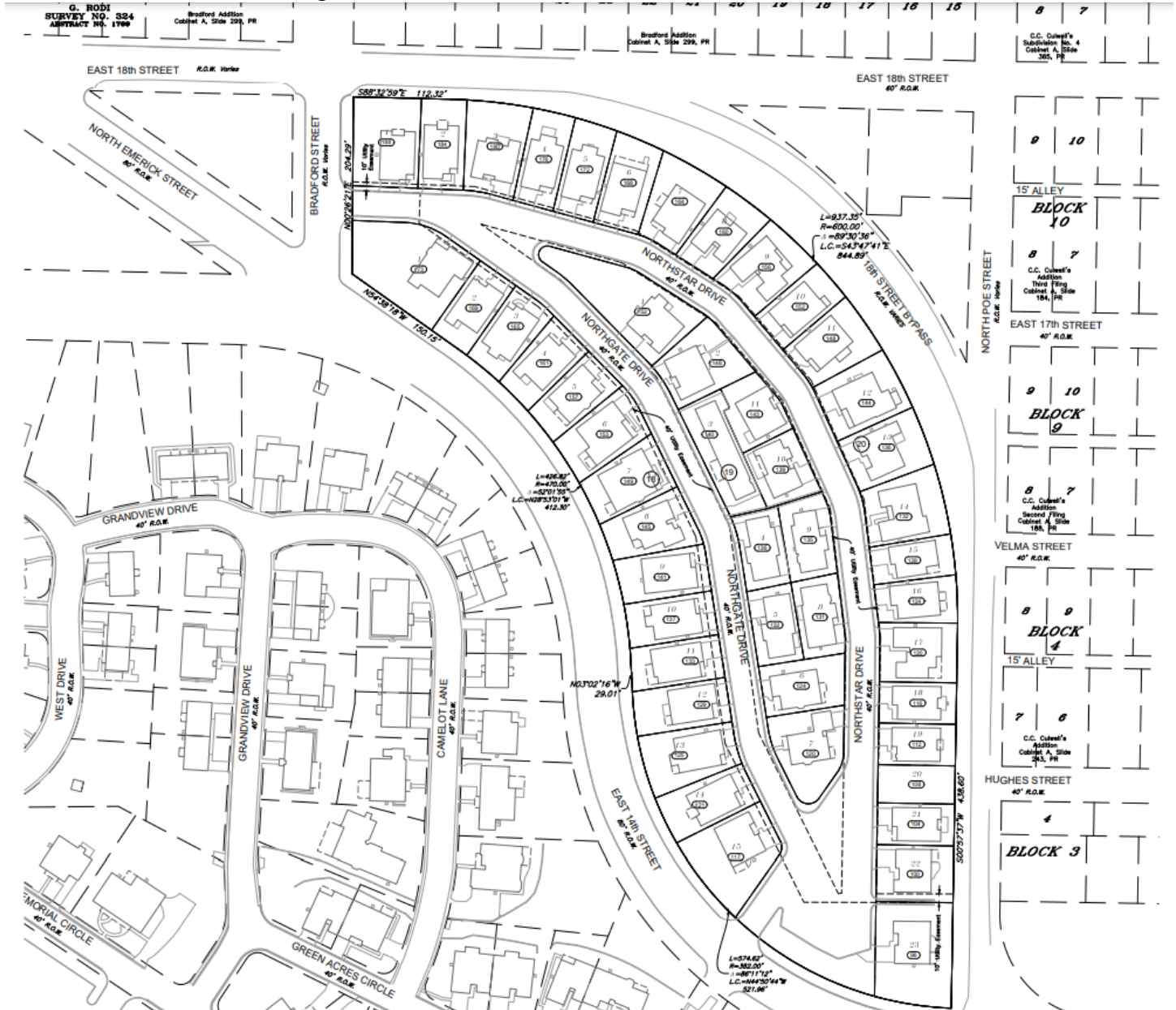


Final Plat



Concept Plan

Note: Building outlines are accurate but some lot lines are an earlier rendition



**PLANNING COMMISSION – August 18, 2025**  
**STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		FP25-14: Elsie Gayer Subdivision Section Two	
<b>SYNOPSIS:</b>			
A request to final plat 136 lots over 47.288 acres within the Baptist Memorial Retirement Community as to individually subdivide each home or structure, a request for approval of a variance for incremental half of paving width on N Main Street, and a request for approval of a variance for R-O-W and paving widths on all internal local streets.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally located between N Main St., E 14 <sup>th</sup> St., N Poe St., and E 7 <sup>th</sup> St.		Acres: 46.280, Abst: A-1799 S-0324, Survey: G RODI, 11.837 ACRES BEING OUT OF A-1799 & A-7697 S-324 1/2 DAY LAND & CATTLE Acres: 0.950, Blk: 5, Subd: HESLIP ADDITION, NORTH PART OF LOTS 3 4 5 6 & 8 AND ALL OF LOTS 9 THRU 13 0.8598 ACRE Acres: 0.102, Blk: 5, Subd: HESLIP ADDITION, NORTH PART OF LOTS 1 & 2	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #3 – Harry Thomas Neighborhood – Paulann	Planned Development (PD25-01)	Campus/Institutional	47.288 acres
<b>THOROUGHFARE PLAN:</b>			
N Main St. – Major Arterial <ul style="list-style-type: none"> <li>- 57-78’ R-O-W, incr. half to 76’ required. ~40’ paving, incr. half to 50’ required (<b>variance req.</b>).</li> </ul> E 14 <sup>th</sup> St. – Major Collector <ul style="list-style-type: none"> <li>- Meets standards</li> </ul> N Poe St. – Local Street <ul style="list-style-type: none"> <li>- Meet standards</li> </ul> E 7 <sup>th</sup> St. – Local Street <ul style="list-style-type: none"> <li>- Meets standards</li> </ul> Internal Local Streets – Currently private, to be dedicated – Includes West Dr., Grandview Dr., Camelot Ln., Memorial Cir., Green Acres Cir., Mesquite Ln., Ash Ln., and Memorial Ct. <ul style="list-style-type: none"> <li>- 40’ R-O-W, 50’ required (<b>variance requested</b>). ~20-30’ paving, 40’ required (<b>variance requested</b>).</li> </ul>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the request to final plat 136 lots for Else Gayer Subdivision Section Two subject to <b>nine (9) conditions and four (4) notes, DENIAL</b> of the variance request for the incremental half of additional paving on N Main Street, and <b>DENIAL</b> of the variance requests for additional R-O-W and paving along all internal local streets.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Baptist Memorial Retirement Community Petitioner: SKG Engineering, LLC			
<b>STAFF CONTACT:</b>			
Austin Reed Planner (325) 657-4210, Extension 1550 <a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>			

**Conformity with Comprehensive Plan and Purpose Statements:**

The Baptist Memorial Retirement Community is looking to individually subdivide each of their structures as to best benefit their residents. This subdivision contains two sections and is preceded by a Planned Development District (PD25-01) which allowed for the existing land use and structures. Within Section Two are several currently private roads which will be dedicated as public streets and, if deemed necessary, will be brought to new standards. As accepting these dedications entail maintaining the roads in perpetuity and having them become subject to Comprehensive Plan and Purpose Statements, staff are recommending denial of the applicant's variance request to keep the roads at their current 30 feet instead of the standard 40/36 with sidewalk. Main Street, which is a Major Arterial road running along the western border of Section Two, is substandard in both right-of-way and paving width. The requirement for this subdivision is that the incremental half of both are given. The applicant has requested a variance from the paving width but intends to dedicate the right-of-way. West Drive, which is currently a local road that loops near Main, is now proposed to connect to Main in two places. The northern portion of Memorial Circle should also connect to Main street.

*Land Development and Subdivision Ordinance – Chapter 2 Purpose Statements:*

- C. To provide for the orderly, safe and efficient development of the City and surrounding area.*
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.*
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.*
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.*

The above Purpose Statements are items in which some concerns arise for city staff. In the case of this Subdivision, some of the street infrastructure could become very narrow. This along with the pedestrian elements subject the current citizens to an increased chance of conflict and safety concerns. City staff do recommend a full reconstruction of the street, water, and wastewater infrastructure as to assist with the long-term maintenance costs. A particular challenge will be how property values are determined for the structures now and when they become privately purchased lots. However, the city currently provides emergency services, animal services, landfill access, planning, permits, inspections and other processes to the subdivision already.

**Recommendation:**

Staff recommend **APPROVAL** of the request to final plat 136 lots for Else Gayer Subdivision Section Two subject to **nine (9) conditions and four (4) notes**, **DENIAL** of the variance request for incremental half of additional paving on N Main Street, and **DENIAL** of the variance requests for additional R-O-W and paving along all internal local streets.

Conditions:

- 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, prepare and submit plans for approval, illustrating the proposed installation of water mains and required service connections to each lot [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].

- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of sewer mains and required service connections to each lot [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, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of a sidewalk along all road frontages as required by the underlying multifamily standards of the Planned Development 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]
- 5) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of the incremental half of North Main Street, meeting the requirements for a Major Arterial with a minimum 56 feet of pavement. [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]
- 6) Prior to plat recordation, submit a revised plat illustrating the dedication of the incremental half of right-of-way necessary to bring North Main Street to its minimum 76 feet of right-of-way. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]
- 7) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of West Drive, Grandview Drive, Camelot Lane, Memorial Circle, Green Acres Circle, Mesquite Lane, Ash Lane, and Memorial Court, meeting the 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]
- 8) Prior to plat recordation, submit a revised plat illustrating the dedication of 50 feet of right-of-way for West Dr., Grandview Dr., Camelot Ln., Memorial Cir., Green Acres Cir., Mesquite Ln., Ash Ln., and Memorial Ct. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]

- 9) Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plans [ including streets ] for review and construct such in accordance with approved plans. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

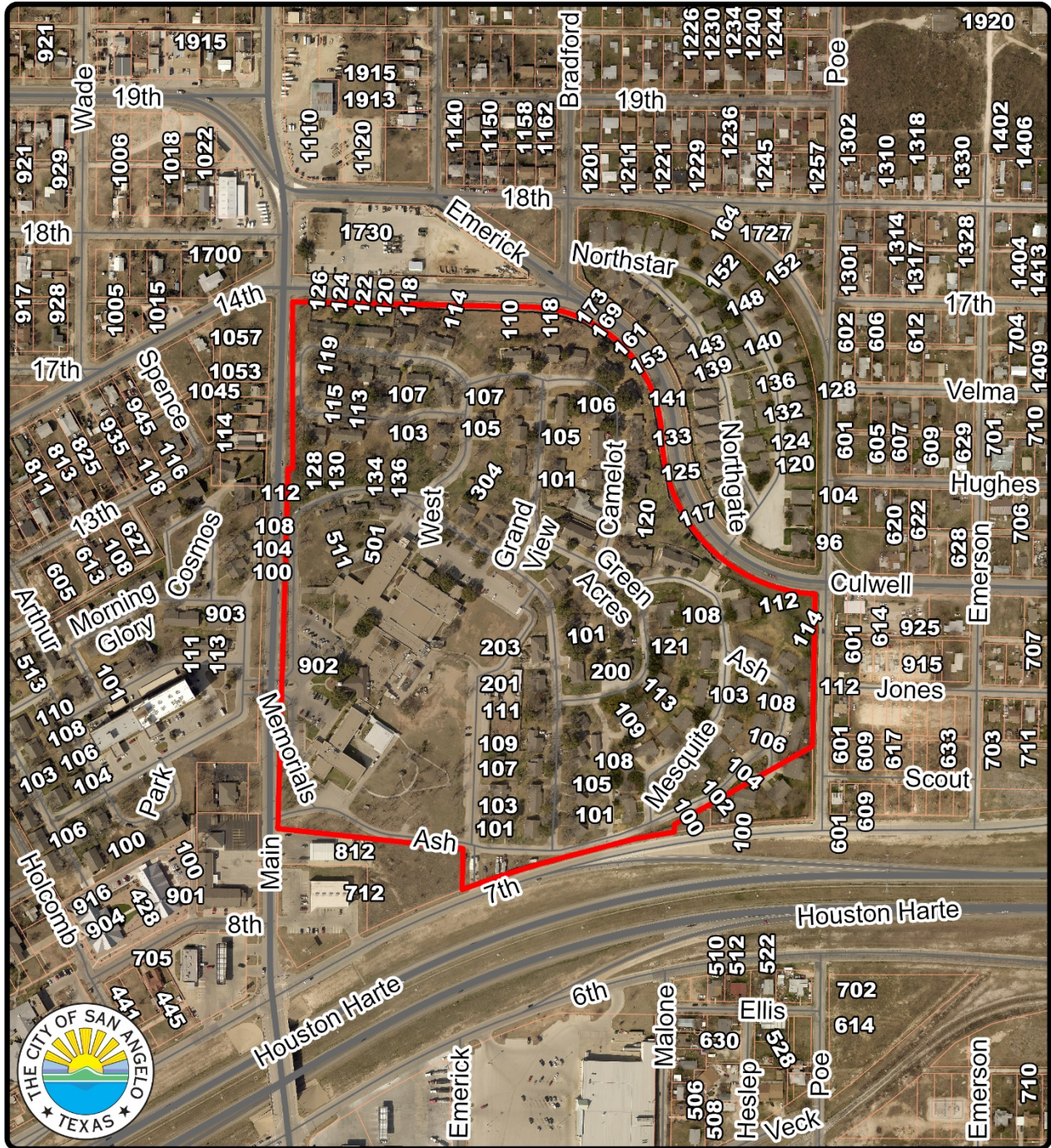
Notes:

- 1) Exterior walls with a fire separation distance of less than 5 feet shall have a one-hour fire-resistance rating with exposure from both sides. Openings in these walls may be limited or not allowed. Fire separation distance is measured from the building face to the closest interior lot line. 2021 IRC, table R302.1(1)
- 2) Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings. 2021 International Fire Code, Section 507.5, and Appendix D.
- 3) A developer agreement between both parties will need to be negotiated, signed, and recorded along with the plat to Tom Green County.
- 4) City staff reserve the right to require changes to street names for 911 addressing purposes.

**Attachments:**

Aerial  
Final Plat  
Concept Plan

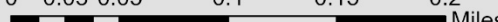
Aerial



**Aerial Map**  
**FP25-14 Elsie Gayer Sec 2**

Council District: #3 - Harry Thomas  
Neighborhood: Paulann

Subject Property: 

Scale:  Miles

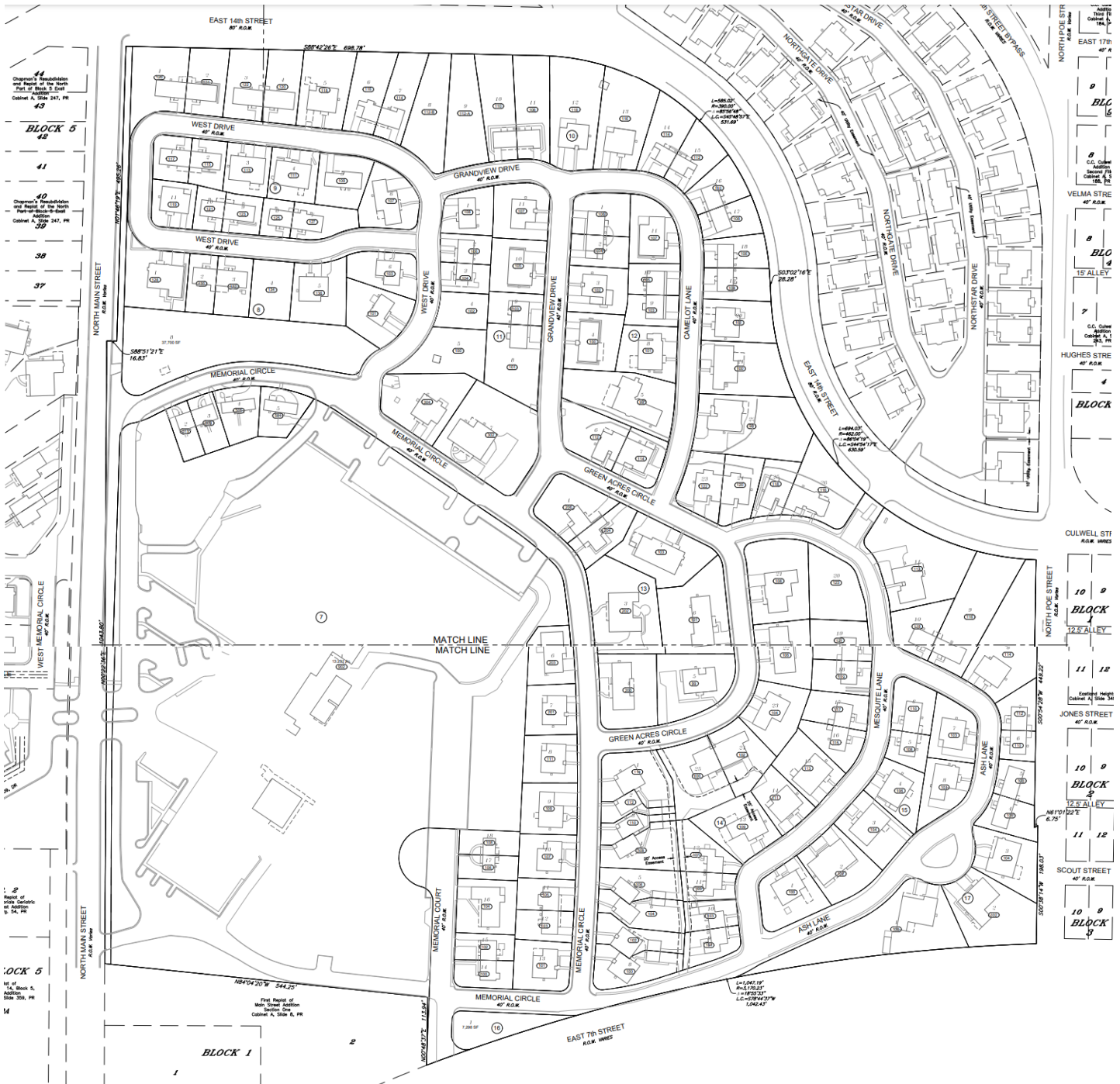


Final Plat



Concept Plan

(Note: Building lines are accurate, but some lot lines and streets are of an older rendition)



**PLANNING COMMISSION – August 18<sup>th</sup>, 2025**  
**STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		RP25-15: Concho River Estates, 1 <sup>st</sup> Replat, Tract 7.	
<b>SYNOPSIS:</b>			
A request for First Replat of 1.533 acres in Tract 7, Concho River Estates located at 2991 Christoval Road with variance requests for the block length, increasing road width, and installation of curb and gutter.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
2991 Christoval Road		Acres: 1.533, Subd: CONCHO RIVER ESTATES, SOUTH 1/2 OF SOUTH 1/2 OF TRACT 7 BEING 1.533 ACRES	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
District #3 – Harry Thomas Neighborhood - Glenmore		Single-family Residential (RS-1)	Neighborhood
			<b>SIZE:</b> 1.533 acres
<b>THOROUGHFARE PLAN:</b>			
Christoval Road – Minor Arterial. 80’ of right-of-way. 35’ of paving.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the First Replat of 1.533 acres in Tract 7, Concho River Estates with variance requests for the block length, increasing road width, and installation of curb and gutter, subject to five (5) conditions of approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner(s): Rebekah Raschke & Coy Terrell Petitioner: SKG Engineering			
<b>STAFF CONTACT:</b>			
Karen Putnam Planning Tech (325) 657-4210, Extension 1546 <a href="mailto:karen.putnam@sanangelo.gov">karen.putnam@sanangelo.gov</a>			

**Conformity with Comprehensive Plan and Purpose Statements:**

This Replat is located in the 2900-block of Christoval Road. The final plat was signed in August 1930. The replat is splitting Lot 7 into 2 lots. Lot 7A is being replatted for a single-family dwelling unit. The current block length is 5,400 feet from Terrace Dr to Paint Rock Rd. Staff is in support of the variance request to allow the block length to remain as AEP and the river is along the back of this lot so requiring a road will not be in the City's best interest. Christoval Rd is also on a CIP list but has not been funded. Staff is in support of the variance request to not improve Christoval or require curb and gutter as the length of the lot is 88.18' out of a 5,400 feet block.

**Recommendation:**

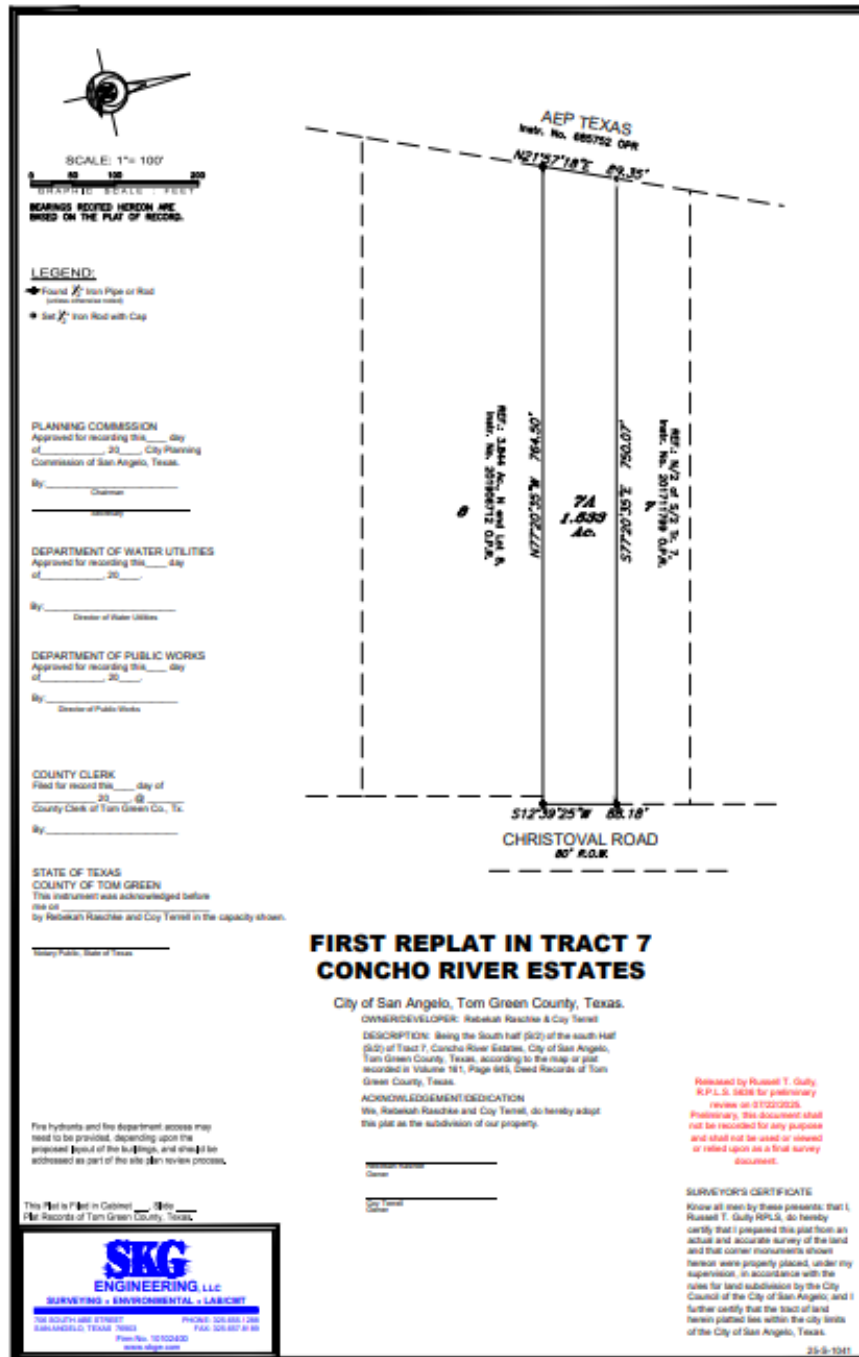
Staff recommend **APPROVAL** of the first replat in Tract 7, Concho River Estates, with variance requests for the block length, increasing road width, and installation of curb and gutter, subject to **five (5)** conditions of approval:

- 1) Prior to plat recordation, provide staff with a certificate showing there to be no delinquent taxes on the property. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) 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 Christoval Road. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
- 3) Blocks along major arterials and collector streets shall be not less than one thousand (1,000) feet in length. [Sec 2. LDSO] (**Variance request submitted**)
- 4) Prepare and submit plans for required improvement to street. For Christoval Rd, the minimum width required is 48 feet (in this case requiring 13 additional feet). [Land Development and Subdivision Ordinance, Chapter 10]. (**Variance request submitted**)
- 5) Prior to plat recordation, submit plans for and construct to City standards curb and gutter through the extent of Lot 7A on Christoval Road. [LDSO, Ch.9.III] (**Variance request submitted**)

**Attachments:**

Final Plat

Replat



**PLANNING COMMISSION – August 18, 2025**  
**STAFF REPORT**



City Council 1<sup>st</sup> reading: September 16, 2025

APPLICATION TYPE:		CASE:	
Alley & Street Right-of-Way Abandonment		ROW25-02: 47 <sup>th</sup> & Crockett & Bonham	
SYNOPSIS:			
<p>The applicant has requested the abandonment of a public alleyway coming off Crockett Street, as well as a portion of Bonham Street where the two connect. Both the alleyway and Bonham in the subject area are unimproved and free of public utilities. Neither are, or ever have been, used as streets or alleyways. The alley measures 400'x15' and the street measures about 340'x60'.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of the intersection of 47 <sup>th</sup> and Crockett Street, and Bonham street north of E 47 <sup>th</sup> .		Block 13 of the Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #2 Joe Self Neighborhood: Lake View	Single-Family Residential (RS-1)	Neighborhood	~.6 acres or 26,350 sq. ft.
THOROUGHFARE PLAN:			
<p>E 47<sup>th</sup> St. – Local Road  Crockett St. – Local Road  Bonham St. – Local Road</p>			
NOTIFICATIONS:			
<p>24 notifications mailed on 08/01/2025.  Zero (0) received in support or in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend <b>APPROVAL</b> of the Right-of-Way Abandonment subject to <b>three (3) conditions</b>.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owners: Ricky &amp; Patricia Williford,  Mills Legacy Development, LLC</p>			
STAFF CONTACT:			
<p>Austin Reed  Senior Planner  (325) 657-4210, Extension 1550  austin.reed@sanangelo.gov</p>			

**Additional Information:**

There are no existing City services within the alley and street area to be abandoned. The involved City departments have expressed their support for the abandonment. Neither the street nor alleyway are improved or utilized as an access point to any property and, on the contrary, have been built over in places. When subdividing to incorporate the abandoned land, the applicant will also dedicate a portion of their property which appears to encroach over E 47<sup>th</sup> to the south. There are two owners of the affected properties, and both have consented to the abandonment.

**Rationale:**

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request.
- *Utilities:* There are no existing City utilities in the alley.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way hinders the surrounding property owners' abilities to develop unused land and results in unnecessary complications.

**Recommendation:**

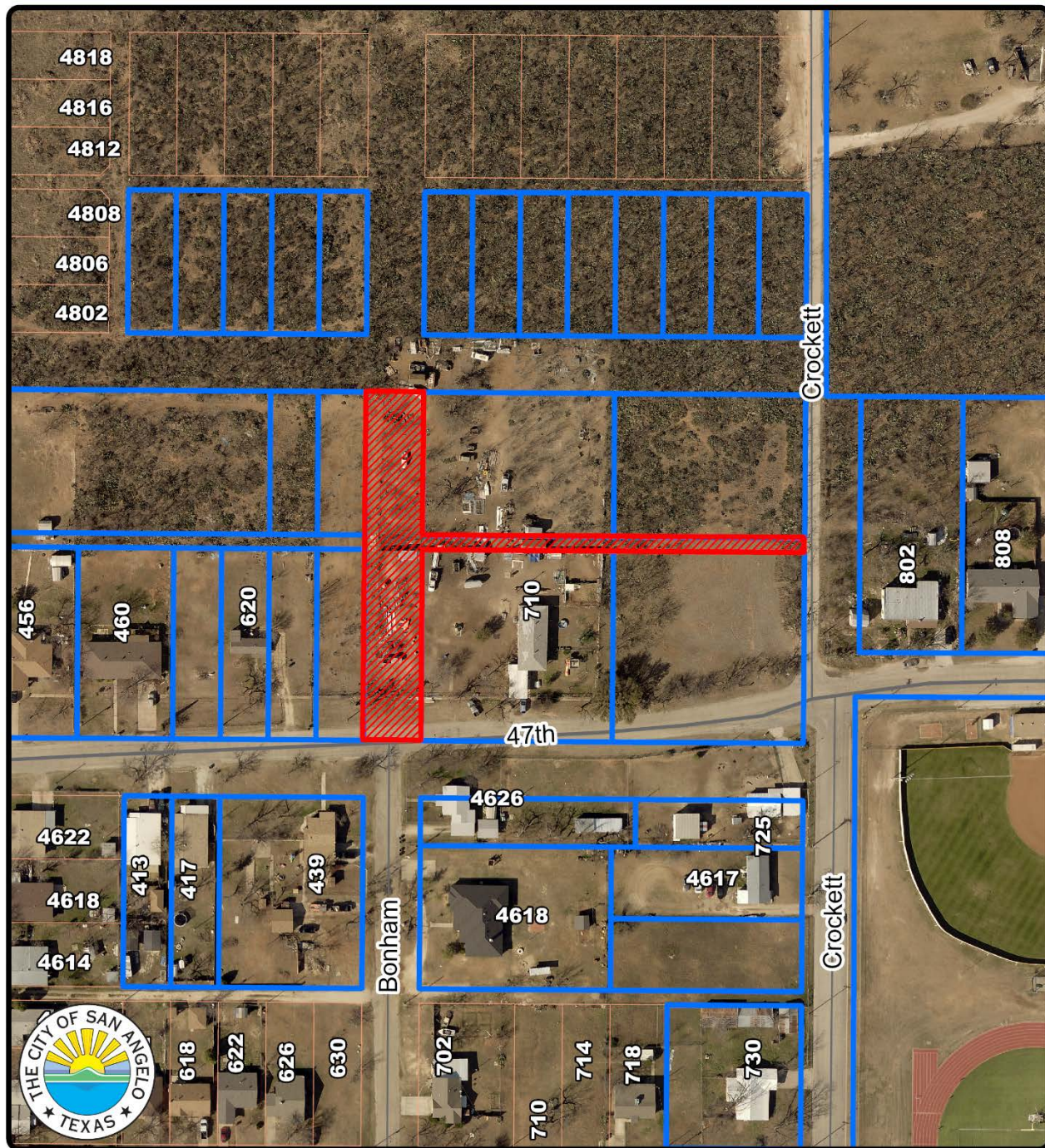
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision. As part of this subdivision, the applicant must dedicate to the City the portion of their property encompassing E 47<sup>th</sup> Street.

**Attachments:**

Notification Map  
Aerial Map

Notification Map




**200' Notification Map**  
**ROW25-02: 47th & Crockett**

Council District: #2 - Joe Self  
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 0.06 Miles

Subject Property: 

Notified Properties: 



Aerial Map



**PLANNING COMMISSION – August 18, 2025**  
**STAFF REPORT**



City Council 1<sup>st</sup> reading: September 16, 2025

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Alley & Street Right-of-way Abandonment		ROW25-03 528 Veck Street	
<b>SYNOPSIS:</b>			
The applicant has requested the abandonment of a platted alley Tract 15, 16 & 1, 2 from the Ellis Addition that separates his lots. Also abandoning a portion of the street right-of-way along Veck.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
528 Veck St		Acres: 0.168, Lot: 1, Blk: 28, Subd: ELLIS ADDITION Acres: 0.056, Lot: 2, Blk: 28, Subd: ELLIS ADDITION Acres: 0.036, Lot: 15, Blk: 28, Subd: ELLIS ADDITION Acres: 0.070, Lot: 16, Blk: 28, Subd: ELLIS ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND</b>	<b>SIZE:</b>
District #3 – Harry Thomas PaulAnn Neighborhood	Single-family Residential (RS-1)	Transitional	0.168, 0.056, 0.036, 0.070 Acres
<b>THOROUGHFARE PLAN:</b>			
Alley was approved as part of the Ellis Addition, filed for record October 1, 1888 with the Tom Green County Clerk. Both Poe St and Veck St are local roads.			
<b>NOTIFICATIONS:</b>			
12 notifications mailed on August 1, 2025. Zero received in support and zero in opposition.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b><u>APPROVAL</u></b> of the alley and a portion of street right-of-way along Veck, subject to <b>Three Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Adolfo Ramirez, Jr			
<b>STAFF CONTACT:</b>			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 <a href="mailto:rae.lineberry@sanangelo.gov">rae.lineberry@sanangelo.gov</a>			

**Additional Information:**

City Staff circulated all relevant municipal departments, as well as public and private utility companies. There are no existing City services within the alley area to be abandoned. City departments expressed their support for the alley abandonment and a portion of the street right-of-way along Veck St subject to conditions of approval. The applicant would like to replat and include all lots and the portion of street right-of-way creating one lot. The alley was never developed, and the block is not configured to allow it to develop.

**Rationale:**

Planning Staff reviewed all relevant history, ordinances, policies, and visited the site to take some photos, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners. A site visit confirms that the alley is non-existent. A large portion of right-of-way along Veck was dedicated because of the railroad. Abandoning a portion will not negatively affect the traffic patterns. Veck St has curb and gutter and a width of 37ft of pavement, which meets the minimum paving requirement for a local street.
- *Utilities:* There are no existing City utilities in the alley or the portion of street right-of-way along Veck St. Water and sewer lines are in the streets adjacent to the property.
- *Community Impact:* Notifications were sent to adjacent owners notifying them of the public hearing. There have been no responses to date. As a condition of approval, Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.

**Recommendation:**

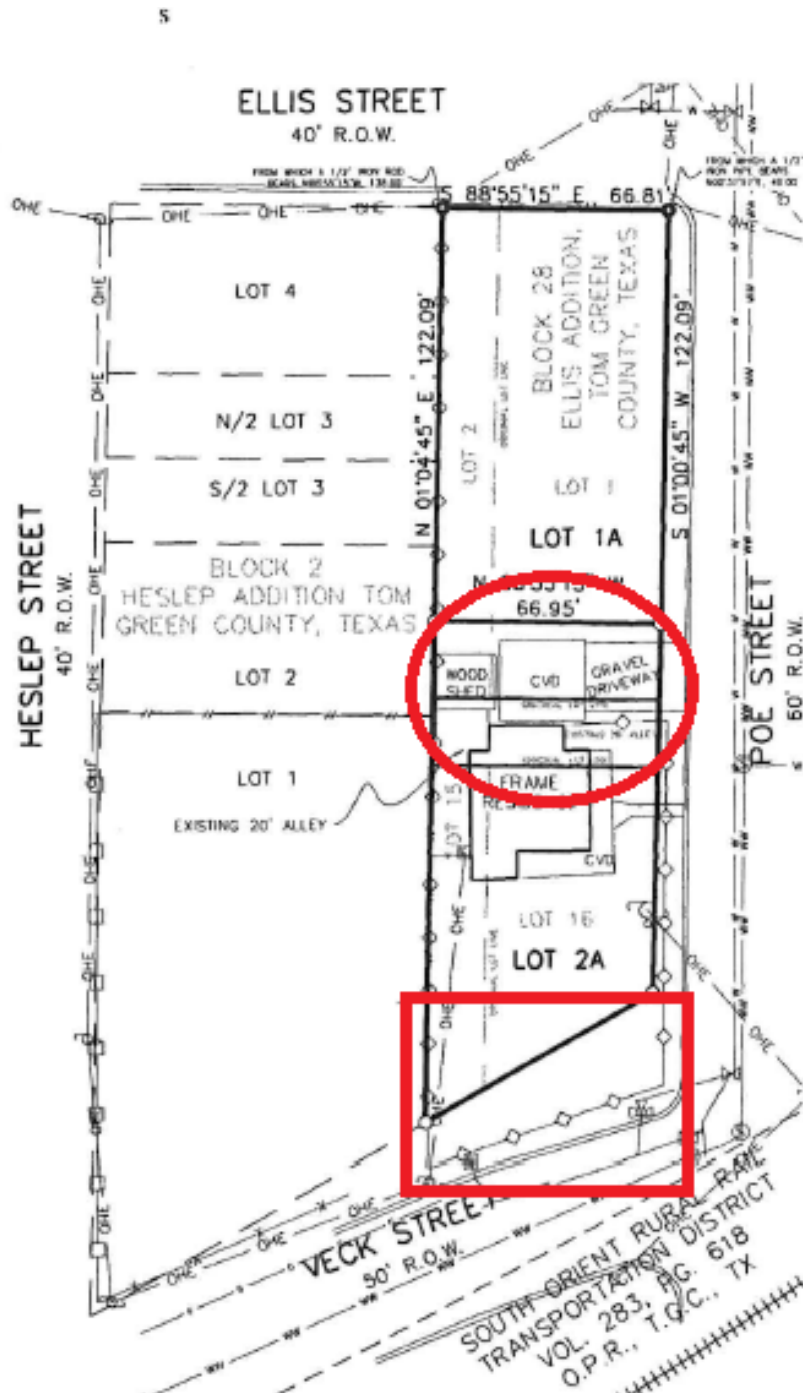
Staff recommends **APPROVAL** of the alley and a portion of street right-of-way along Veck, subject to **Three Conditions of Approval:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley and street right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided.
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

**Attachments:**

Aerial Map  
Abandonment Exhibit without imagery  
Abandonment Exhibit with imagery  
Photos






**REPLAT OF LOT 1, LOT 2, LOT  
15, & LOT 16,  
BLOCK 28, ELLIS ADDITION,  
CITY OF SAN ANGELO,  
TOM GREEN COUNTY, TEXAS**

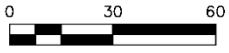
OWNED- ADOLPH RAMIREZ JR

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

This plat is filed in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_, Plat Records of Tom Green County, Texas.



SCALE: 1"=30'



**LEGEND**

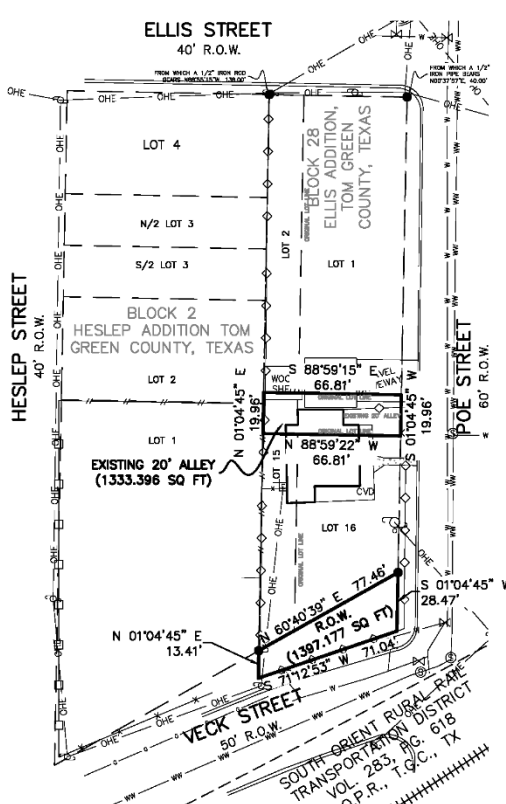
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD CAPPED "MO"
- POINT
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT/BUILDING SET-BACK LINE
- - - FENCE
- OHE OVERHEAD POWER LINE
- ||||| RAILROAD TRACKS
- ||||| WATER LINE
- WASTE WATER LINE
- GAS LINE
- POWER POLE
- POWER POLE WITH LIGHT
- ELECTRIC METER
- WATER METER
- GAS METER
- CVD COVERED AREA
- R.O.W. RIGHT-OF-WAY
- CONCRETE

**CITY PLANNING COMMISSION**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 City Planning Commission of San Angelo, Texas.  
 By: \_\_\_\_\_  
 Chairman

**DEPARTMENT OF PUBLIC WORKS**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_  
 Director of Public Works

**DEPARTMENT OF WATER UTILITIES**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_  
 Director of Public Works

**COUNTY CLERK**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 County Clerk of Tom Green County, Texas  
 By: \_\_\_\_\_



**REPLAT OF LOT 1, LOT 2, LOT 15, & LOT 16, BLOCK 28, ELLIS ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS**

OWNER: ADOLPH RAMIREZ JR.

Being Lot 1, Lot 2, Lot 15, & Lot 16, Block 28, Ellis Addition to the City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume Y, Page 39, Deed Records of Tom Green County, Texas.

**DEDICATION / ACKNOWLEDGEMENT**

I, Adolph Ramirez Jr., do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.

Adolph Ramirez Jr.

STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
 Notary Public in and for the State of Texas

**NOTES:**  
 1. FIELD NOTES TO ACCOMPANY THIS PLAT  
 2. PRELIMINARY PRINT DATE: AUGUST 11, 2025

**SURVEYOR'S CERTIFICATE**

Know all men by these presents: that I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon will be or were properly placed under my supervision, in accordance with the Order Establishing Regulations For The Development Of Subdivisions and Manufactured Home Rental Communities adopted by the Commissioner's Court of Tom Green County, Texas and with the Rules of the Texas Board of Professional Engineers and Land Surveyors.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Field: JF  
 Office: JF  
 Job # 25040005

Registered Prof. Land Surveyor  
 Texas Registration No. 6625

**MCMILLAN AND QUINN, INC.** FIRM NO. 10194241 P.O. BOX 3506 SAN ANGELO, TEXAS PHONE: (325) 939-0043 EMAIL: info@mqibx.com Copyright 2025 All Rights Reserved

**PLANNING COMMISSION – August 18, 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:**

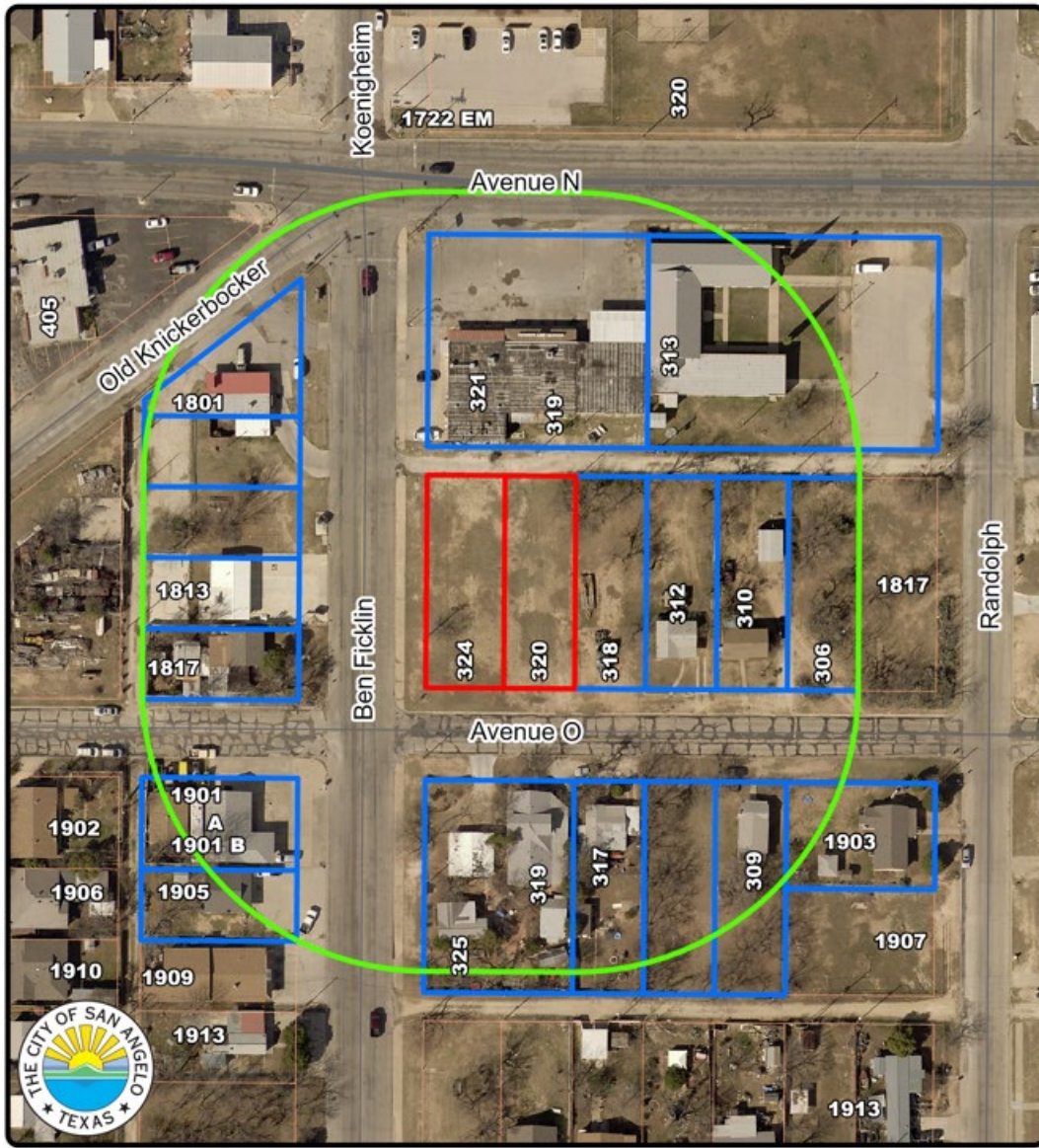
Notification Map

Zoning Map




Site Photograph


Concept Plans


### Notification Map



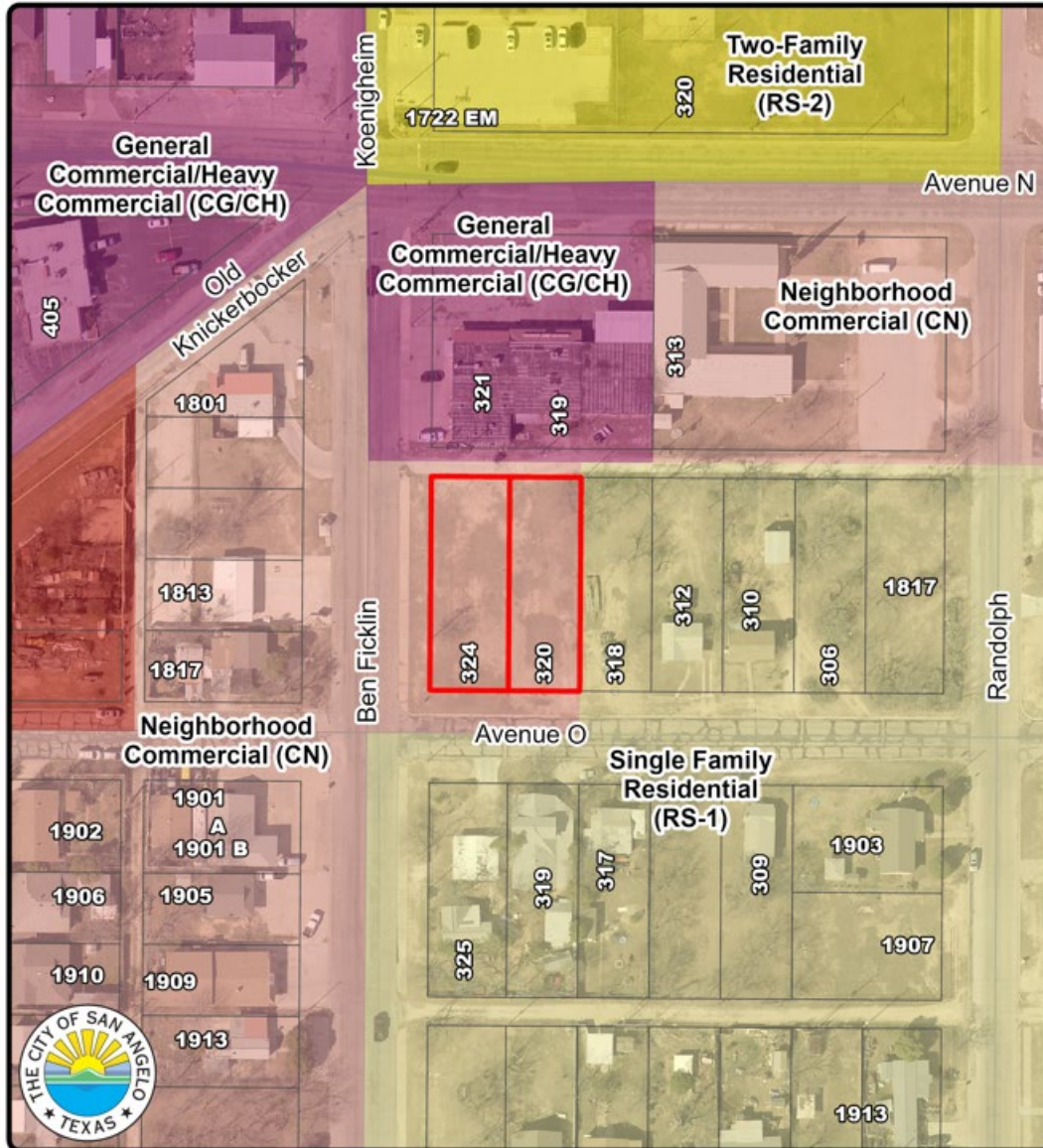
**200' Notification Map**  
**CU25-12: 320 W Ave O**  
Council District: #3 - Harry Thomas  
Neighborhood: Rio Vista

200' Range:   
Subject Property:   
Notified Properties: 

Scale:  Miles



### 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 – August 18, 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 in 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:**

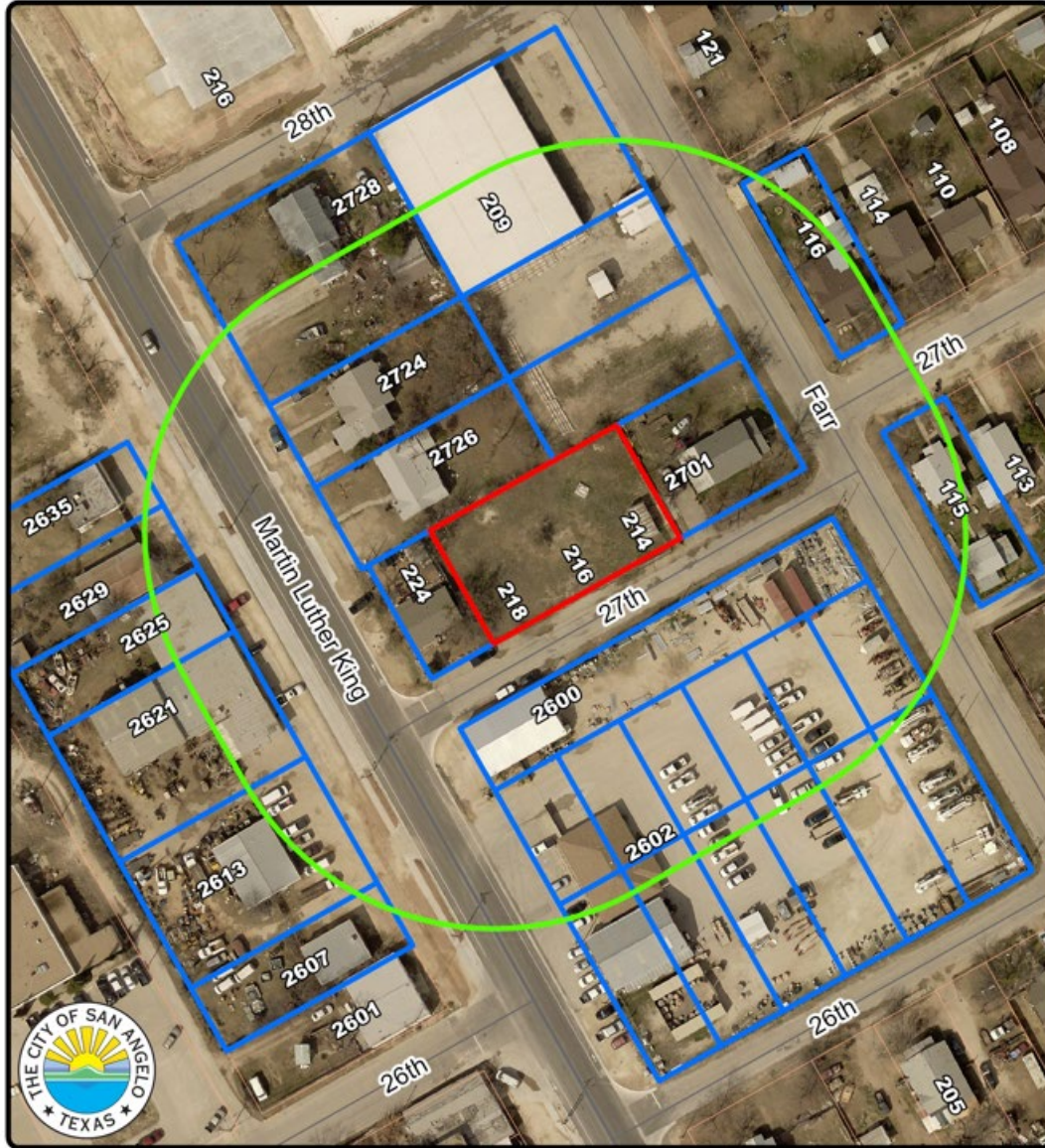
Staff recommends **Approval** of the request to allow for household living in a General Commercial/Heavy Commercial (CG/CH) Zoning District, with 2 conditions of approval.

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 0.01 0.02 0.03 0.04 Miles

200' Range: 

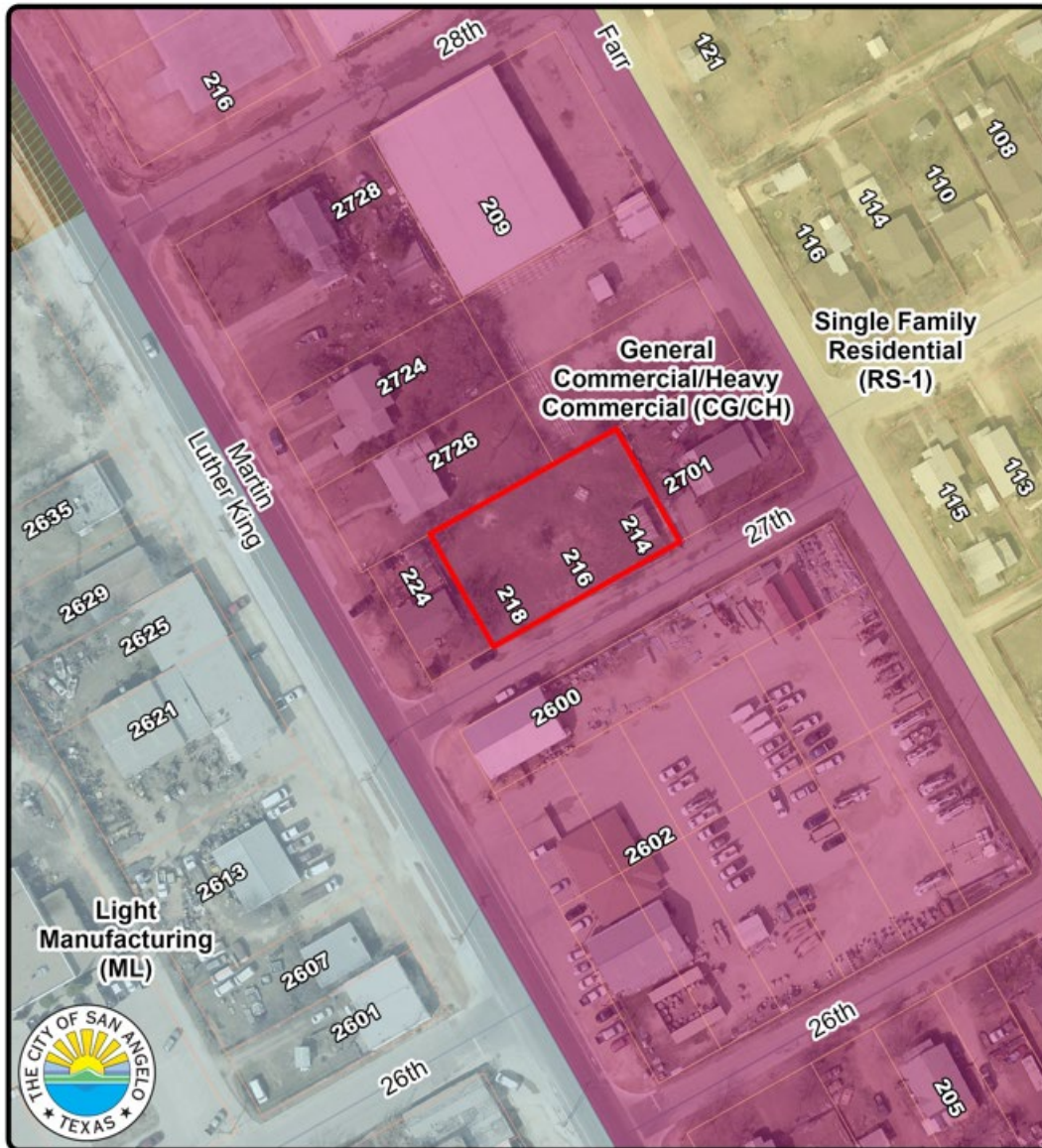
Subject Property: 

Notified Properties: 

N



## Zoning Map



### Zoning Map

CU25-13: 218 W 27th

Council District: #4 - Patrick Keely

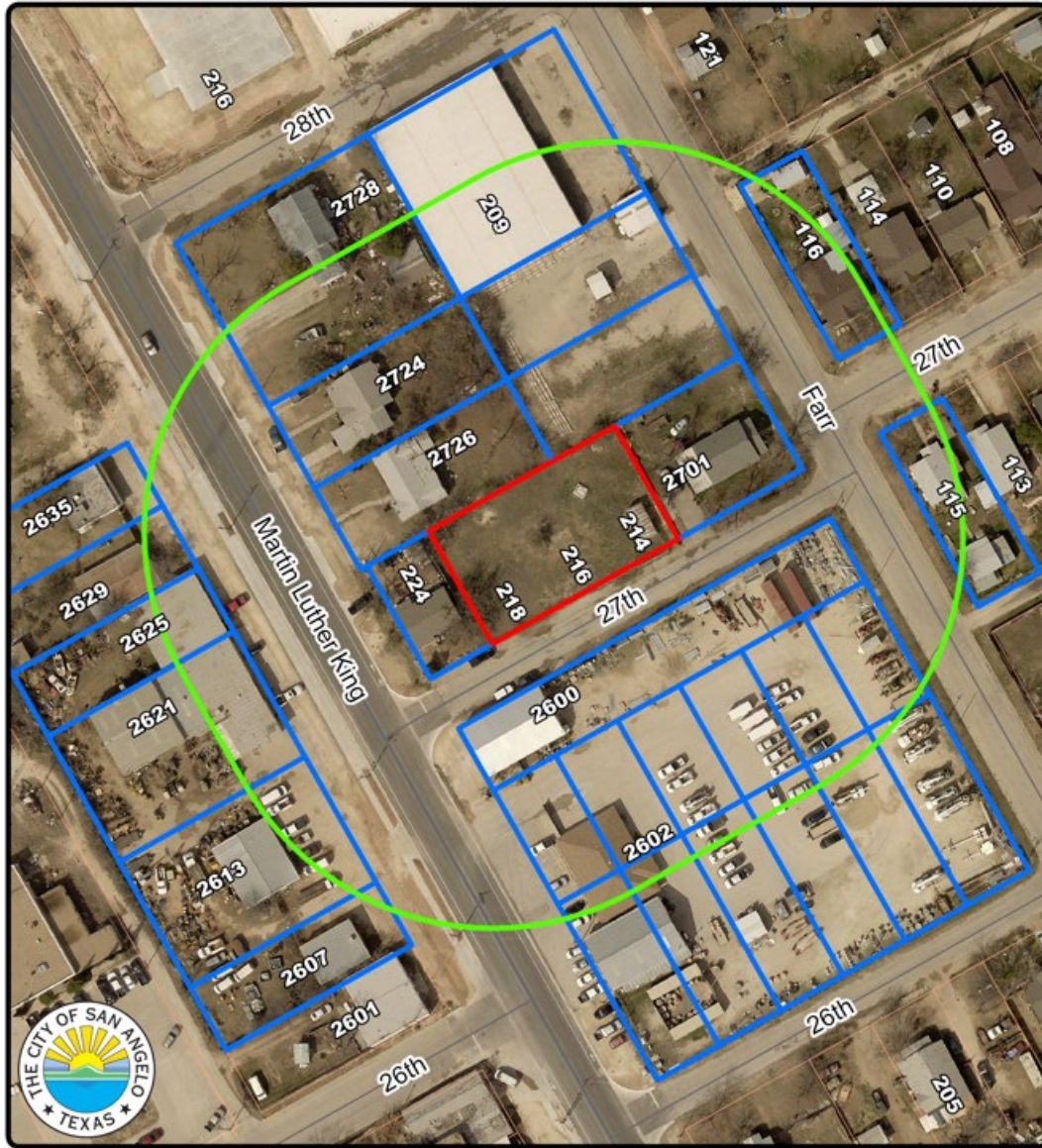
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 







### 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

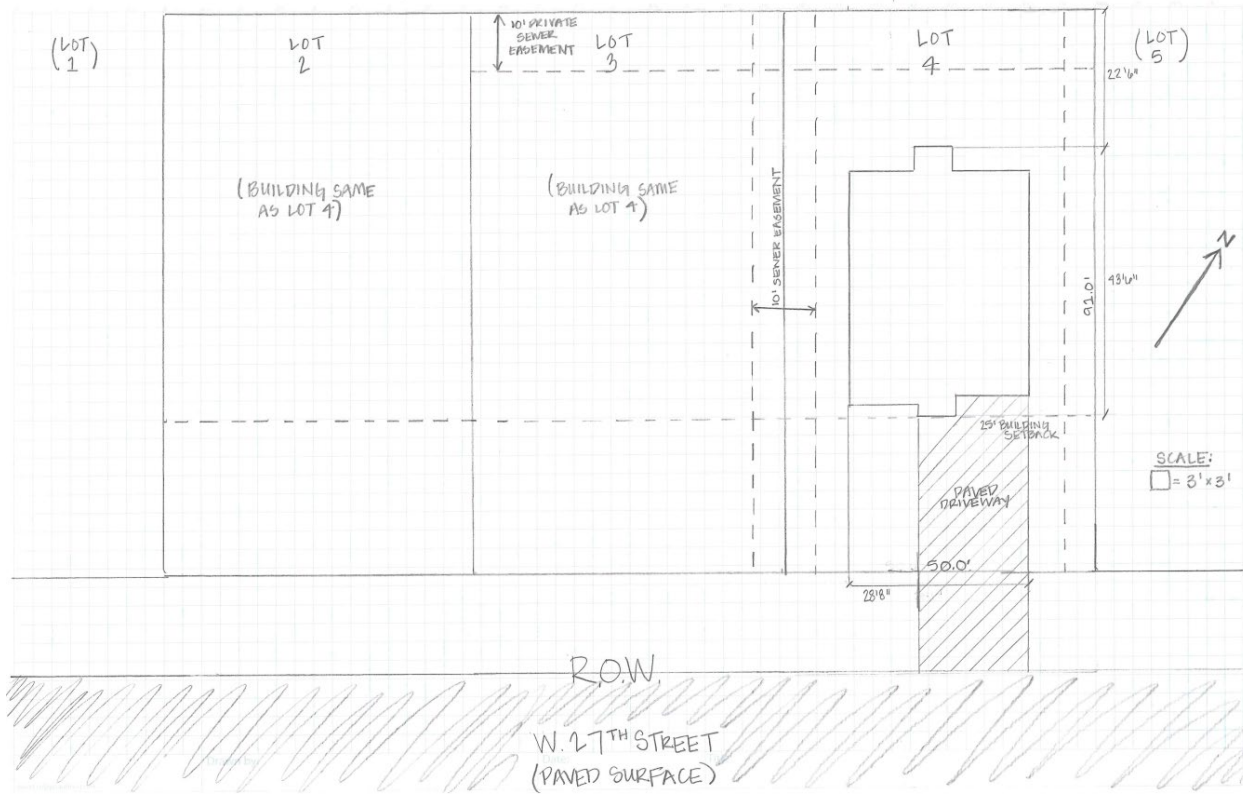
200' Range:   
Subject Property:   
Notified Properties: 

N  


**Photographs**



### Rendering



**PLANNING COMMISSION – August 18, 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.

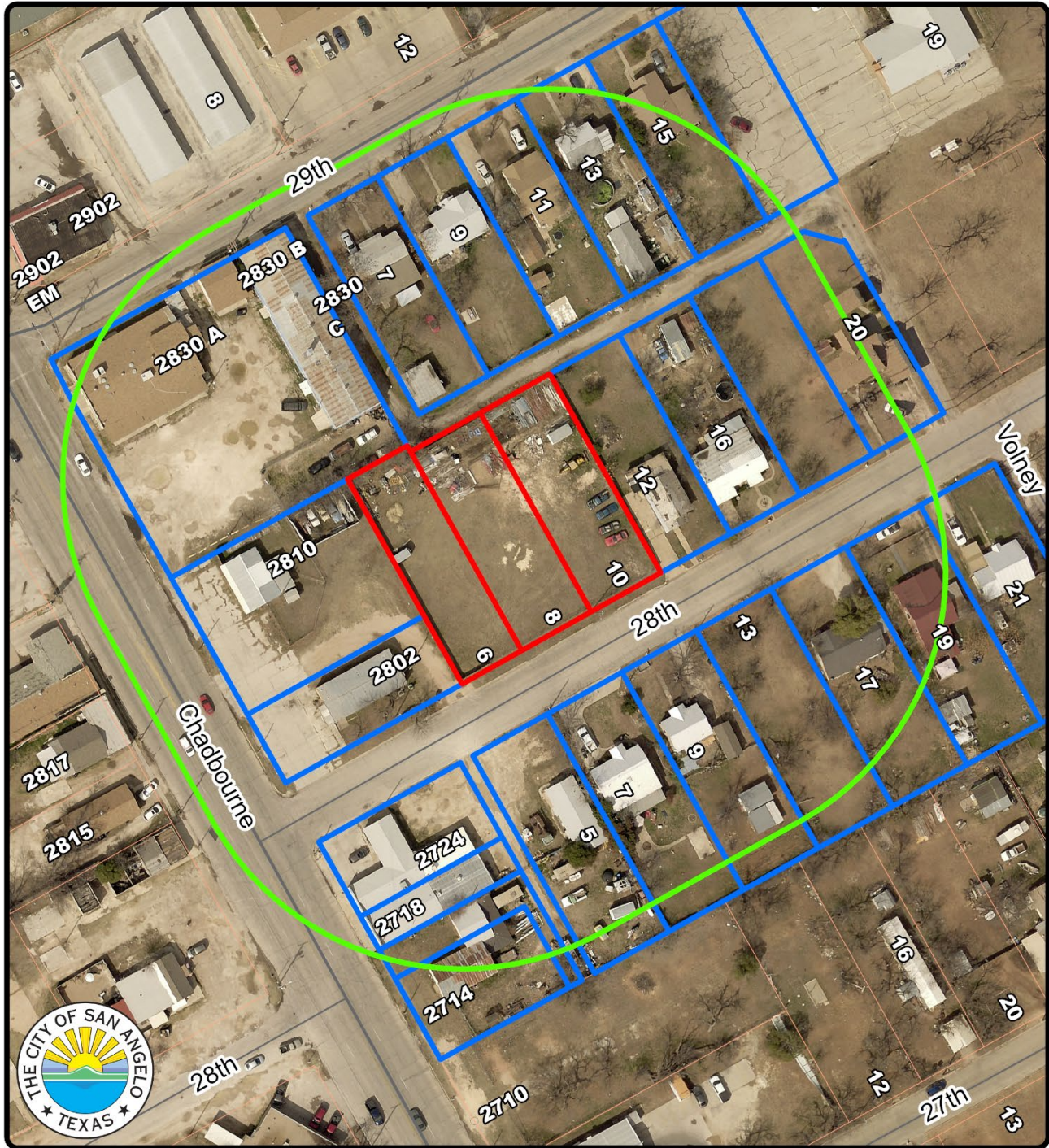
**Recommendation:**

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




**200' Notification Map**  
**CU25-14: 6 8 10 E 28th**

Council District: #4 - Patrick Keely  
Neighborhood: Reagan

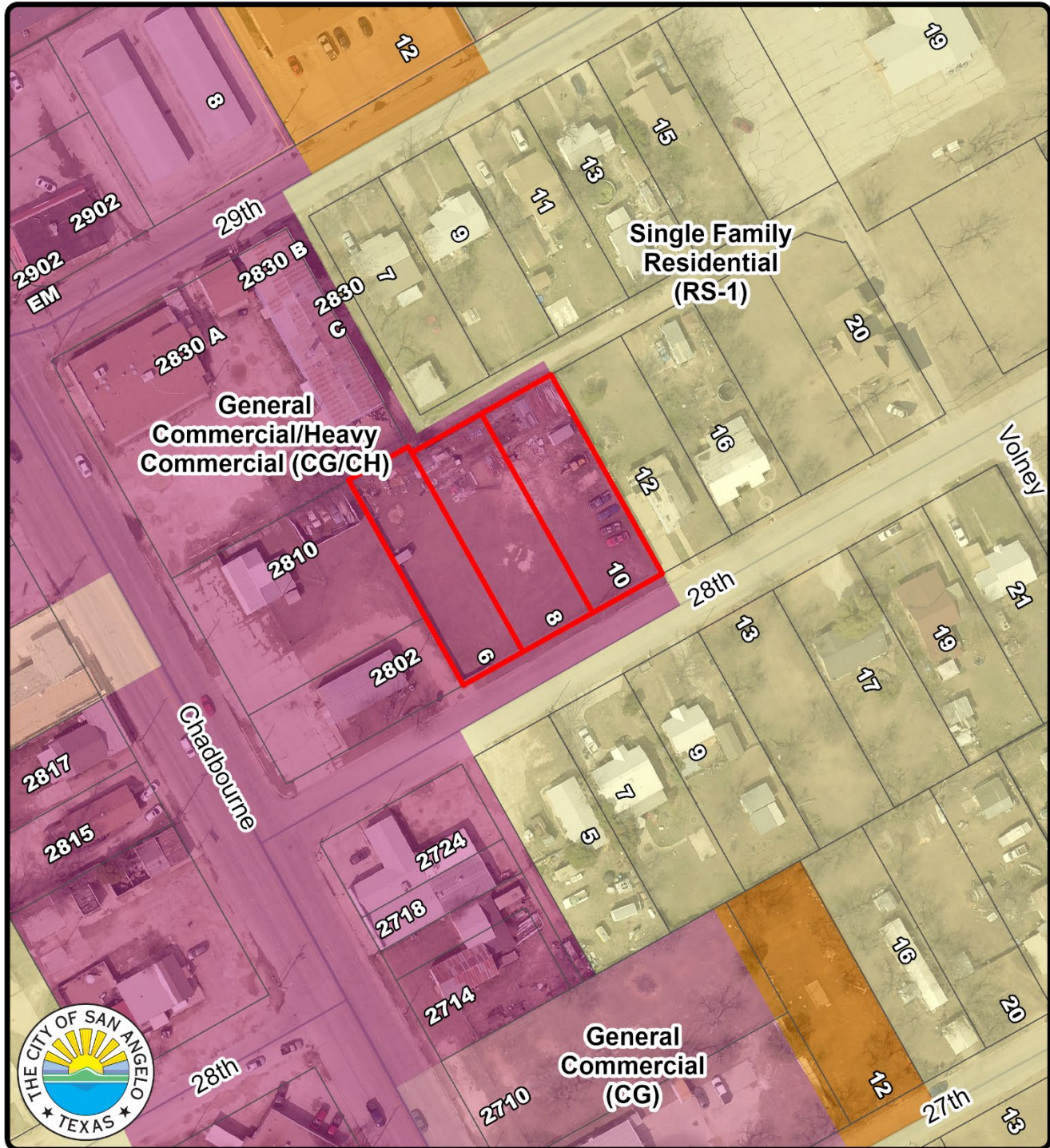
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 





### 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: 





**PLANNING COMMISSION – August 18, 2025  
STAFF REPORT**

<b>APPLICATION TYPE:</b>	<b>CASE:</b>		
Conditional Use	CU25-15 – 2321 Armstrong St.		
<b>SYNOPSIS:</b>			
<p>This is a request for approval of a Conditional Use permit to allow a church to construct a new building for youth services in an area adjacent to their main building. The property is zoned Single-Family Residential (RS-1), and the church owns the entire north side of the block where the request is located. Religious institutions are allowable through Conditional Use in RS-1. While the church has long been established, this building will technically sit on a different lot and therefore must receive approval by today’s standards.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
2321 Armstrong St.		Acres: .16, Lot 2, Block 30, Exall Addition, *Church	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #4 – Patrick Keely Neighborhood – Reagan	Single-Family Residential (RS-1)	Neighborhood	0.16 acres
<b>THOROUGHFARE PLAN:</b>			
E 24 <sup>th</sup> St. – Local Road			
<b>NOTIFICATIONS:</b>			
15 notifications sent on 08/01/25. Received 0 in favor and 0 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of the request for a Conditional Use permit to allow a church youth building on Lot 2 of Block 30, Exall Addition, subject to three (3) conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Calvary Baptist Church			
<b>STAFF CONTACT:</b>			
Austin Reed Senior Planner (325) 657-4210 austin.reed@cosatx.us			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The proposed amendment should not create any adverse effects as the block face is currently under common ownership and has already been used for church purposes.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* Staff do not anticipate that the proposed amendment would be contrary to any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff believe the request to be compatible with the surrounding area as the proposed use is not intense in nature and is mostly surrounded by other church property.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff do not anticipate any adverse impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* Proposed use may represent a demonstrated community need for youth religious services within the neighborhood.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* The proposed amendment would result in a logical and orderly pattern of development. Staff believe the applicant has met the criteria necessary for approval as required in the Zoning Ordinance.

**Recommendation:**

Staff recommend **APPROVAL** of CU25-15, **subject to three (3) conditions:**

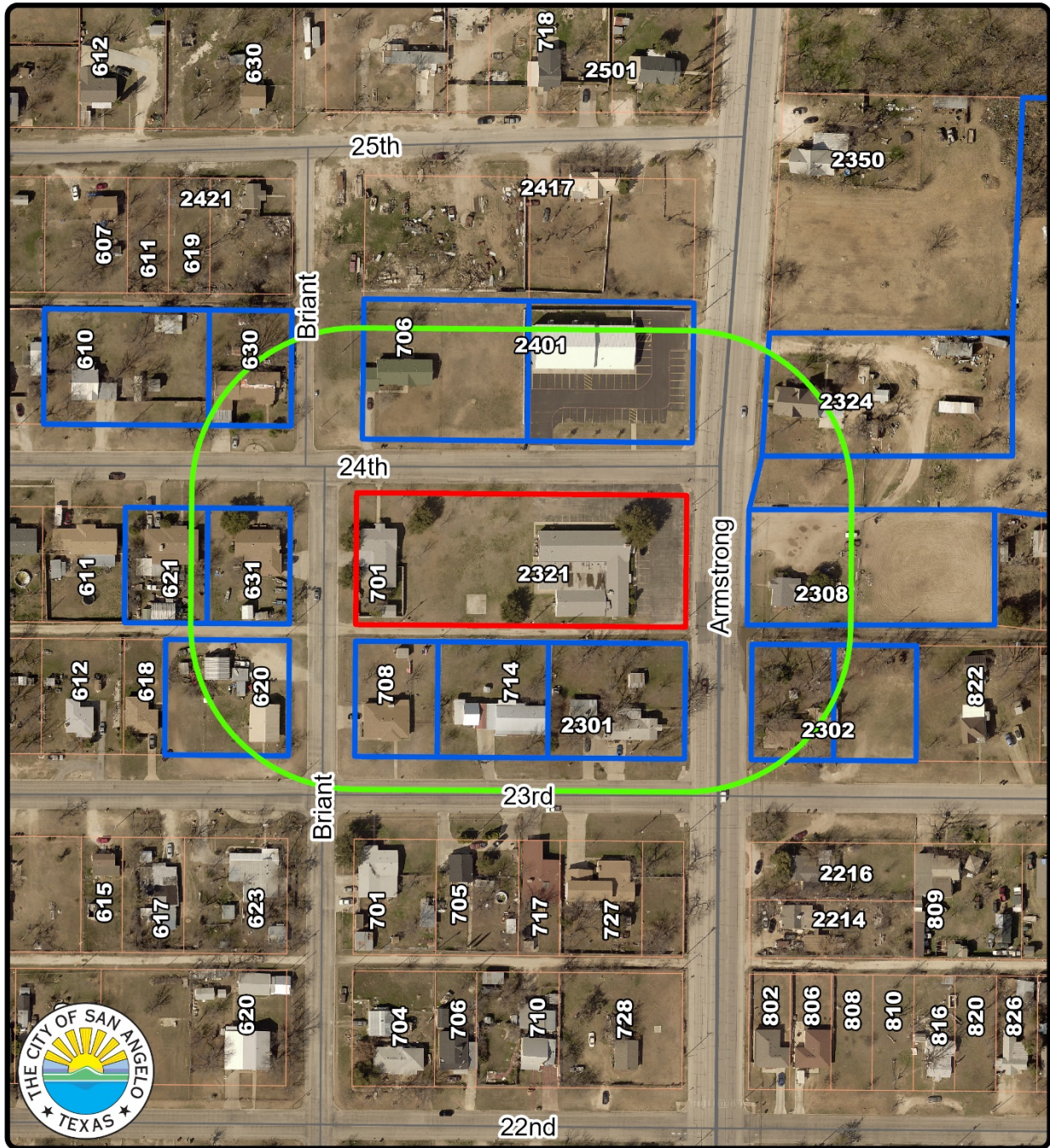
1. Applicant must obtain all necessary building permits through the Building Permits and Inspections Division.
2. Applicant must install and maintain privacy screening where necessary to shield the addition from existing residential uses.
3. Any exterior lighting must be shielded downward as to minimize glare on surrounding properties.

**Attachments:**

Concept/Floor Plan  
Notification Map  
Zoning Map




Notification Map




**200ft Notification Map**  
**CU25-15: 2321 Armstrong**

Council District: #4 - Patrick Keely  
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map





# STAFF REPORT - Z25-20

Planning Commission: August 18, 2025

City Council 1<sup>st</sup> reading: September 16, 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 build a 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:**

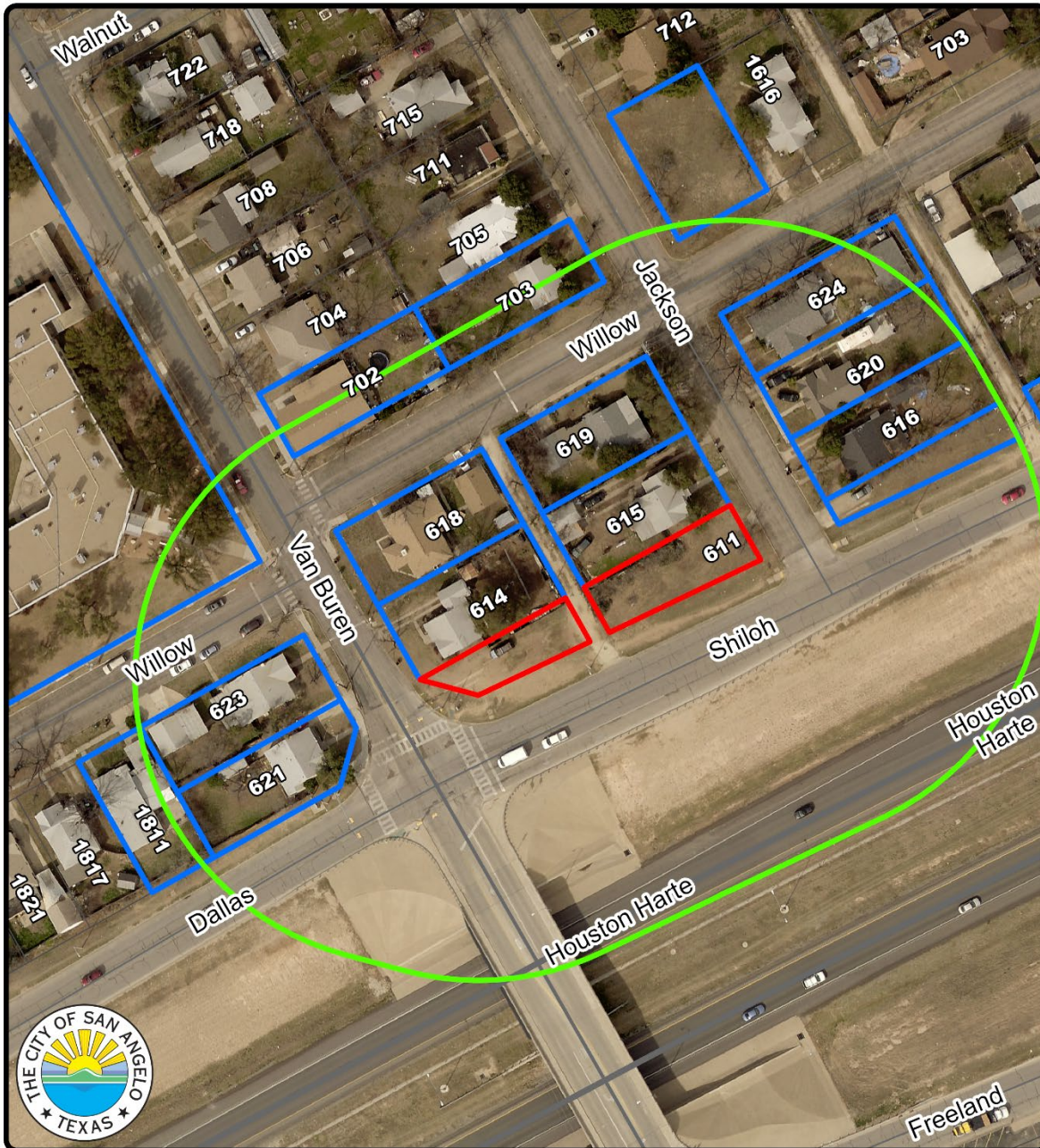
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for the properties located at 611 N Jackson & 610 N Van Buren.

**Attachments:**

Notification Map

Zoning Map

Vision Plan Map



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

Council District: #4 - Patrick Keely  
Neighborhood: Central

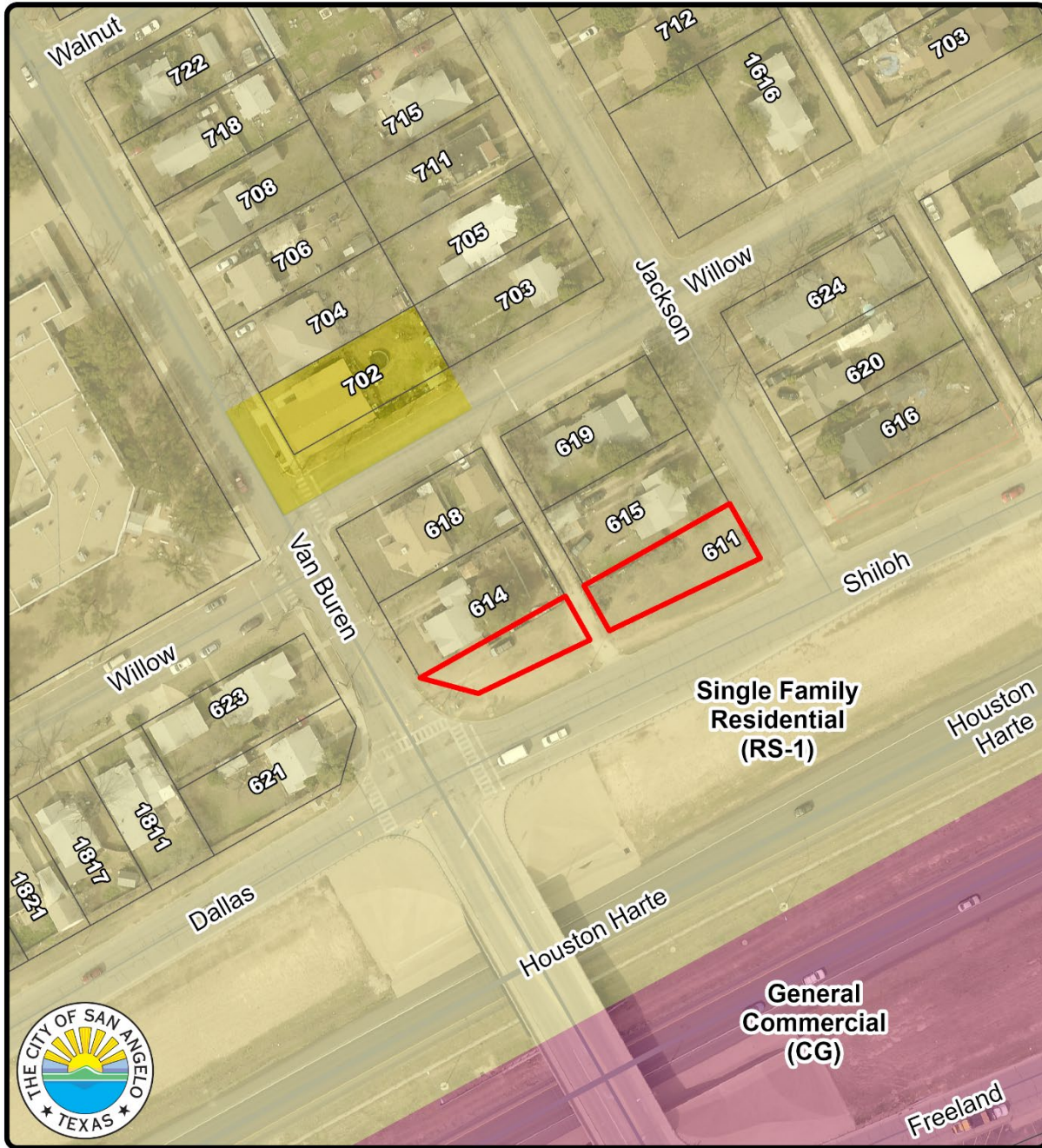
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200' Range: 

Subject Property: 

Notified Properties: 





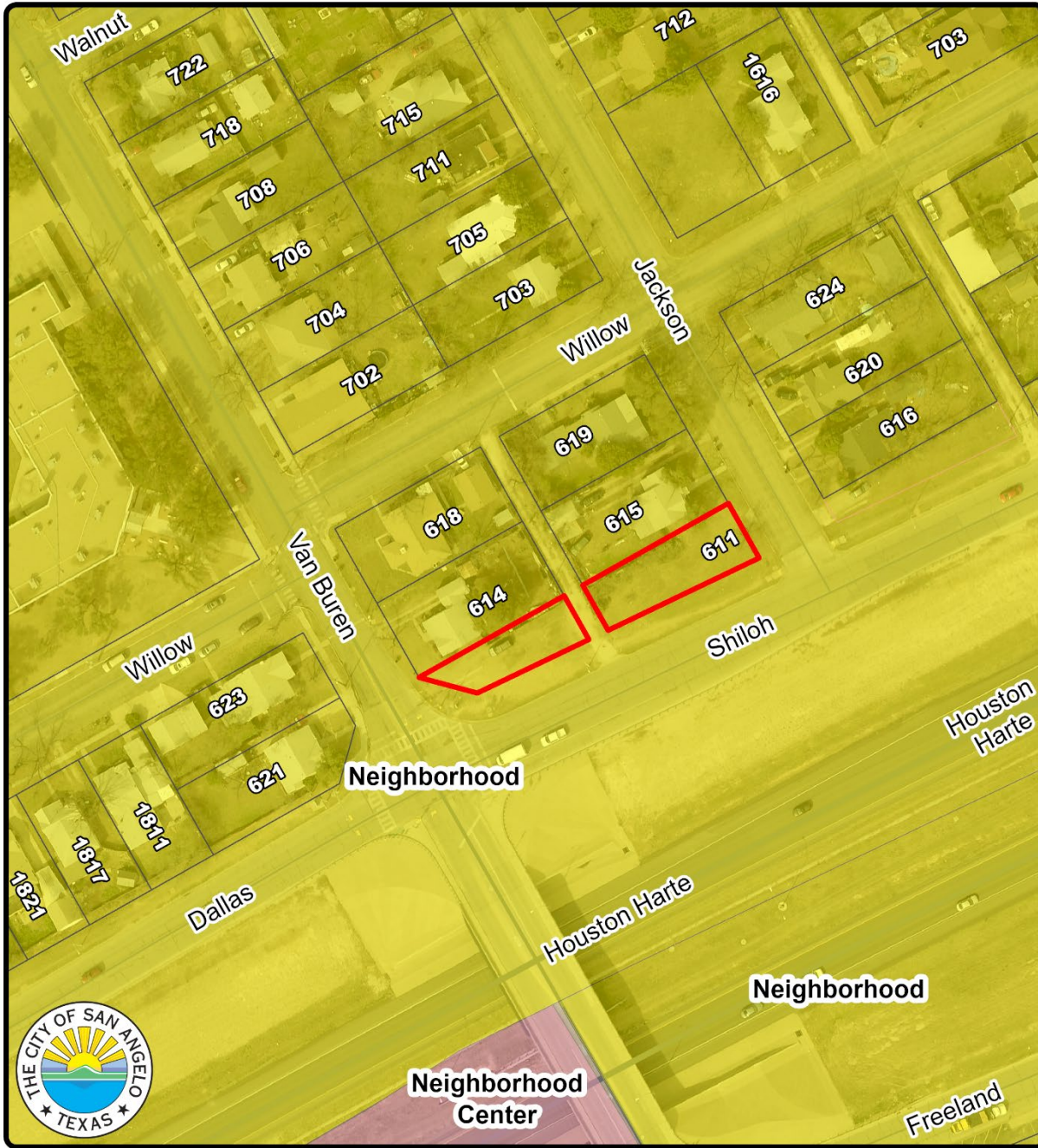
**Zoning Map**  
**Z25-20: Jackson and Van Buren**

Council District: #4 - Patrick Keely  
Neighborhood: Central

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

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: 