



Planning Commission 10/20/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on October 20, 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 September 15, 2025.

IV. Regular Agenda

A. Subdivision Plats

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

1. FP25-23 Shiner's Point Section 3: A request for Final Plat of Shiner's Point, Section 3, located at Blum Street & Limley Lane, and Limley Lane & Flemming Street.
2. RP25-23 Park View Acres: A request for 5th Replat Park View Acres, Block 22, Section 6, 2 acres located at Ben Ficklin Road & Kimrey Lane with variance request to widen the street by a portion of the full required incremental half width without curb and gutter.
3. RP25-25 Caldwell Rose Court Addition: A request to replat one lot into four lots over .61 acres within the Single-Family Residential (RS-1) zoning district at the intersection of Grape Creek Road and W 36th Street.
4. RP25-26 Lakeview Addition Block 21: A request to replat 2 lots into four lots over .457 acres within the Single-Family Residential (RS-1) zoning district at the intersection of Travis Street and E 47th Street, as well as a variance request for paving width and curb and gutter on Travis Street.

5. **RP25-27 Lakeview Addition Block 28:** A request to replat Block 28, Lots 13 & 14 of the Lakeview Addition, combining 2 lots that are currently oriented east to west and creating 4 lots oriented north to south within the Single-Family Residential (RS-1) zoning district, as well as a variance request for no curb and gutter along Oaklawn Street.
6. **RP25-30 Lasker's Addition Block 20:** A request to replat Block 20, Lots 12 & 13 of the Lasker's Addition, incorporating a small portion of adjacent property to have the lots be abutting a local street within the Two-Family Residential (RS-2) zoning district located at 56 & 60 E 17th Street.

B. Right-of-Way and Alleyway Abandonments

City Council has final authority for approval of abandonments.

1. **ROW25-07 East 41st St & Bonham St:** A request to abandon a portion of the street on E 41st between Crockett St and Bonham St, and Bonham St between E 41st and the North Alley.
2. **ROW25-08 500 W 12st St:** A request to abandon an unimproved portion of W 12th Street along with a nearby unimproved alleyway northwest of the intersection of W 11th Street and N Bryant.
3. **ROW25-09 W 10th and Merchant St.:** A request to abandon two segments of unimproved street right-of-way south of the intersection of W 11th Street and N Bryant.

C. Conditional Uses

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

1. **CU25-17 121 E Ave K:** A request for approval of a Conditional Use to allow for a residential dwelling unit (household living) in the General Commercial/Heavy Commercial (CG/CH) zoning district located at 121 East Avenue K.

D. Rezoning and Comprehensive Plan Amendments

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

1. **PD05-02 Coliseum & Fair Grounds Expansion:** A request for an expansion of a Planned Development adding an additional 39 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr and 43rd St.
2. **PD25-06 2400 Hill & 2336 Randolph:** A request for approval of a zone change from Single-family Residential (RS-1) to a Planned Development with a base zoning of Low Rise Multi-family Residential (RM-1) located at 2400 Hill St & 2336 Randolph St.
3. **Z25-21 617 E 42nd St:** A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 617 E 42nd St.
4. **Z25-22 1218 S Van Buren St:** A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for a property located at 1218 S Van Buren Street.

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, November 17, 2025 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 14th day of October 2025, at 4:56 p.m.



Aaron Vannoy, Director of Planning and
Development Services

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
September 15, 2025 9:00 AM**

Board Present: Luke Uherik, Chair
Brittany Davis, Vice Chair
Kandi Pool
Lyndon Roberts-Galindo
Patrick Baughmann
Jennifer Juarez

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

Chairman Uherik called meeting to order at 9:01am. Quorum was established.

New Commissioner, Jennifer Juarez, was introduced.

II. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

Chairman Uherik opened public comment.

Planning Director, Aaron Vannoy, provided public comment about the plats on the agenda. Stated plats are a unique thing and when staff has to approve them by right and not deny them. Stated that some of the slides were changed as staff worked with city departments to come into an alignment and work with applicants.

Chairman Uherik closed public comment.

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.

Commissioner Poole Motioned to approve. Commissioner Davis seconded. Motion carried 6-0.

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.

Senior Planner, Austin Reed, presented the case for a request of approval for abandonment of unimproved street right-of-way. Staff recommended approval of the proposed abandonment with 3 conditions of approval.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering spoke to the board and requested approval and offered to answer any questions.

Joe declined public comment.

Chairman Uherik closed public comment.

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

- B. **Conditional Uses**

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

1. **CU25-16 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.

Lead Planner, Rae Lineberry, presented the request for approval for a faith-based gather place. Staff recommended approval with 2 conditions of approval.

Chairman Uherik opened public comment.

Richard Brown, 2454 Douglas Dr, handed out the planning staff reported started his comments were added in blue. Mr. Brown read through his comments to the board, and expressed his concern on the parking and alternative options if parking is needed.

Commissioner Poole asked Mr. Brown if he has any issues with distractions and parking due to the Newman Center. Mr. Brown expressed his concerns.

Chairman Uherik closed public comment.

Board had discussion on their concerns of parking. Director, Aaron Vannoy, clarified that parking would be looked at through the development plan review process.

Commissioner Davis motioned to approve with condition that staff look at alternative parking rather than the backyard being turned into a parking lot. Commissioner Baughman seconded. Motioned carried 5-1.

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.

Case withdrawn per request of applicant

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.

Read with FP25-17

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.

FP25-16 & FP25-17 read together.

Lead Planner, Rae Lineberry presented case for a request to final plat Southland Hills Addition Section 25 and Section 26. Staff recommends approval for each section with 4 conditions of approval for each section.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked the board for approval and offered to answer any questions.

Rocky Templin passed on public comment.

Commissioner Davis motioned to approve Section 25 as staff presented and motioned to approve Section 26 as staff presented. Commissioner Poole seconded. Motion carried 6-0.

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.

Read with FP25-19

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.

FP25-18 & FP25-19 read together.

Senior Planner, Austin Reed, presented cases for a request of approval to final plat 12 new residential lots in section 1 and 13 new residential lots in section 2. Staff recommended approval for both section 1 and section 2 with 7 conditions of approval for each section.

Kevin Pate, City Engineer, expressed disagreement with caliche base for a temporary turnaround and stated it is not great for public access.

Chairman Uherik opened public comment

Russell Gully with SKG Engineering spoke to the board I reference to temporary turnarounds and stated they will work with Engineering and Fire Department to figure out what needs to be done. Also offered to answer any questions.

Kevin Pate expressed that what Russell described is acceptable for City Engineering.

Rocky Templin Declined public comment.

Commissioner Baughman motioned to approve both section 1 and Section 2 as presented. Commissioner David seconded. Motioned 6-0.

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.

Lead Planner, Rae Lineberry presented case for a request of approval for final plat creating 7 lots for single-family homes. Staff recommended approval with 3 conditions of approval.

Chairman Uherik asked questions about the rear setback and how it will be measured.

Director, Aaron Vannoy, clarified it will be measured to the property line, not the middle of the access easement as it is not a true alley.

Chairman Uherik opened public comment.

Erica Wilde with Wilde Engineering, spoke and requested approval as presented. Advised the front will be used for rain detention and a smaller yard will be used. Stated properties to the north had the existing alley dedicated to them. Erica offered to answer any further questions. Rocky Templin declined public comment.

Commissioner David motioned to approve as presented. Commissioner Poole Seconded. Motion carried 6-0.

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.**

Senior Planner, Austin Reed, presented the request for final plat with variance for paving and curb and gutter along E 28th St and a variance for not constructing a new local road. Staff recommended partial approval of the variance for 26' of paving with curb and gutter and approval of the variance to not construct the new local road with 8 conditions of approval.

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

Board held discussions about the curb and gutter and potential safety issues. City Engineer Kevin Pate, spoke and stated that ribbon curb would be more appropriate. Board held discussion on the minimum road width for E 28th St. City Attorney, Brandon Dyson, offered information on Deferral Agreement.

Commissioner Davis motioned to approve partial variance and curb and gutter on E 28th, and deferral of development of the local road. Commissioner Poole seconded. Motion Carried 6-0.

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 48th street, and a request for paving and no curb and gutter on 47th street.**

Senior Planner, Austin Reed, presented case for a replats to turn 18 lots into 2 lots as well as a request for partial variance on paving for Crockett Street, and a request for a variance on paving for 48th Street, and a request for paving and not curb and gutter on 47th St. Staff recommended approval of replat and variance requests with 7 conditions of approval.

Chairman Uherik opened public comment.

City Engineer, Kevin Pate, recommended condition number 6 be reworded to supply water service to both lots.

Rocky Templin, SMD 6, asked questions about the replat causing variances for the carport that is existing. Director, Aaron Vannoy, stated that staff would work with applicant if variance were needed and would be in support of the variance if it is needed.

Russell Gully with SKG Engineering spoke on behalf of Gailee about the northern lots. Stated they good with deferring pavement to a later date.

Stephanie declined public comment.

Erica Wilde with Wilde Engineering, represented the builders and buyers. Stated the lot is unique and asked for the boards approval as presented and the deferral of 48th St to a later date.

Chairman Uherik closed public comment.

Director, Aaron Vannoy, stated this is an infill area and staff would support applicant who come forth with infill requests.

Commissioner Davis motioned to remove item 6 from the staff recommendations and defer development of 48th St and Crockett to a later development date when development occurs on the northern lots. Commissioner Baughman seconded. Motion carried 6-0.

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.**

Lead Planner, Rae Lineberry, presente the case for a replat to absorb abandon alley and portion of the street right-of-way along Veck St creating 2 lots from 4 lots. Staff recommended approval with 2 conditions of approval.

Chairman Uherik opened public comment.

Erica Wilde, Wilde Engineering, asked for the boards approval as recommended. Offered to answer any questions.

Closed public comment

Commissioner Davis motion to approve as represented. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

V. Planning Director's Report

Director, Aaron Vannoy, spoke to the board about a couple of committees that are meeting with developers for adding residential zoning districts and also to address items in the Land Development Subdivision Ordinance. An update was also provided on the Comprehensive Plan update that will begin this fall. The city is looking for a company to help over the next 12-18 months with this update.

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

Chairman Uherik motioned to adjourn. Commissioner David seconded. Motion carried 6-0. Meeting adjourned 10:23am.

CERTIFICATION

Luke Uherik, Chairman

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PLANNING COMMISSION – October 20, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP25-23: Final Plat of Shriner’s Point, Section 3	
SYNOPSIS:			
A request for Final Plat of Shiner’s Point, Section 3, located at Blum Street & Limley Lane, and Limley Lane & Flemming Street.			
LOCATION:		LEGAL DESCRIPTION:	
Blum Street/Limley Lane & Limley Lane/Flemming St		Acres: 5.033, Abst-7985, Srvy-182 Subd: Shriner’s Point, Section 3	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – Joe Self Neighborhood – Lake View		PD24-04	Neighborhood
THOROUGHFARE PLAN:			
Blum Street – extension of new local street with 50’ right-of-way Limley Lane – new local street with 50’ right-of-way Flemming Street- new local street with 50’ right-of-way			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Final Plat for Shriner’s Point, Section 3, subject to five (5) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Mission Land Company Petitioner: Wilde Engineering & Surveying, LLC			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, Extension 1546 karen.putnam@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is creating 32 lots for single-family housing. All 32 lots meet the minimum lot dimensions required for RS-1 lots which is 50'x100' based off the Planned Development (PD24-04) Standards. The property is currently a Planned Development District (PD24-04) with RS-1 being the underlying zoning. The vision plan for this area 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 Final Plat of Shriner's Point, Section 3 with five (5) condition(s) and one (1) note:

1. Prior to plat recordation, prepare and submit plans for construction of local roads 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].
2. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
3. Prior to plat recordation, 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]. 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, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
5. Prior to plat recordation submit a revised plat including a turn around. "A temporary turnaround is not necessary if a temporarily dead end street does... or if exclusive frontage is provided to not more than one (1) lot on each side of said street." [LDSO III.C.3]

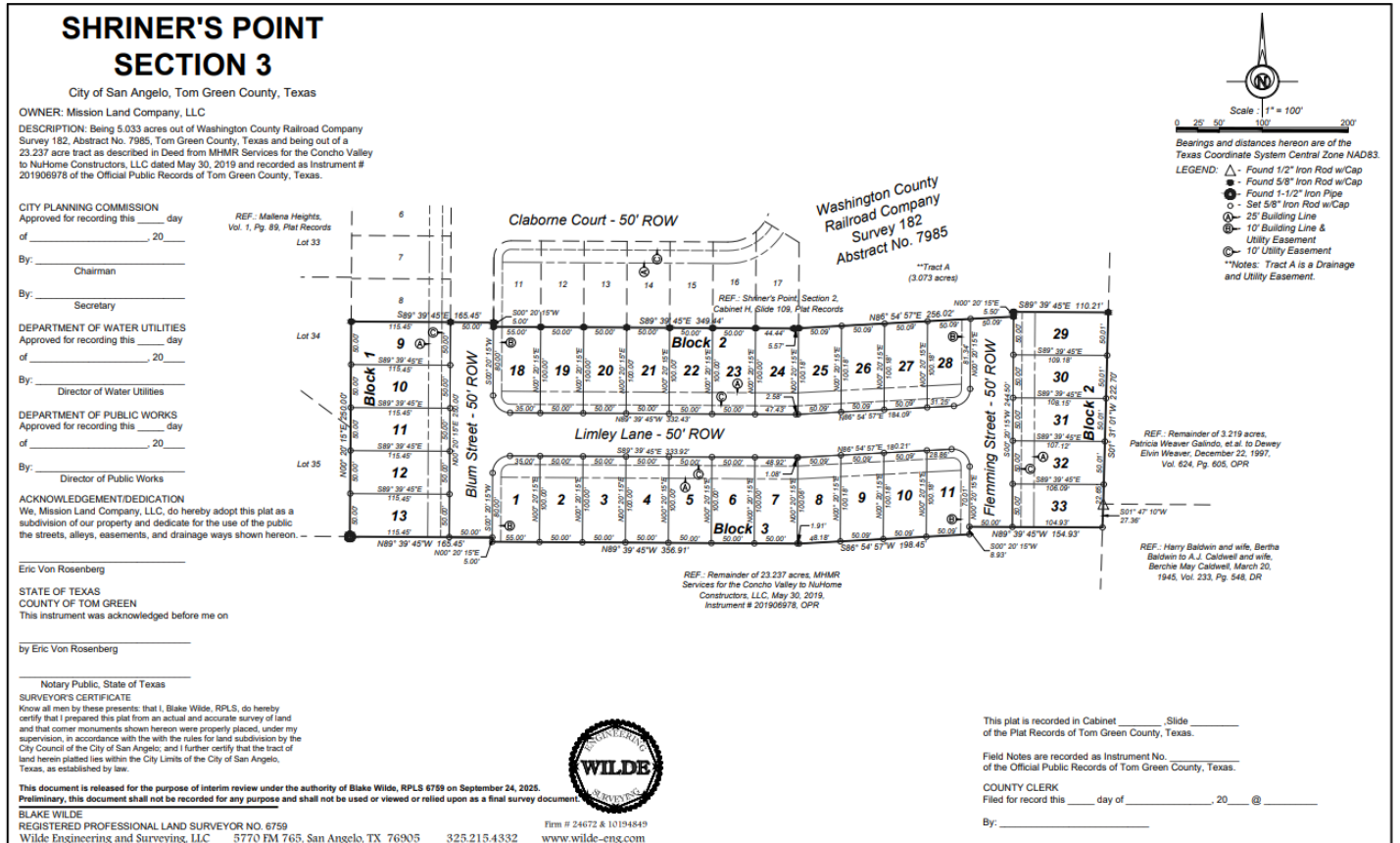
Note:

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

Attachments:

Final Plat

Final Plat



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

APPLICATION TYPE:		CASE:	
Replat		RP25-23: 5 th Replat Park View Acres, Block 22	
SYNOPSIS:			
A request for 5 th Replat Park View Acres, Block 22, Section 6, 2 acres located at Ben Ficklin Road & Kimrey Lane with variance request to widen the street by a portion of the full required incremental half width without curb and gutter.			
LOCATION:		LEGAL DESCRIPTION:	
5050 Ben Ficklin Road		Acres: 2.000, Blk: 22, Subd: PARK VIEW ACRES, 2.0000 ACRES OUT OF SW CORNER OF BLOCK 22	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #1 – Tommy Hiebert Neighborhood - Glenmore		Ranch & Estate (R&E)	Neighborhood
			SIZE: 2.00 acres
THOROUGHFARE PLAN:			
Ben Ficklin Road – Minor Collector with 86’ right-of-way & approximately 31’ Paving Kimrey Lane – Local Road with 60’ right-of-way & approximately 24’ Paving			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the fifth replat of Block 22, Park View Acres, and variance request to widen the street by a portion of the full required incremental half width without curb and gutter, subject to five (5) condition(s) of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Patricia Kimrey/James Giles Kimrey Family Trust Petitioner: SKG Engineering			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, Extension 1546 karen.putnam@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This Replat is located at the corner of Ben Ficklin Road and Kimrey Lane. The lot is currently 2 acres total and the replat will divide the lot into 2 lots each consisting of 1 acre. The lots will be labeled Lot 22A and Lot 22B. Lot 22B has an existing single-family dwelling and Lot 22A will be vacant to build on in the future.

The applicant has applied for a variance to widen the street by a portion of the full required incremental half width without curb and gutter. Ben Ficklin Road currently has approximately 31' of paving with the minimum width requirement of 36' for a minor collector road, and Kimrey Lane currently has approximately 24' of paving with the minimum width requirement of 26' for a local road according to the ordinance [Chap 10. Construction Standards and Specifications]. Curb and gutter currently exists along the South side of Kimrey lane and the West side of Ben Fickin Road.

Recommendation:

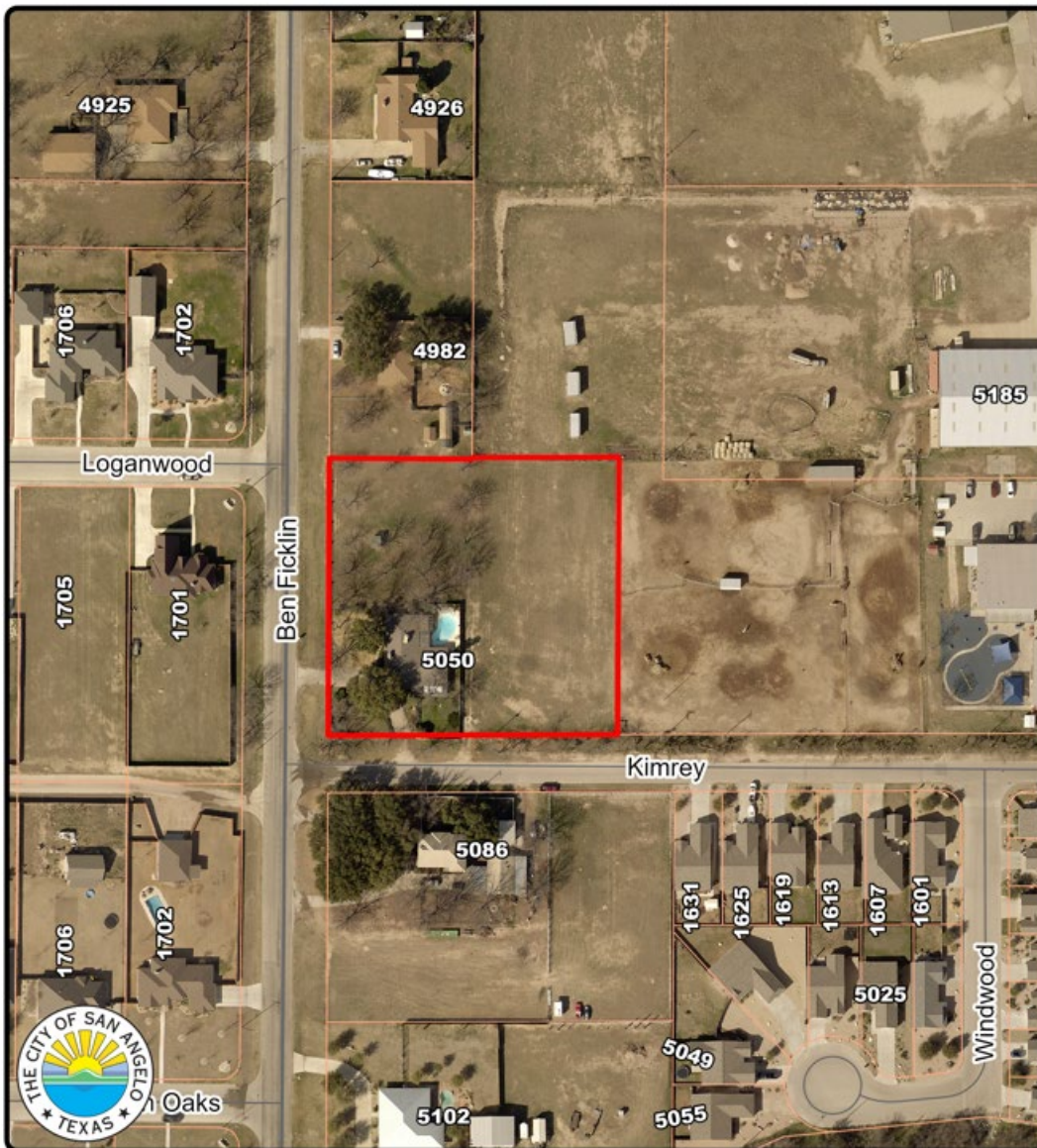
Staff recommend **APPROVAL** of the fifth replat of Block 22, Park View Acres, and variance request to widen the street by a portion of the full required incremental half width without curb and gutter, subject to **five (5) condition(s)** of approval.

- 1) Prior to plat recordation, improve Ben Ficklin a Minor Collector to comprise the minimum total pavement width of 36' [LDSO ch.10.III.A.2]. NOTE: Existing pavement is 31'. (Variance requested)
- 2) Prior to plat recordation, improve Kimrey Lane a Local Road to comprise the minimum pavement width of 26' [LDSO ch.10.III.A.2]. NOTE: Existing pavement is about 21' "In no case shall a street be approved with less than 26 feet of pavement width." [LDSO Ch 10.III.C.2.d] (Variance requested)
- 3) Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
- 4) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curb and gutter along Ben Ficklin Road. [LDSO Ch 9.III.A.5.a.(3)]. (Variance requested)
- 5) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of curb and gutter along Kimrey Lane. [LDSO Ch 9.III.A.5.a.(3)]. (Variance requested)

Attachments:

Aerial Map
Replat

Aerial Map

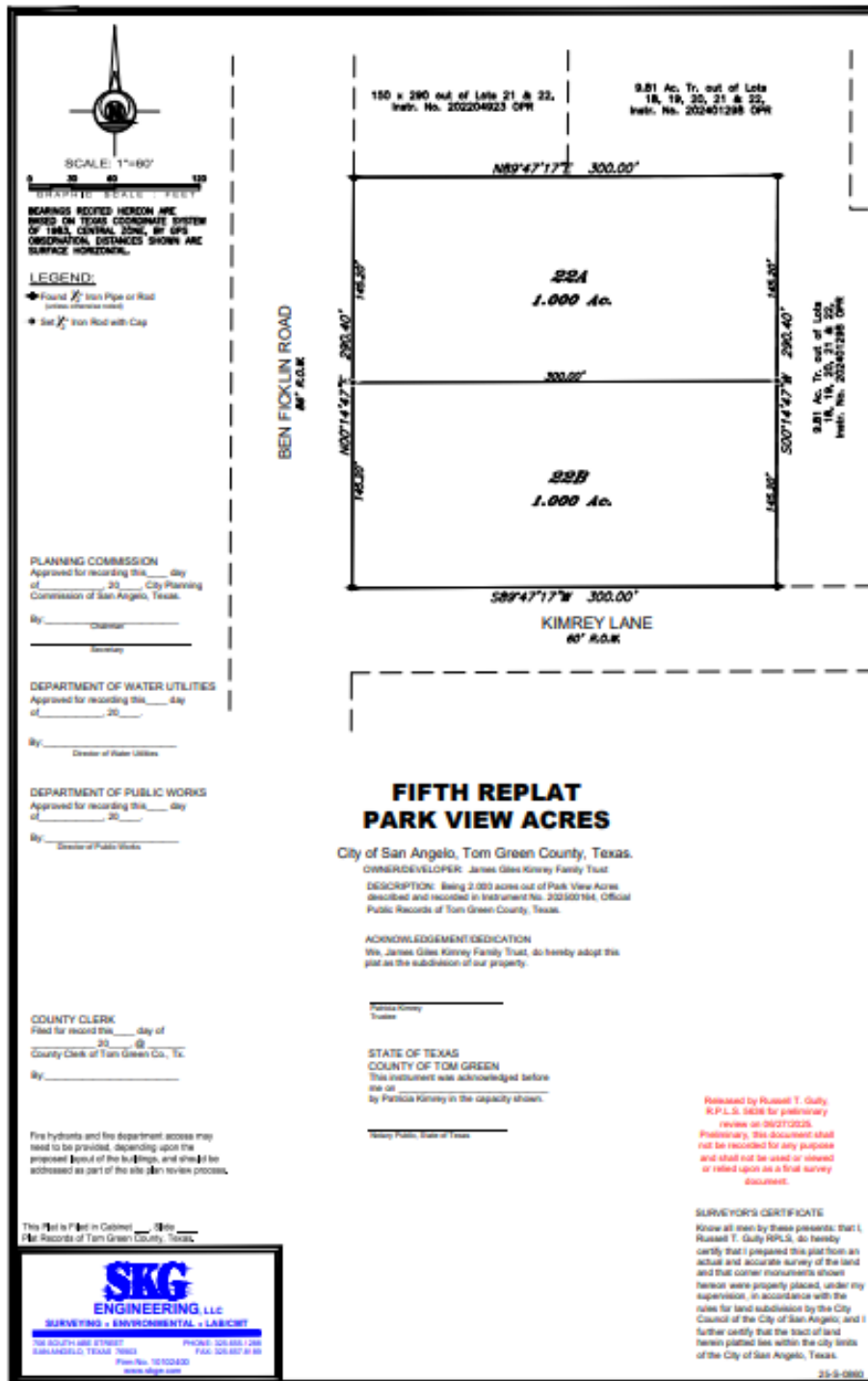


Aerial Map
RP25-23: Park View Acres 5th Replat
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

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PLANNING COMMISSION – October 20, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP25-254: Caldwell’s Rose Court, 1 st Replat of Lot 1	
SYNOPSIS:			
A request for a replat consisting in lot 1 of Block 21, in Caldwell’s Rose Court. This will create 4 lots facing Grape Creek Rd.			
LOCATION:		LEGAL DESCRIPTION:	
216 W 36 th Street		0.554, Lot: 1, Subd: CALDWELL ROSE COURT ADDN	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – Joe Self Neighborhood – Riverside		RS-1 Single family residential	Neighborhood
THOROUGHFARE PLAN:			
<p>Grape Creek Rd. –classified as a Minor Collector; built with 65’ of Right of Way and 40’ paving width. Standards for preexisting roadways are 52’ Right of Way and 36’ of paving width.</p> <p>36th St. – classified as local road. It has 50’ of right of way and 37’ of paving width. Standards for preexisting roadways are 40’ Right of Way and 26’ of paving width.</p>			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Caldwell’s Rose Court, 1st Replat of Lot 1 subject to four (4) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: McCrory Homes Petitioner: Wilde Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements:

This replat reorientates one large platted unbuilt lots; into 4 standard residential lots facing Grape Creek rd. in the designated Infill area of the City of San Angelo. This is compatible with the Comprehensive plan, and this is a housing style that is needed within our community.

Recommendation:

Staff recommend **APPROVAL** of the Caldwell's Rose Court, 1st Replat of Lot 1 subject to four subject to four (4) conditions.

1. Zoning District - RS-1 is required to have a 25' front yard setback; please submit a rezoning application for a variance to this standard. Section 501 A. Variance process Section 207 of Zoning ordinance.
2. Zoning ordinance Section 501K 3, interpreted as a double frontage, must be 25' front yard setback on 36th Street. A variance can be requested following Sec. 207 of the Zoning Ordinance.
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of service connections for each new lot. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12 & City of San Angelo Standards & Specifications].
4. Prior to plat recordation, Install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]. NOTE: for plat recordation, water taps can be paid for through COSA Water Utilities Customer Service with installation deferred to a later stage of development.

Note: 1.911 Addressing, 001 Prelim Plat.pdf

Final addresses cannot be issued until plat is approved, signed, and recorded.

Attachments:

Replat

Replat

1ST REPLAT OF LOT 1, CALDWELL'S ROSE COURT

City of San Angelo, Tom Green County, Texas

OWNER: McCrory Homes, Inc.

DESCRIPTION: Being Lot 1, Caldwell's Rose Court, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 200, Page 87 of the Deed Records of Tom Green County, Texas.

Scale: 1" = 60'

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

LEGEND: ● - Found 1/2" Iron Rod
 ⊙ - Found 3/4" Iron Pipe
 ○ - Set 5/8" Iron Rod w/Cap

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

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

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

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

Cole McCrory or Collin McCrory

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

by Cole McCrory or Collin McCrory

Notary Public, State of Texas

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

By: _____

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 rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

REF: Tract 1, 4-1/2 acres, Nancy Hasty Boff, aka, Nancy Sue Boff to Lonnie Randall Boff and wife, Laurie D. Boff, September 1, 2021, Instrument # 202116551, CPR

Grape Creek Road - 62.8' to 64.3' ROW
Nominal Width in use by City of San Angelo

36th Street - 50' ROW
per Vol. 200, Pg. 87, Deed Records

Lot 15 Lot 16 Lot 17

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on September 18, 2025. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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



View to the West along 36th Street



View to the North along Grape Creek Rd.

PLANNING COMMISSION – October 20, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP25-26: 4th Replat in Block 21, Lakeview Addition	
SYNOPSIS:			
<p>A request for a fourth replat consisting of lots 6 & 7 of Block 21, in the Lake View Addition. This will create 4 lots facing Travis Street.</p> <p>A variance from Chapter 12. Exhibit C – LDSO. Chapter 9. Section III (C) (2)(d) has been requested for no curb and gutter along Travis St. for the length of the property.</p> <p>A variance request has been submitted to keep Travis at 26’; this has been approved administratively by City Engineer and Planning Director per Chapter 12. Exhibit C – LDSO. Chapter 9. Section III (c)</p>			
LOCATION:		LEGAL DESCRIPTION:	
355 and 351 E 47 th Street		0.230, Lot: 6 & 50' X 50' NORTH & ADJACENT, Blk: 21, Subd: LAKEVIEW ADDITION 0.230, Lot: 7 & 50' X 50' NORTH & ADJACENT, Blk: 21, Subd: LAKEVIEW ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – Joe Self Neighborhood – Lake View		RS-1 Single family residential	Neighborhood
SIZE:			
.460 Acres			
THOROUGHFARE PLAN:			
<p>Travis St. –classified as a Minor Collector; built with 65’ of Right of Way and variable paving width but nothing less than 26’ of paving width. Standards for preexisting roadways are 52’ Right of Way and 36’ of paving width.</p> <p>47th St. – classified as a Minor Collector. It has 58’ of right of way and 37’ of paving width. Standards for preexisting roadways are 52’ Right of Way and 36’ of paving width.</p>			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the 4th Replat in Block 21, Lakeview Addition and APPROVAL of the variance for curb and gutter along Travis St. subject to four (4) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: McCrory Homes Petitioner: Wilde Engineering			
STAFF CONTACT:			

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

Conformity with Comprehensive Plan and Purpose Statements:

This replat reorientates two large platted unbuilt lots; into 4 standard residential lots facing Travis Street in the designated Infill area of the City of San Angelo. This is compatible with the Comprehensive plan, and this is a housing style that is needed within our community.

Recommendation:

Staff recommend **APPROVAL** of the 4th Replat in Block 21, Lakeview Addition and APPROVAL of the variance for curb and gutter along Travis St. subject to four (4) conditions.

1. Zoning District - RS-1 is required to have a 25' front yard setback; please submit a rezoning application for a variance to this standard. Section 501 A. Variance process Section 207 of Zoning ordinance.
2. Zoning ordinance Section 501K 3, interpreted as a double frontage, must be 25' front yard setback on 36th Street. A variance can be requested following Sec. 207 of the Zoning Ordinance.
3. Prior to plat recordation, Install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]. NOTE: for plat recordation, water taps can be paid for through COSA Water Utilities Customer Service with installation deferred to a later stage of development.
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of new curb & gutter (LDSO CH 9.III.A.5.a(3), ADA compliant sidewalks (LDSO, Ch 9.V) including driveway approaches along Van Buren St and Beauregard Ave. [LDSO, Ch 10]. Once plans are approved by City and TxDOT Area Engineer, construct to City/State specifications.
 - a. Alternatively, submit plans for approval and a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
 - b. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

Note: 1.911 Addressing, 001 Prelim Plat.pdf

Final addresses cannot be issued until plat is approved, signed, and recorded.

Attachments:

Replat

Replat

**4TH REPLAT IN BLOCK 21,
 LAKEVIEW ADDITION**

City of San Angelo, Tom Green County, Texas

OWNER: McCrory Homes, Inc.

DESCRIPTION: Being Lots 6, 7, and the South 50 feet of former Osage Boulevard adjacent to and North of Lots 6 and 7, Block 21, Lakeview Addition, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 60, Page 614 of the Deed Records of Tom Green County, Texas.



Scale: 1" = 60'

0 15' 30' 60' 120'

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

LEGEND: ○ - Set 5/8" Iron Rod w/Cap

CITY PLANNING COMMISSION

Approved for recording this ____ day
 of _____, 20__

By: _____
 Chairman

By: _____
 Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day
 of _____, 20__

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day
 of _____, 20__

By: _____
 Director of Public Works

ACKNOWLEDGEMENT/DEDICATION

We, McCrory Homes, Inc., do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Cole McCrory or Collin McCrory

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

by Cole McCrory or Collin McCrory

Notary Public, State of Texas

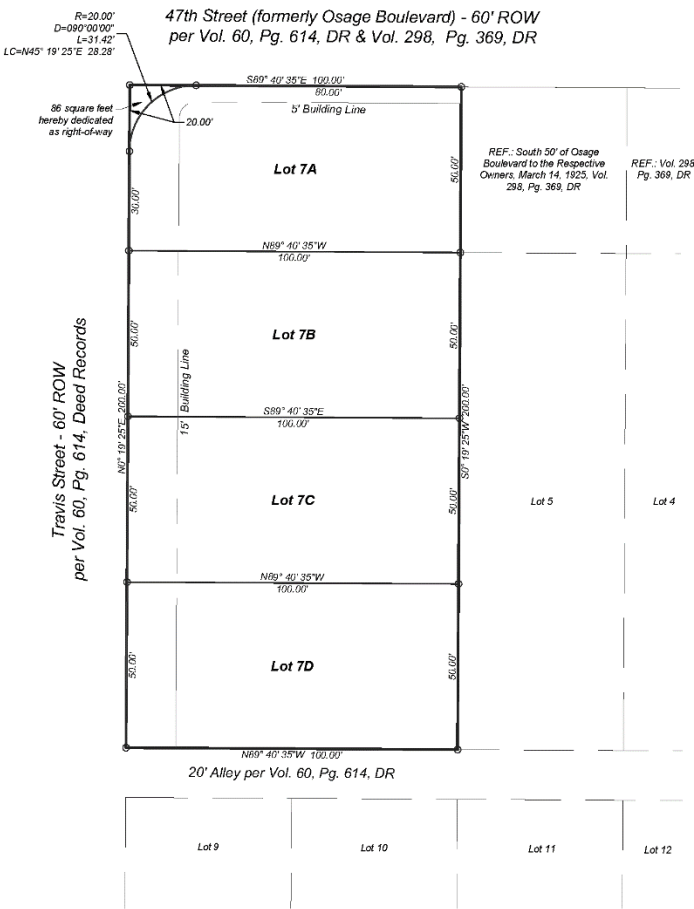
COUNTY CLERK
 Filed for record this ____ day of _____, 20__ @ _____

By: _____

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 rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.



This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on September 18, 2025.
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4332 www.wilde-eng.com
 Firm # 24672 & 10194849



REF: South 50' of Osage Boulevard to the Respective Owners, March 14, 1925, Vol. 298, Pg. 369, DR

REF: Vol. 298, Pg. 369, DR

Travis Street - 60' ROW
 per Vol. 60, Pg. 614, Deed Records

47th Street (formerly Osage Boulevard) - 60' ROW
 per Vol. 60, Pg. 614, DR & Vol. 298, Pg. 369, DR

20' Alley per Vol. 60, Pg. 614, DR



View to the East along 47th Street



View to the South along Travis St.

PLANNING COMMISSION – October 20, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP25-27: First Replat in Block 28, Lakeview Addition	
SYNOPSIS:			
<p>A request to replat Block 28, Lots 13 & 14 of the Lakeview Addition, combining 2 lots that are currently oriented east to west and creating 4 lots oriented north to south within the Single-Family Residential (RS-1) zoning district, as well as a variance request for no curb and gutter along Oaklawn Street.</p>			
LOCATION:		LEGAL DESCRIPTIONS:	
At the intersection of E 45 th Street and Oaklawn		Acres: 0.230, Lot: 13 & 50 X 50 FT E & ADJ, Blk: 28, Subd: LAKEVIEW ADDITION Acres: 0.230, Lot: 14 & 50 X 50 FT E & ADJ, Blk: 28, Subd: LAKEVIEW ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 - Joe Self Neighborhood – Lake View		Single-Family Residential (RS-1)	Neighborhood
SIZE:			
0.460 Acres			
THOROUGHFARE PLAN:			
<p>E 45th Street – Local Road</p> <ul style="list-style-type: none"> - Required paving = 26', currently has ~36 with curb & gutter. - Required ROW = 40', meets requirement with 60' <p>Oaklawn Street – Local Road</p> <ul style="list-style-type: none"> - Required paving = 26', currently has ~36 with no curb & gutter (variance requested to remain without curb & gutter) - Required ROW = 40', meets requirement with 60' 			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the First Replat Block 28 of Lakeview Addition, subject to two (2) conditions of approval, APPROVAL of the variance request for curb/gutter on Oaklawn.</p>			
PROPERTY OWNER/PETITIONER:			
Owners: Texmex Homes Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210 ext. 1533 Rae.lineberry@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This replat is combining two lots into four lots.

Recommendation:

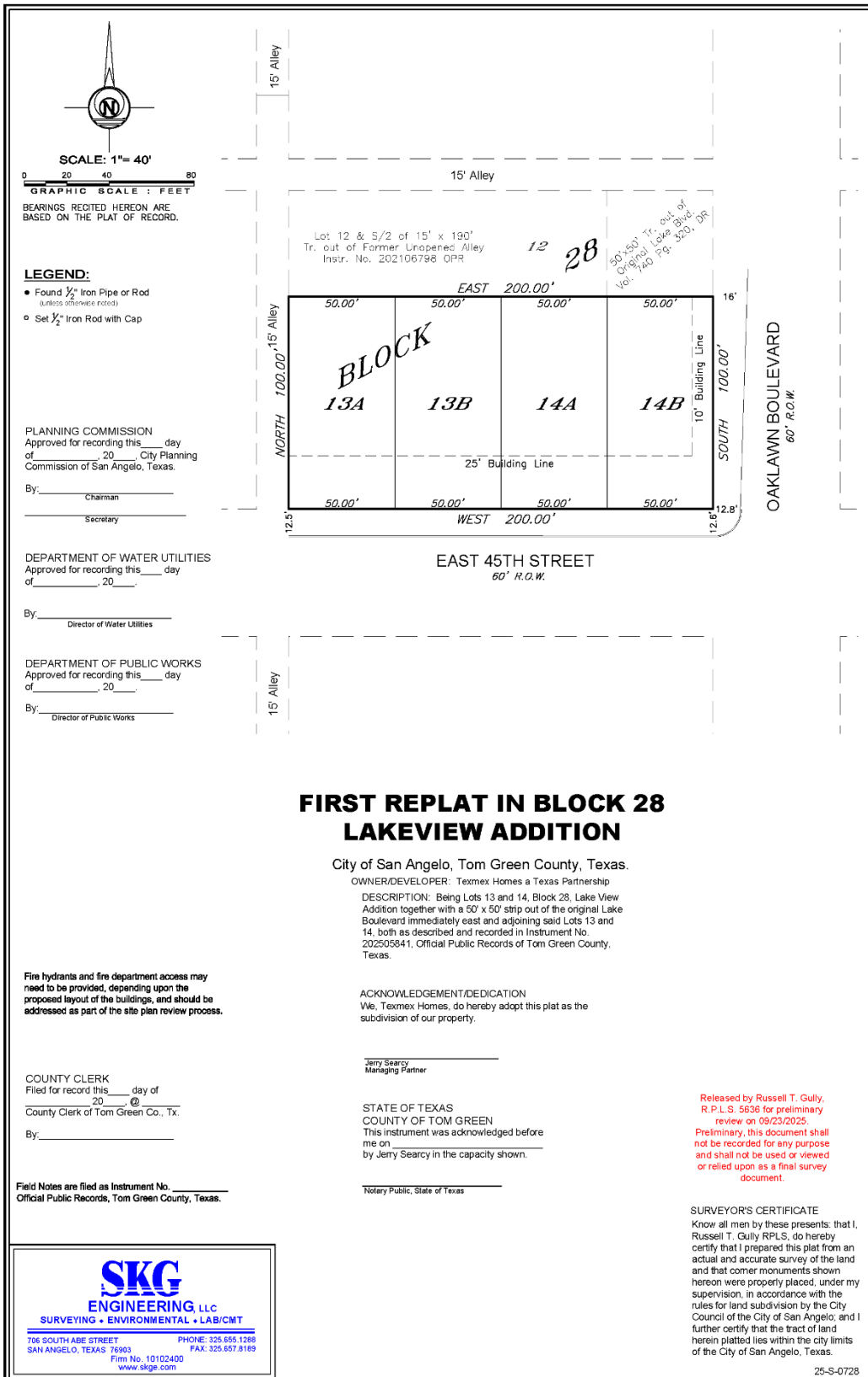
Staff recommend **APPROVAL** of the First Replat Block 28 of Lakeview Addition, subject to **two (2)** conditions of approval, **APPROVAL** of the variance request for curb/gutter on Oaklawn.

1. Prior to plat recordation, install necessary water and wastewater service lines for each new lot.
[Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
2. Prior to plat recordation Install Curb and Gutter necessitated by storm water flows and pavement protection to match the existing alignment at the corner of Oaklawn Boulevard and 45th street. Complete paving between the newly constructed gutter and existing asphalt to meet COSA design standard, [LDSO, CHAP 9, SEC III.5.a.(3)]. (Variance requested)

Attachments:

Replat

Replat



**PLANNING COMMISSION – October 20, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Replat		RP25-30: Replat in Block 20, Lasker’s Addition	
SYNOPSIS:			
<p>A request to replat Block 20, Lots 12 & 13 of the Lasker’s Addition, incorporating a small portion of adjacent property to have the lots be abutting a local street within the Two-Family Residential (RS-2) zoning district located at 56 & 60 E 17th Street.</p>			
LOCATION:		LEGAL DESCRIPTIONS:	
56 & 60 E 17 th Street		Acres: 0.145, Lot: 12, Blk: 20, Subd: LASKER ADDITION Acres: 0.133, Lot: 13 EXC N50 FT OF THE W10 FT, Blk: 20, Subd: LASKER ADDITION Acres: 0.016, Lot: 5, Blk: 8, Subd: HECKERT'S ADDITION Acres: 0.016, Lot: 4, Blk: 8, Subd: HECKERT'S ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Neighborhood – Reagan		Two-Family Residential (RS-2)	Neighborhood
SIZE:			
0.31 Acres			
THOROUGHFARE PLAN:			
<p>E 17th Street – Local Road</p> <ul style="list-style-type: none"> - Required paving = 26’, currently has ~36 with curb & gutter. - Required ROW = 40’, meets requirement with 60’ 			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the Replat Block 20 of Lasker’s Addition, subject to three (3) conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
Owners: West Texas Ventures Petitioner: Wilde Engineering			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210 ext. 1533 Rae.lineberry@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This replat is incorporating a small portion of adjacent property to have the lots be abutting a local street.

Recommendation:

Staff recommend **APPROVAL** of the Replat Block 20 of Lasker's Addition, subject to **three (3)** conditions of approval.

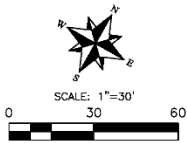
1. Prior to plat recordation, install necessary water and wastewater service lines for each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
2. Prior to plat recordation, submit a revised plat removing Lot 6 dedication as Right-Of-Way.
3. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the (north/south/east/west) side of right-of-way adjacent to (street name). If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Attachments:

Replat

Replat

This plot is filed in Cabinet _____ Slide _____
 Plat Records of Tom Green County, Texas.



LEGEND
 ○ FOUND 1/2" IRON ROD
 □ SET 1/2" IRON ROD CAPPED "W/O"
 — SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY LINE
 R.O.W. RIGHT-OF-WAY

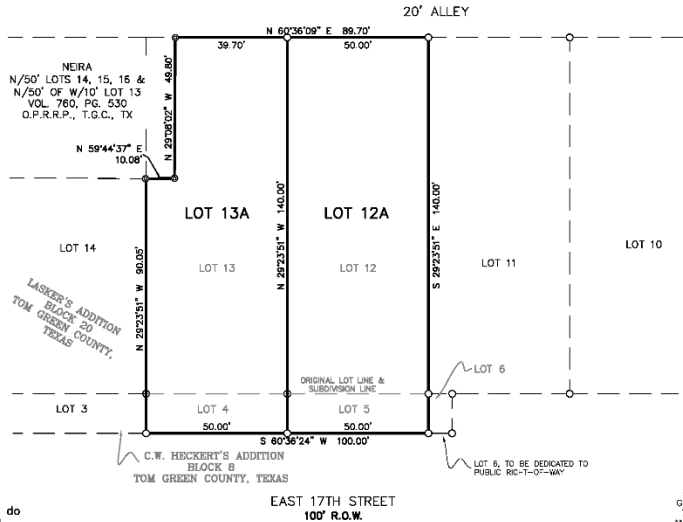
Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances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

- NOTES:**
 1. FIELD NOTES TO ACCOMPANY THIS PLAT
 2. PRELIMINARY PRINT DATE: SEPTEMBER 26, 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.



LASKER'S SUBDIVISION, BLOCK 20, TOM GREEN COUNTY, TEXAS

OWNER: WESTEX VENTURES LLC

BEING LOTS 11, 12, AND 13, BLOCK 20, LASKER'S ADDITION, TOM GREEN COUNTY, TEXAS AS PER MAP OR PLAT RECORDED IN VOLUME 73, PAGE 272, DEED RECORDS, TOM GREEN COUNTY, TEXAS, SAVE AND EXCEPT THE NORTH FIFTY FEET OF THE WEST TEN FEET OF SAID LOT 13, AND LOTS 4, 5, AND 6, BLOCK 8, C.W. HECKERT'S ADDITION AS PER MAP OR PLAT RECORDED IN VOLUME 48, PAGE 322, DEED RECORDS, TOM GREEN COUNTY, TEXAS

DEDICATION / ACKNOWLEDGEMENT

We, Westex Ventures LLC, 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.

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

My Commission expires _____

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

By: _____
 Secretary

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: _____

Field: JF MM
 Office: JF
 Job # 25070032

Registered Prof. Land Surveyor
 Texas Registration No. 6625
MCMILLAN AND QUINN, INC.

STAFF REPORT
PLANNING COMMISSION – October 20, 2025



APPLICATION TYPE:		CASE:	
Street Abandonment		Abandonment of street approximately 60' x 550' (unimproved street) Bonham Street and (unimproved street) E 41 st Street surrounded by Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley.	
SYNOPSIS:			
The applicant has applied to abandon two unimproved streets. The purpose of the abandonment is to allow the school to absorb the portions of the streets as they are undeveloped and not needed for traffic flow. The alleys were never created and were only on the original Plat. The portion of the E 41 st Street acts as an approach to the building at 4101 Crockett Street.			
LOCATION:		LEGAL DESCRIPTION:	
E 41 st Street		Blk: 49, 50, 59, 60, Subd: Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District #2: Joe Self Neighborhood: Lake View		Single-Family Residential (RS-1)	Neighborhood
			SIZE:
			Approx. 11 acres
THOROUGHFARE PLAN:			
Required: minimum 26' width Public Street Existing: 33' pavement width on Bonham between E 42 nd St & E 41 st St.			
NOTIFICATIONS:			
28 notifications mailed within 200-foot radius on 09/30/2025. Received 0 response in opposition or in favor.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the abandonment of street approximately 60' x 550' = 33,000 sq. ft. (unimproved streets) Bonham Street & E 41 st Street in Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley – with two conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: SAISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, Extension 1546 Karen.putnam@sanangelo.gov			

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of this road right of way. This is part of a zone change request and change of occupancy at the Old Lincoln Middle School. There is a water line located on Crockett Street and a sewer main that runs down Bonham Street and the alley north of E 41st Street.

The proposed abandonment would not contradict any applicable City Ordinance. The block length of East 42nd Street and Crockett Street still meet the required block length outlined in Chapter 9 of the LDSO. This expansion is just clearing up an existing situation and SAISD is the owner of the property abutting the requested abandonment.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. East 42nd Street is the minor collector road that will maintain traffic flow for this block.
- *Utilities:* Utility providers will not be affected.
- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned.
- *Public Benefit:* Abandoning this street portion would meet the public need to correct an existing situation, clean up city and school records and better define the present condition.

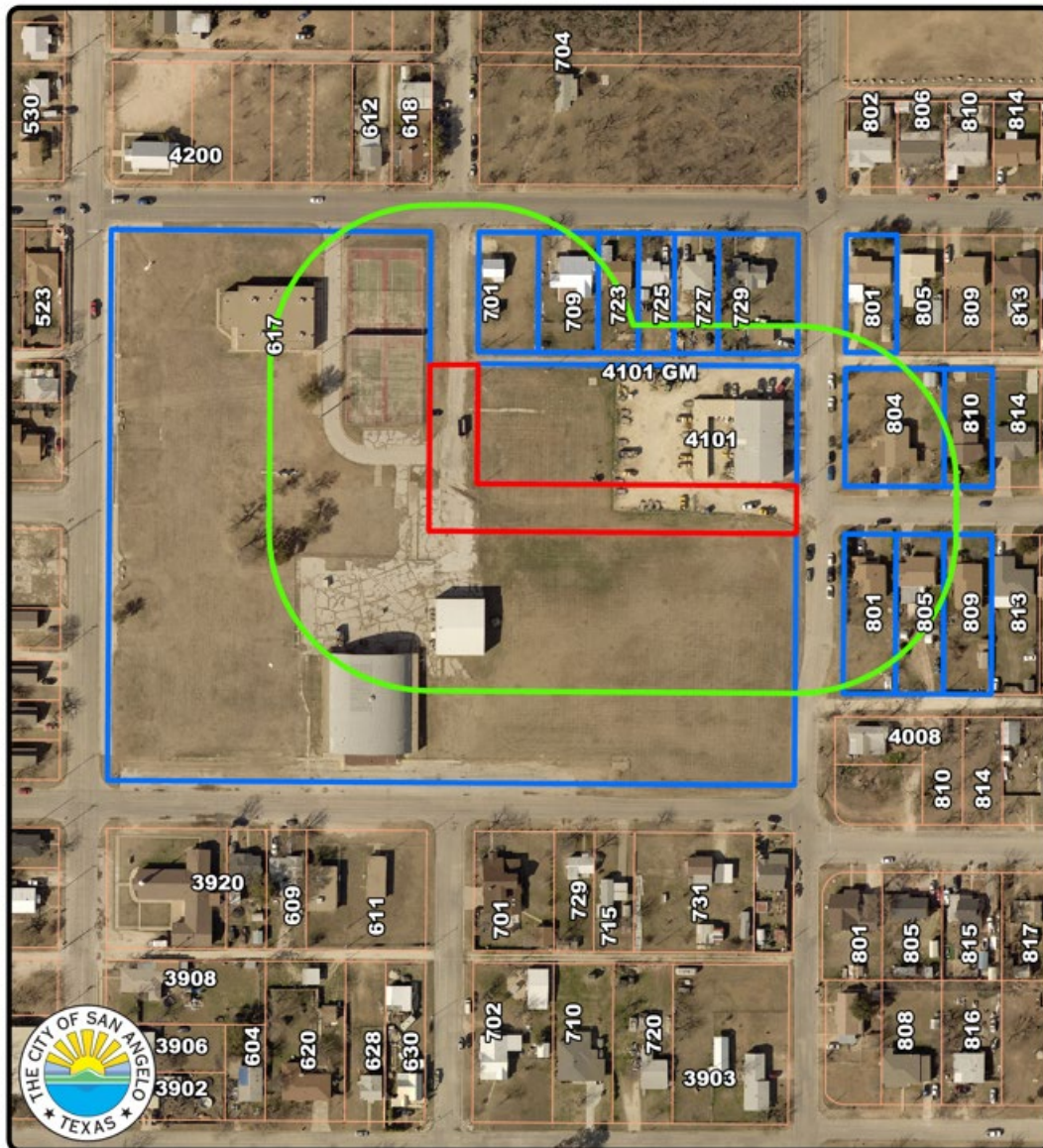
Recommendation:

Staff recommend **Approval with the following conditions** of the Right-of-Way Abandonment of 33,000 sq ft. of street right of way located at East 41st Street between Crockett and Bonham Street, Bonham Street between East 41st Street and the north alley:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, 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.
2. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) shall be provided.

Attachments:


Notification Map
Abandonment Area Plan



Notification Map
ROW25-07: E 41st St

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

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

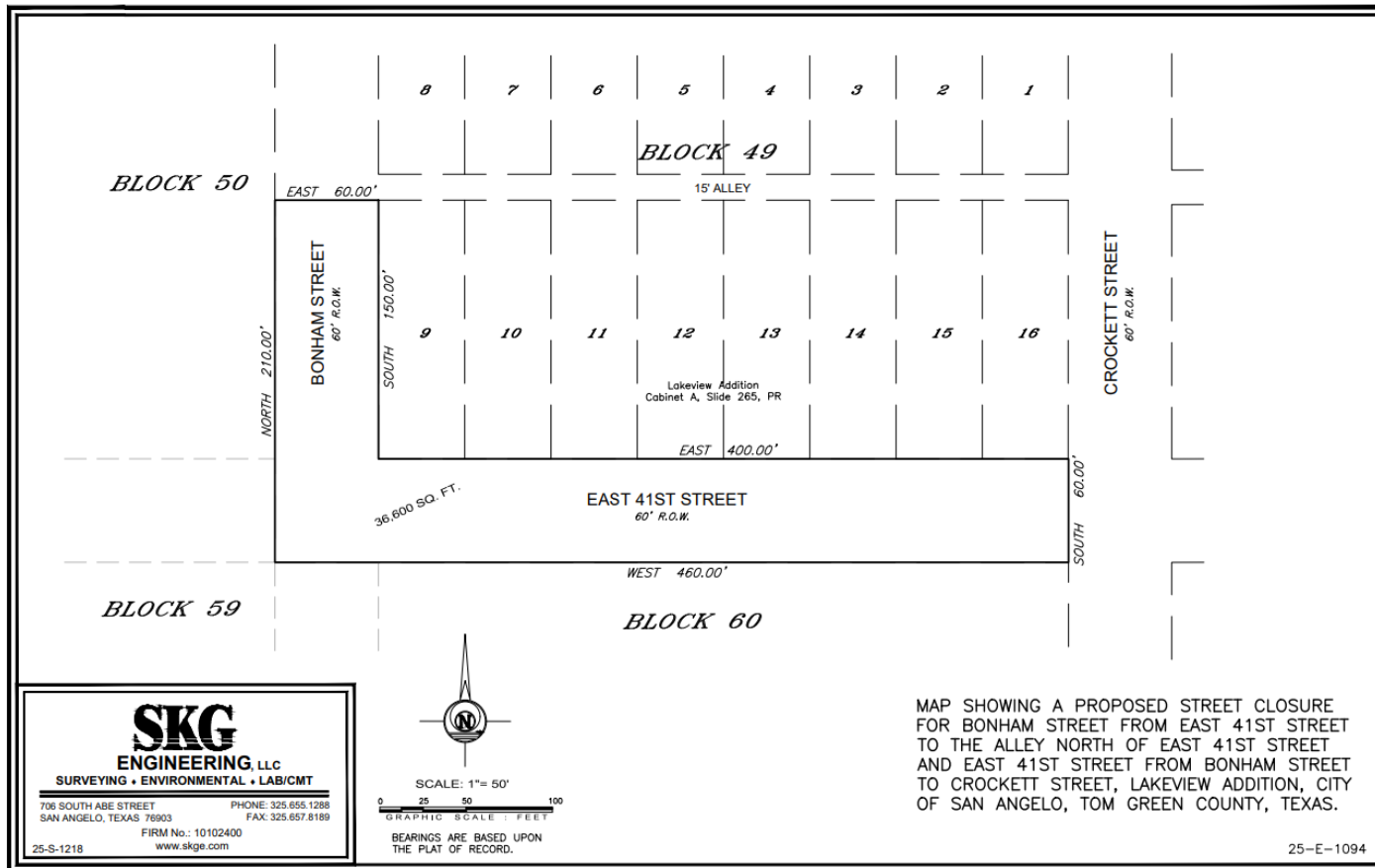
Subject Property: 

Notified Properties: 

N



Abandonment Area Plan



MAP SHOWING A PROPOSED STREET CLOSURE FOR BONHAM STREET FROM EAST 41ST STREET TO THE ALLEY NORTH OF EAST 41ST STREET AND EAST 41ST STREET FROM BONHAM STREET TO CROCKETT STREET, LAKEVIEW ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189

FIRM No.: 10102400
 www.skge.com

25-S-1218

PLANNING COMMISSION – October 20, 2025
STAFF REPORT



City Council 1st reading: November 18, 2025

APPLICATION TYPE:		CASE:	
Alley & Street Right-of-Way Abandonment		ROW25-08: 500 W 12 th Street	
SYNOPSIS:			
<p>The applicant has requested the abandonment of a public alleyway in the C.W. Merrick Subdivision, as well as a portion of W 12th Street south of it. These portions of alleyway and W 12th Street are both unimproved and free of public utilities. Neither are, or ever have been, used by the greater public as a true street or alleyway. The alley measures 20'x150' and the street measures about 60'x250'.</p>			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of North Bryant Boulevard and W 11 th Street		Blocks 2 and 3 of the C.W. Merrick Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Commercial	Total of ~.413 acres or 18,000 sq. ft.
THOROUGHFARE PLAN:			
W 12 th Street – 60' of right-of-way, unimproved and unconnected to any other street			
NOTIFICATIONS:			
18 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owners: Sejal Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

There are no existing City services within the alley and street area to be abandoned. The involved City departments have expressed their support for the abandonment. Neither the street nor alleyway are improved or utilized as an access point to any property and are nothing more than unconnected strips of right-of-way in the middle of a block comprised of private property.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have 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. This abandonment would directly benefit the affected land owners and promote development on unused land.

Recommendation:

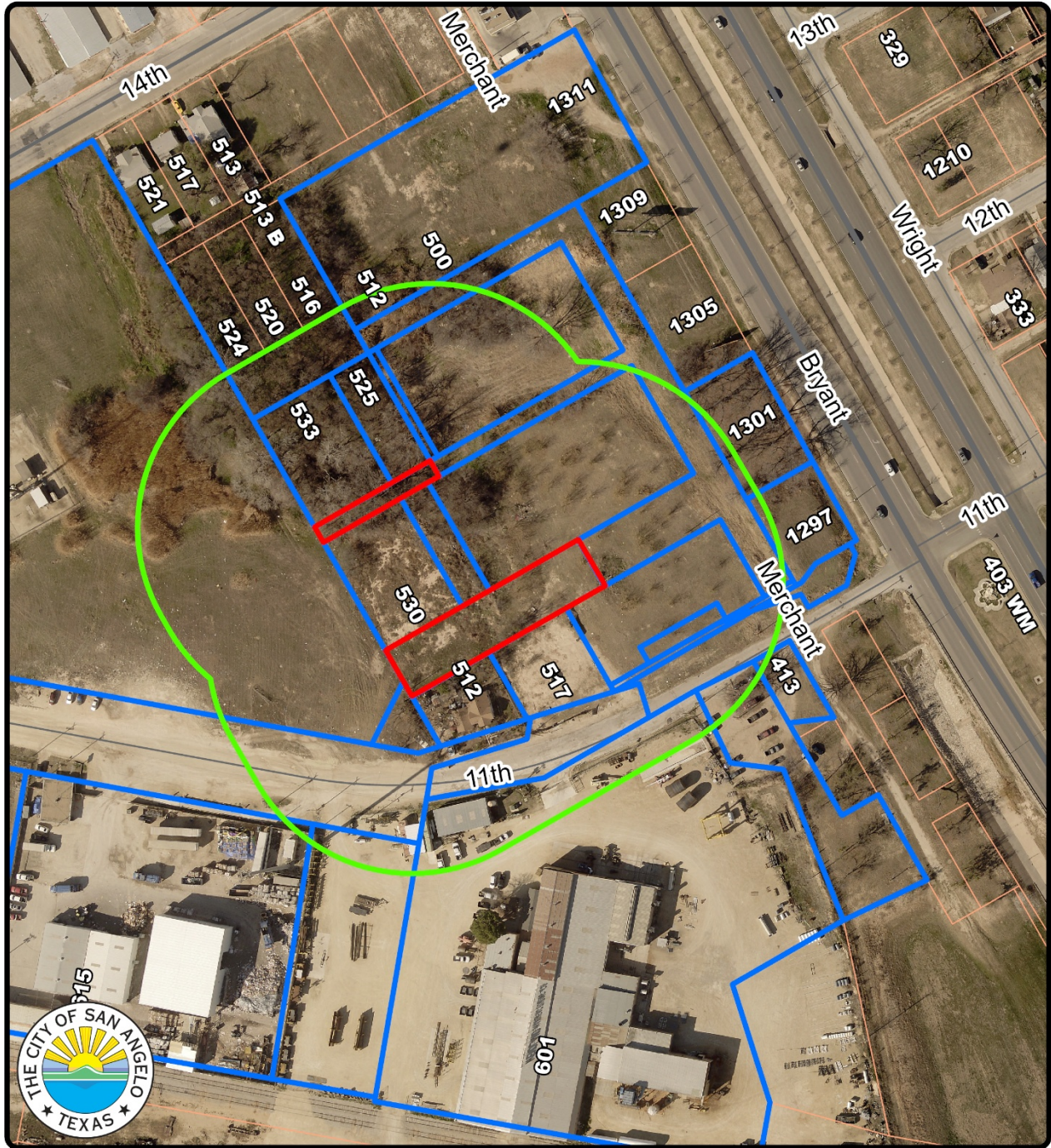
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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.

Attachments:

Notification Map
Aerial Map
Exhibit


Notification Map




Notification Map
ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

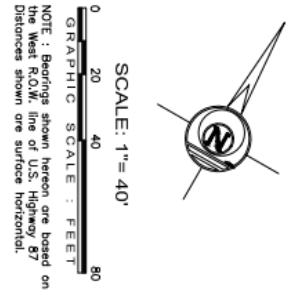
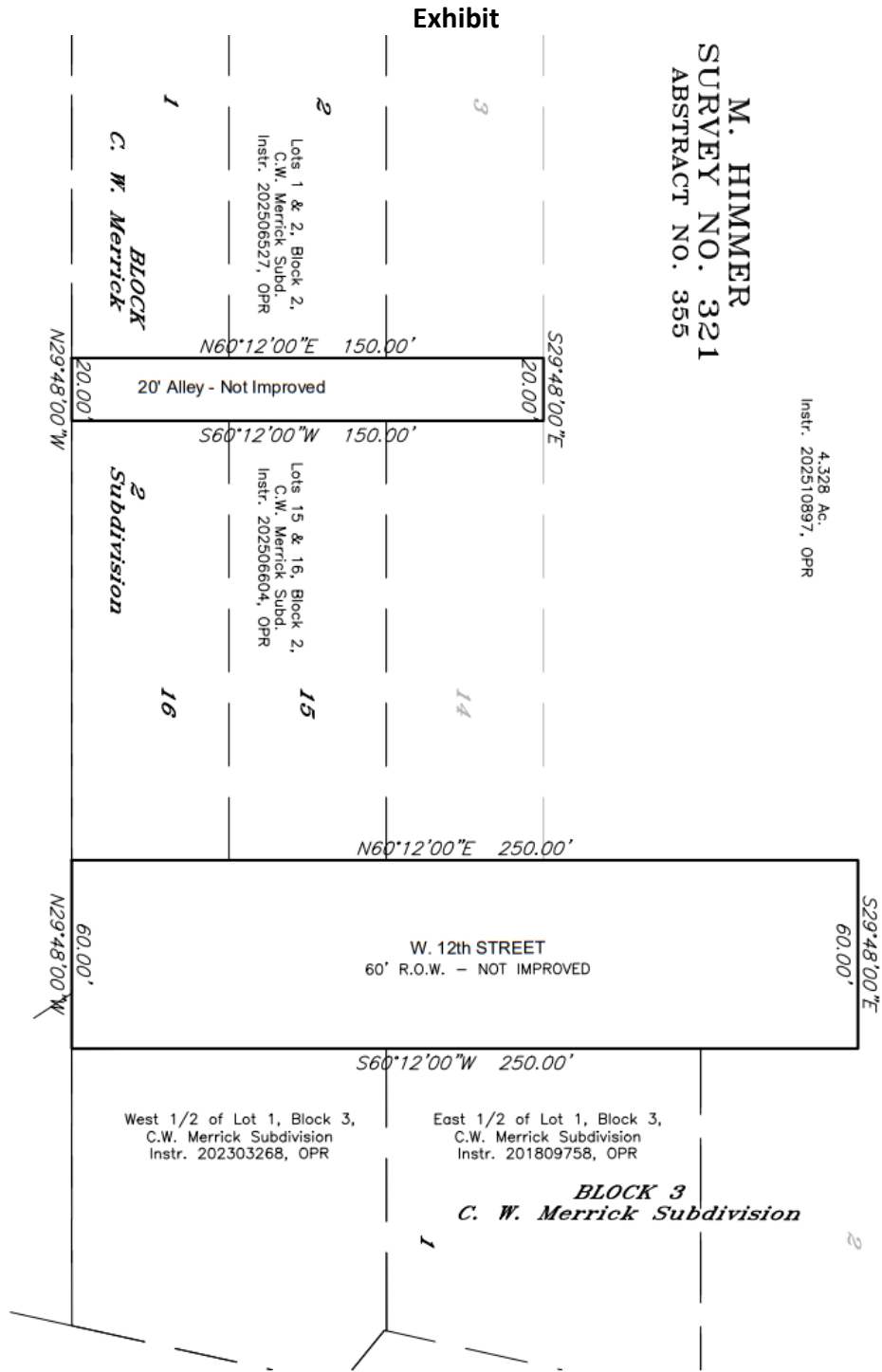
Subject Property: 

Notified Properties: 



Aerial Map





PLANNING COMMISSION – October 20, 2025
STAFF REPORT



City Council 1st reading: November 18, 2025

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW25-09: W 10 th and Merchant St.	
SYNOPSIS:			
<p>The applicant has requested the abandonment of two intersecting portions of street right-of-way for W 10th and Merchant Streets. Both portions of street are unimproved and free of public utilities. Neither are, nor ever have been, used by the greater public as a true street. The Merchant St. portion measures 37'x360', while the W 10th St. measures 30'x45'.</p>			
LOCATION:		LEGAL DESCRIPTION:	
South of the intersection of North Bryant Boulevard and W 11 th Street		Tolson-Chamberlin Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Industrial	Total of ~.337 acres or 14,670 sq. ft.
THOROUGHFARE PLAN:			
<p>W 10th St. – 30' ROW, unimproved Merchant St. – 37' ROW, unimproved</p>			
NOTIFICATIONS:			
<p>8 notifications mailed. Zero (0) received in support or in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend <u>APPROVAL</u> of the Street Right-of-Way Abandonment subject to three (3) conditions.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Petitioner: City of San Angelo</p>			
STAFF CONTACT:			
<p>Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov</p>			

Additional Information:

There are no existing City services within the street areas to be abandoned. The City of San Angelo is the proponent of this abandonment, and the involved departments have expressed their support. These streets have never acted as an access point to any property and only represent an obstacle to future development.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have 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. This abandonment would directly promote development of unused land.

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.

Attachments:

Notification Map
Aerial Map

Aerial Map

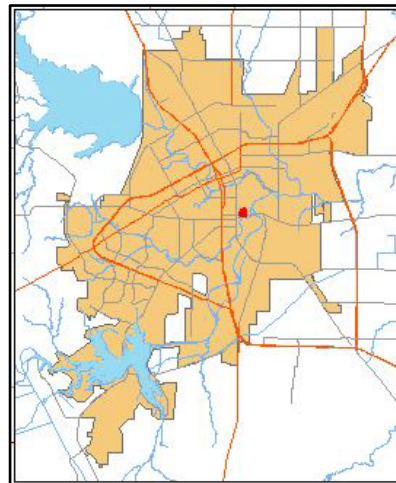


**PLANNING COMMISSION – OCTOBER 20, 2025
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU25-17: 121 E Ave K	
SYNOPSIS:			
A request for approval of a Conditional Use to allow for a residential dwelling unit (household living) in the General Commercial/Heavy Commercial (CG/CH) zoning district located at 121 East Avenue K.			
LOCATION:		LEGAL DESCRIPTION:	
121 E Ave K		Acres: 0.439, Lot: 5 & 6, Blk: 108, Subd: FORT CONCHO ADDITION, & E 12 1/2 FT OF LOT 4	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 3 – Harry Thomas Fort Concho East Neighborhood		CG/CH	I - Industrial
			SIZE:
			0.439 acres
THOROUGHFARE PLAN:			
<p>E Ave K (urban local street) – Required: 50’ right-of-way; 40’ paving width or 36’ with a 4’ sidewalk; Provided: 77’ right-of-way; 54’ paving width</p> <p>Duggan St (urban local street) – Required: 50’ right-of-way; 40’ paving width or 36’ with a 4’ sidewalk; Provided: 60’ right-of-way, 36’ paving width and no sidewalk</p>			
NOTIFICATIONS:			
21 notifications mailed within 200-foot radius on October 3, 2025. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU25-17, subject to four (4) Conditions of Approval .			

PROPERTY OWNER/PETITIONER:
Owner and Petitioner: Ramiro and Rita Garza
STAFF CONTACT:
Arden Neff Planning Technician (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov



Additional Information: On September 9, 2020, the applicants received a Notice of Violation for living in an area zoned for commercial development. On October 19, 2020, they submitted, and were approved for, a Conditional Use (CU20-14) to allow their 1,416 square foot residential unit inside of the larger 3,960 square foot commercial building. The approval included four (4) conditions including general CG/CH conformance, concept plan approval, shielded lighting, and approval of a Change of Occupancy. The Planning Director granted an extension of this Conditional Use in August of 2021, stating that if an Occupancy were not established by October 19th, 2022, that the existing Conditional Use would be revoked. A Change of Occupancy has never been filed to-date, thus expiring their original approval. The applicant now wishes to re-establish a Conditional Use for household living in a commercial area.

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council 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 area has become a mix of residential and heavy commercial/industrial uses; that being said, staff perceives no adverse effects on the surrounding properties. In accordance with the concept plan recommended by the City of San Angelo in 2020, the applicants have screened their residential unit with a 6' privacy fence around the perimeter. A new driveway has been created which opens onto Duggan Street as recommended by Staff, minimizing adverse traffic conditions off of East Ave K.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Section 502.A.1.b of the Zoning Ordinance requires that whenever a residential use occupies the same building as a nonresidential use and does not occupy more floor area than the nonresidential use (which applies here), the residential use shall conform to all development standards of the nonresidential district where it is located. The residential unit complies with all CG/CH zoning provisions. The existing building's front wall is located along the front property line (0-foot front yard setback) and would require a 25-foot setback if being built today. However, the building was built in 1930 before zoning and is therefore legal non-conforming in this respect. Staff's previous approval required a revised concept plan with the two paved parking spaces reoriented to face Duggan Street to avoid head-in parking, or relocate the spaces to behind the fence.
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.**
At the time of the original request, the city's Comprehensive Plan designated this area to be "Neighborhood", and it directly abutted "Neighborhood Center". Now in 2025, the area is no longer planned to be residential-- this property is marked in the vision plan as "Industrial", directly abutting "Neighborhood Center". However, although the vision plan has transitioned, staff sees an influx of residential development in the area; the lots directly to the east across

Duggan Street were recently approved for a Zone Change to Low-Rise Multifamily (RM-1) in May of 2025 under the pretense that it will complement the mixed residential and commercial uses in the area. There are some more intense uses including a welding shop to the west, auto diagnostics facility to the northwest, and furniture store to the east on the other side of Duggan Street; as well as Two-Family Residential (RS-1) zoning to the north and Ranch and Estate (R&E) zoning to the south.

4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse environmental impacts. The condition of approval to utilize the east side of the property for a residential courtyard is intended to minimize noxious commercial uses and unsightly storage from being located in this area next to the residential unit which has doors and windows facing this courtyard.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The applicants indicate that allowing a residential unit will have a positive effect on the area given its close proximity to downtown and Fort Concho. Staff agrees, citing the closeness of the subject property to a growing mix of commercial and residential development and a series of parks on the area which include Glenmore and South Concho Park West located a short walk east of the property. The area also falls within the Infill zone and the TIRZ South District, indicating city-led initiatives to incentivize affordable housing and to preserve social and commercial investment in that area. Staff believes that this development reflects the transitional nature of both the current area as well as intended future land use. This development will help to blend the residential areas to the north and south with the commercial and industrial developments along E Avenue K.
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 properties were platted in 1906 and the proposed residential use inside the building will not alter current development patterns or increase traffic. East Avenue K is a local street but has a 50-foot paving width, the collector street standard, and can accommodate both residential and non-residential traffic. With the revisions requested by Staff reorienting or relocating the residential parking, the west yard can be used for future commercial parking keeping the residential unit and parking separate and buffered from commercial uses. The approved rezoning to RM-1 across Duggan Street and the residential zonings to both the north and south indicate a shift in nearby development toward residential use.

Recommendation:

Staff recommends **APPROVAL** a Conditional Use to allow for a residential dwelling unit (household living) in a non-residential building zoned General Commercial/Heavy Commercial (CG/CH), located at 121 East Avenue K, subject to **three (3) Conditions of Approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the General Commercial / Heavy Commercial (CG/CH) Zoning District.
2. Verify with Planning that the subject property maintains two paved parking spaces in front of the fence facing Duggan Street, or show that these spaces have been moved behind the fence. These paved spaces shall maintain the minimum paved maneuvering area and connection to the street as stipulated in Section 511 of the Zoning Ordinance and shall not be located in the 30-foot by 30-foot sight triangle facing East Avenue K and Duggan Street.
3. Obtain a change of occupancy permit from the City's Permits and Inspections Division for the residential unit.

Attachments:


Aerial Map
Zoning Map
Vision Map
Photograph

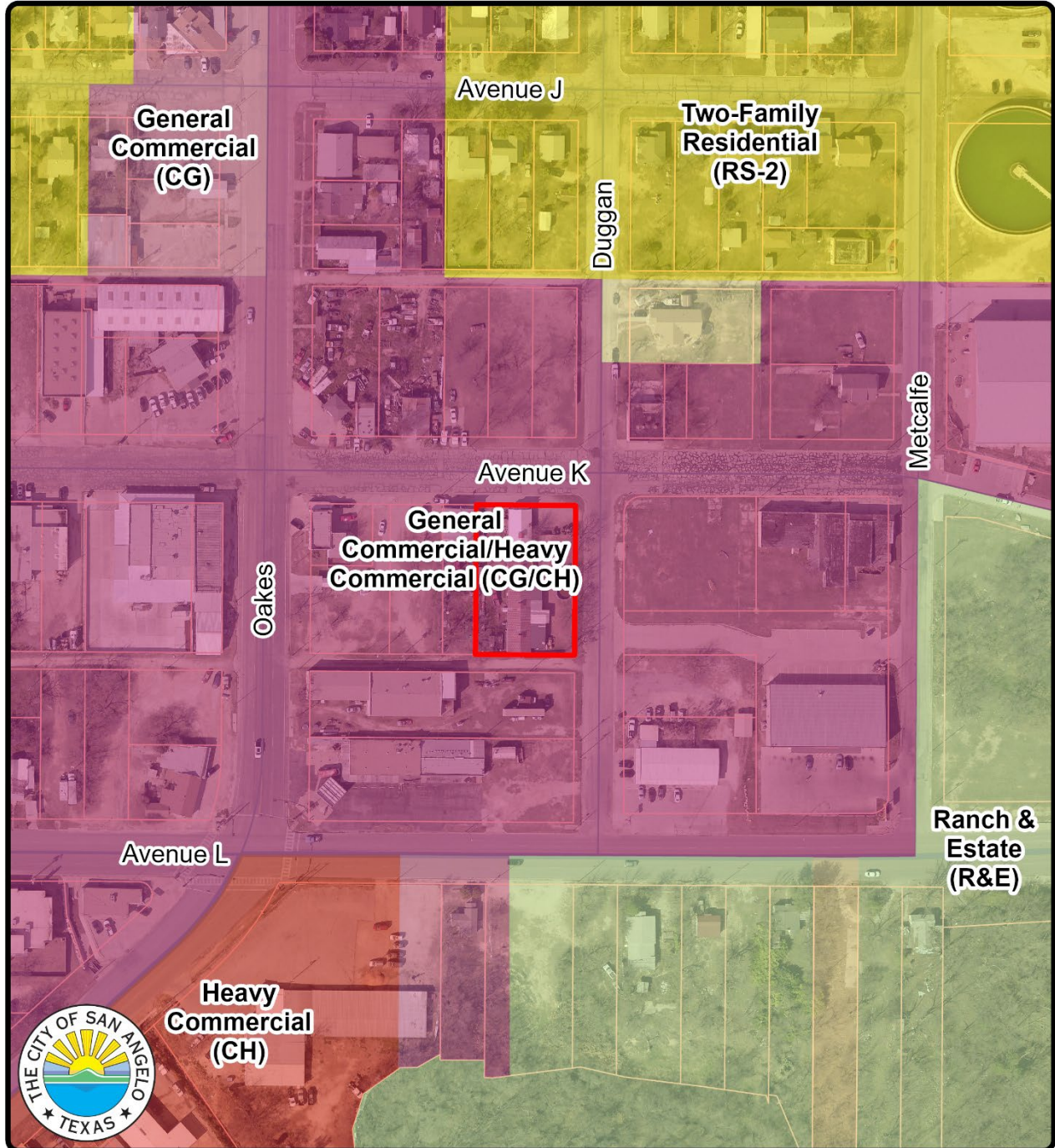


Aerial Map
CU25-17: 121 E Ave K
Council District: #3- Harry Thomas
Neighborhood: Ft. Concho

Scale: 0 0.010.01 0.02 0.03 0.04 Miles


Subject Property: 





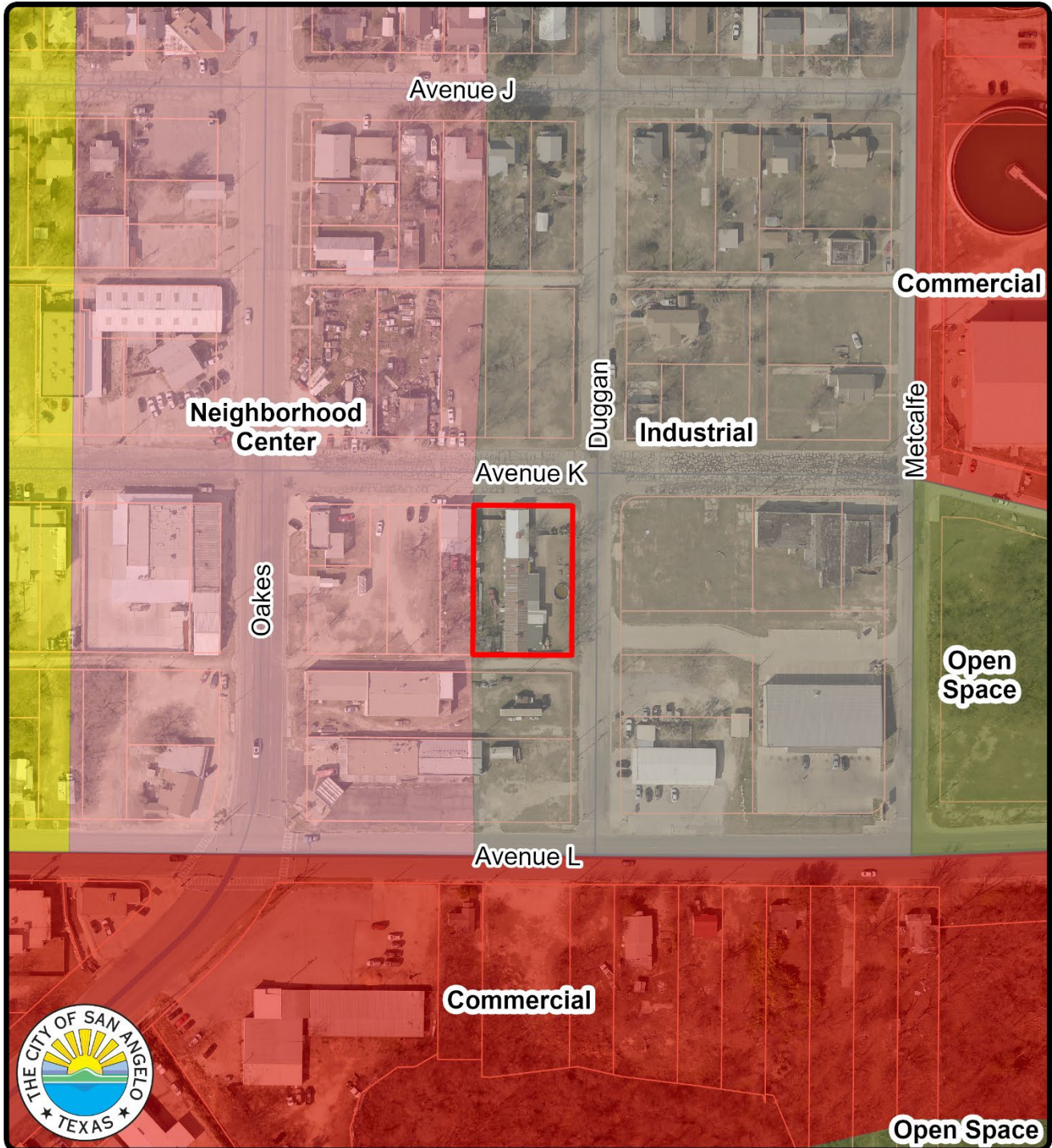
Zoning Map
CU25-17: 121 E Ave K

Council District: #3- Harry Thomas
Neighborhood: Ft. Concho


Subject Property: 

Scale:  Miles






Vision Map
CU25-17: 121 E Ave K
Council District: #3- Harry Thomas
Neighborhood: Ft. Concho

Subject Property: 

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

N 

PHOTOGRAPH



**PLANNING COMMISSION – October 20, 2025
STAFF REPORT**



APPLICATION TYPE:		CASE:		
Planned Development - expansion		PD05-02: City of San Angelo – Coliseum & Fairgrounds		
SYNOPSIS:				
Request for approval of a zone change of 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. The request is to allow these properties to be utilized while the Coliseum is undergoing renovations and to match the land use being provided on these properties.				
LOCATION:		LEGAL DESCRIPTION:		
207 Lake View Heroes Dr 104 E 43 rd St 20 E 43 rd St 160 E 43 rd St		A-8046 S-0009, Survey: T H DAWSON, 8.5000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 7.012 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 9.0000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 14.28 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:	
SM District:#2 Joe Self Neighborhood: Lake View	RS-1 and CG	Campus Institutional	39 acres	
THOROUGHFARE PLAN:				
Lake View Heroes Dr – Minor Arterial – running east and west along the northern edge of the property E 43 rd St – Minor Collector – running east and west running along the southern edge of the property				
NOTIFICATIONS:				
68 notifications mailed within 200-foot radius in October 2025; zero received in favor or against				
STAFF RECOMMENDATION:				
Staff recommends APPROVAL of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. with three conditions.				
PROPERTY OWNER/PETITIONER:				
Applicant: City of San Angelo Owner: City of San Angelo and San Angelo Rodeo Association				
STAFF CONTACT:				

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

Additional Information: These properties are currently being used for activities consistent with PD05-02 allowing short-term seasonal events for sales, sports, cultural, entertainment or amusement purposes as well as the space for construction materials and workspaces while active construction projects are taking place.

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believe changing to a Planned Development expansion is consistent with the policies stated in the Plan.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed amendment does not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** Allowing the land use is consistent with the surrounding area being a major complex for the fairgrounds. The Housing and School in the area are accustomed to the activity level and the rural; standards for such activities continues the heritage of the area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** Primarily the site conditions will be unchanged and will continue to be used for support in the Coliseum and Fairgrounds operations and activities. During renovation and construction activities space may be used for materials and support workspace in the construction efforts.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There do not appear to be any adverse effects on the surrounding environment during normal activities. During construction or material storage dust/dirt management must be considered to not impede upon the residential or school areas and overnight lighting should be shielded and not directly affect adjacent properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** IN 2024 The Community voted in a bond election to support the renovation of the Coliseum. This provide proof that the community supports and needs this facility and land use to continue.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** This proposed planned development will result in a logical and orderly pattern of urban development by continuing to grow community and heritage activity options in any area that has many amenities close by.

Recommendation:

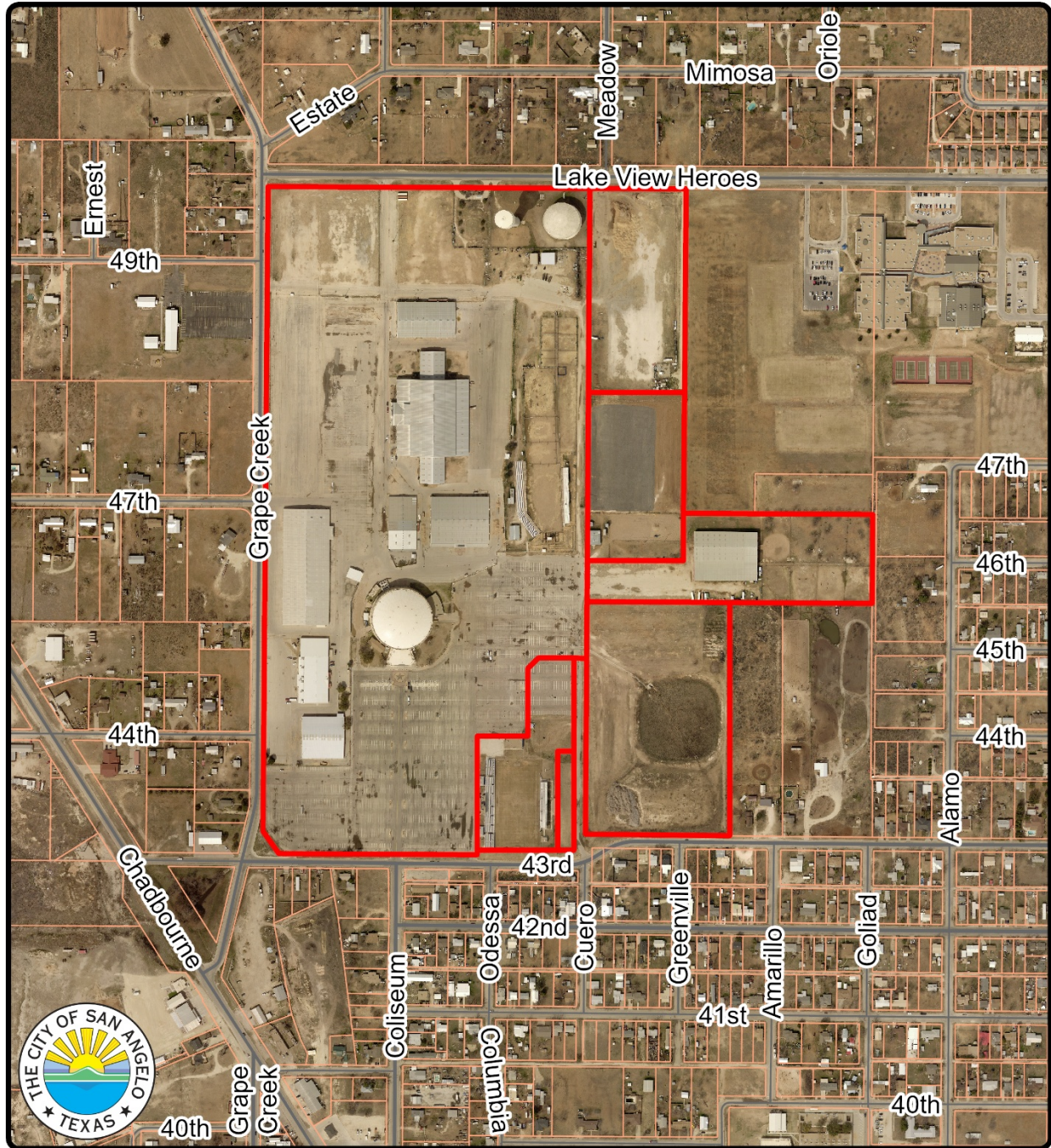
Staff recommends **APPROVAL** of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43rd St. with three conditions:

Conditions:


1. Dirt and Dust mitigation should be provided during active times of land use for material storage and workspace during construction. These can be temporary measures and removable.
2. Solid opaque fences are not required for separation between the Planned Development PD05-02 expansion and the adjacent residential.
3. Construction lighting should be shielded away from residential areas during nighttime activities.

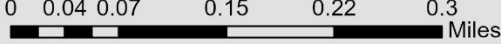
Attachments:


Aerial Map
Zoning Map
Notification map
Site Photo

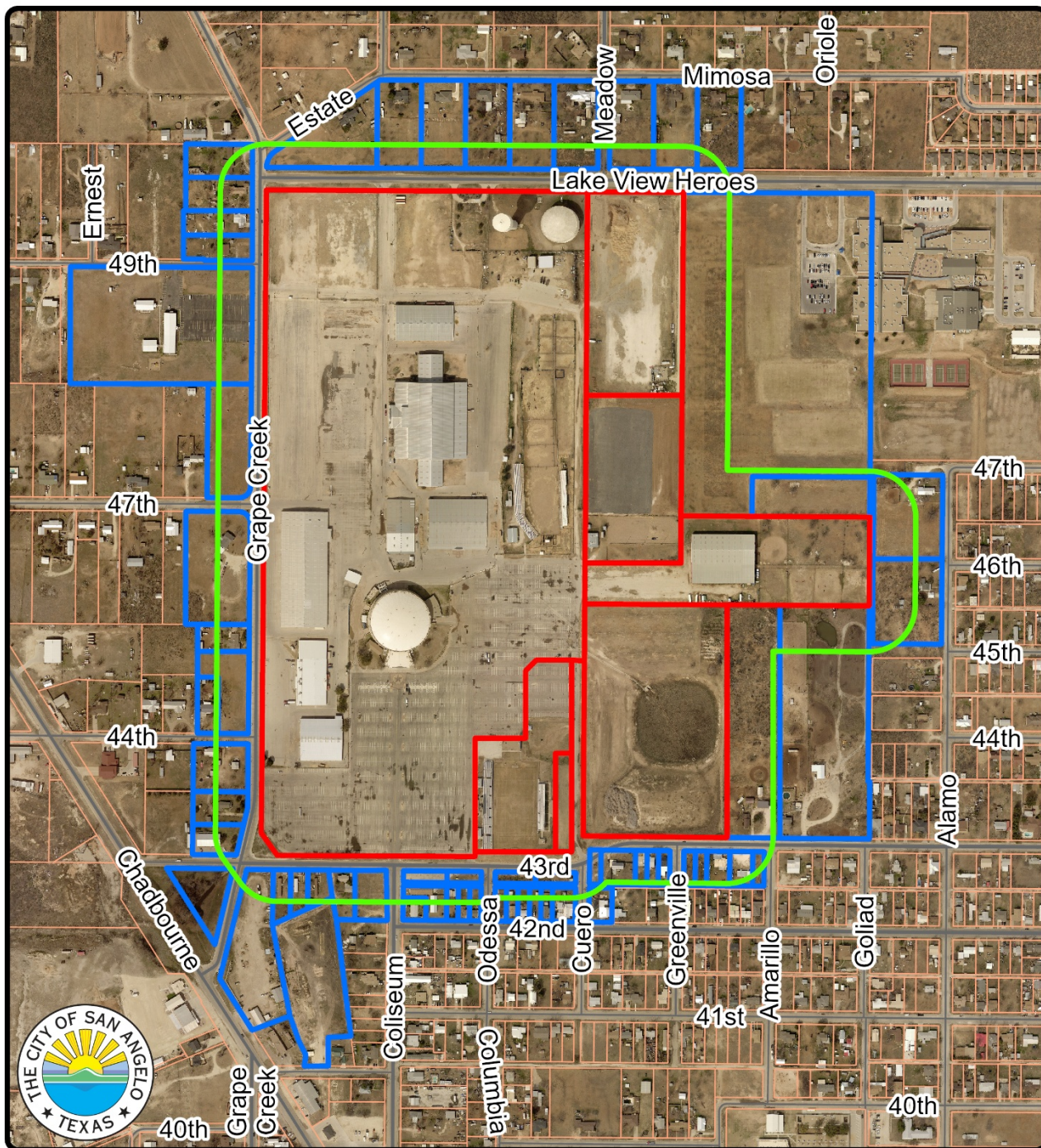


Aerial Map
PD05-02: Coliseum and Fair Grounds
Council District: #2 - Joe Self
Neighborhood: Lake View




Subject Property: 

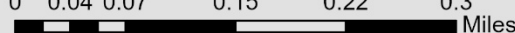
Scale:  Miles




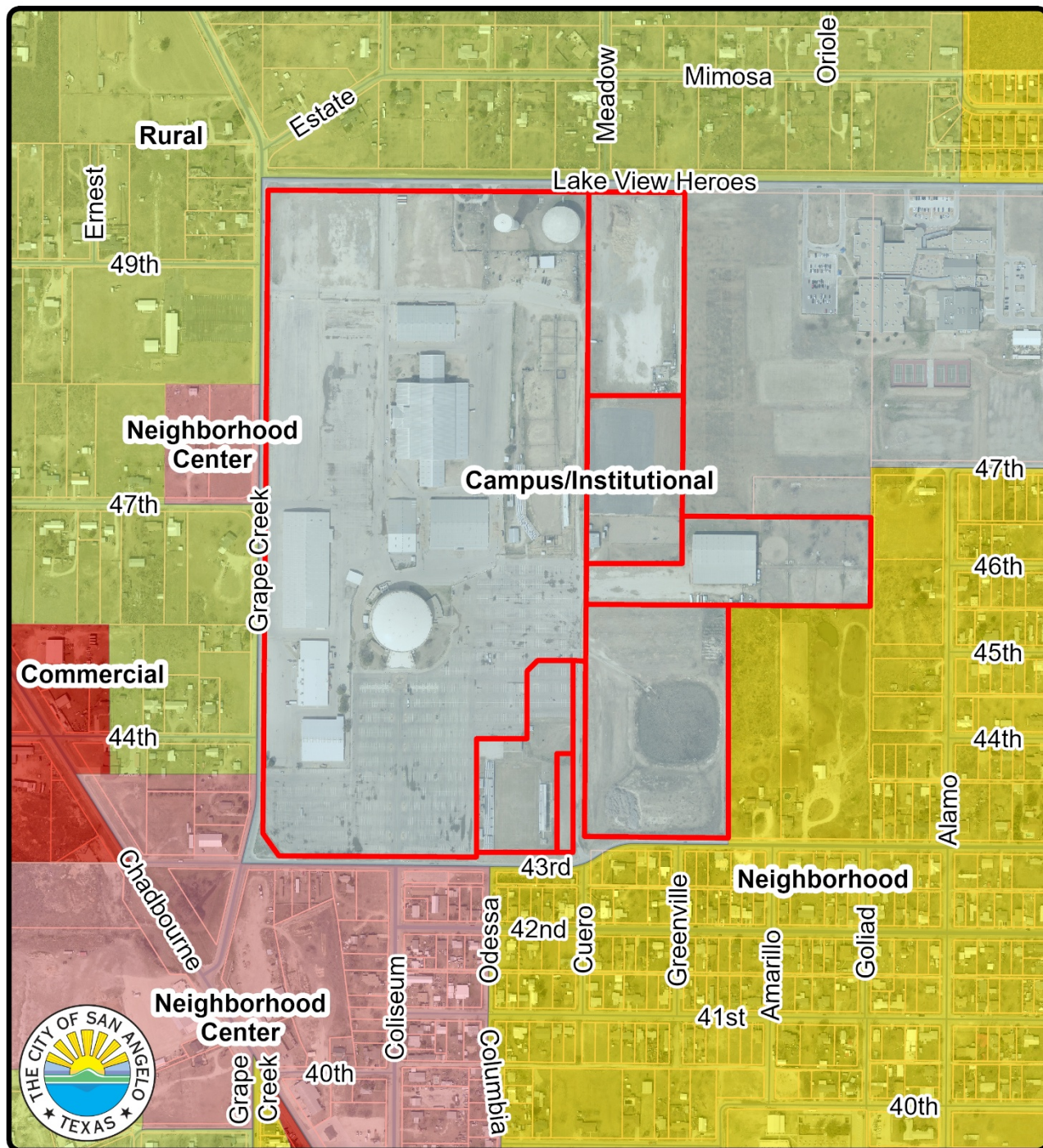


Notification Map
PD05-02: Coliseum and Fair Grounds
 Council District: #2 - Joe Self
 Neighborhood: Lake View

200' Range: 
 Subject Property: 
 Notified Properties: 

Scale:  Miles





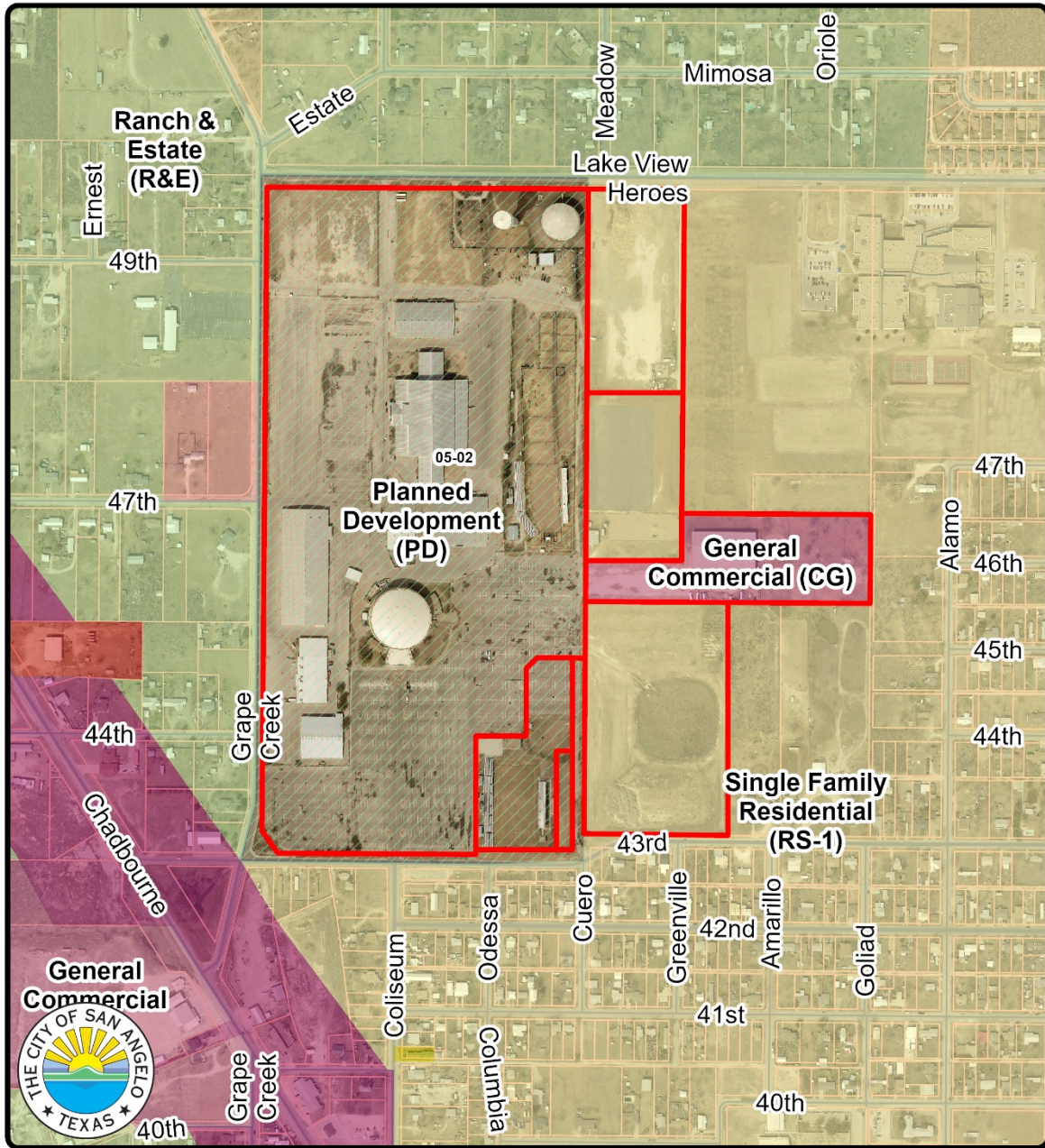
Vision Map
PD05-02: Coliseum and Fair Grounds
 Council District: #2 - Joe Self
 Neighborhood: Lake View

Subject Property: —


Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles

N


Site Photo



Zoning Map
PD05-02: Coliseum and Fair Grounds
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles



STAFF REPORT – PD25-06

Planning Commission: October 20, 2025
 City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Rezoning		PD25-06: 2400 Hill St & 2336 Randolph St	
SYNOPSIS:			
A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1) located at 2400 Hill Street and 2336 Randolph Street.			
LOCATION:		LEGAL DESCRIPTION:	
2400 Hill St & 2336 Randolph St		Acres: 1.748, Blk: 9, Subd: FORT CONCHO HEIGHTS, BLOCK 9 LESS W 100 FT & LESS N99 FT OF S257 FT OF E85.5 FT Acres: 0.709, Lot: 1 THRU 6, Subd: ESCOBEDO S/D	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Rio Vista Neighborhood	RS-1 (to PD25-06)	Neighborhood	2.457 Acres
THOROUGHFARE PLAN:			
Hill Street – Local Road Randolph Street – Local Road			
NOTIFICATIONS:			
46 notifications mailed within 200-foot radius on 10/2/2025 – 0 in support & 2 opposed			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Single-family Residential to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: Adrie McCravy			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The owner is working with a non-profit organization and intends to develop the Randolph-facing portion of the lot for apartment housing. These units are intended to provide stable housing for families rebuilding their lives following experiences with incarceration, rehab, or homelessness.

The existing building on the main portion of the lot, located at 2400 Hill Street, will be renovated for use as office space, storage, and eventually to provide community services. Proposed services include meeting space, job or educational training, tutoring, and a food pantry. Any rehabilitation or recovery services would require approval of an amendment to this PD.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The proposed zone change is compatible with the goals outlined in the City's Comprehensive Plan, especially those related to housing diversity. This piece of property has been vacant and in deteriorating condition for several years. Staff believes the proposed development will help revitalize the site and contribute positively to the surrounding area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed planned development is consistent with the intent of the Zoning Ordinance. The base zoning for this PD is Low-rise Multi-family Residential which allows for residential use, and community services are allowed with a conditional use. The PD allows the uses to be combined within the same site.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed Planned Development base zoning supports the proposed housing component along Randolph. The use of the existing building for office and community services complements nearby residential uses by offering resources and programs that support neighborhood stability.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** There is an increasing demand for affordable and supportive housing options for individuals and families. The adaptive reuse of the existing structure, along with new housing development, reflects a shift toward combining housing and supportive services in locations that are accessible and well-connected to the community.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on the natural environment. The project will occur on an already developed site with existing infrastructure and minimal vegetation. Future improvements will comply with all applicable regulations related to stormwater management, landscaping, and site design to ensure protection of any potential environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** By partnering with a nonprofit organization, the project provides

both housing and supportive services that promote long-term stability, workforce readiness, and community reintegration.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* This Planned Development supports a logical and orderly pattern of development by reinvesting in an existing property within the urban core. The project combines new residential development with the adaptive reuse of the existing structure efficiently using existing infrastructure and public services.

Recommendations:

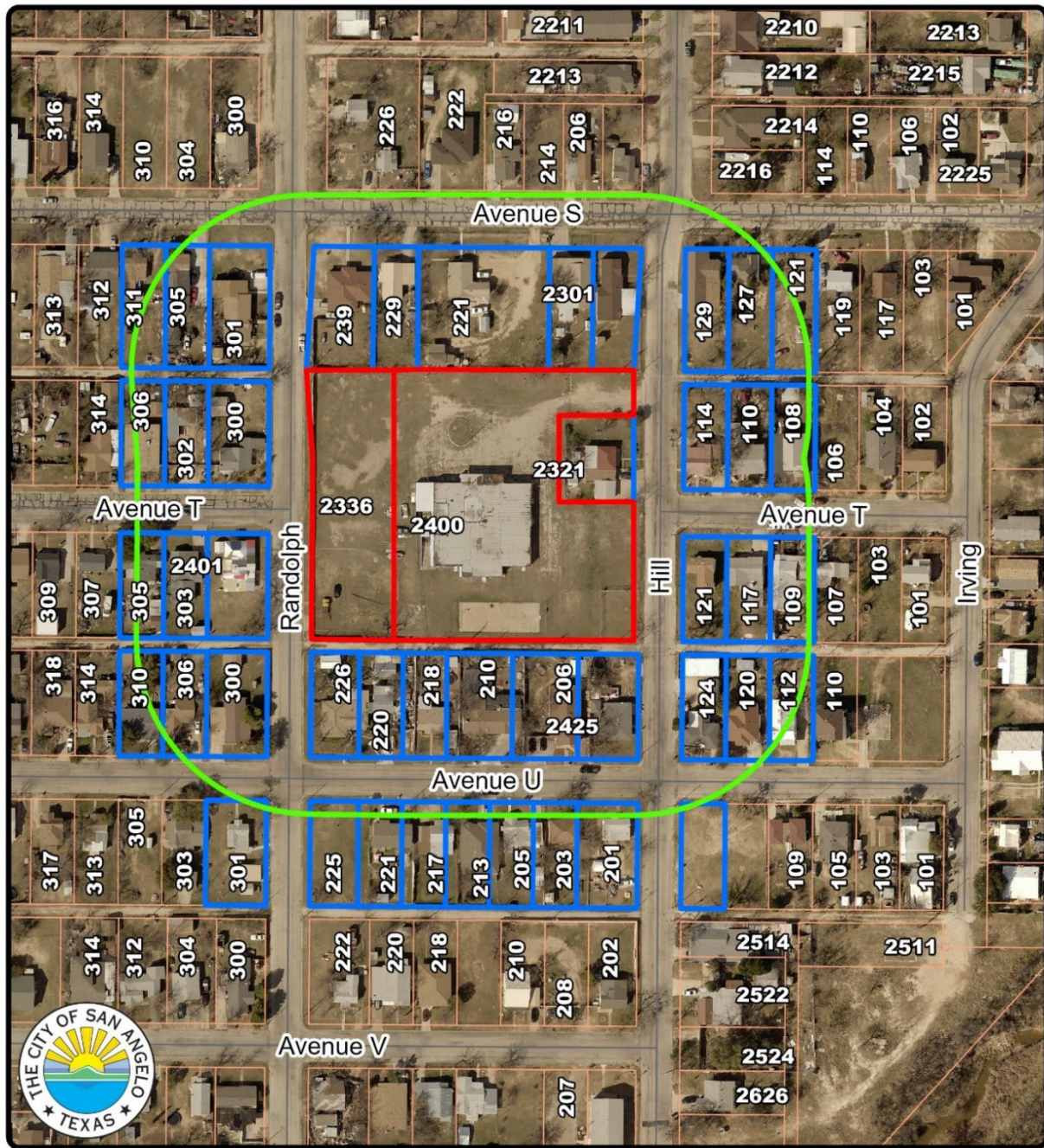
Staff recommends **APPROVAL** of the rezoning from Single-family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to **six (6)** conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6' opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

Attachments:


Zoning Map
Vision Plan Map
Notice Map
Concept Plan
Sample apartment style

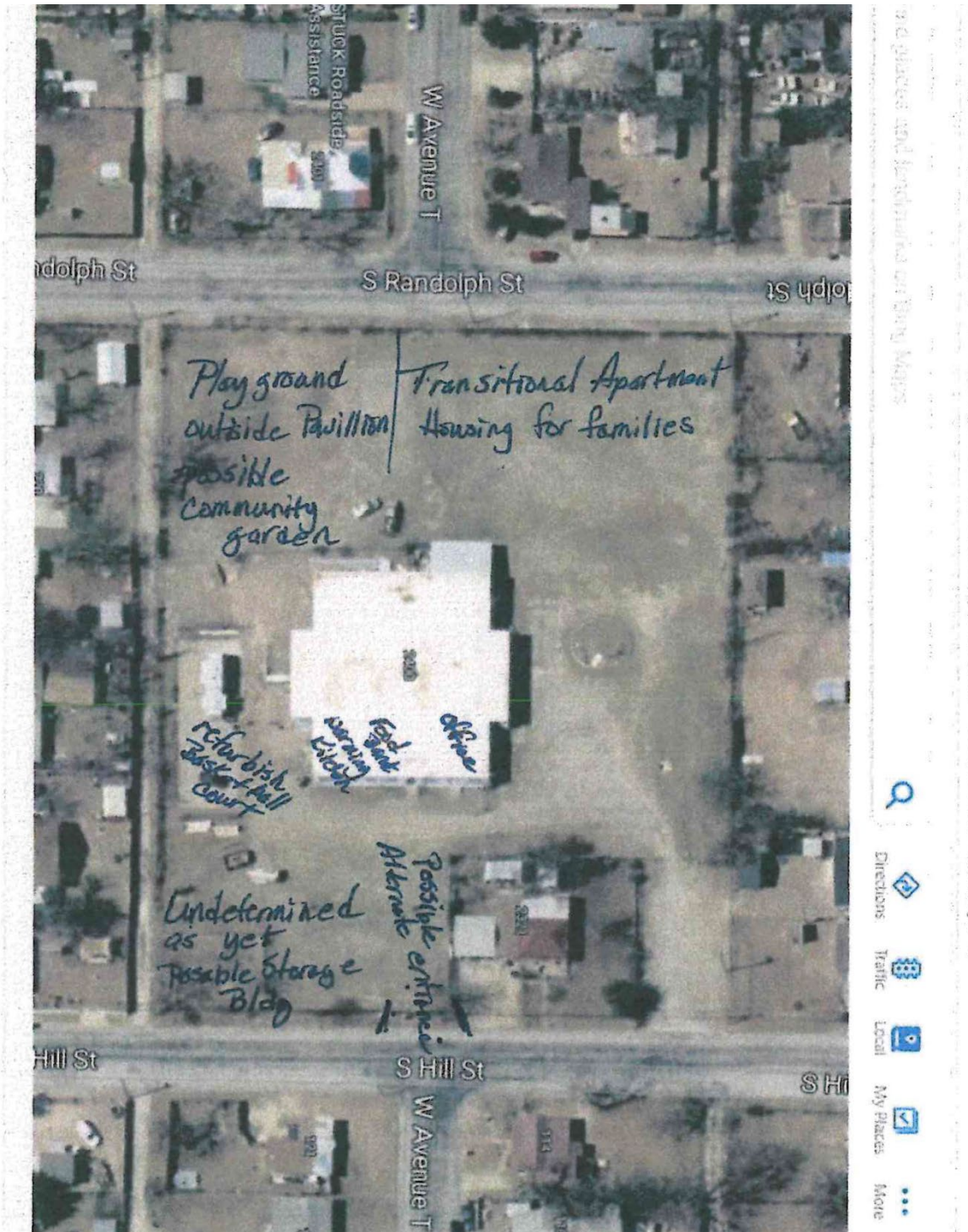


Notification Map
Z25-23: 2400 S Hill & 2336 Randolph St
 Council District: #3 - Harry Thomas
 Neighborhood: Rio Vista

200' Range: —
 Subject Property: —
 Notified Properties: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

N








STAFF REPORT - Z25-21

Planning Commission: October 20, 2025

City Council 1st reading: November 18, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-21: 617 E 42 nd St	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 617 E 42 nd St.			
LOCATION:		LEGAL DESCRIPTION:	
617 E 42 nd St		Lot: 1 THRU 16, Blk: 50, Subd: LAKEVIEW ADDITION, (LINCOLN JR HIGH)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lakeview	Currently: RS-1 Requesting: CN	Neighborhood	Acres: 9.64
NOTIFICATIONS:			
48 notifications sent on 09/30/2025. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 617 E 42 nd St.			
PROPERTY OWNER/PETITIONER:			
Owner: San Angelo ISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, ext 1546 karen.putnam@sanangelo.gov			

Additional Information: The subject of this zone change is the use does not meet the Single-Family Residential (RS-1) standards but can meet the standard under Neighborhood Commercial (CN). The vision plan for this area is Neighborhood which fits Neighborhood Commercial.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** This proposed zoning will allow for SAISD to use the proposed building to house the Tiny Texans Daycare program but also allow them to transition to the use back to classrooms if needed in the future.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow for childcare for education staff.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area as it is currently residential which allows for public schools and the applicant's proposal with Neighborhood Commercial would allow for both daycare and school use.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to Neighborhood Commercial is necessary for the applicant's plans to use the building as a daycare facility.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties as the property has been operating under SAISD for several years.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help the education employees with access to affordable childcare while they continue to educate the children in our community.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will meet the development pattern of residential in the area as schools are allowed in residential zoning districts.

Recommendation:

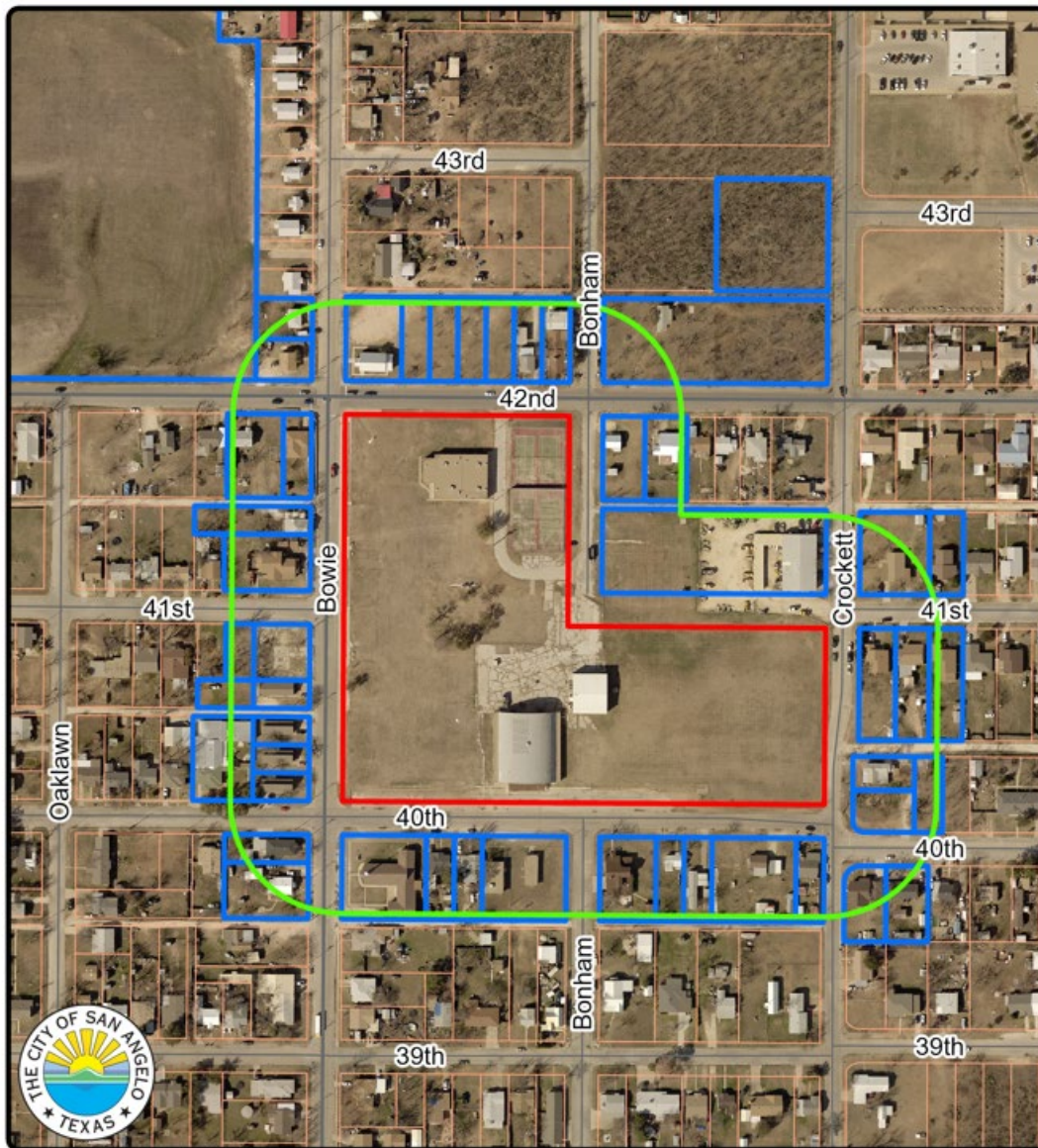
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (CN) Neighborhood Commercial for the property located at 617 E 42nd St.

Attachments:

Notification Map




Zoning Map


Vision Plan Map



Notification Map
Z25-21: 617 E 42nd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles


200' Range: 
Subject Property: 
Notified Properties: 


N 

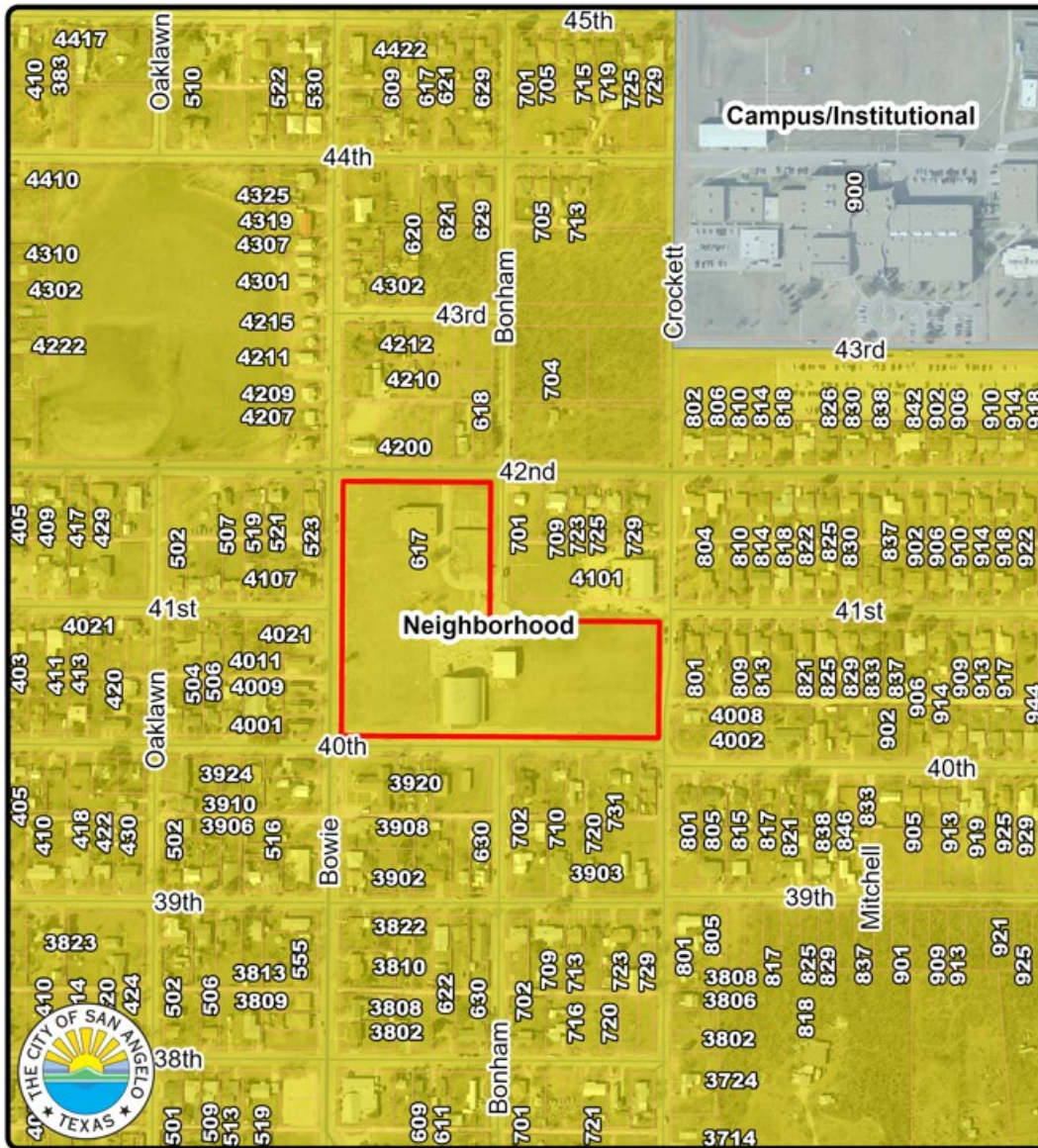


Zone Map
Z25-21: 617 E 42nd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

Subject Property: 


N 



Vision Map
Z25-21: 617 E 42nd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

N 

STAFF REPORT
PLANNING COMMISSION – October 20, 2025
City Council First Reading – November 18, 2025

APPLICATION TYPE:	CASE:		
Zone Change	Z25-22: 1218 S Van Buren		
SYNOPSIS:			
<p>A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for a property located at 1218 S Van Buren Street.</p>			
LOCATION:	LEGAL DESCRIPTION(S):		
1218 S Van Buren	Acres: 0.238, Lot: 10 & N 16 FT OF LOT 9, Blk: 6, Subd: SOUTH HEIGHTS ADDITION		
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Santa Rita	Current: RS-1 Proposed: RS-2	Neighborhood	.238 acres
THOROUGHFARE PLAN:			
S Van Buren – Local Road			
NOTIFICATIONS:			
25 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).			
PROPERTY OWNER/PETITIONER:			
Owner: iHouse Buyers, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one property with an existing residence where the owner's intention is to use the structure as a duplex. The vision plan is Neighborhood, which aligns with the requested zoning. Duplexes are not uncommon for the area and there are three other individual properties with RS-2 zoning within one or two blocks.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is "Neighborhood" which aligns with Two-Family Residential.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with RS-2 standards should a zone change be approved.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The proposed zoning would be compatible with the surrounding area as it is surrounded mostly by Single-Family Residential zoning with some spots of Two-Family Residential. Placing RS-2 zoning over this lot would therefore not represent a considerable change to the character of the block.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to Two-Family Residential is necessary for the applicant's plans to rent out this structure as a duplex.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
RS-2 zoning at this location may help to meet a demonstrated community need for non-single-family residential in the area.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.**
RS-2 zoning at this location would not disrupt any existing patterns of development within the community.

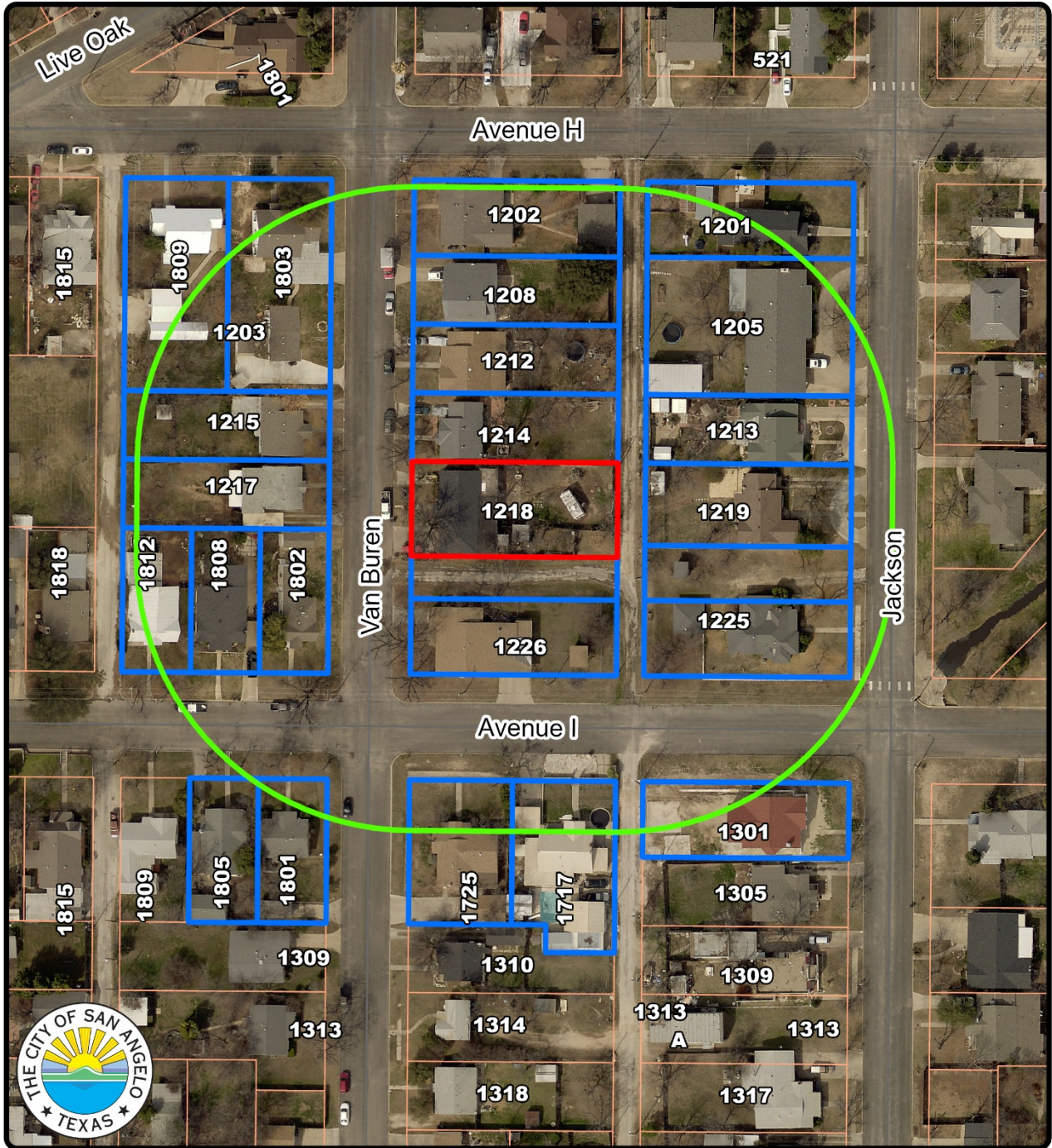
Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map




Notification Map
Z25-22: 1218 S Van Buren

Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 




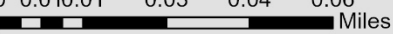
Aerial Map



Aerial Map
Z25-22: 1218 S Van Buren St

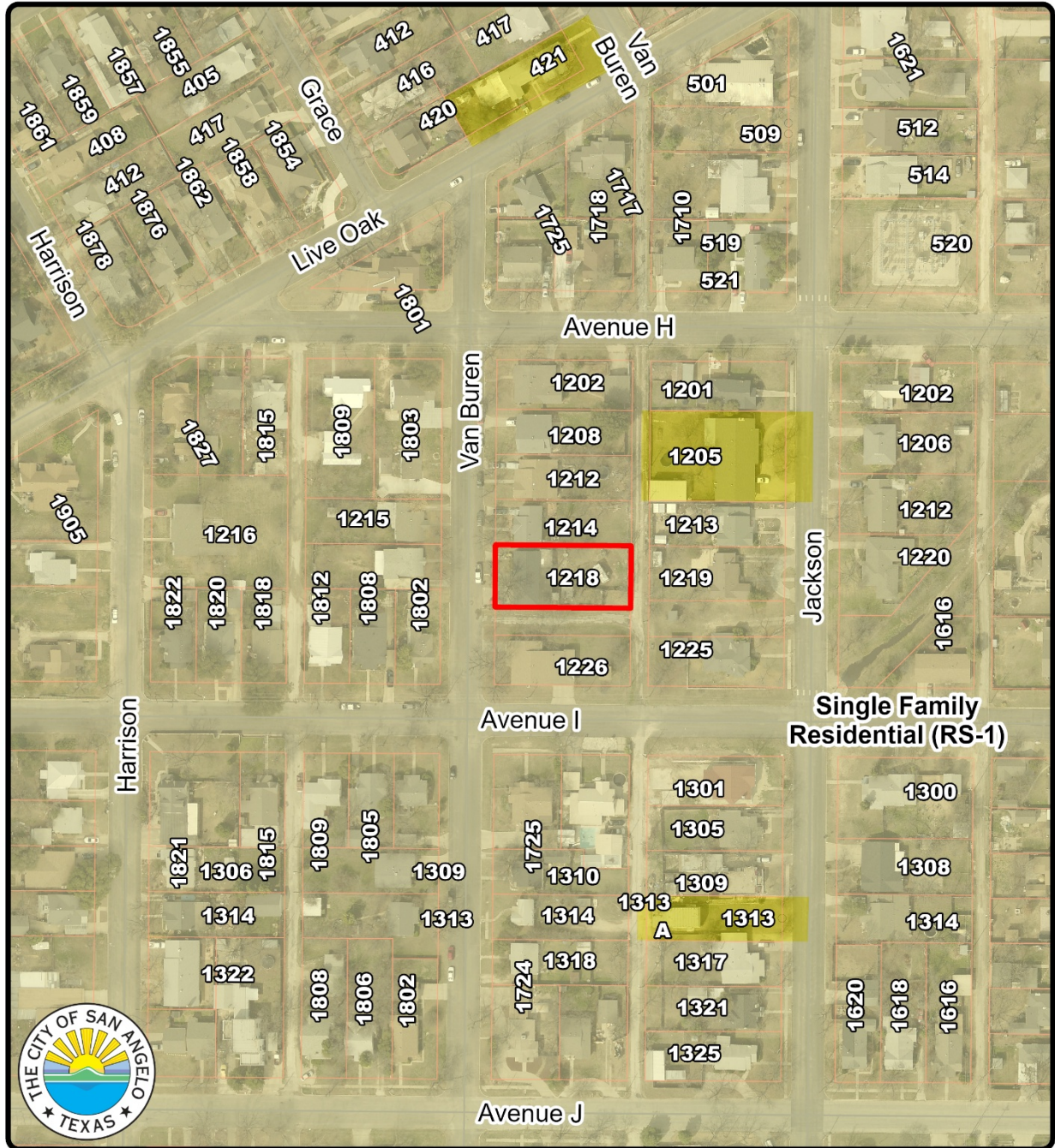
Council District: #5 - Karen Hesse-Smith
Neighborhood: Santa Rita

Subject Property: 

Scale:  Miles



Zoning Map




Zoning Map

Z25-22: 1218 S Van Buren St

Council District: #5 - Karen Hesse-Smith

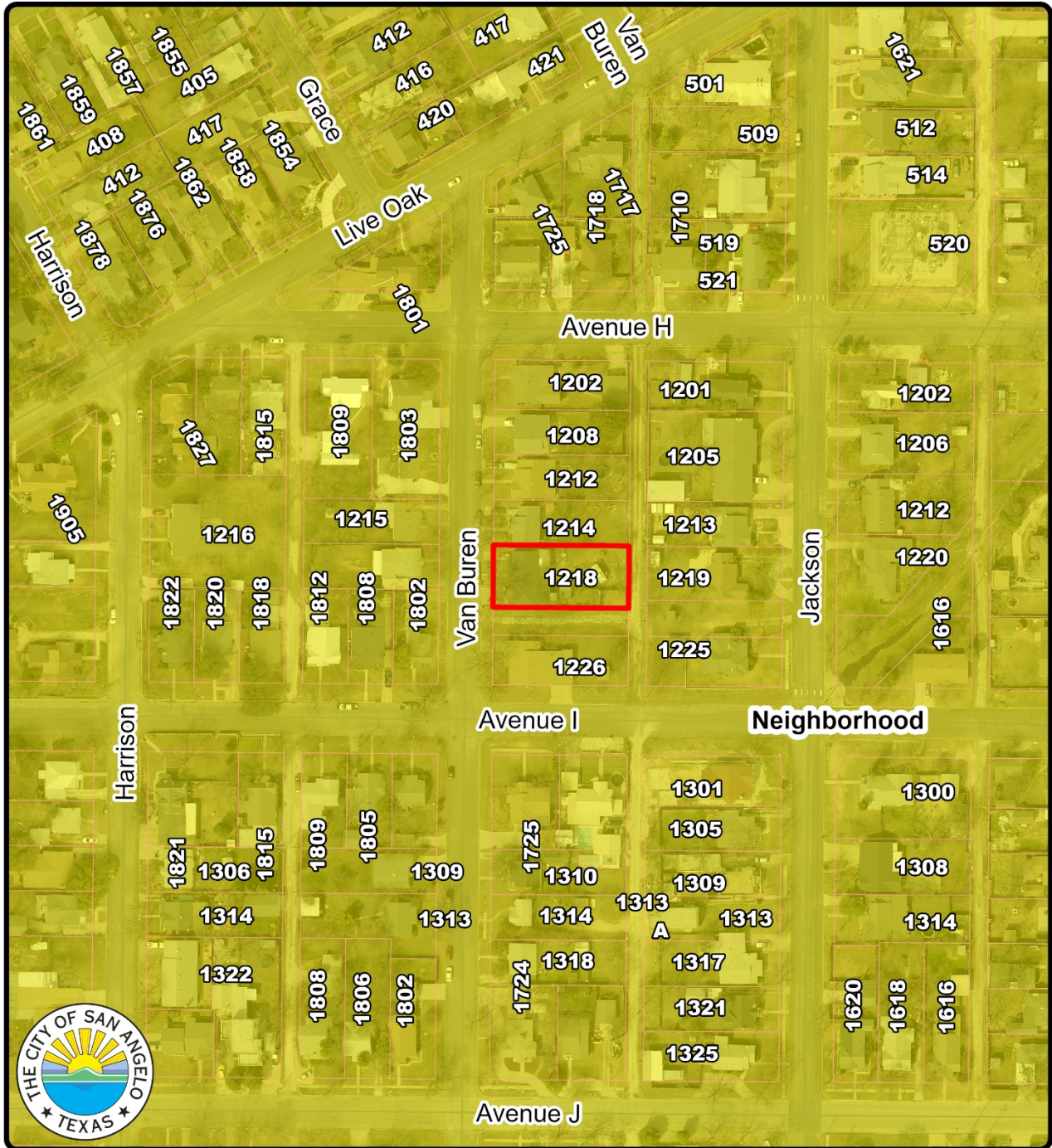
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: 



Vision Plan



Vision Map

Z25-22: 1218 S Van Buren St

Council District: #5 - Karen Hesse-Smith

Neighborhood: Santa Rita

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: 

