



**Planning Commission  
9/15/2025**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on September 15, 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 August 18, 2025.

**IV. Regular Agenda**

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

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

1. **ROW25-06 1900 Block of Koberlin St:** A request to abandon an unimproved portion of street right-of-way measuring 60 feet by 100 feet south of the intersection of Montague Avenue and Koberlin Street.

B. **Conditional Uses**

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

1. **CU25-16 2452 Douglas Dr:** A request for approval of a Conditional Use to utilize an existing single-family residence as a gathering place and provide faith-based engagement opportunities for young people located at 2452 Douglas Dr.

C. **Subdivision Plats**

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

1. **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.
2. **FP25-16 Southland Hills Addition Section 25:** A request to Final Plat Southland Hills Addition, Section 25 being 4.314 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and south of Forest Hill Dr.
3. **FP25-17 Southland Hills Section 26:** A request to Final Plat Southland Hills Addition, Section 26 being 5.214 acres under a Planned Development (PD22-03) zoning district located south of Forest Hill Drive and east of Walnut Hill Drive.
4. **FP25-18 Arden Heights Section 1:** A request to Final Plat for 12 new residential lots as part of Arden Heights' Section One. These lots span 9.141 acres and will be located along Navidad Street, a new local road coming off Bosque Drive, a new Minor Collector.
5. **FP25-19 Arden Heights Section Two:** A request to Final Plat for 13 new residential lots as part of Arden Heights' Section Two. These lots span 8.445 acres and will be located along Neches Street, a new local road coming off Bosque Drive, a new Minor Collector.
6. **FP25-20 Saddle Creek Park Addition Section 3:** A request to Final Plat Saddle Creek Park Addition, Section 3 being .84 acres creating seven lots for single-family homes located east of the corner of Travis St and Lake View Heroes Dr.
7. **FP25-22 Naumann Addition Section 2 Lot 1:** A request to Final Plat creating one lot over 11.98 acres in the Light Manufacturing (ML) zoning district, as well as a variance request for paving and curb/gutter along East 28th Street and a variance request to not construct a new local road.
8. **RP25-20 Lakeview Addition Block 13 & 14:** A request to replat Blocks 13 and 14 of the Lakeview Addition, combining 18 lots into 2 total lots over 3.812 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a partial variance on paving for Crockett Street, a request for a variance on paving for 48<sup>th</sup> street, and a request for paving and no curb and gutter on 47<sup>th</sup> street.
9. **RP25-21 Ellis Addition Block 28, Lots 1, 2, 15, & 16:** A request to Replat and absorb the abandoned alley and a portion of the street right-of-way along Veck creating two lots out of the four located at 528 Veck.

**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, October 20, 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 9th day of September 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).



**RECORD OF MINUTES  
CITY OF SAN ANGELO, TX  
PLANNING COMMISSION  
August 18, 2025 9:00 AM**

**Board Present:** Luke Uherik, Chair  
Brittany Davis, Vice Chair  
Kandi Pool  
Lyndon Roberts-Galindo  
Liz Albert

**Staff Present:** Aaron Vannoy, Director of Planning and Development Services  
Brandon Dyson, City Attorney  
Rae Lineberry, Lead Planner  
Austin Reed, Senior Planner  
Karen Putnam, Planner  
Arden Neff, Planning Technician

**I. Call to Order**

*Commissioner Uherik called the meeting to order at 9:00 A.M. and established quorum.*

**II. Public Comment**

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

**III. Consent Agenda**

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment, otherwise the Consent Agenda will be considered in one vote. All items on the consent agenda have been recommended for approval by staff with no opposition received to date. Since some items on the Consent Agenda may require a public hearing, the Commission will accept public comment on any item on the Consent Agenda in one public hearing.

- A. **Meeting Minutes:** Consider approving the meeting minutes from June 20, 2025.  
*Staff made comment that the minutes are incorrectly typed on the agenda, and that the meeting minutes are actually for June 16<sup>th</sup> of 2025. Commissioner Davis made motion for approval, Commissioner Pool seconded. Motion carried 5-0.*

**IV. Regular Agenda**

- A. **Vice Chair Election**  
*Commissioner Pool made a motion to elect Commissioner Davis as Vice Chair. Commissioner Albert seconded. Motion carried 5-0.*

**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.

*Lead Planner Lineberry presented the case.*

*Commissioner Uherik opened public comment.*

*The applicants were present but elected not to speak.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis made a motion to approve the preliminary and final plat as staff presented. Commissioner Pool seconded. Motion carried 5-0.*

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.

*Senior Planner Reed requested that this and item 3 be read together.*

*Russell Gully approached the podium and requested an indefinite postponement of Item 3, Elsie Gayer Section 2.*

*City Attorney Dyson stated that the statute for case postponement is a 30-day waiver, and that the plat could be withdrawn during that time period if needed. Commissioner Davis made a motion to approve the 30-day waiver request. Commissioner Roberts-Galindo seconded. Motion carried 5-0.*

*Senior Planner Reed presented the case for Elsie Gayer Section 1.*

*Commissioner Pool asked how feasible the construction of standard 40' road widths would be with sidewalks, given the short front yards.*

*City Engineer Kevin Pate approached the podium, proclaiming opposition to the plat and to any variances therein, citing subdivision access and road maintenance as contributing factors. Pate stated that he would need potentially one to two weeks to calculate the financial ramifications of approval.*

*Executive Director of Public Works Shane Kelton approached the podium. Kelton reiterated the additional costs and also cited the backyard fences as hinderances to property owners in their responsibility to maintain their yard space up to the right-of-way.*

*Commissioner Pool made a comment that this subdivision is one of multiple properties trying to transition from private to public in the interest of its residents' tax rates.*

*Kelton stated that, by rough estimate, routine utility costs at this subdivision would total one million dollars over 20 years as a city cost.*

*Commissioner Davis asked how long Public Works has been aware of this subdivision. Pate replies that their division has known for about 60 days.*

*Commissioner Uherik opened public comment.*

*City Attorney Dyson clarifies that approval of the plat does not equate to adoption of the streets as public, and that the commission cannot force the city to accept the roads.*

*Russell Gully approached the podium and spoke in favor of approval, citing that the Canals at Lake Nasworthy preliminary plat was just approved with a 40' right-of-way.*

*Executive Director of Public Works Shane Kelton returned to the podium, reiterating that trash services are currently private, and that the roads are likely too narrow to allow on-street parking and city trash service.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis stated that the calculated tax return for the city would potentially be higher than the costs of maintenance.*

*Commissioner Pool asked that Russel Gully be brought back up to the podium to discuss the drainage impact of widening roadways. Commissioner Uherik reopened public comment.*

*Russell Gully approached the podium and stated that a drainage study would be done to understand impact.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis made a motion to approve the final plat, with approval of a variance for additional right-of-way and paving on Northstar Drive and Northgate Drive, approval of a variance for additional paving on N Poe, and approval of a variance to not construct curbing along E 18<sup>th</sup>, E 18<sup>th</sup> Bypass, and N Poe St. Commissioner Pool seconded. Motion carried 5-0.*

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.

*This item and item 2 were read together; see meeting minutes for Elsie Gayer Section 1 in item 2 above.*

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.

*Lead Planner Lineberry presented the case.*

*Commissioner Uherik opened public comment.*

*Russell Gully approached the podium and spoke in favor of the replat.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis motioned to approve the replat, a variance request for block length, a variance request to not increase road width, and a variance request to not install curb and gutter. Commissioner Roberts-Galindo seconded. Motion carried 5-0.*

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.

*Senior Planner Reed presented the case.*

*Commissioner Uherik opened public comment.*

*Engineer Erica Wilde offered to answer any questions. None were had.*

*Commissioner Uherik closed public comment.*

*Commissioner Albert motioned to approve as staff presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.*

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.

*Lead Planner Lineberry presented the case.*

*Commissioner Uherik opened public comment.*

*Engineer Erica Wilde offered to answer any questions. None were had.*

*Commissioner Uherik closed public comment.*

*Commissioner Roberts-Galindo motioned to approve. Commissioner Davis seconded. Motion carried 5-0.*

**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.

*Planning Director Vannoy presented the case.*

*Lead Planner Lineberry requested that the commission clarify in their motion, if to approve, that the parcel conform to all Single-Family Residential (RS-1) building requirements to prevent the placement of a manufactured home.*

*Commissioner Uherik opened public comment.*

*No one signed up.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis made a motion to approve under the added condition that the lots conform to Single Family residential requirements. Commissioner Pool seconded. Motion carried 5-0.*

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.

*Planning Director Vannoy presented the case.*

*Commissioner Uherik opened public comment.*

*No one signed up.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis made a motion to approve as staff presented. Commissioner Pool seconded. Motion carried 5-0.*

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.

*Lead Planner Lineberry presented the case.*

*Commissioner Uherik opened public comment.*

*No one signed up.*

*Commissioner Uherik closed public comment.*

*Commissioner Albert made a motion to approve as staff presented. Commissioner Pool seconded. Motion carried 5-0.*

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.

*Senior Planner Reed presented his case.*

*Commissioner Uherik opened public comment.*

*No one signed up.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis made a motion to approve as staff presented. Commissioner Galindo-Roberts seconded. Motion carried 5-0.*

**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.

*Lead Planner Lineberry presented the case.*

*Commissioner Uherik opened public comment.*

*Sarah Schultz approached the podium and spoke in opposition to the rezoning.*

*Luke Green joined Sarah on the podium, bringing a neighborhood petition with signatures opposing the development on the premise that these might become rental homes.*

*Commissioner Uherik closed public comment.*

*Commissioner Davis addressed the public, clarifying that the commission cannot regulate a developer's decision to rent or sell the finished property.*

*Commissioner Davis made a motion to approve as staff presented. Commissioner Albert seconded. Motion carried 5-0.*

**V. Planning Director's Report**

*Planning Director Vannoy made presentation to the board regarding new Planning staff changes and upcoming requests for funding for a Comprehensive Plan update.*

**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**

*Commissioner Davis made a motion to adjourn. Commissioner Pool seconded. Motion carried 5-0. Meeting adjourned 10:55 A.M.*

**CERTIFICATION**

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Luke Uherik, Chairman

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

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**PLANNING COMMISSION – September 15, 2025**  
**STAFF REPORT**



City Council 1<sup>st</sup> reading: October 21, 2025

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW25-06: 1900 Block Koberlin St.	
SYNOPSIS:			
<p>The applicant has requested the abandonment of a stubbed-out portion of public street right-of-way south of the intersection of Koberlin Street and Montague Avenue. This area is unimproved and is not used as a primary access point for any property. The area being abandoned measures 60 feet by 100 feet.</p>			
LOCATION:		LEGAL DESCRIPTION:	
South of the intersection of Koberlin Street and Montague Avenue		Area lacking a current legal description between Block 19 of the Bell Addition, Block 3 of the Bryan Chapple Addition, and Block 10 of the Douglas J E Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Ft. Concho East	Single-Family Residential (RS-1)	Neighborhood	6,000 square feet or .0137 acres
THOROUGHFARE PLAN:			
<p>Koberlin Street – Local Road          Montague Avenue – Local Road</p>			
NOTIFICATIONS:			
<p>21 notifications mailed on 08/29/2025.          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: Joe F. Schriever</p>			
STAFF CONTACT:			
<p>Austin Reed          Senior Planner          (325) 657-4210, Extension 1550          austin.reed@sanangelo.gov</p>			

**Additional Information:**

There is an existing sewer main within the area. When the property plats to incorporate the abandonment, they will be required to place an easement over this sewer main. There are no other City utilities within the area. The area of abandonment has never been improved and is not used for access.

**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 is an existing sewer main which will need an easement
- *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:**

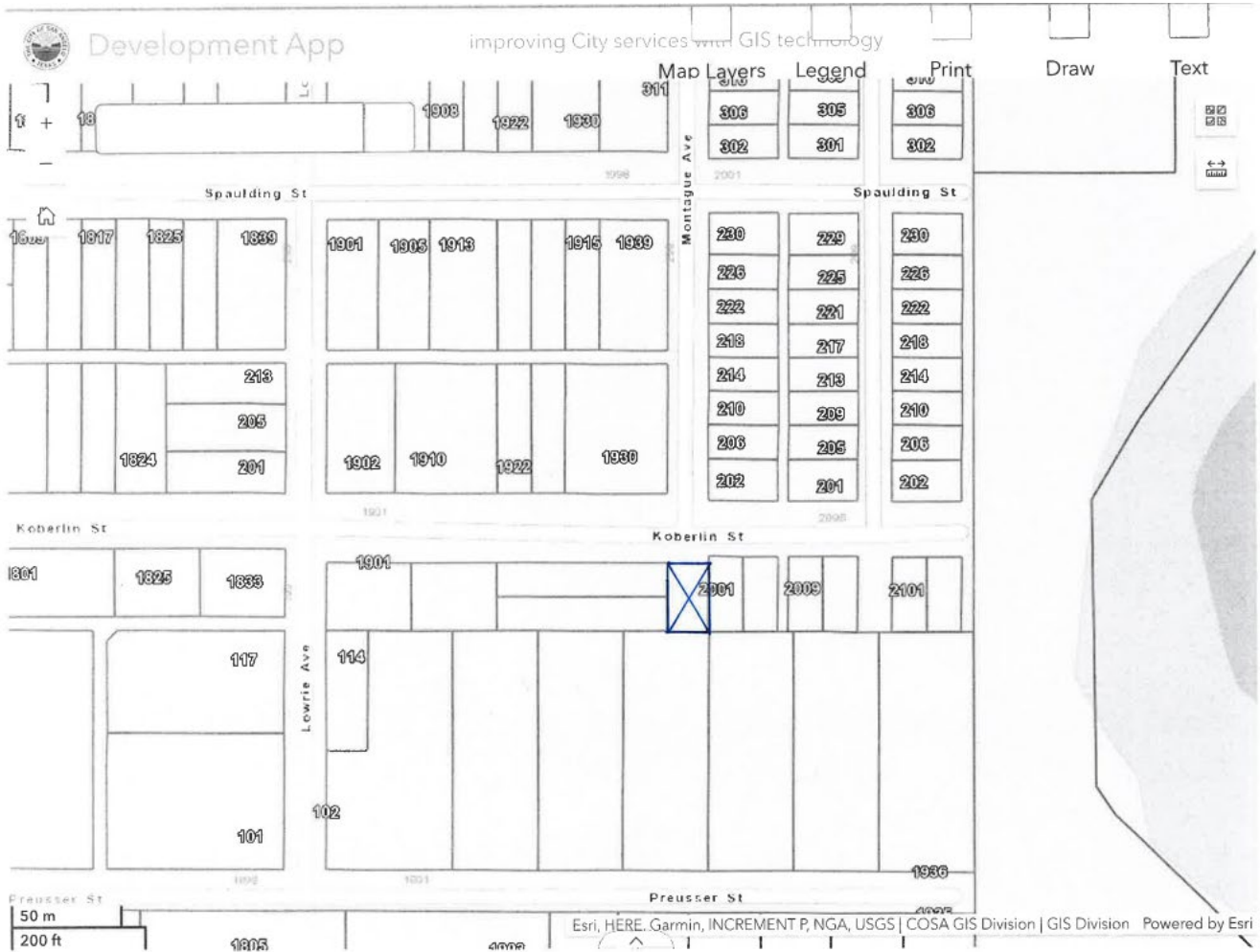
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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 replat, dedicate an easement for the existing sewer main within the abandoned area.

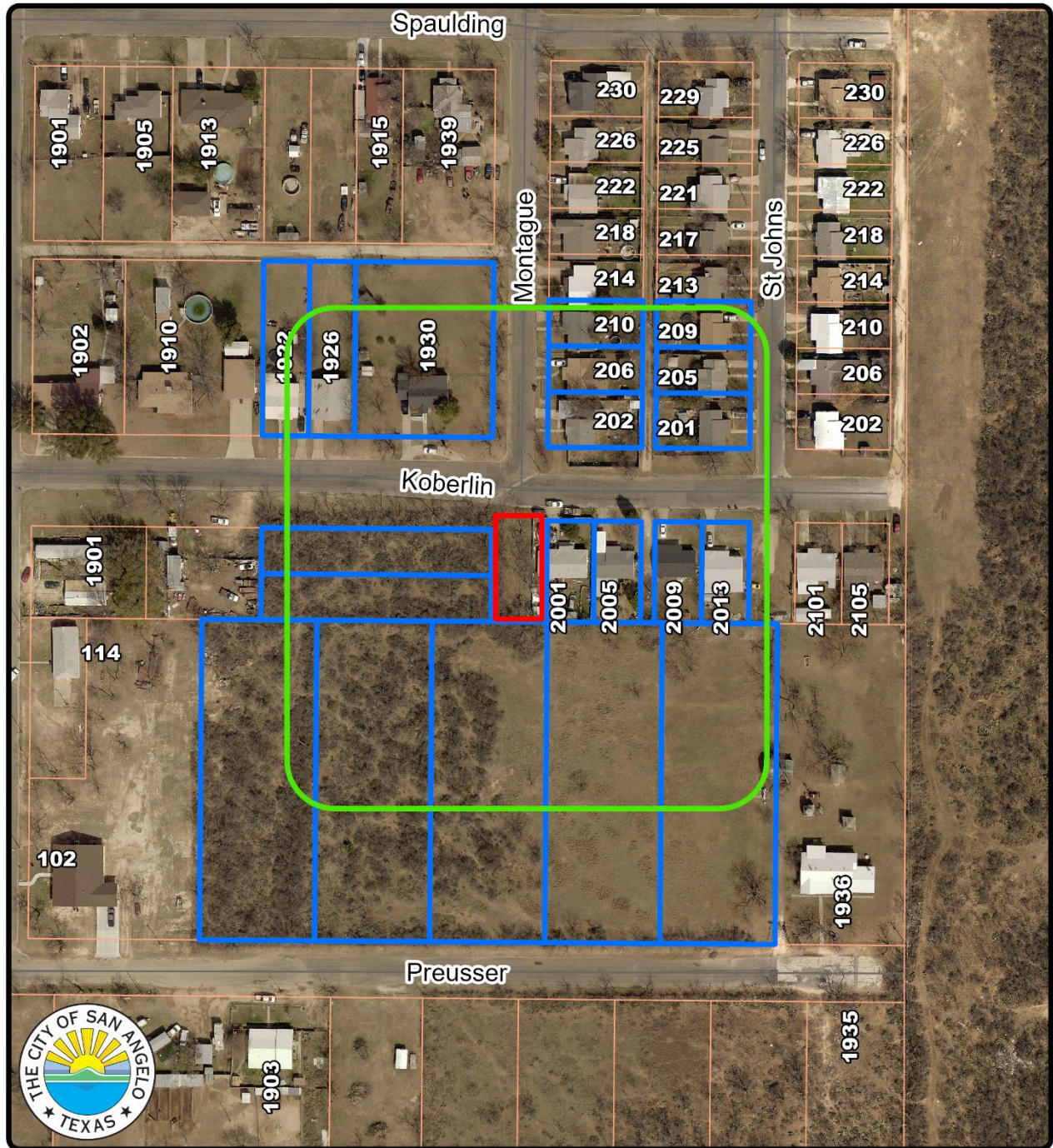
**Attachments:**

Abandonment  
Notification Map

Abandonment



Notification Map



**Notification Map**  
**ROW25-06: 1900 Blk Koberlin**

Council District: #4 - Patrick Keely  
Neighborhood: Ft Concho East

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 



**PLANNING COMMISSION – September 15, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU25-16: 2452 Douglas Dr	
<b>SYNOPSIS:</b>			
The applicant is requesting approval of a Conditional Use (CU) to utilize an existing single-family residence as a gathering place and provide faith-based engagement opportunities for young people in a Single-family Residential (RS-1) zoning district.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
2452 Douglas		Acres: 0.354, Lot: 8, Blk: 6, Subd: BRYANT PARK ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #5 – Karen Hesse Smith Neighborhood – ASU-College Hills	Single-family Residential (RS-1)	Neighborhood	0.354 Acres
<b>THOROUGHFARE PLAN:</b>			
Road name: Douglas Dr – Local Road; Paving: 34ft; ROW: 60ft Road name: S Johnson St – Minor Arterial; Paving: 50ft; ROW: 110ft			
<b>NOTIFICATIONS:</b>			
13 notifications sent on 08/29/25. Received 1 in favor and 1 opposed.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of the request for a Conditional Use to utilize an existing single-family residence as a meeting place and provide faith-based engagement opportunities for young people subject to two conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner/Petitioner: Diocese of San Angelo			
<b>STAFF CONTACT:</b>			
Rae Lineberry Lead 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 Diocese also owns the house to the north, across the alleyway and has an existing conditional use for this same activity. They are looking to expand it to include this single-family residence. The proposed use is not expected to have any adverse impacts, as the surrounding area is primarily residential to the south and west but does have ASU to the east.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* This conditional use will allow flexibility for community-serving activities while maintaining the overall intent of the district. Religious gatherings are allowed in residential zoning districts with a conditional use.
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.* Its location across from the university makes it an appropriate gathering place, as the area already experiences a mix of institutional, residential, and student-related activities.
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 use is not expected to result in significant 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 use supports a logical and orderly pattern of development by reinforcing the existing character of the area, which includes a mix of institutional, residential and student-related activities.

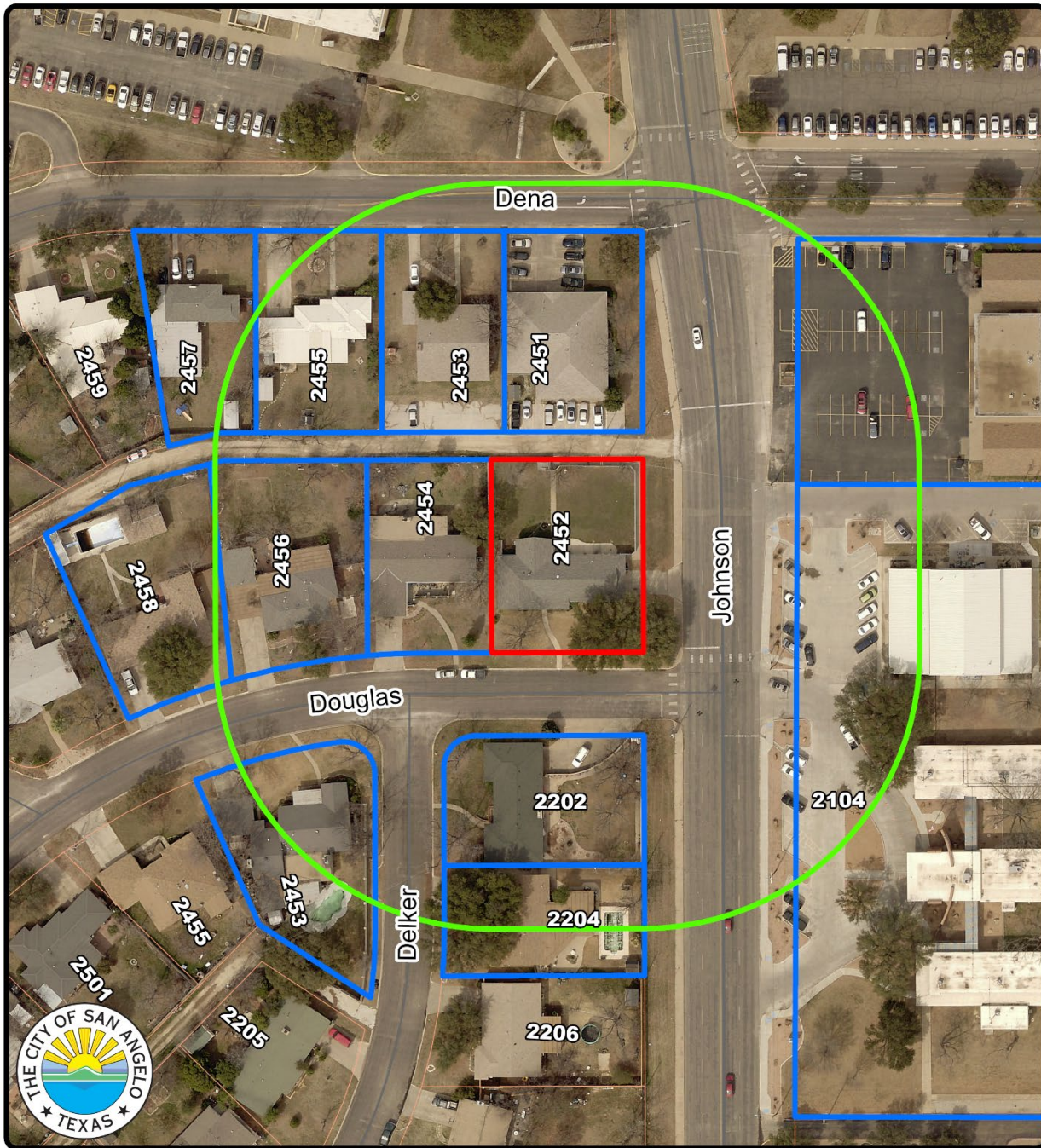
**Recommendation:**

Staff recommend **APPROVAL** of CU25-16, **subject to two conditions of approval:**

1. A development plan illustrating parking will be required if a change of occupancy is needed; or parking lot permit will need to be applied for.
2. The applicant shall obtain all required permits if any modifications are being made to the house from the Permits and Inspections Division.




**Attachments:**


Notification Map  
Zoning Map  
Site Photo  
Responses received



**200' Notification Map**  
**CU25-16: 2452 Douglas**  
Council District: #5 - Karen Hesse Smith  
Neighborhood: ASU - College Hills

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range:   
Subject Property:   
Notified Properties: 






**Zoning Map**  
**CU25-16: 2452 Douglas**  
Council District: #5 - Karen Hesse Smith  
Neighborhood: ASU - College Hills

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 

N 



For the PLANNING COMMISSION  
Please call (325) 657-4210 if you have any questions about this notice.

**CASE #: CU25-16 2452 Douglas**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: WELTZ JON C & SHERRY ANNE  
Address: 2204 DELKER DRIVE

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor

I am opposed

Additional Comments:

*This is just a step in a direction toward commercial use. This will also cause congestion on the corner with over flow parking on top Delker.*

Signature: *Jon C. Weltz*

**CASE #: CU25-16 2452 Douglas**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: DOSA  
Address: 2451 DENA DRIVE

Mailing To: ATTN: Planning and Development Services  
52 W. College Ave  
San Angelo TX 76903

Email: [planning@cosatx.us](mailto:planning@cosatx.us)

I am in favor

I am opposed

Additional Comments:

Signature: *Melinda*

**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]

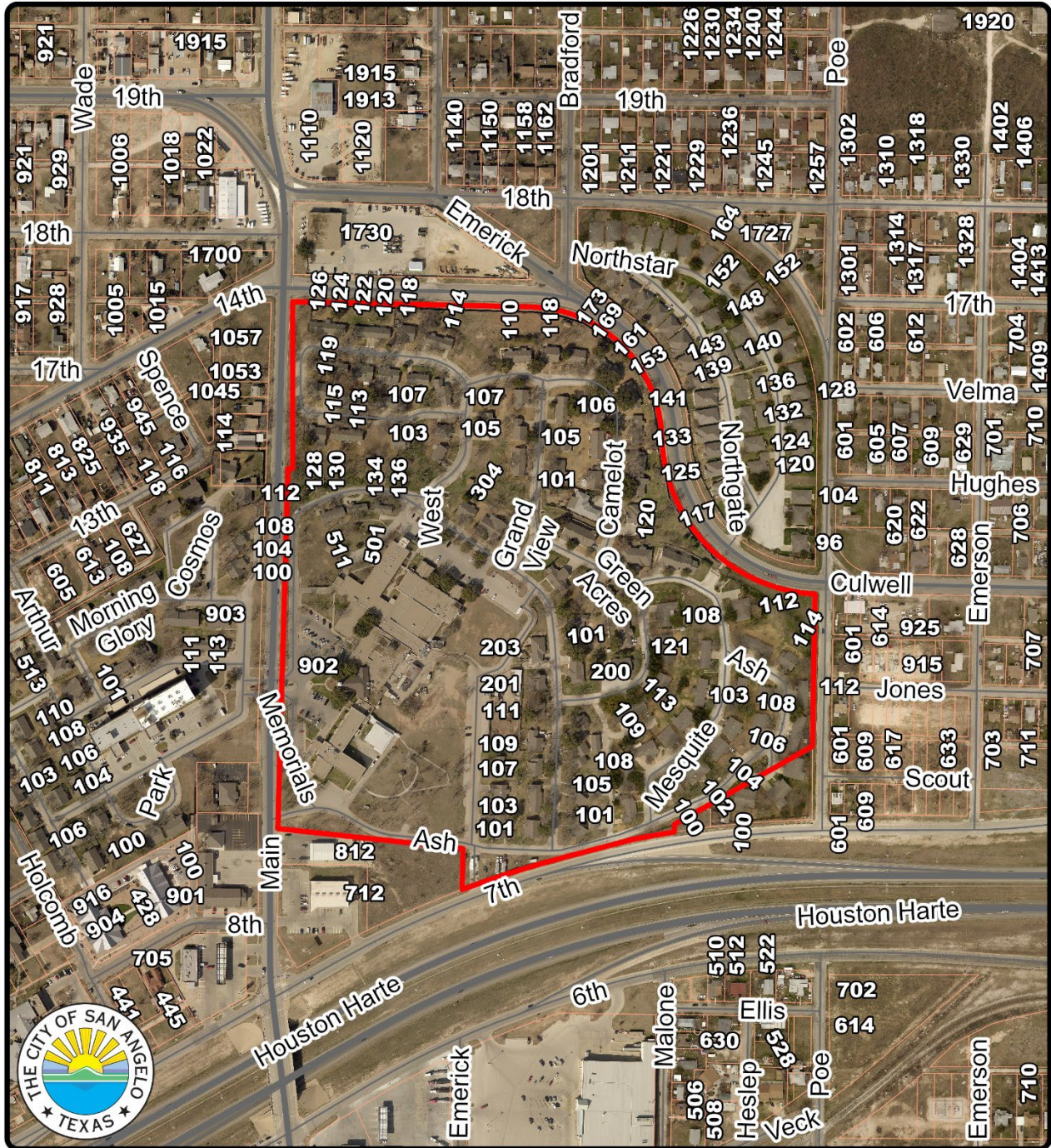
Notes:

- 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

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

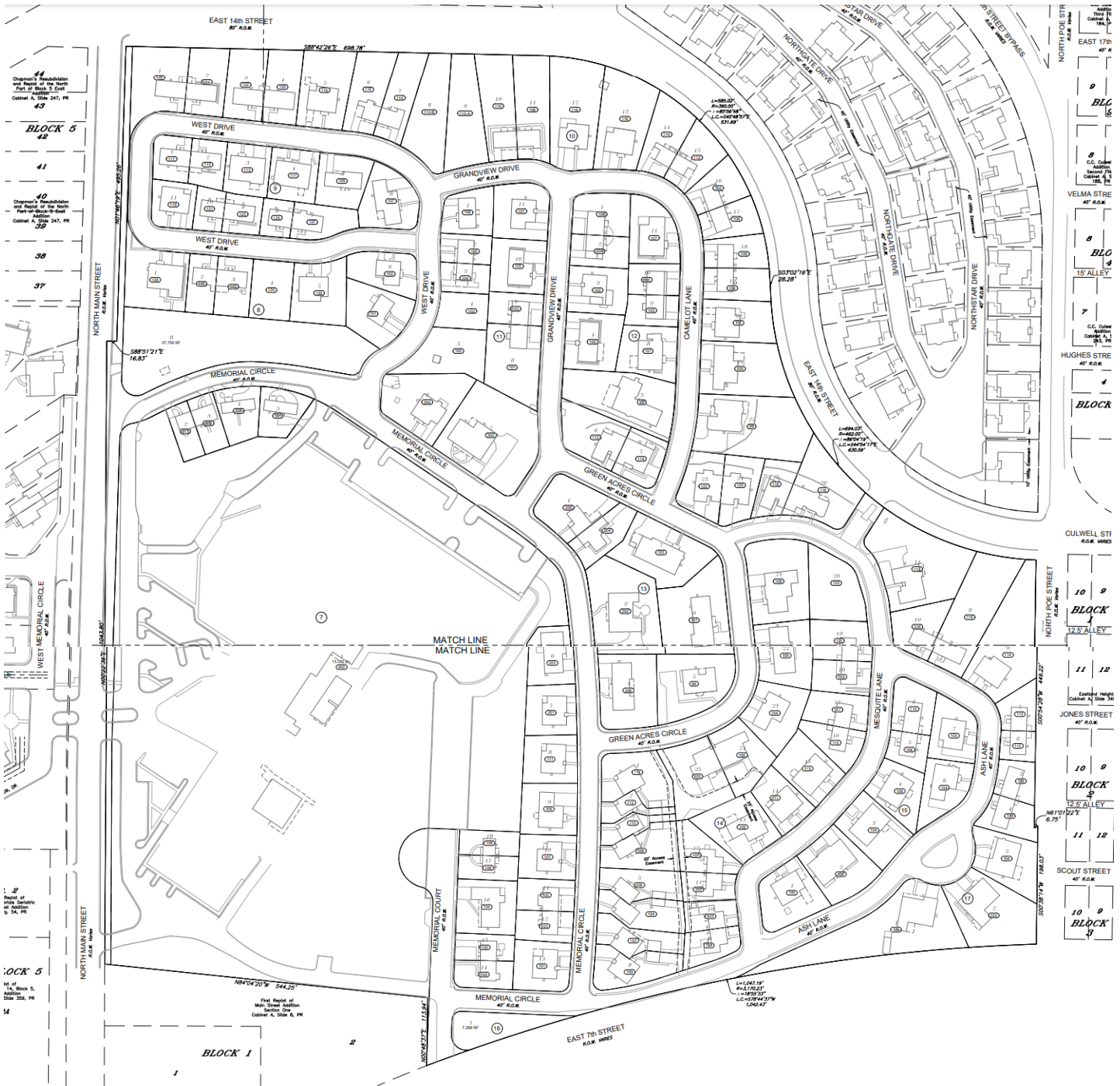
Subject Property: 





Concept Plan

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



**PLANNING COMMISSION – September 15, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat FP25-16		Southland Hills Addition Section Twenty-five	
<b>SYNOPSIS:</b>			
A request to Final Plat Southland Hills Addition, Section 25 being 4.314 acres under a Planned Development (PD22-03) zoning district located approximately east of Stone Canyon Trl. and south of Forest Hill Dr. The applicant will continue to build single-family homes in this area.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Lot is southeast of the intersection of Stone Canyon Trl and Forest Hill Dr		Abst: A-0141 S-0180, Survey: C DAMMANN	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #1 – Tommy Heibert Neighborhood - Bonham	Planned Development (PD22-03)	Neighborhood	4.314 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>Forest Hill Dr.</b> – classified as a local road.  <b>Walnut Hill Dr.</b> – classified as a local road.  <b>Valley Pine Dr.</b> – classified as a local road.</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Southland Hills Addition Section Twenty-five with 4 conditions.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Duncan Group Southland, LLC Petitioner: SKG Engineering			
<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>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed plat is creating 22 lots for more single-family housing. The property is currently zoned with a PD that has a base zoning of RS-3. The City Comprehensive Plan is Neighborhood. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** *Staff recommends APPROVAL of the Southland Hills Addition Section Twenty-five with 4 conditions:*

Conditions

1. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
2. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
3. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
  - a. For Walnut Hill Dr extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
  - b. For Valley Pine Dr, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
4. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [ including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]


**Attachments:**

Aerial Map  
Zoning Map  
Final Plat


Aerial Map



**Aerial Map**  
**FP24-15: Southland Hills Add. Sec. 25**  
Council District: #1 Tommy Hiebert  
Neighborhood: Bonham

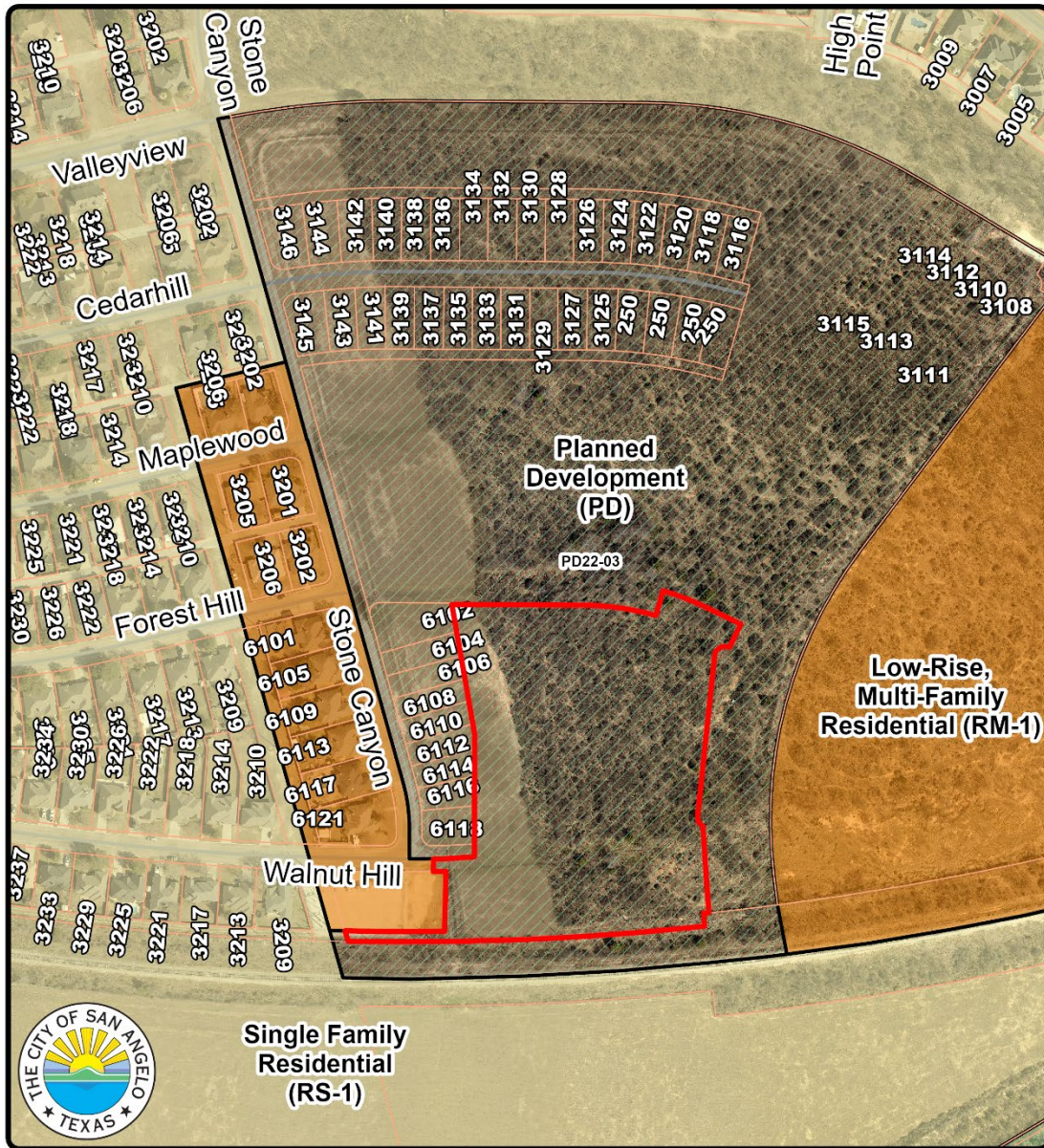
Subject Property: 

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N 

Zoning Map

Zoning Map



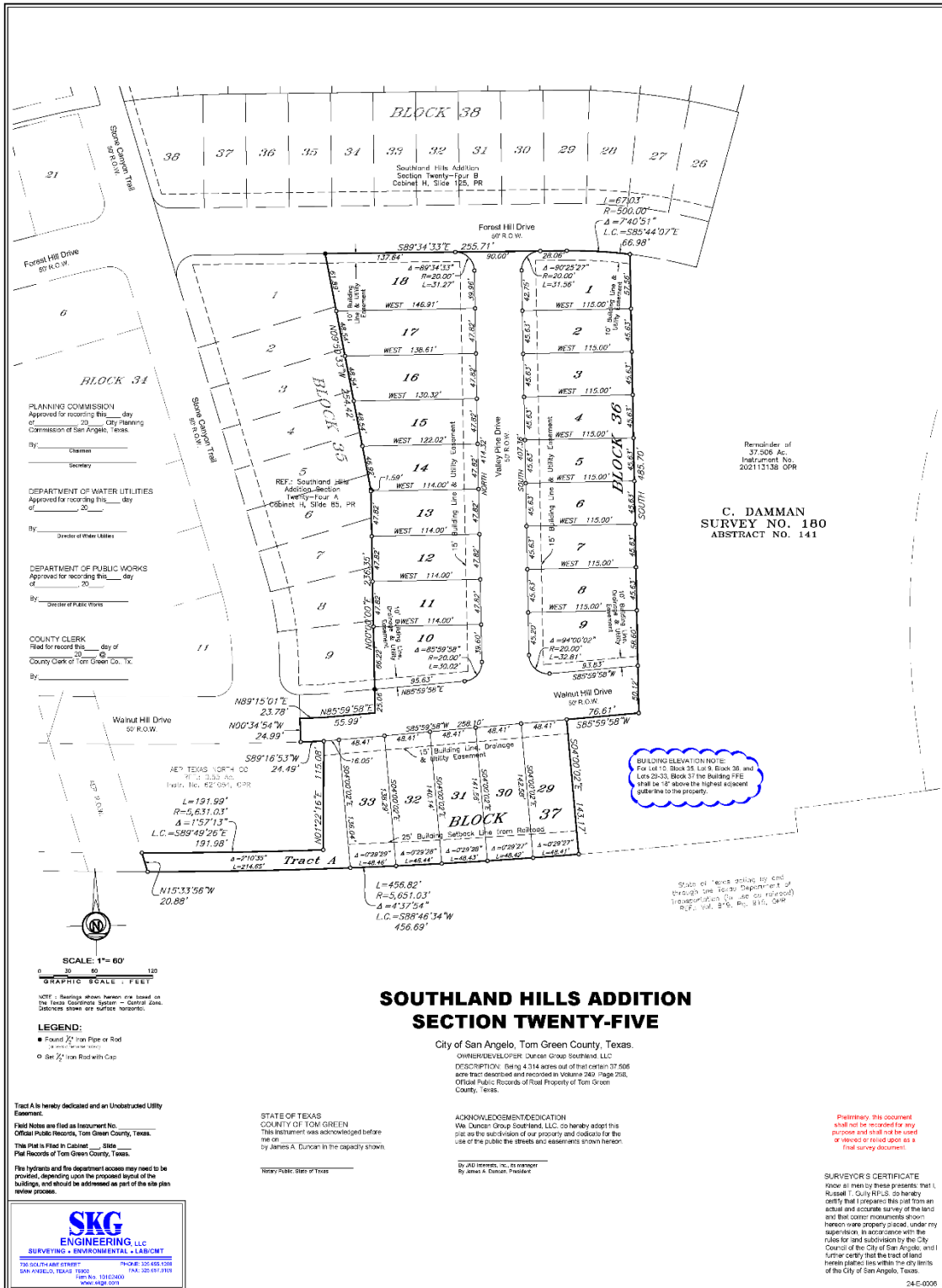
**Aerial Map**  
**FP24-15: Southland Hills Add. Sec. 25**  
 Council District: #1 Tommy Hiebert  
 Neighborhood: Bonham

Subject Property:

Scale: Miles

N

Final Plat



**STAFF REPORT**  
**PLANNING COMMISSION – September 15, 2025**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		FP25-17: Southland Hills Addition Section 26	
<b>SYNOPSIS:</b>			
A request to Final Plat Southland Hills Addition, Section 26 being 5.214 acres under a Planned Development (PD22-03) zoning district located south of Forest Hill Drive and east of Walnut Hill Drive.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION(S):</b>	
South of Forest Hill and east Walnut Hill Drive, connected by Mountain Forest Drive		Acres: 29.242, Abst: A-0141 S-0180, Survey: C DAMMANN, 29.242 ACRES	
<b>SMD/NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #1 – Tommy Hiebert  Neighborhood – Bonham	Planned Development District (PD22-03)	Neighborhood	5.214 acres
<b>THOROUGHFARE PLAN:</b>			
Forest Hill Dr.: Local Road - 50' R-O-W, 40' required paving Walnut Hill Dr.: Local Road - 50' R-O-W, 40' required paving Mountain Forest Dr.: Local Road - 50' R-O-W, 40' required paving			
<b>NOTIFICATIONS:</b>			
Not applicable			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>approval</b> of FP25-17: Southland Hills Addition Section 26, subject to <b>two (2)</b> conditions			
<b>OWNER/PETITIONER:</b>		<b>STAFF CONTACT:</b>	
Owner: Duncan Group Southland, LLC  Petitioner: SKG Engineering		Rae Lineberry Lead Planner (325) 657-4210 x1533 <a href="mailto:Rae.lineberry@sanangelo.gov">Rae.lineberry@sanangelo.gov</a>	

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

The proposed plat is creating 26 lots for more single-family housing. The property is currently zoned with a PD that has a base zoning of RS-3. The City Comprehensive Plan is Neighborhood. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:**

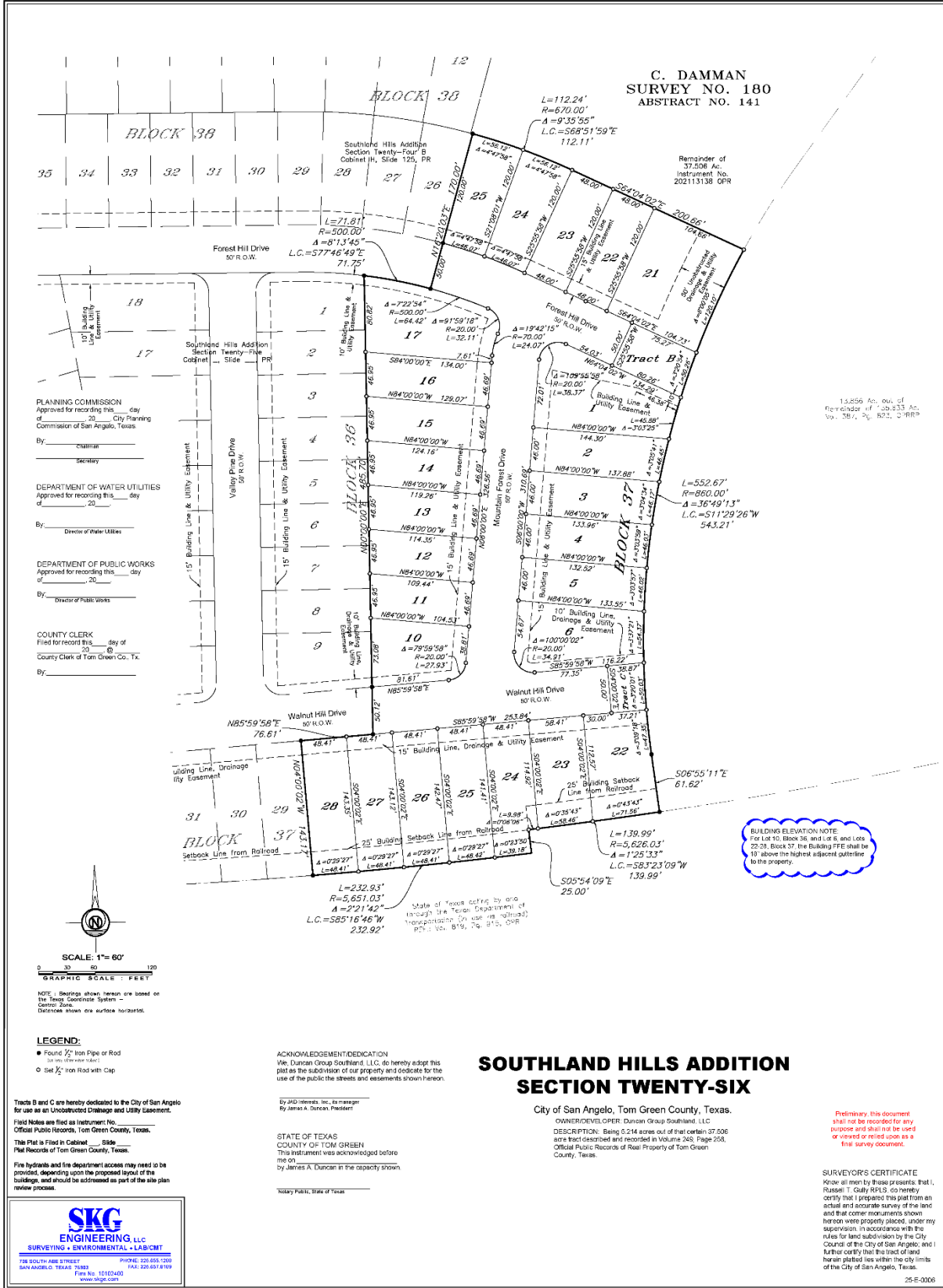
Staff recommend **APPROVAL** of the request to final plat 26 lots over 5.214 acres as part of FP25-17: Southland Hills Section 26, subject to **four (4)** conditions:

1. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
2. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
3. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
  - a. For Walnut Hill Dr extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
  - b. For Forest Hill Dr, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
  - c. For Mountain Forest Dr, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
4. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [ including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

**Attachments:**

Final Plat

Final Plat



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

By: \_\_\_\_\_  
 Chairman  
 Secretary

DEPARTMENT OF WATER UTILITIES  
 Approved for recording this day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS  
 Approved for recording this day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
 Director of Public Works

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

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By: \_\_\_\_\_

**STAFF REPORT**  
**PLANNING COMMISSION – September 15, 2025**

APPLICATION TYPE:		CASE:	
Final Plat		FP25-18: Arden Heights Section One	
SYNOPSIS:			
<p>This is a Final Plat for 12 new residential lots as part of Arden Heights’ Section One. These lots will be located along Navidad Street, a new local road coming off Bosque Drive, a new Minor Collector. This Final Plat spans 9.141 acres. No variances were requested.</p>			
LOCATION:	LEGAL DESCRIPTION(S):		
New subdivision coming west off South F.M. 2288 north of Arden Road	<p>Current:            Acres: 9.500, Abst: A-0101 S-0005, Survey: B S &amp; F, 9.500 ACRES &amp; EASEMENT            Acres: 19.165, Abst: A-0101 S-0005, Survey: B S &amp; F, 19.165 ACRES &amp; EASEMENT            Acres: 18.580, Abst: A-0024 S-0003, Survey: A B &amp; M, 18.580 ACRES &amp; EASEMENT            Acres: 401.440, Abst: A-0024 S-0003, Survey: A B &amp; M, 401.440 ACRES</p> <p>Proposed:            Lots 7-12, Block 8, Section One, Arden Heights            Lots 7-12, Block 9, Section One, Arden Heights</p>		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Mary Coffee  Neighborhood – Bluffs	Single-Family Residential (RS-1), Neighborhood Commercial (CN), Ranch & Estate (R&E)	Neighborhood, Commercial	9.141 acres
THOROUGHFARE PLAN:			
<p>Navidad Street – Local Road            - 50’ R-O-W, 40’ paving required</p> <p>Bosque Drive – Minor Collector            - 60’ R-O-W, 48’ paving (or 40’ with sidewalk) required</p>			
STAFF RECOMMENDATION:			
Staff recommend <b><u>APPROVAL</u></b> of FP25-18: Arden Heights Section One, subject to <b>seven (7) conditions</b> .			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: West Texas Land Guys San Angelo, LLC  Petitioner: SKG Engineering		Austin Reed Senior Planner (325) 657-4210 Ext. 1550 austin.reed@sanangelo.gov	

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

This is an undeveloped area being subdivided for new single-family residences. These lots are all in the half-acre range, being around 110' wide and 160-210' long. Every lot is zoned Single-Family Residential, although there is CN and R&E zoning over the roadway along Bosque Drive entering off FM 2288. The Master Thoroughfare Plan calls for a future Minor Collector at this location, which will be Bosque Drive. There is a preliminary plat for this subdivision which this plat generally conforms to.

**Recommendation:**

Staff recommend APPROVAL of FP25-18: Arden Heights Section One, subject to **seven (7) conditions:**

- 1) Prior to plat recordation, prepare and submit plans for the construction of Navidad Street, a local road, necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO Ch. 10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6] or request and receive approval of a variance from the Planning Commission.
- 2) Prior to plat recordation, prepare and submit plans for the construction of Bosque Drive, a Minor Collector, meeting standard pavement widths of 48' or 40' with a 4-foot sidewalk along one side [LDSO Ch. 10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch. 6] or request and receive approval of a variance from the Planning Commission.
- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [LDSO Ch. 10] and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6].
- 4) Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study shall be constructed [LDSO Ch. 9.IV.A].
- 5) 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]
- 6) Prior to plat recordation, submit plans for approval, illustrating the proposed installation of a turnaround on Bosque Drive at no further than 750 linear feet from South F.M. 2288 and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 9.III.C.2]. Alternatively, request and receive approval of a variance from the Planning Commission.
- 7) Temporary turnarounds must reference a separate recorded document allowing public access as outlined in the LDSO Ch. 9.III.C.3 or be dedicated as right-of-way with a revisionary clause ensuring permanent access if further development is not continued.

**Attachments:**

Final Plat

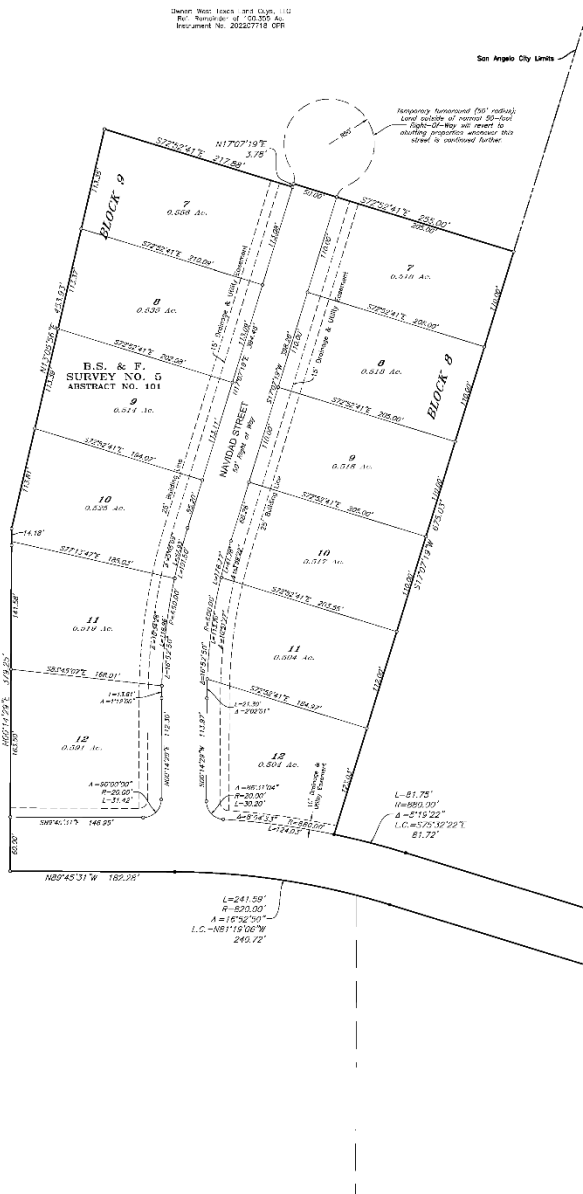
Final Plat

Drawn: Matt Laska, PLS, C.S.P., L.S.  
 Ref. Record No. of 122527 Ac.  
 Instrument No. 202207118 OFP

San Angelo City Limits

Temporary horizontal 50' radius  
 curve inside of normal 50-foot  
 right-of-way will result in  
 widening easements adjacent to  
 street as indicated further.

**ARDEN HEIGHTS**  
 Section One  
 City of San Angelo, Tom Green County, Texas  
 COMPREHENSIVE Final Plat as Laid Out for Approval L.S.  
 2025091504 Being 1814 Acres of the South  
 1/2, 202, 203 and 204 Sections of Township 35  
 S, Range 10 East, Texas of the Property of Tom  
 Green County, Texas



A.B. & M.  
 SURVEY NO. 3  
 ABSTRACT NO. 24

APPROVED FOR RECORDATION  
 Approved for recording this day of \_\_\_\_\_ 2025  
 by \_\_\_\_\_  
 Commissioner of Landmarks, Texas

DEPARTMENT OF PUBLIC WORKS  
 Approved for record this day of \_\_\_\_\_ 2025  
 by \_\_\_\_\_  
 Commissioner of Public Works

APPROVED FOR RECORDATION  
 Approved for recording this day of \_\_\_\_\_ 2025  
 by \_\_\_\_\_  
 County Clerk

COUNTY CLERK  
 Approved for record this day of \_\_\_\_\_ 2025  
 by \_\_\_\_\_  
 County Clerk

APPROVED FOR RECORDATION  
 Approved for recording this day of \_\_\_\_\_ 2025  
 by \_\_\_\_\_  
 County Clerk



SCALE: 1" = 60'  
 GRAPHIC SCALE: FEET  
 0 10 20 30 40 50 60 70 80 90 100  
 Note: Distances shown herein are based on  
 the ground surface unless otherwise noted.  
 Elevation shown are unless otherwise noted.

LEGEND:  
 • Road Right of Way  
 - Easement  
 o Building Footprint

Drawn: David Jensen  
 Ref. Record No. of 5170 Ac.  
 Instrument No. 202011188 OFP

Drawn: David Jensen  
 Ref. Record No. of 5170 Ac.  
 Instrument No. 202011188 OFP

San Angelo City Limits

F.M. HIGHWAY 228  
 100' Right of Way

**STAFF REPORT**  
**PLANNING COMMISSION – September 15, 2025**

APPLICATION TYPE:		CASE:	
Final Plat		FP25-19: Arden Heights Section Two	
SYNOPSIS:			
<p>This is a Final Plat for 13 new residential lots as part of Arden Heights’ Section Two. These lots will be located along Neches Street, a new local road coming off Bosque Drive, a new Minor Collector. This Final Plat spans 8.445 acres. No variances were requested.</p>			
LOCATION:	LEGAL DESCRIPTION(S):		
New subdivision coming west off South F.M. 2288 north of Arden Road	<p>Current:          Acres: 9.500, Abst: A-0101 S-0005, Survey: B S &amp; F, 9.500 ACRES &amp; EASEMENT          Acres: 19.165, Abst: A-0101 S-0005, Survey: B S &amp; F, 19.165 ACRES &amp; EASEMENT          Acres: 18.580, Abst: A-0024 S-0003, Survey: A B &amp; M, 18.580 ACRES &amp; EASEMENT          Acres: 401.440, Abst: A-0024 S-0003, Survey: A B &amp; M, 401.440 ACRES</p>		
	<p>Proposed:          Lots 13-18, Block 9, Section Two, Arden Heights          Lots 7-13, Block 10, Section Two, Arden Heights</p>		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Mary Coffee  Neighborhood – Bluffs	Single-Family Residential (RS-1)	Neighborhood, Commercial	8.445 acres
THOROUGHFARE PLAN:			
<p>Neches Street – Local Road          - 50’ R-O-W, 40’ paving required</p> <p>Bosque Drive – Minor Collector          - 60’ R-O-W, 48’ paving (or 40’ with sidewalk) required</p>			
STAFF RECOMMENDATION:			
Staff recommend <b>APPROVAL</b> of FP25-19: Arden Heights Section Two, subject to <b>seven (7) conditions</b> .			
OWNER/PETITIONER:		STAFF CONTACT:	
<p>Owner: West Texas Land Guys San Angelo, LLC</p> <p>Petitioner: SKG Engineering</p>		<p>Austin Reed          Senior Planner          (325) 657-4210 Ext. 1550          austin.reed@sanangelo.gov</p>	

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

This is an undeveloped area being subdivided for new single-family residences. These lots are all in the half-acre range, being around 110-150' wide and 155-238' long. Every lot is zoned Single-Family Residential. The Master Thoroughfare Plan calls for a future Minor Collector near this location, which will be Bosque Drive. There is a preliminary plat for this subdivision which this plat generally conforms to.

**Recommendation:**

Staff recommend APPROVAL of FP25-19: Arden Heights Section Two, subject to **seven (7) conditions:**

- 1) Prior to plat recordation, prepare and submit plans for the construction of Neches Street, a local road, necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO Ch. 10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6] or request and receive approval of a variance from the Planning Commission.
- 2) Prior to plat recordation, prepare and submit plans for the construction of Bosque Drive, a Minor Collector, meeting standard pavement widths of 48' or 40' with a 4-foot sidewalk along one side [LDSO Ch. 10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch. 6] or request and receive approval of a variance from the Planning Commission.
- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [LDSO Ch. 10] and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6].
- 4) Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study shall be constructed [LDSO Ch. 9.IV.A].
- 5) 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]
- 6) Prior to plat recordation, submit plans for approval, illustrating the proposed installation of a temporary turnaround on Neches Street at no further than 750 linear feet measured through the road centerline from Bosque Drive and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 9.III.C.2]. Alternatively, request and receive approval of a variance from the Planning Commission.
- 7) Temporary turnarounds must reference a separate recorded document allowing public access as outlined in the LDSO Ch. 9.III.C.3 or be dedicated as right-of-way with a revisionary clause ensuring permanent access if further development is not continued.

**Attachments:**

Final Plat

**Final Plat**

Owner: West Texas Land Guys, LLC  
 Ref. Remainder of 100.355 Ac.  
 Instrument No. 202207718 OPR

Temporary turnaround (50' radius); Land outside of normal 50-foot Right-Of-Way will revert to abutting properties whenever this street is continued further.



SCALE: 1" = 60'

GRAPHIC SCALE: FEET

NOTE: Bearings shown herein are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

**LEGEND:**

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

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

By: \_\_\_\_\_  
 Chairman  
 \_\_\_\_\_  
 Secretary

DEPARTMENT OF PUBLIC WORKS  
 Approved for recording this \_\_\_ day of \_\_\_ 20\_\_\_

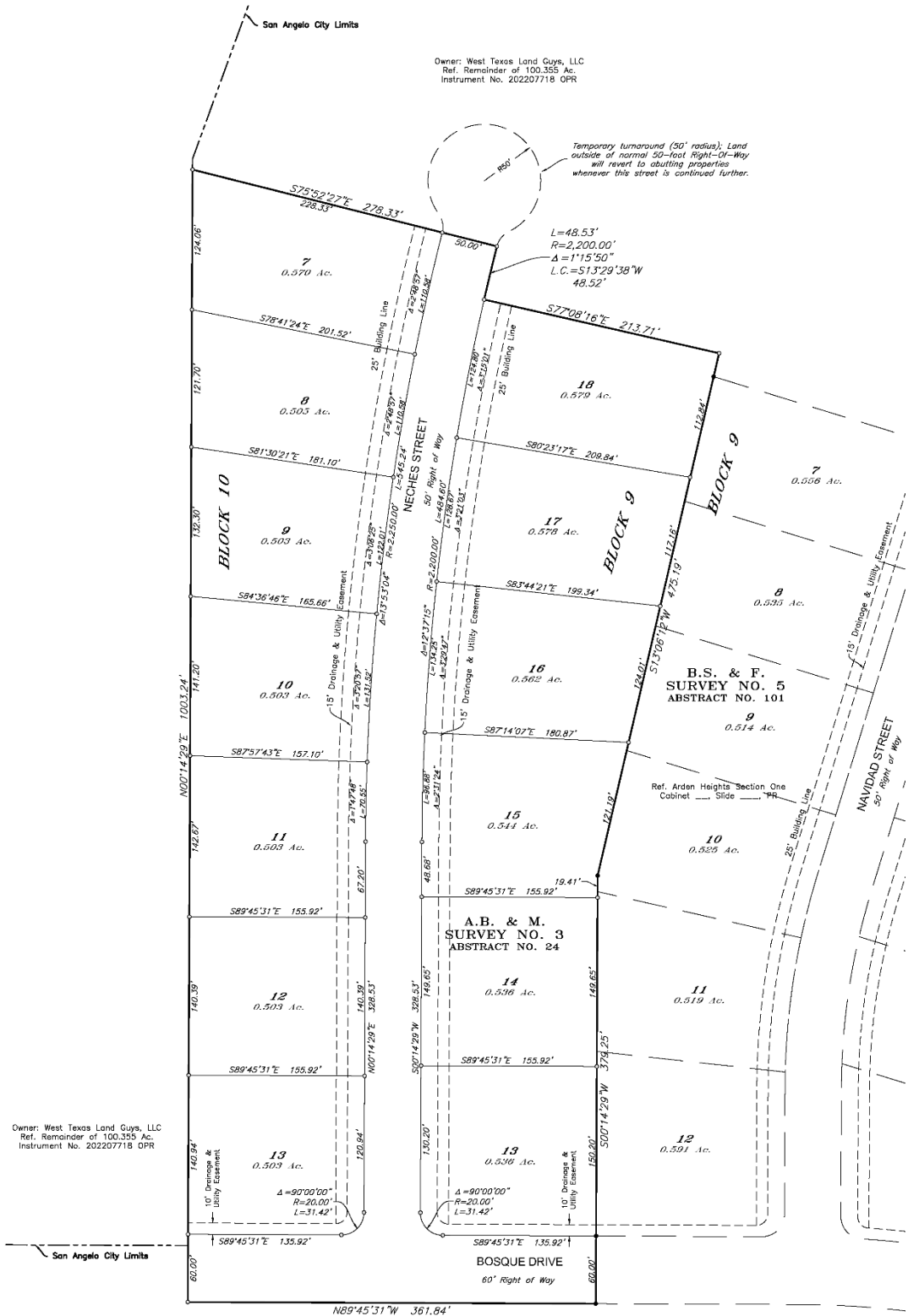
By: \_\_\_\_\_  
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS  
 Approved for recording this \_\_\_ day of \_\_\_ 20\_\_\_

By: \_\_\_\_\_  
 Director of Public Works

COUNTY CLERK  
 Filed for record this \_\_\_ day of \_\_\_ 20\_\_\_ @ \_\_\_\_\_  
 County Clerk of Tom Green Co., Tx.  
 By: \_\_\_\_\_

Owner: West Texas Land Guys, LLC  
 Ref. Remainder of 100.355 Ac.  
 Instrument No. 202207718 OPR



**PLANNING COMMISSION – September 15, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat FP25-20		Saddle Creek Park Addition, Section 3	
<b>SYNOPSIS:</b>			
A request to Final Plat Saddle Creek Park Addition, Section 3 being .84 acres creating seven lots for single-family homes located east of the corner of Travis St and Lake View Heroes Dr.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
East of the corner of Travis St and Lake View Heroes Dr		Abst: A-4030 S-0175, Survey: W C R R CO, 0.84 ACRES	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #2 – Joe Self Neighborhood – Lake View	Single-family Residential (RS-1)	Neighborhood	.84 acres
<b>THOROUGHFARE PLAN:</b>			
<p><i>Lake View Heroes Dr.</i> – classified as a minor arterial – ROW is 109’ – Paving Width is 62’.  <i>Travis St.</i> – classified as a local road – ROW is 51’ – Paving Width is 40’.</p>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the Saddle Creek Park Addition, Section 3 with 3 conditions and 1 note.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Melinda Ann Mireles Petitioner: Wilde Engineering			
<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>			

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed plat is creating 7 lots for more single-family housing. Lot size on all 7 lots require an admin variance as RS-1 lots are required to be 50' x 100'. The variance was approved on August 28, 2025. The property is currently zoned Single-family Residential (RS-1). The City Comprehensive Plan is Neighborhood. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** Staff recommend **APPROVAL** of the Saddle Creek Park Addition Section 3 with 3 conditions and 1 note:

Conditions

1. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
2. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
3. Prior to plat recordation, revise plat to illustrate and include an access easement along the rear side of the lots (LDSO, Ch. 9, Sec 3.H.4).

Note

Note: Lots shall not derive exclusive access from an arterial (LDSO III.E.4) each lot is required dedicated ROW or guaranteed public access. individual Driveways will not be permitted by public works.

**Attachments:**

Final Plat

Final Plat with proposed buildings

Final Plat

**3**

Company Survey 275, Abstract  
 tract as described in Deed from  
 dated September 17, 2014  
 rds of Tom Green County, Texas.

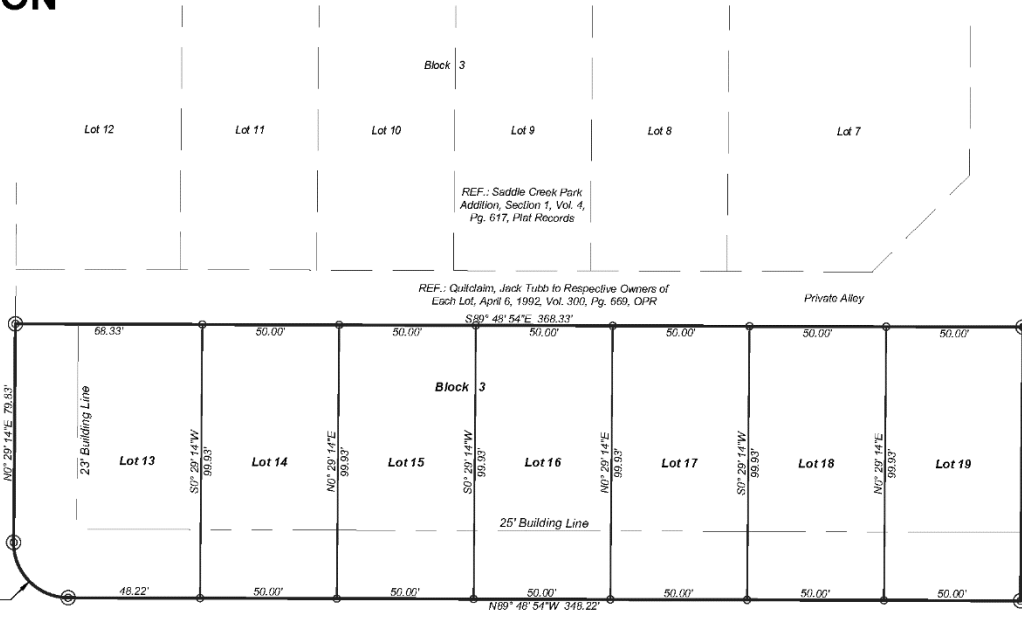
rk  
 1,4,  
 s

: Tubb to  
 Each Lot,  
 g. 669, OPR

rk  
 not G,  
 s

**Travis Street - 50' ROW per  
 Vol. 4, Pg. 617, Plat Records**

R=20.00'  
 D=090°18'08"  
 L=31.52'  
 LC=N44°39'50"W 28.36'



REF.: Saddle Creek Park  
 Addition, Section 1, Vol. 4,  
 Pg. 617, Plat Records

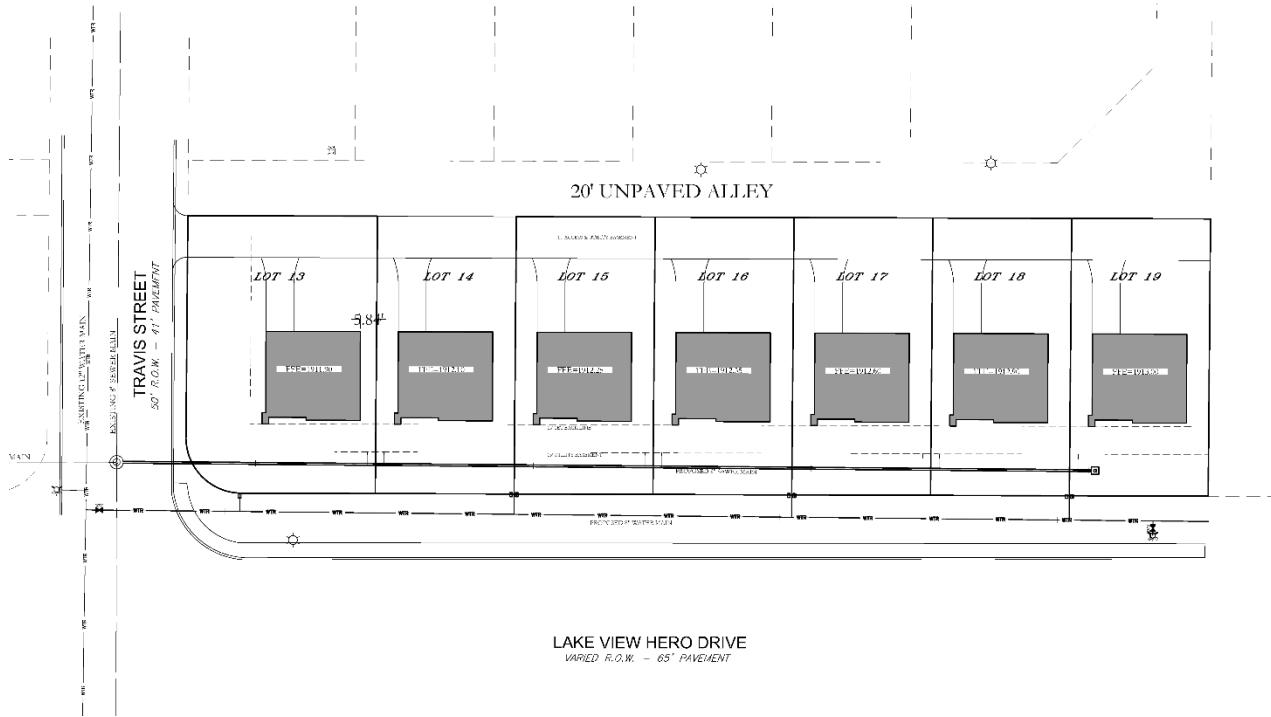
REF.: Quitclaim, Jack Tubb to Respective Owners of  
 Each Lot, April 6, 1992, Vol. 300, Pg. 669, OPR

REF.: 30.192 acres, GW Durbak, D. Land Company  
 to Nancy L. Carrico, Melissa L. Carrico,  
 May 6, 2012, Instrument # 7305183, OPR

**Lakeview Heroes Drive - 110.34' to 115.30'  
 ROW per Vol. 793, Pg. 169, Deed Records**

REF.: 3.806 acres, George T. McEwen and wife,  
 Emma M. McEwen to the City of San Angelo,  
 January 11, 1984, Vol. 793, Pg. 169, DR

Plat with proposed buildings



**STAFF REPORT**  
**PLANNING COMMISSION – September 15, 2025**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		FP25-22: Lot 1, Section 2, Naumann Addition	
<b>SYNOPSIS:</b>			
This is a Final Plat creating one lot over 11.98 acres in the Light Manufacturing (ML) zoning district, as well as a variance request for paving and curb/gutter along E 28 <sup>th</sup> Street and a variance request to not construct a new local road coming north from E 28 <sup>th</sup> along one side of the property.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION(S):</b>	
Generally located in the 1400 block of E 28 <sup>th</sup> Street on the north side of the road.		Current: Acres: 32.000, Abst: A-8036 S-1114, Survey: F TANKERSLEY, 32.0000 ACRES  Proposed: Acres: 11.98, Lot 1, Section 2, Naumann Addition	
<b>SMD/NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #4 – Patrick Keely  Neighborhood – Paulann	Light Manufacturing (ML)	Neighborhood	11.98 acres
<b>THOROUGHFARE PLAN:</b>			
E 28 <sup>th</sup> Street – Minor Arterial <ul style="list-style-type: none"> <li>- Standard is 68’ of right-of-way, currently has 40’ (additional dedication required, incremental half = additional 14’)</li> <li>- Standard is 48’ of paving, currently has around 18’. Incremental half is required = additional 15’. Staff would support a partial variance to 26’ (additional 8’) instead. No curb/gutter present, curb/gutter would be required. (full variance requested for paving &amp; curbing)</li> </ul> New unnamed road – Local Road <ul style="list-style-type: none"> <li>- Standard is 50’ of right-of-way, incremental half is dedicated with 26’. Minimum right-of-way must come out to the paving width plus five feet.</li> <li>- Standard is 40’ of paving. Minimum standards would require 26’ of paving with curb and gutter (full variance requested not to construct)</li> </ul>			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of FP25-22: Lot 1, Sec 2, Naumann Addition, subject to <b>eight (8) conditions and one (1) note, APPROVAL</b> of a partial variance for paving on E 28 <sup>th</sup> Street, and <b>DENIAL</b> of a variance to not construct a new local road by but do a deferral and partial variance.			
<b>OWNER/PETITIONER:</b>		<b>STAFF CONTACT:</b>	
Owner: Marty Frey Trucking, Inc.  Petitioner: Centerline Engineering & Consulting, LLC		Austin Reed Senior Planner (325) 657-4210 Ext. 1550 austin.reed@sanangelo.gov	

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

This is a large and mostly undeveloped tract of land in ML zoning. This final plat will carve out one roughly 12-acre lot located off E 28<sup>th</sup> Street. A new road will be required to come north off E 28<sup>th</sup> street to ensure future connectivity where none is currently present within the area. The applicant is dedicating the right-of-way for this road but is seeking a variance to not yet construct it. The applicant is requesting a full variance to keep East 28<sup>th</sup> Street at its current width. Staff would not recommend a full variance but would support a partial variance to bring the road to 26 feet. There is a preliminary plat for this lot which this plat generally conforms to.

**Recommendation:**

Staff recommend APPROVAL of FP25-22: Lot 1, Sec 2, Naumann Addition, subject to eight (8) conditions and one (1) note, APPROVAL of a partial variance for paving on E 28<sup>th</sup> Street, and DENIAL of a variance to not construct a new local road but do a deferral and partial variance.

- 1) Prior to plat recordation, prepare and submit plans to widen East 28th Street by half the required minimum width for a major arterial being 48' of paving, meaning an additional 15 feet of width [LDSO, Ch. 10.III.A.2] with curb and gutter. Once plans are approved, construct street widening. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6] or receive approval of a variance.
- 2) Submit a revised plat on which half the minimum width of 68 feet of right-of-way for East 28th Street, a Minor Arterial, is dedicated; being 34 feet from centerline of existing right-of-way to proposed property line. [LDSO, Ch.10.III.A.1]
- 3) Prior to plat recordation, prepare and submit plans for the construction of a new local road coming north off East 28<sup>th</sup> street and continuing through the extent of the property, with a minimum paving width of 26 feet and including curb and gutter [LDSO, Ch. 10.III] and a temporary turnaround. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6] or receive approval of a variance.
- 4) Submit a revised plat on which the right-of-way being dedicated for the new local road equals at least the sum of the paving width plus five feet. [LDSO, Ch.10.III.A.1]
- 5) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [LDSO Ch. 10] and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6].
- 6) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [LDSO Ch. 10] and complete the installation in accordance with the approved version of these plans [LDSO, Ch. 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6].
- 7) Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study shall be constructed [LDSO Ch. 9.IV.A].

PLANNING COMMISSION

FP25-22: Lot 1, Sec. 2, Naumann Addition

September 15, 2025

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

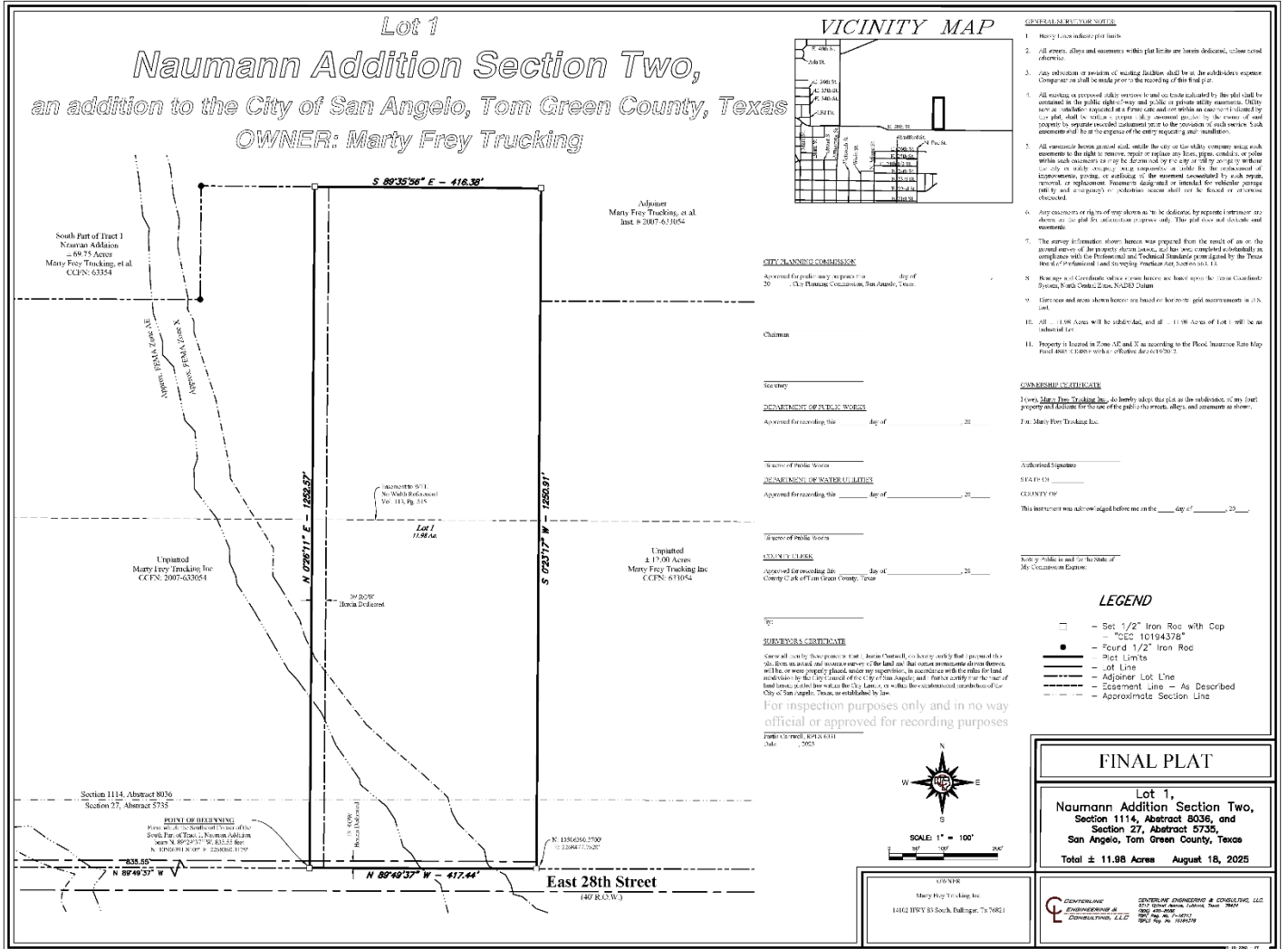
Note:

- 1) All dedicated right-of-way for streets must be provided with a street name to be approved. No 9-1-1 addresses will be released before the street name is approved.

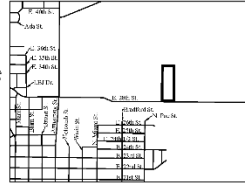
**Attachments:**

Final Plat

**Final Plat**



**VICINITY MAP**



- GENERAL NOTES:**
1. Utility lines shown on this plat are shown as located, unless noted otherwise.
  2. All streets, alleys and easements within the limits are herein dedicated, unless noted otherwise.
  3. Any reduction or revision of existing facilities shall be at the subdivision's expense. Complete set shall be made prior to the recording of this plat.
  4. All existing or proposed utility services to and/or from indicated by this plat shall be contained in the public utility's maps and public utility easements. Utility service is indicated as located in a Private easement and not within an easement indicated by this plat, shall be within a separate plat or easement record. In the event of any conflict between the utility's records and the location of such service, such easement shall be the responsibility of the utility request a plat modification.
  5. All easements herein are intended, outside the city or the utility company, with such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements on any lot shown on this plat or plat by survey or within the city or utility company. As an easement, it shall be the responsibility of the easement holder, or the utility company, to provide for the replacement of such lines, pipes, conduits, or poles, or replacement easement during and/or intended for vehicle's passage and any emergency or accident, unless otherwise provided or otherwise indicated.
  6. Any easements or rights of any other as to be additional by separate instrument, are shown on this plat for information purposes only. This plat does not indicate such easements.
  7. The survey information shown herein was prepared from the result of an on or the second survey of the property shown herein, and has been completed in substantial compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional and Technical Standards for Surveyors (T.B.P.T.S.).
  8. Base map is of Coordinate of a Texas base map based upon the Texas Coordinate System, North Central Zone, NAD83 datum.
  9. Elevation and area shown herein are based on horizontal grid measurements in U.S. feet.
  10. All ± 11.98 Acres will be subdivided, and all ± 11.98 Acres of Lot 1 will be an individual lot.
  11. Property is insured in Zone AE and X as according to the Flood Insurance Rate Map (FIRM) shown on these maps or a later edition thereof.

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

Chairman \_\_\_\_\_  
 Secretary \_\_\_\_\_

**DEPARTMENT OF PUBLIC WORKS**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Director of Public Works \_\_\_\_\_

**DEPARTMENT OF WATER UTILITIES**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Director of Public Works \_\_\_\_\_

**STATION OFFICER**  
 Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 County Clerk of San Angelo County, Texas

**OWNER'S CERTIFICATE**  
 I, Marty Frey Trucking, Inc., do hereby certify that this plat is the subdivision of my land property as located on the plat or plats shown hereon, and as shown as shown on these maps.

**OWNER'S SIGNATURE**  
 Marty Frey Trucking, Inc.  
 COUNTY OF \_\_\_\_\_  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

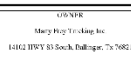
Notary Public in and for the State of Texas  
 My Commission Expires \_\_\_\_\_

- LEGEND**
- 1/2" Iron Rod with Cap
  - "CEC 10194378"
  - Round 1/2" Iron Rod
  - Plat Limits
  - Lot Line
  - Adjacent Lot Line
  - Easement Line — As Described
  - Approximate Section Line

**SUPERVISOR'S CERTIFICATE**  
 I, \_\_\_\_\_, Supervisor of the \_\_\_\_\_, do hereby certify that I received this plat from an actual and accurate survey of the land and that same conforms to the laws of the State of Texas and the laws of the City of San Angelo, and that the same is in accordance with the rules for land acquisition by the City Council of the City of San Angelo, and that the same is in accordance with the laws of the State of Texas and the laws of the City of San Angelo, Texas, as established by law.

For inspection purposes only and in no way official or approved for recording purposes

Public's record: R18 X 6311  
 Date: \_\_\_\_\_, 2025



**FINAL PLAT**

**Lot 1,  
 Naumann Addition Section Two,  
 Section 1114, Abstract 8036, and  
 Section 27, Abstract 5735,  
 San Angelo, Tom Green County, Texas**

**Total ± 11.98 Acres August 18, 2025**

**UTG/NPR**  
 Marty Frey Trucking, Inc.  
 14142 HWY 53 South, Ballinger, TX 76821

**GENERAL ENGINEERING & CONSULTING, LLC**  
 875 South Avenue, Tarrant County, Texas 76061  
 817-592-2222  
 817-592-2222  
 EPL Plat No. 168979

**PLANNING COMMISSION – September 15, 2025  
STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		RP25-20: First Replat in Blocks 13 and 14, Lakeview Addition	
<b>SYNOPSIS:</b>			
A request to replat Blocks 13 and 14 of the Lakeview Addition, combining 18 lots into 2 total lots over 3.812 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a partial variance on paving for Crockett Street, a request for a variance on paving for 48 <sup>th</sup> street, and a request for paving and no curb and gutter on 47 <sup>th</sup> street. This replat is following an abandonment in the area which will be incorporated into the new lots.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTIONS:</b>	
West of Crockett Street between East 47 <sup>th</sup> and East 48 <sup>th</sup> Streets.		Current: Lots 1-16, Block 13, Lakeview Addition Lots 1 and 16, Block 14, Lakeview Addition  Proposed: Acres: 1.440, Lot 18, Block 13, Lakeview Addition Acres: 2.381, Lot 17, Block 13, Lakeview Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
District #2 - Joe Self Neighborhood – Lake View		Single-Family Residential (RS-1)	Neighborhood
<b>SIZE:</b>			
3.821 Acres			
<b>THOROUGHFARE PLAN:</b>			
E 47 <sup>th</sup> Street – Minor Collector - Required paving = 36', currently has 29-37' with no curb & gutter (variance requested to stay at current) - Required ROW = 60', meets requirement with 60' Crockett – Local Road - Required paving = 26', currently has ~16 with no curb & gutter. (partial variance for 20' requested) - Required ROW = 40', meets requirement with 60' E 48 <sup>th</sup> Street – Local Road - Required paving = 26', currently undeveloped with 0' (full variance requested to remain unbuilt) - Required ROW = 40', meets requirement with 60'			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b>APPROVAL</b> of the First Replat Blocks 13 and 14 Lakeview Addition, subject to <b>six (6)</b> conditions of approval, <b>APPROVAL</b> of the variance request for paving & curb/gutter on E 47 <sup>th</sup> , <b>APPROVAL</b> of the partial variance for 20' with no curb & gutter on Crockett, and <b>DENIAL</b> of the variance request to not construct E 48 <sup>th</sup> Street to local road standards.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owners: Ricky and Patricia Williford, John Kouvelis Properties, LLC. Petitioner: Wilde Engineering			
<b>STAFF CONTACT:</b>			
Austin Reed Senior Planner (325) 657-4210 ext. 1550 <a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>			

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

This replat is combining 18 total lots into two larger lots and incorporating a portion of recently abandoned street and alley right-of-way. One of the two lots is already occupied by an existing single-family residence (which will remain), and the other is vacant. E 47<sup>th</sup> to the south is substandard, Crockett to the East is substandard, and E 48<sup>th</sup> to the north is entirely undeveloped. It is staff's priority out of these items that E 48<sup>th</sup> is built to the minimum acceptable standards as to allow the other unoccupied properties along E 48<sup>th</sup> to develop in the future. This means that staff recommend denial of the full variance but may support a partial variance to 20' wide rather than 26'. A portion of the replatted property which encroached well into E 47<sup>th</sup> street is being dedicated to the city as a required clean-up action.

**Recommendation:**

Staff recommend **APPROVAL** of the First Replat Blocks 13 and 14 Lakeview Addition, subject to **five (5)** conditions of approval, **APPROVAL** of the variance request for paving & curb/gutter on E 47<sup>th</sup>, **APPROVAL** of the partial variance for 20' with no curb & gutter on Crockett, and **DENIAL** of the full variance to not construct E 48<sup>th</sup> Street to local road standards.

1. 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]
2. Prior to plat recordation, install or confirm necessary water service lines for each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
3. Prior to plat recordation, prepare and submit plans for the construction of the incremental half of E 47<sup>th</sup>, a Minor Collector, towards the minimum pavement width of 36' [LDSO Ch. 10.III.A.2]. Once plans are approved, construct the street. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch. 6] or request and receive approval of a variance from the Planning Commission. (Variance requested)
4. Prior to plat recordation, prepare and submit plans for the construction of E 48<sup>th</sup>, a local road, to the minimum required standard pavement width of 26' with curb and gutter [LDSO Ch. 10.III.A.2]. Once plans are approved, construct the street. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch. 6] or request and receive approval of a variance from the Planning Commission. (Variance requested)
5. Prior to plat recordation, prepare and submit plans for the construction of Crockett Street, a local road, to the minimum required standard pavement width of 26' with curb and gutter [LDSO Ch. 10.III.A.2]. Once plans are approved, construct the street. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch. 6] or request and receive approval of a variance from the Planning Commission. (Partial variance requested)
6. Prepare and submit plans for approval, illustrating the proposed installation of a water main extension and loop in 48<sup>th</sup> street [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 an 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

7. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley and street right-of-way shall be provided.

**Attachments:**

Replat

Replat with Buildings

**Replat**

**1ST REPLAT IN BLOCKS 13 AND 14,  
 LAKEVIEW ADDITION**

48th Street - 60' ROW per Cabinet A,  
 Slide 265, Plat Records

City of San Angelo, Tom Green County, Texas

OWNER: Mills Legacy Development, LLC and Ricky Williford and Patricia Williford

DESCRIPTION: Being 4.273 acres and all of Block 13; 20 feet Wide Abandoned Alley between Lots 1-16, Block 13; Lots 1 and 16, Block 14; 20 feet Wide Abandoned Alley between Lots 1 & 16, Block 14; and 60 feet Wide Abandoned Botham Street and Part of Osage Boulevard between Blocks 13 & 14, Lakeview Addition, City of San Angelo, Tom Green County, Texas, according to the Plat Recorded in Plat Cabinet A, Slide 265 of the Plat Records of Tom Green County, Texas.

**CITY PLANNING COMMISSION**

Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Chairman

By: \_\_\_\_\_  
 Secretary

DEPARTMENT OF WATER UTILITIES  
 Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS  
 Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Director of Public Works

COUNTY CLERK  
 Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ @ \_\_\_\_\_

By: \_\_\_\_\_

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

BEARINGS AND DISTANCES: \_\_\_\_\_

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BEARINGS AND DISTANCES: \_\_\_\_\_

ACKNOWLEDGEMENT/DEDICATION  
 We, Ricky Williford and Patricia Williford, do hereby adopt this plat as a subdivision of our property, Lot 17, and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

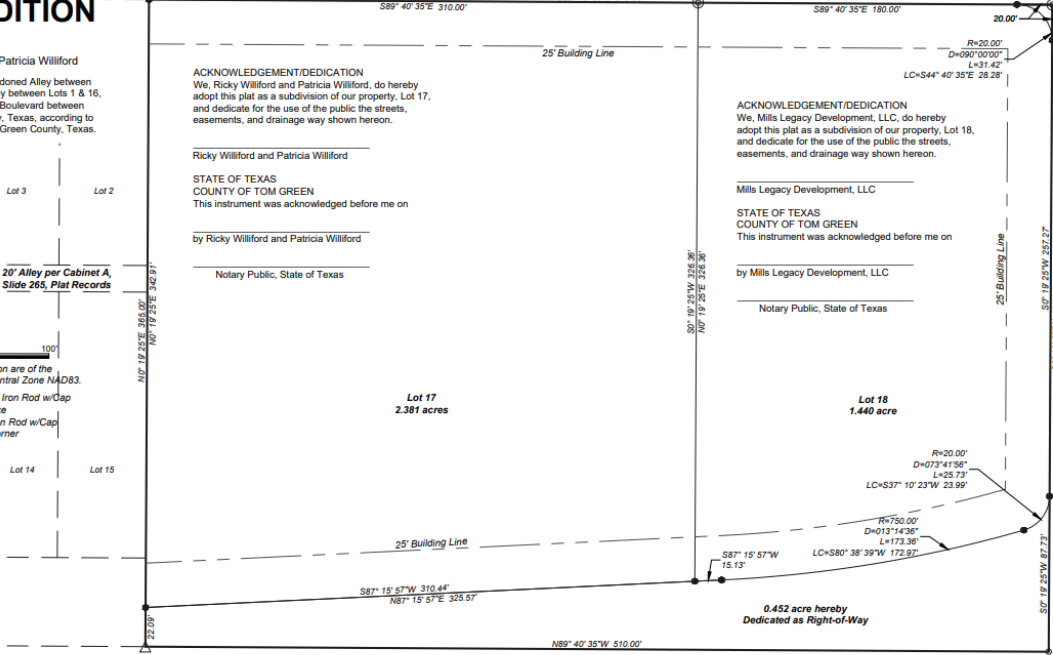
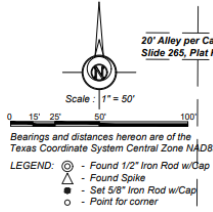
Ricky Williford and Patricia Williford  
 STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before me on \_\_\_\_\_

by Ricky Williford and Patricia Williford  
 Notary Public, State of Texas

ACKNOWLEDGEMENT/DEDICATION  
 We, Mills Legacy Development, LLC, do hereby adopt this plat as a subdivision of our property, Lot 18, and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Mills Legacy Development, LLC  
 STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before me on \_\_\_\_\_

by Mills Legacy Development, LLC  
 Notary Public, State of Texas



47th Street - 60' ROW per  
 Vol. 298, Pa. 369, DR

Crockett Street - 60' ROW per Cabinet A, Slide 265, Plat  
 Records and Quiet Acres, Vol. 4, Pg. 223, Plat Records

**SURVEYOR'S CERTIFICATE**  
 Know all men by these presents: that I, Blake Wilde, RPLS,  
 do hereby certify that I prepared this plat from an actual and  
 accurate survey of land and that corner monuments shown  
 hereon were properly placed, under my supervision, in

**1ST REPLAT IN BLOCKS 13 AND 14,  
 LAKEVIEW ADDITION**

City of San Angelo, Tom Green County, Texas

OWNER: Mills Legacy Development, LLC and Ricky Williford and Patricia Williford

DESCRIPTION: Being 4.273 acres and all of Block 13; 20 feet Wide Abandoned Alley between Lots 1-16, Block 13; Lots 1 and 16, Block 14; 20 feet Wide Abandoned Alley between Lots 1 & 16, Block 14; and 60 feet Wide Abandoned Bonham Street and Part of Oage Boulevard between Blocks 13 & 14, Lakeview Addition, City of San Angelo, Tom Green County, Texas, according to the Plat Recorded in Plat Cabinet A, Slide 265 of the Plat Records of Tom Green County, Texas.

**CITY PLANNING COMMISSION**

Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Chairman

By: \_\_\_\_\_  
 Secretary

**DEPARTMENT OF WATER UTILITIES**

Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Director of Water Utilities

**DEPARTMENT OF PUBLIC WORKS**

Approved for recording this \_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
 Director of Public Works

**COUNTY CLERK**

Filed for record this \_\_\_\_ day of  
 \_\_\_\_\_, 20\_\_ @ \_\_\_\_\_

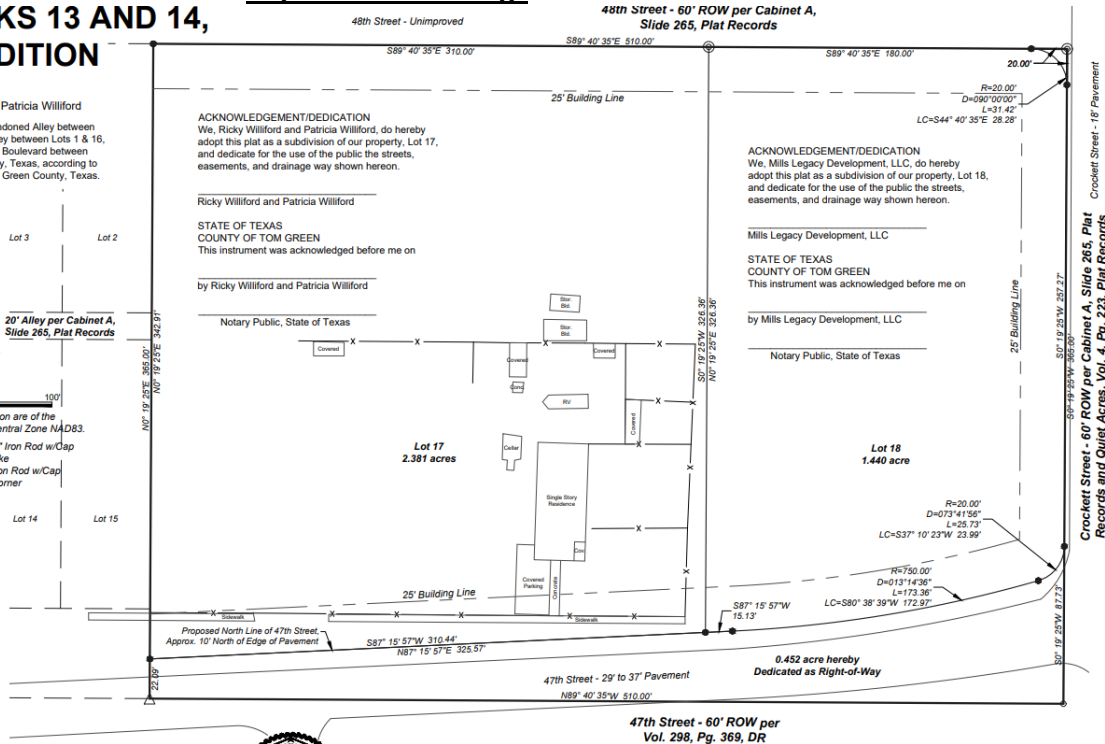
By: \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the with the rules for land subdivision by the

**Replat with Buildings**



**PLANNING COMMISSION – September 15, 2025  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Replat		RP25-21 Ellis Addition Blk 28	
<b>SYNOPSIS:</b>			
A request to Replat and absorb the abandoned alley and a portion of the street right-of-way along Veck creating two lots out of the four located at 528 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>			
Poe St – local road – ROW is 53’ – Paving Width is 38’ Veck St – local road – ROW is 55’ – Paving Width is 38’			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommend <b><u>APPROVAL</u></b> of the request to Replat, subject to <b>Two Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Adolfo Ramirez, Jr Petitioner: Wilde Engineering			
<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>			

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

The abandonment of the alley and a portion of the street along Veck was approved by Planning Commission on 8/18/25. First reading at City Council is 9/16/25. The applicant would like to replat to absorb the alley and portion of the street and create two lots. It is zoned single-family residential and one of the lots created currently has a house.

**Recommendation:**

Staff recommend **APPROVAL** of the request to Replat, subject to **Two Conditions of Approval:**

1. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) and street right-of-way shall be provided.
2. Prior to plat recordation, submit a site plan illustrating the existing woodshed relocated a minimum 5-foot fire separation distance, or submit a building permit application illustrating the exterior wall to have a one-hour fire-resistance rating (2021 IRC Table R302.1(1)).


**Attachments:**

Plat

Plat with buildings

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 plot is filed in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_  
 Plot Records of Tom Green County, Texas.



SCALE: 1"=50'

0 50 100

**LEGEND**

- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD CAPPED "MCI"
- POINT
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - R.O.W. RIGHT-OF-WAY

**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: \_\_\_\_\_

**NOTES:**  
 1. FIELD NOTES TO ACCOMPANY THIS PLAT  
 2. PRELIMINARY PRINT DATE: SEPTEMBER 5, 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@mqib.com Copyright 2025 All Rights Reserved

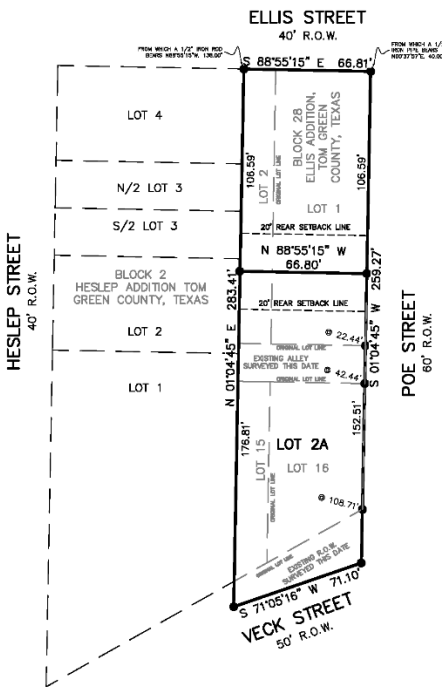
**REPLAT OF LOT 1, LOT 2, LOT 15, & LOT 16, BLOCK 28, ELLIS ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS**

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



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"=50'  
 0 50 100

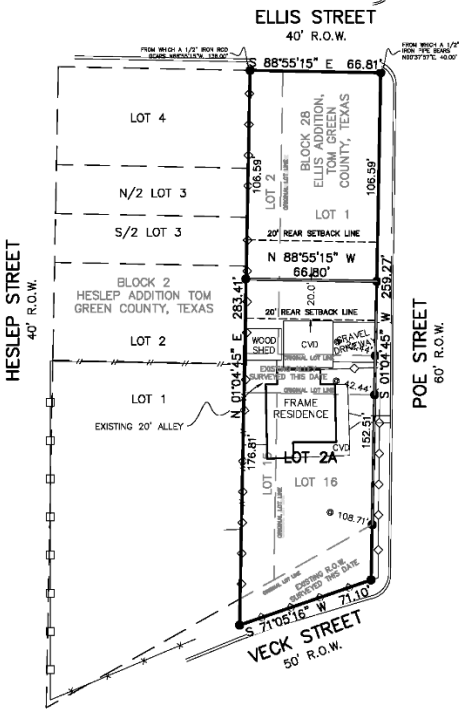
**LEGEND**  
 ● FOUND 1/2" IRON PIPE  
 ○ SET 1/2" IRON ROD CAPPED "M"  
 ● POINT  
 --- SUBJECT PROPERTY BOUNDARY  
 - - - ADJACENT PROPERTY LINE  
 R.O.W. RIGHT-OF-WAY

**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: SEPTEMBER 5, 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@mqtb.com Copyright 2025 All Rights Reserved