



**Planning Commission
11/17/2025**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on November 17, 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 October 20, 2025.

IV. Regular Agenda

A. **Subdivision Plats**

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

1. **PP25-04 & FP25-24 Hunter Place Section 2 Preliminary and Final Plat (SMD#2):** A request for approval of a preliminary and final plat for one lot over 5.701 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a variance for a block length of greater than 2200 feet as to not construct a new road connecting Armstrong and Blum.
2. **RP25-34 First Replat of Baze Addition of Block 6 (SMD#3):** A request to replat a portion of four lots into one lot over .533 acres within the Light Manufacturing (ML) zoning district.

B. **Conditional Uses**

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

1. **CU25-18 313 E 19th St (SMD#3):** A request for approval of a Conditional Use for an Animal Kennel in the General/Heavy Commercial (CG/CH) zoning district located at 313 E 19th.

C. Rezoning and Comprehensive Plan Amendments

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

1. **PD25-07 617 E 42nd St (SMD#2)**: A request for a zone change from Single-family Residential (RS-1) to a Planned Development (PD) with a base zoning of Neighborhood Commercial (CN) located at 617 E 42nd St & 4100 Bowie.
2. **Z25-23 401 E Beauregard (SMD# 3)**: A request for a zone change from Single-family Residential (RS-1) to Central Business District (CBD) located at 401 E Beauregard.
3. **Z25-24 & CP25-01 N US Hwy 67 (SMD#4)**: A request for a zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and a Comprehensive Plan Amendment to Industrial for 345.27 acres south of intersection of N US Hwy 67 & Harriett Rd.

D. Discussion

1. **LDSO & Residential Zoning Committees Update**
2. **Comprehensive Plan Update**

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, December 15, 2025 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 10th day of November 2025, at 4:52 p.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
October 20, 2025 9:00 AM**

Board Present: Brittany Davis, Vice Chair
Kandi Pool
Lyndon Roberts-Galindo
Patrick Baughmann
Liz Albert

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

I. Call to Order

Meeting was called to order at 9:02am. Quorum of 5 established.

II. Public Comment

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

Vice Chair Davis opened public comment. No Public comment. Public comment closed.

III. Consent Agenda

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

Commissioner Roberts-Galindo motioned to approve consent agenda. Commissioner Pool seconded. Motion carried 5-0.

A. **Meeting Minutes:** Consider approving the meeting minutes from September 15, 2025.

Commissioner Pool motioned to approve. Commissioner Roberts-Galindo seconded. Motioned carried 5-0.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP25-23 Shriner'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.

Lead Planner Lineberry presented case and staff's recommendation for approval with conditions for the final plat of Shriners Point Section 3.

Vice Chair Davis opened public comment.

Erica Wilde, Wilde Engineering, spoke to the board and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

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

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.

Lead Planner Lineberry presented case and staff's recommendation for approval for the 5th Replat of Park View Acres, Block 22, Section 6 and approval variances with conditions.

Vice Chair Davis opened public comment.

Russell Gully with SKG spoke to the board about the reason the owner is requesting to divide the lot of land and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

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

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.

Director Vannoy presented case and staff's recommendation for approval to replat one lot into four lots with conditions.

Vice Chair Davis opened public comment.

Erica Wilde, Wilde Engineering, spoke to the board and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Baughman motioned to approve as presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.

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.

Director Vannoy presented case and staff's recommendation of approval to replat 2 lots into 4 lots with variance requests and conditions.

Vice Chair Davis opened public comment.

Erica Wilde, Wilde Engineering, spoke to board and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve a presented. Commissioner Albert seconded. Motion carried 5-0.

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.

Lead Planner Lineberry presented the case and staff's recommendation for approval to replat Block 28, lots 13& 14 of the Lakeview Addition with variance requests and conditions.

Vice Chair Davis opened public comment.

Russell Gully, SKG Engineering, spoke to the board and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Albert Motioned to approve as presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.

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.

Lead Planner Lineberry presented the case and staff's recommendation for approval to replat block 20, lot 12&13 of Lasker's Addition with conditions.

Vice Chair Davis opened public comment.

Erica Wilde, Wilde Engineering, spoke to board and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Robers-Galindo motioned to approve as presented. Commissioner Baughman seconded. Motion carried 5-0.

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.

Rezone Z25-21 was read with this case.

Lead Planner Lineberry presented the case and staff's recommendation of approval for right of way abandonment of the street at E 41st between Crockett St and Bonham St, and Bonham St between E 41st and the North Alley with conditions.

Vice Chair Davis opened public comment.

Russell Gully, SKG Engineering, spoke to the board of the case and asked for approval as presented.

Vice Chair Davis closed public comment and opened up discussion amongst the board.

Commissioner Baughman motioned to approve the right-of-way abandonment ROW25-07 as presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.

Commissioner Baughman motioned to approve the rezone Z25-21 a presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.

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.

Senior Planner Reed presented the case and staff's recommendation of approval to abandon an unimproved portion of W 12th St with conditions.

Vice Chair Davis opened public comment.

Russell Gully, SKG Engineering, spoke to the board of the case and asked for approval as presented.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0.

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.

Senior Planner Reed presented case and staff's recommendation to approve the request to abandon two segments of unimproved street right of way south of the intersection of W 11th & N Bryant with conditions.

Vice Chair Davis opened public comment.

No public comment.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0.

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.

Lead Planner Lineberry presented case and staff's recommendation to approve the request for a conditional use to allow a residential dwelling unit in a General Commercial/Heavy Commercial Zoning District with conditions.

Vice Chair Davis opened public comment.

Romero, 121 E Ave K, spoke to the board and expressed he was unaware of the conditions when the case was first approved.

Vice Chair Davis apologized for the confusion and Rae Lineberry advised the applicant that someone would reach out to him and discuss the steps for the Change of Occupancy.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0.

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.

Director Vannoy presented the case and staff's recommendation of approval for an expansion of a Planned Development located around the Coliseum and Fair Grounds with conditions.

Vice Chair Davis opened public comment.

No public comment.

Vice Chair Davis close public comment and opened discussion amongst the board.

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

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.

Lead Planner Lineberry presented the case and staff's recommendation of approval to rezone the two lots from Single-family residential to a Planned Development with a base zoning of Low-Rise Multi-family with conditions.

Vice Chair Davis opened public comment.

Adrie, 2400 Hill St & 2336 Randolph. Spoke to the board about the future plans for the property.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Baughman motioned to approve as presented. Commissioner Roberts-Galindo seconded. Motion carried 5-0.

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.

Item was read with ROW25-07, B.1. Right-of-way and Alley Abandonments.

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.

Senior Planner Reed presented the case and staff's recommendation for approval for a zone change from Single-family residential to Two-family residential.

Vice Chair Davis opened public comment.

Aaron Nelson, spoke to the board and advised the property has always been operating as a duplex for quite some time and asked the board for their approval of the zone change.

Vice Chair Davis closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve as presented. Commissioner Pool seconded. Motion carried 5-0.

V. Planning Director's Report

Director Vannoy advised the board that the month of October is National Planning Month. Also updated the board on the future Comprehensive Plan update.

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

Commissioner Roberts-Galindo motioned to adjourn. Commissioner Baughman seconded. Meeting adjourned at 10:05am.

CERTIFICATION

Luke Uherik, Chairman

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

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PLANNING COMMISSION – November 17, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP25-04 & FP25-24: Hunter Place Subdivision Section 2	
SYNOPSIS:			
A request for approval of a preliminary and final plat for one lot over 5.701 acres within the Single-Family Residential (RS-1) zoning district, as well as a request for a variance for a block length of greater than 2200 feet as to not construct a new road connecting Armstrong and Blum.			
LOCATION:		LEGAL DESCRIPTION:	
3411 Armstrong Street, located between Blum and Armstrong		Acres: 5.701, Abst: A-8036 S-1114, Survey: F TANKERSLEY, 5.701 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District – #2 Joe Self Neighborhood – Lake View		Single-Family Residential (RS-1)	Neighborhood
SIZE:			
5.701 acres			
THOROUGHFARE PLAN:			
Armstrong Street – Major Arterial <ul style="list-style-type: none"> - 76' paving, meets standard - 100' R-O-W, meets standard 			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat, APPROVAL of the Final Plat subject to five (5) conditions and one (1) note, and APPROVAL of the variance request for maximum block length.			
PROPERTY OWNER/PETITIONER:			
Owner: John Ortiz Petitioner: Wilde Engineering			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The applicant wishes to final plat this 5.7 acre tract out of abstract for residential use, but the property has a preliminary plat from 2023 which no longer fits the owner's vision and therefore requires an updated preliminary plat. As Armstrong spans more than the maximum length of 2200 feet without a connecting side-street, a variance for maximum block length is required – otherwise a road connection through the property between Armstrong and Blum is required. Staff have found that this connection would better be suited along E 37th Street further to the north. Part of a connection between E 37th and Armstrong has already been dedicated as part of the southern boundary of the Shriner's Point Subdivision.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat, **APPROVAL** of the Final Plat subject to five (5) conditions and one (1) note, and **APPROVAL** of the variance request for maximum block length.

Conditions:

1. 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].
2. 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]. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
3. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A]. If the level of improvement does not necessitate a drainage study it will be deferred by the city engineer to a later date.
4. 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
5. Prior to plat recordation, submit a revised plat indicating a new road connection between Armstrong Street and Blum Street as required by Armstrong exceeding its maximum block length of 2200 feet, then construct the road in accordance with the approved plans. [LDSO, Ch. 9, Sec. II.B] Alternatively, submit for and receive approval of a variance from the Planning Commission.

Notes:

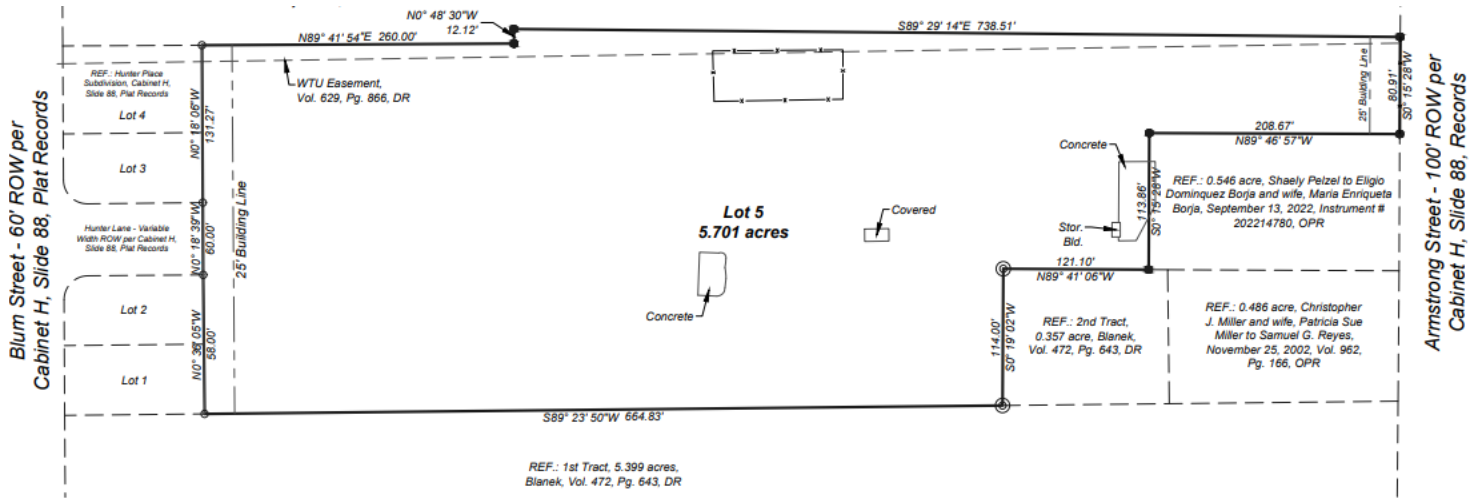
1. If any vehicular access from Armstrong is desired, an approved approach permit constructed to TxDOT standards will be required.

Attachments:

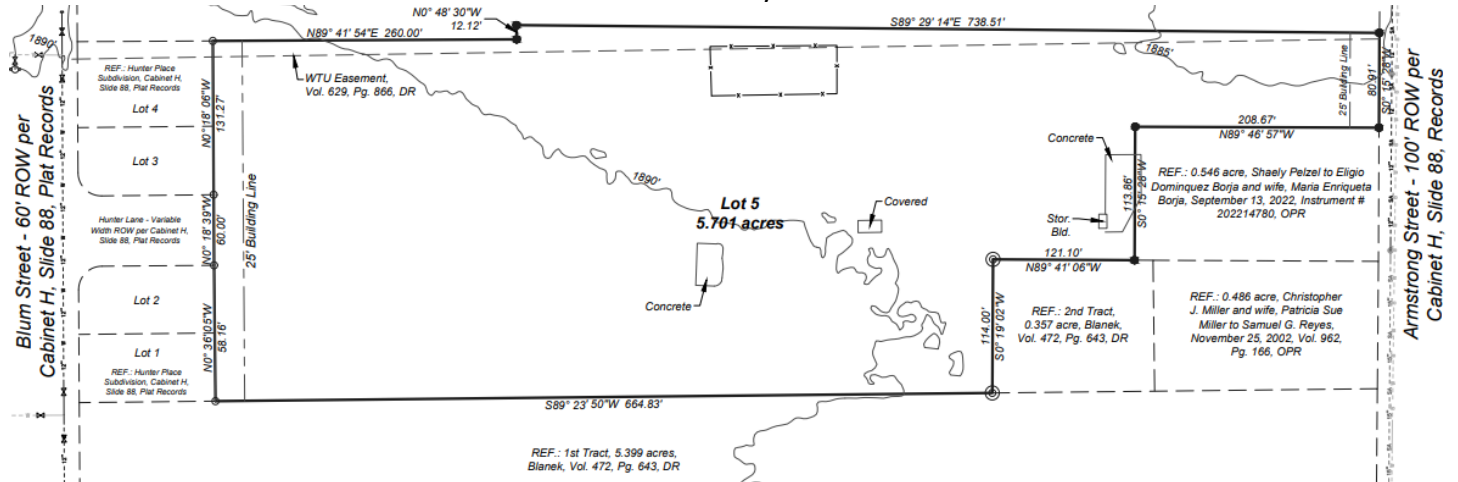
Final Plat

Preliminary Plat

Final Plat



Preliminary Plat



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

APPLICATION TYPE:		CASE:	
Replat		RP25-34: First Replat in Block 6, Baze Addition	
SYNOPSIS:			
A request to replat a portion of four lots into one lot over .533 acres within the Light Manufacturing (ML) zoning district			
LOCATION:		LEGAL DESCRIPTIONS:	
Northeast of the intersection of Spaulding Street and N Baze Street.		Current: Acres: 0.533, Blk: 6, Subd: Baze Addition, S 116 ft. of Lots 9 through 12 Proposed: Acres: 0.533, Lot 9A, Blk 6, Baze Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Neighborhood – Ft. Concho East		Light Manufacturing (ML)	Neighborhood
			SIZE:
			0.533 acres
THOROUGHFARE PLAN:			
<p>N Baze Street – Minor Collector</p> <ul style="list-style-type: none"> - 46-46' paving, meets standard - 70' R-O-W, meets standard <p>Spaulding Street – Local Road</p> <ul style="list-style-type: none"> - 63' paving, meets standard - 96' R-O-W, meets standard 			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat in Block 6, Baze Addition, subject to four (4) conditions of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owners: Jose Velasco Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210 ext. 1550 austin.reed@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This property currently encompasses the lower half of four platted lots but will be replatted more cleanly into one lot with the same bounds. On the lot is one metal building and two smaller accessory structures. This is a corner lot adjacent to an elementary school and stadium. Both roads abutting the property meet standards, but sidewalks are required by the proximity to a school.

Recommendation:

Staff recommend **APPROVAL** of the First Replat in Block 6, Baze Addition, subject to four (4) conditions of approval and one (1) note.

Conditions:

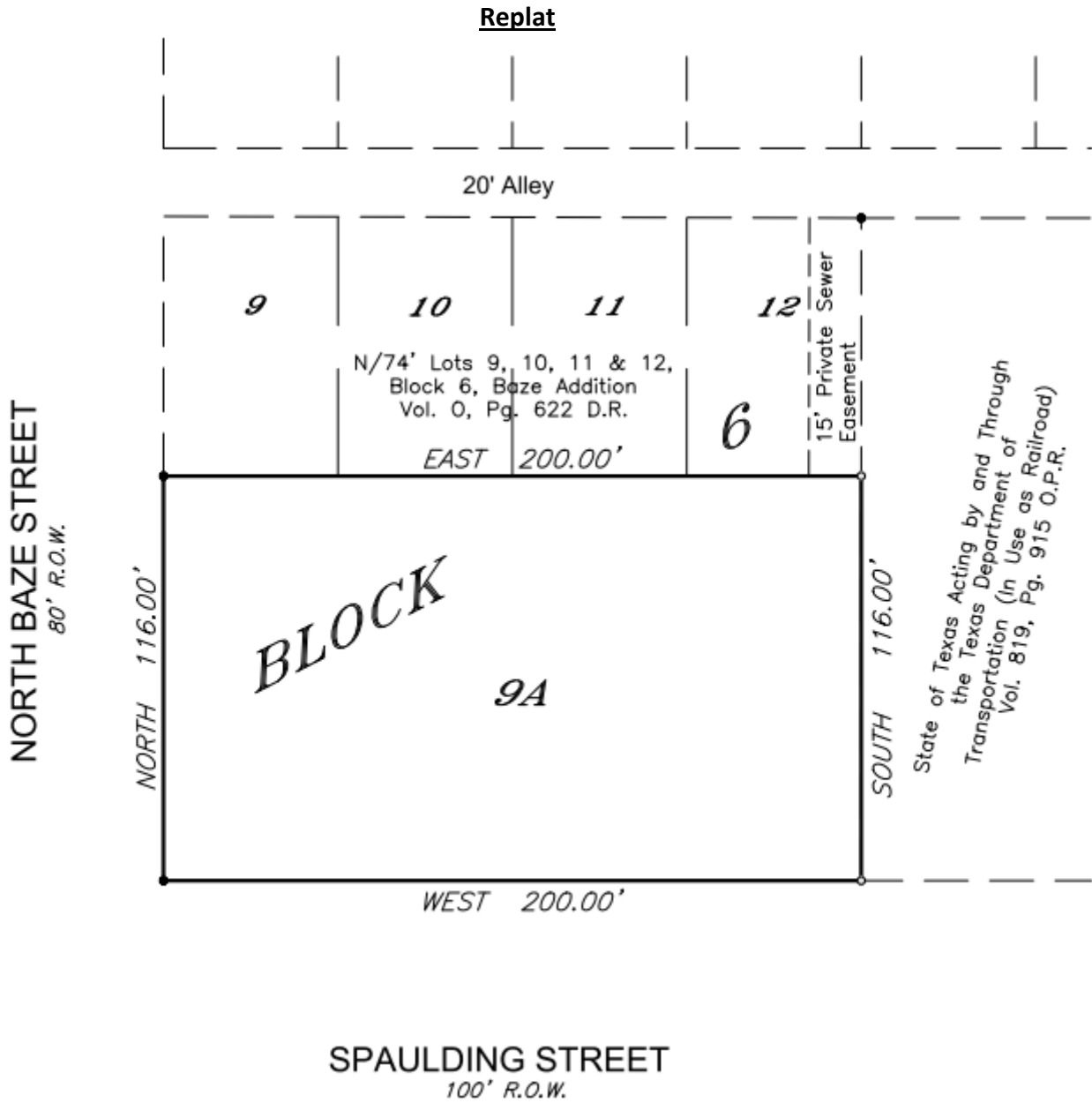
1. Prior to plat recordation, install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
2. Prior to plat recordation, provide evidence of a 15' private sewer easement as indicated on the plat servicing Lot 9A, or prepare and submit plans for approval illustrating the proposed installation of a sewer main and required service connection [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].
3. Prior to plat recordation, construct a concrete approach meeting COSA construction standards on North Baze Street. Alternatively, abandon the approach and restore curb and gutter to match existing alignment. [COSA Code of Ordinances Article 4.08 Streets, Sidewalks, and Curb Cuts]
4. Prior to plat recordation, prepare and submit plans for the construction of a sidewalk along N Baze Street and Spaulding Street in accordance with Section of Chapter 9 in the Land Development and Subdivision Ordinance. Alternatively, submit and receive approval of a waiver request from the Planning Director and City Engineer.

Note:

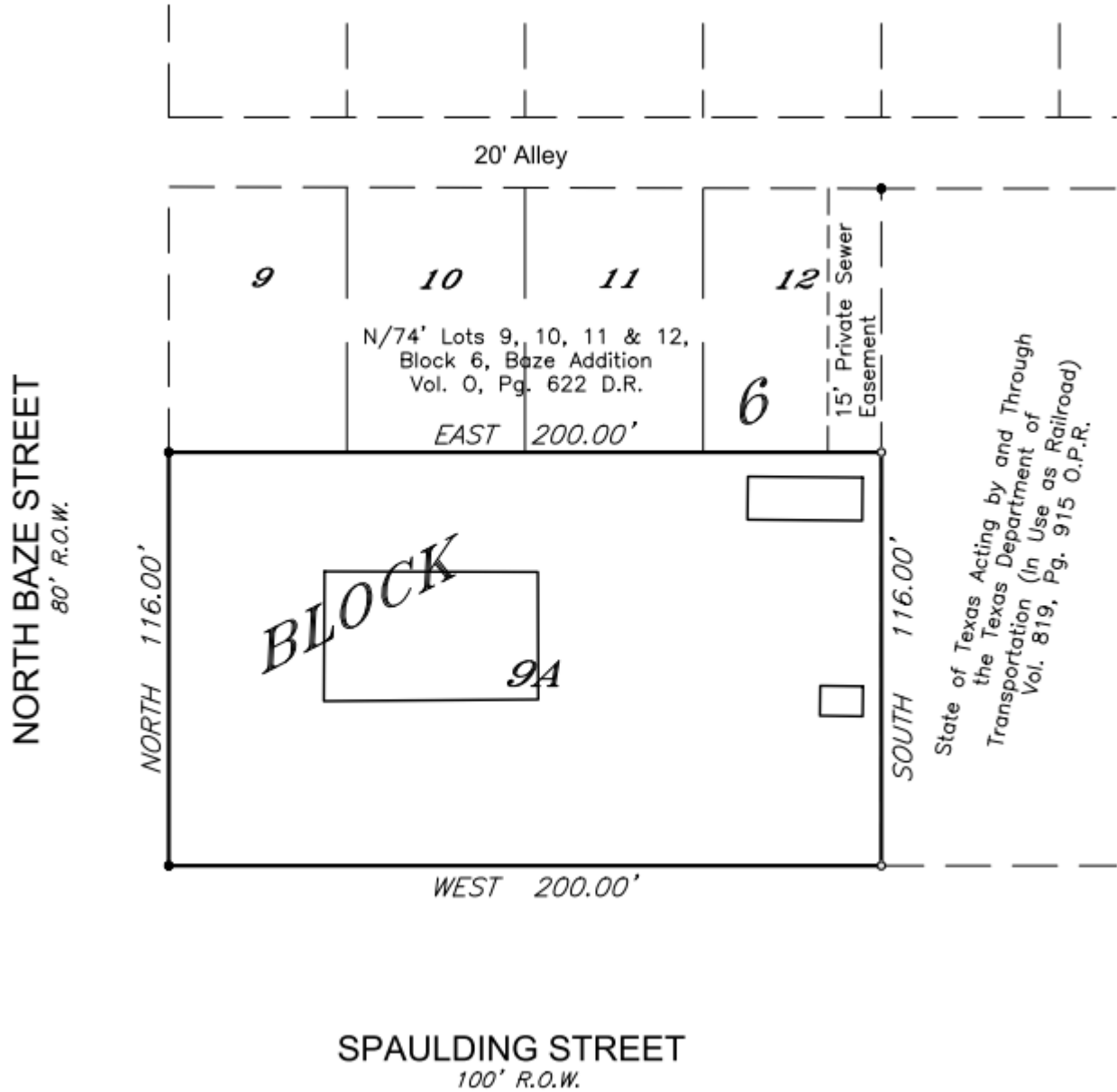
1. All buildings with an area greater than 120 square feet will require a building permit application and plans for review and any exterior wall with a fire separation distance of less than 10 feet will require fire-resistance rating in accordance with Table 705.5 of the 2021 International Building Code.

Attachments:

Replat
Replat with Buildings



Replat with Buildings



**PLANNING COMMISSION – NOVEMBER 17, 2025
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU25-18: 313 E 19th	
SYNOPSIS:			
A request for approval of a Conditional Use to allow for an animal grooming salon and kennel in the General Commercial/Heavy Commercial (CG/CH) zoning district located at 313 E 19 th .			
LOCATION:		LEGAL DESCRIPTION:	
313 E 19 th		Acres: 0.671, Blk: 20, Subd: SNYDER ADDITION, THE EAST 145 FEET OF THE NORTH 195 FEET OF BLOCK 20	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 3 – Harry Thomas Reagan Neighborhood		CG/CH	C - Commercial
			SIZE:
			0.671 acres
THOROUGHFARE PLAN:			
W 19 th St (Major Collector) – speed limit 35 Pecan St (urban local street) – speed limit 30			
NOTIFICATIONS:			
25 notifications sent out on 11/5/2025, 0 support or opposition received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU25-18, subject to <u>four</u> (4) Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner and Petitioner: Kaila Switalski and Avacyn Miller			
STAFF CONTACT:			
Arden Neff Planning Technician (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

Additional Information: On September 25, 2020, the applicants applied via due process for a Change of Occupancy at 313 E 19th Street to bring their property up to City code for their grooming salon + reptile exhibit, which offers limited pet boarding. They were notified that they are unable to establish this land use without approval of a Conditional Use, specifically for the portion of their operations which would be classified as an “Animal Kennel”—boarding dogs and displaying reptiles. Staff agrees that by adding conditions regarding outdoor space, establishing a buffer between residential properties, and limiting the extent of dog boarding, this Conditional Use will effectively mitigate adverse effects to the neighborhood while providing a service which is lacking in the greater northeast area of the City.

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.** Applicant plans to use their nearly 2700sqft building predominantly for grooming and reptile exhibition. While this is considered boarding, as it involves the keeping of household pets for commercial gain, Staff notes that these uses hold less adverse effects regarding noise and odor than a typical commercial Boarding facility. Grooming will be done during conventional business hours, with dogs kept only in the interim of owner pickup. Reptile exhibition is done predominantly indoors, with only large noiseless reptiles kept in enclosures outside (tortoise, iguana, etc.). The proposed conditional use will only allow for the boarding of 8-10 dogs at any given time. To mitigate the impact of barking and odor to the residences to the south, any outdoor enclosure will be kept at least 50’ from the back property line to serve as a buffer. In addition, a 6ft tall opaque privacy fence must be placed around the perimeter of the lot where it abuts residential zoning. The applicant currently intends to internally fence in a “Dog Play Yard” which will remain nearly 100ft away from the back property line, with future plans to shift it to the east toward Pecan Street in order to make room for a small nature path (see attached Concept Plan). They intend to place opaque mesh and fake fauna on their existing 6ft chain link fence in order to increase the visual appeal for guests and further establish a sound buffer to the residential area. Staff perceives noise and smell to be the predominant concerns for an Animal Kennel, and believes that this will be effectively minimized by the minimum 50ft residential buffer, the opaque privacy screening, and the limited boarding to be done at the property.
- 2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** This property resides in the General/Heavy Commercial Zoning District, one of the only five zoning districts to allow for an Animal Kennel by any means. The vision plan shows E 19th Street continuing to be a Commercial corridor which will service the Reagan neighborhood into the extended future. While there are no stipulations for the screening or conditioning of an Animal Kennel where it abuts residential zonings, the San Angelo Ordinance does include requirements for privacy fencing and shielded lighting where commercial uses abut residences [Zoning Ordinance, Section 509]. The proposed conditions regarding the volume of animal intake, establishment of a residential buffer, and the extent of outdoor enclosures will be consistent with the Zoning Ordinance at this property and preserve the quality of the surrounding residential spaces.

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.* The area has become a mix of residential and heavy commercial/industrial uses; there is a lawn mower store alongside an auto sales store and church which share a block to their west, a restaurant and appliance store directly to the north, snow cones and warehousing to the east, and single-family residences directly abutting this lot to the south. In the vision plan, this lot remains part of the commercial corridor which will service the larger Reagan Neighborhood. The applicant intends for dog boarding to be accessory to a larger focus of dog grooming and nature exhibition which services the local area. Upon research, there are no dog groomers that currently operate in the entire northeast portion of the city, and there is a scarcity in educational resources after the closing of the nature center in 2023. The conditions proposed by Staff will allow for the much-needed service of dog grooming, as well as a community-building educational resource, to be supplied to an underserved area of the city.

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 anticipate a potential degree of noise to accompany dog grooming and boarding. However, the proposed conditions to buffer the outdoor enclosures from the residential lots to the south and limit boarding activity will mitigate this. With regard to other environmental concerns, the applicant will be required to meet all code and safety requirements upon completion of a Change of Occupancy, which will prevent issues such as drainage, sewage, etc. Additionally, Staff spoke with the COSA Parks and Recreation Division, who are in support of the Applicant's future plans to develop an environmental education center for our community. Not only is this location large enough to support this future expansion, but the proposed conditions will increase compatibility with the surrounding area. With this in mind, Staff feels that the display and exhibition of reptiles, insects, and other animals proposed therein serves as a positive impact on natural environment.

5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* Of the dog groomers which could be found in the city of San Angelo, none operate in the northeast portion of the city. The Reagan, Lakeview, Riverside, and Paulann neighborhoods are all without reasonable access to this service, and the applicant hopes to provide the local community with a safe and legitimate commercial practice which meets COSA standards. The same is true of the limited amount of proposed dog boarding at this location; aside from a large commercial facility near Bentwood boarding over 70 dogs, the only available resource for pet boarding in town is at-home pet boarders, who are not registered with the City and are not required to meet any COSA standard when beginning to operate. Reptile and exotic animal display, which fulfills a community need after the closing of the Nature center, is allowed by right in this zoning. The proposed conditional use allows the applicant to house these animals on-site. The applicant has long-term plans to use the fenced outdoor space as a short paved walking path through natural enclosures, creating a space for families to bring their children to learn about the lived environment.

6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result*

in a logical and orderly pattern of urban development in the community. The proposed conditional use will complement the mixed-use nature of the area, provide a scarcely-found service to the local community, and revitalize a commercial corridor that is intended to service the surrounding residential neighborhoods into the extended future.

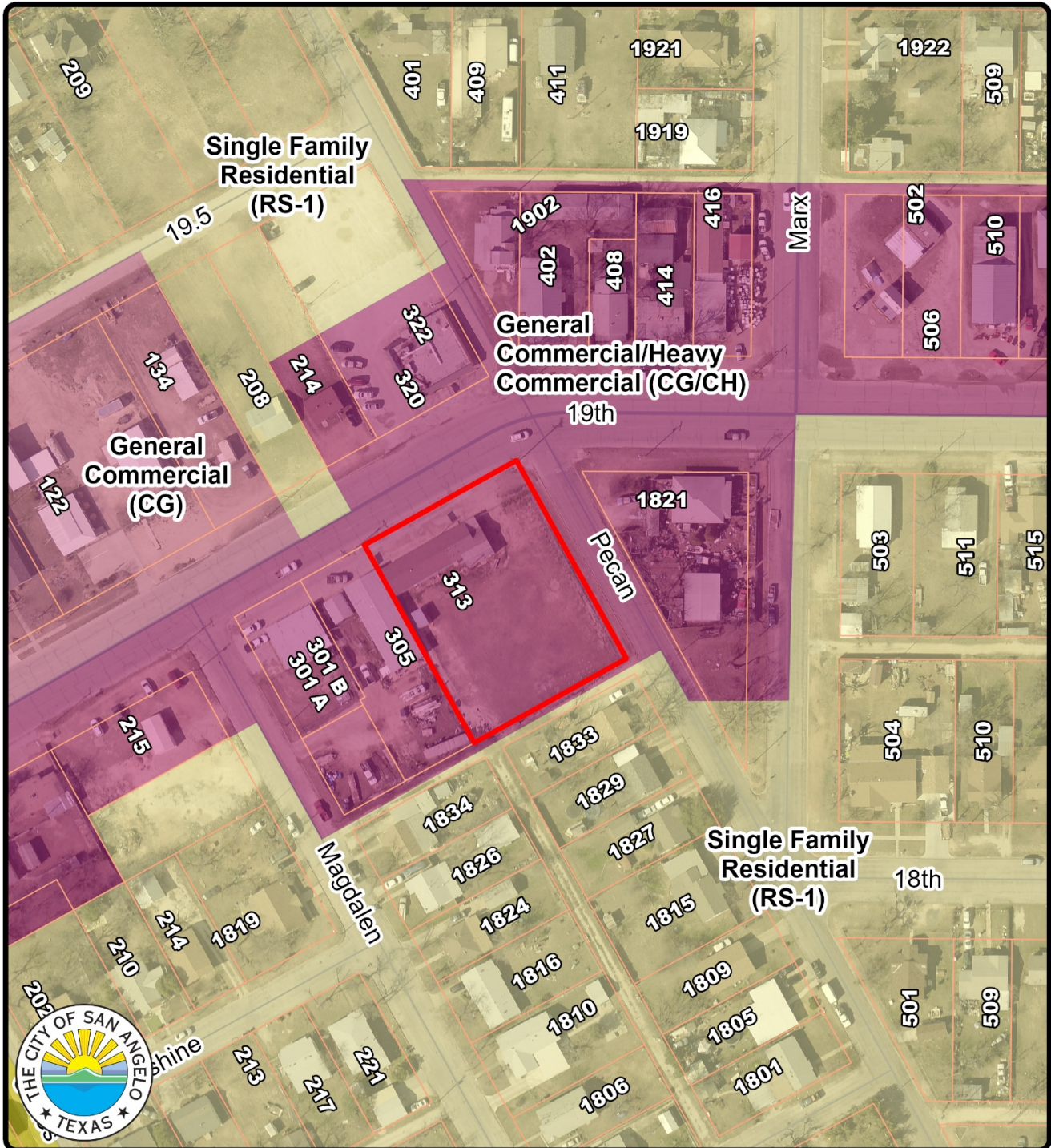
Recommendation:

Staff recommends **APPROVAL** a Conditional Use to allow an Animal Kennel in the General Commercial/Heavy Commercial (CG/CH), located at 313 E 19th, subject to **four (4) Conditions of Approval:**


1. Limit all outdoor animal enclosure to be at minimum 50ft from the back property line, to establish a residential buffer from the proposed commercial use.
2. Obtain a Change of Occupancy permit from the City's Permits and Inspections Division, which will require approval of a Development Plan from the Planning Department which includes a 6ft opaque privacy fence around the perimeter of the lot.
3. Devote no more than 10 kennels to the boarding of dogs, such that this remains a community-servicing neighborhood use and limits the impacts of noise on nearby residences.
4. Shield external lighting downward to prevent light from spilling into neighboring residential properties.

Attachments:


Zoning Map
Vision Map
Concept Plan
Long Term Concept Plan



Zoning Map
CU25-18: 313 E 19th
Council District: #3 - Harry Thomas
Neighborhood: Reagan

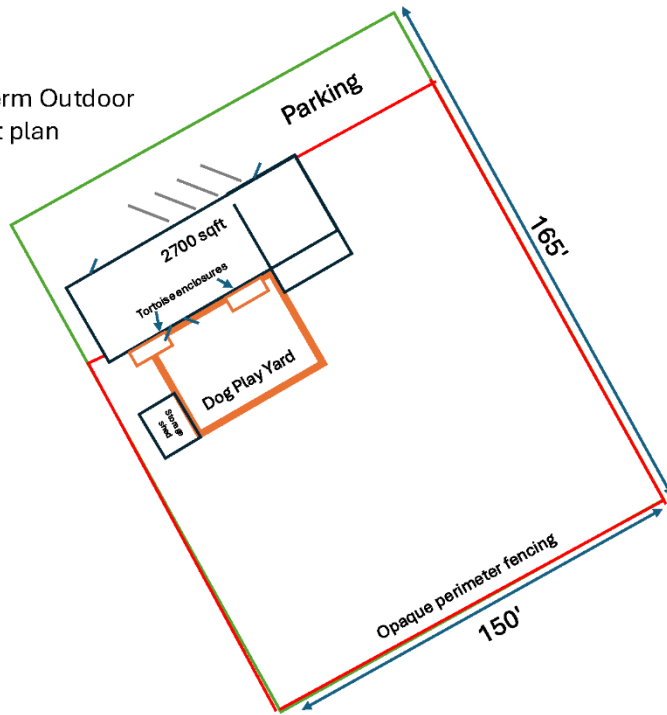
Subject Property: 

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

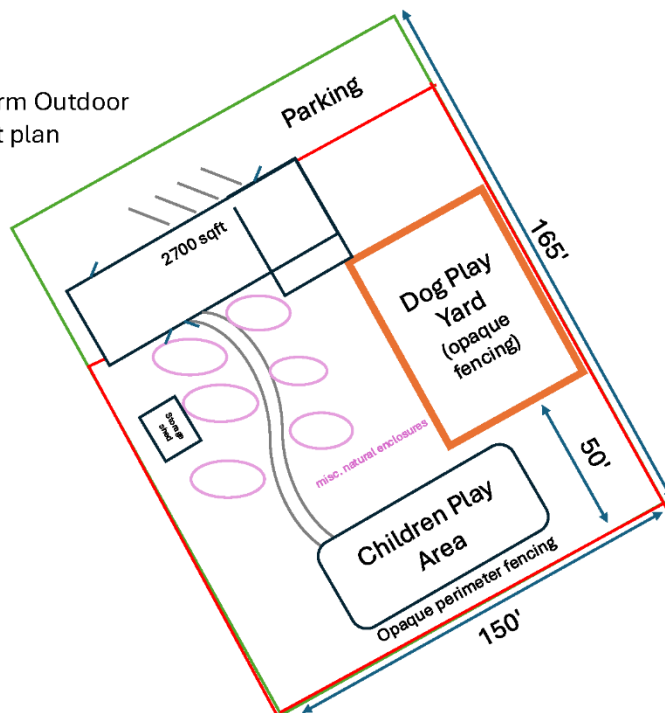
N 

CONCEPT PLAN

Short-term Outdoor
concept plan



Long-term Outdoor
concept plan





STAFF REPORT – PD25-07

Planning Commission: November 17, 2025

City Council 1st reading: December 2, 2025

APPLICATION TYPE:		CASES:	
Planned Development		PD25-07: 617 E 42 nd St & 4101 Crockett St	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning for the property located at 617 E 42 nd St & 4101 Crockett St.			
LOCATION:		LEGAL DESCRIPTION:	
617 E 42 nd St & 4101 Crockett 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: PD25-07	Neighborhood	Acres: ~11.86
NOTIFICATIONS:			
55 notifications sent on 10/28/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to four (4) conditions.			
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 Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning district but allow for limited outdoor storage. 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 classroom use if needed in the future. The old tennis court is being converted to a parking lot and storage 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 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 a Planned Development District is necessary for the applicant's plans to use the building as a daycare facility and utilize some of the large hand for outdoor storage.
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 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:

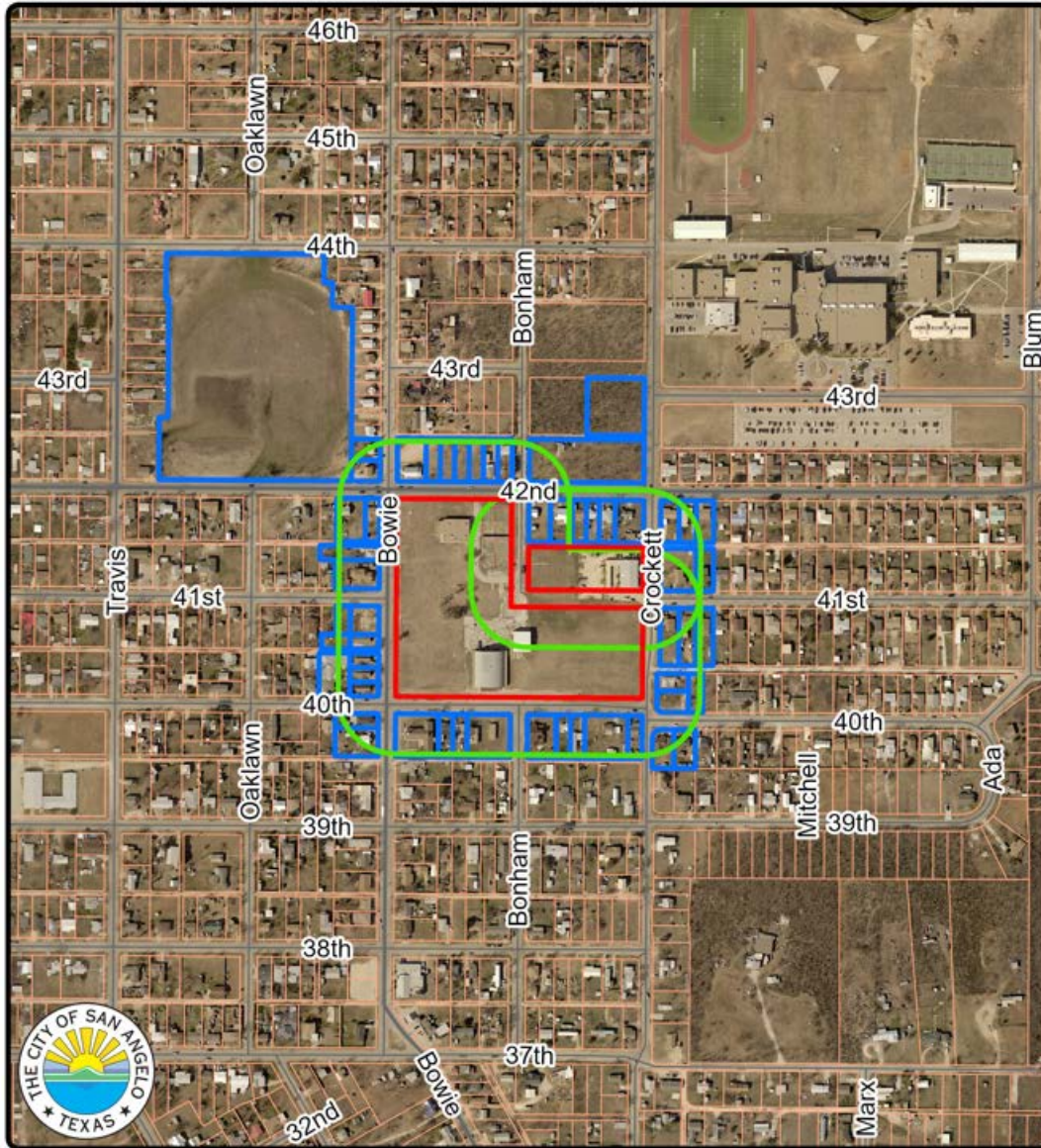
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to **four (4)** conditions:

Conditions of Approval:


1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Applicant must follow Section 422 (Chapter 12, Exhibit A, Article 4), including submitting a landscape plan.
3. Outdoor storage is allowed up to 7.5% on Block 49, 50, 59, & 60.
4. Opaque fencing is required around any outdoor storage.


Attachments:


Notification Map
Zoning Map
Vision Plan Map




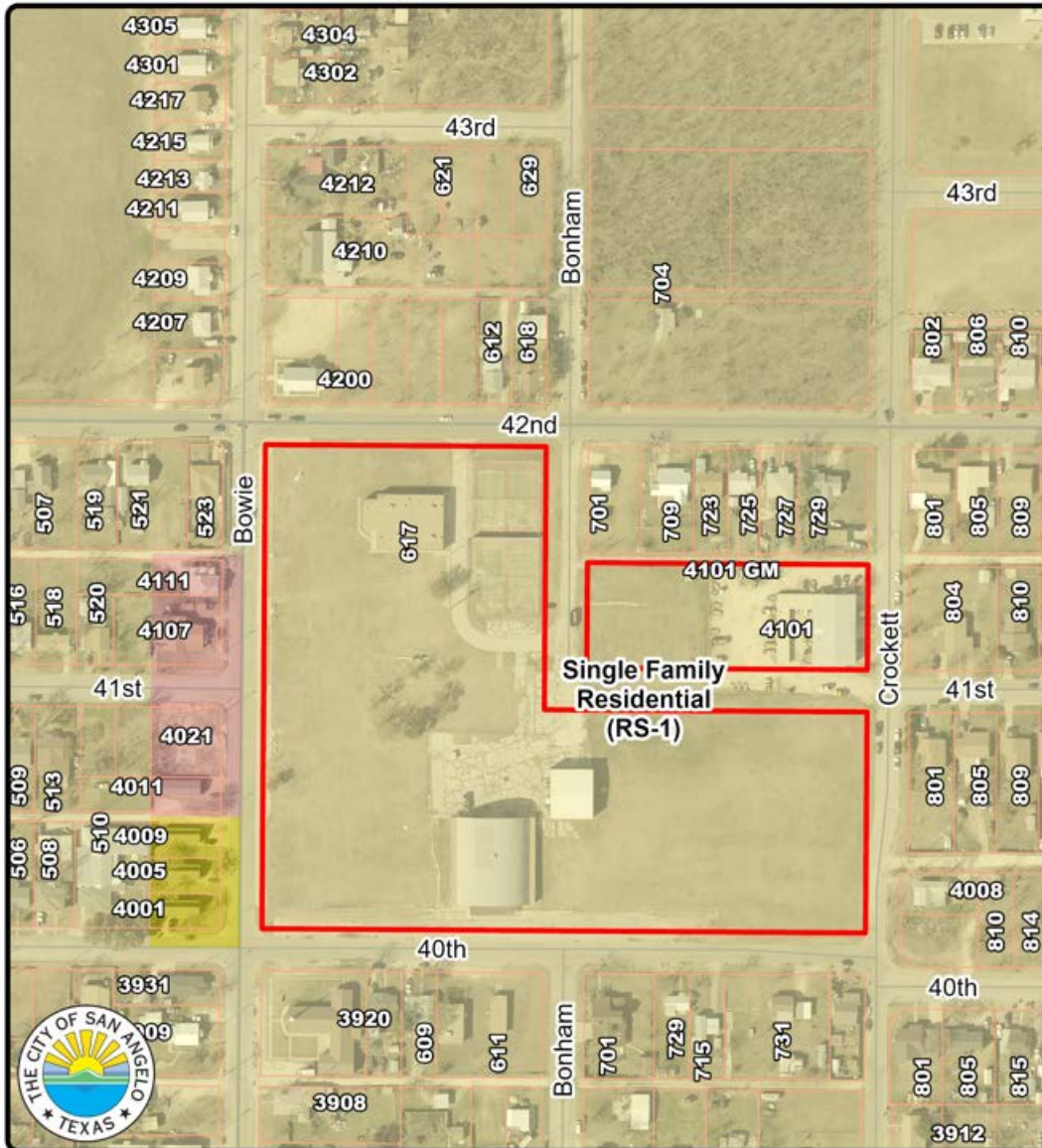
Notification Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale:  0 0.03 0.06 0.12 0.18 0.24 Miles





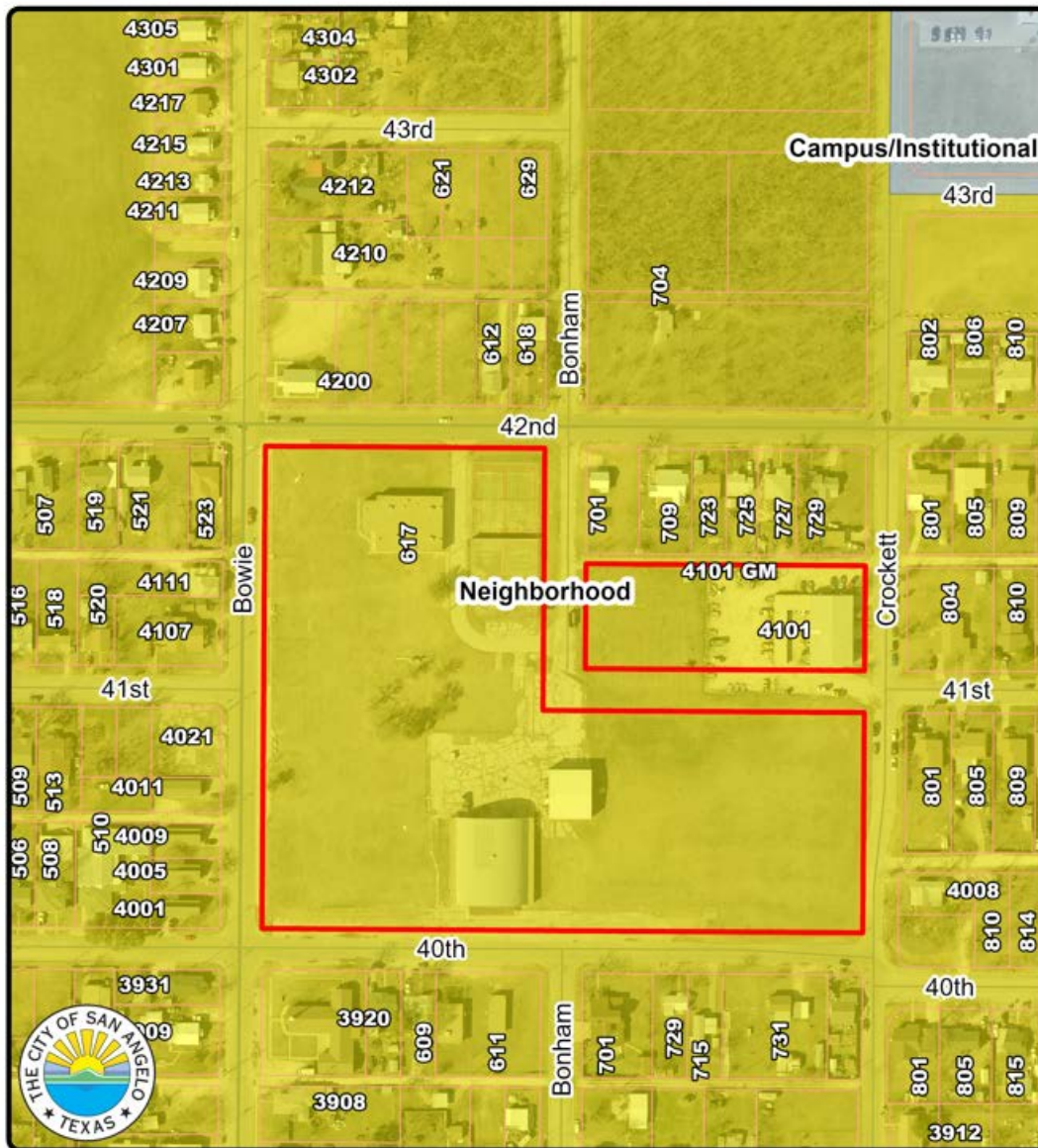


Zoning Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View


Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles


N
▲



Vision Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N 

STAFF REPORT
PLANNING COMMISSION – November 17, 2025
City Council First Reading – December 2, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-23: 401 E Beauregard	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Central Business District (CBD) for the property located at 401 E Beauregard.			
LOCATION:		LEGAL DESCRIPTION(S):	
401 E Beauregard		Blk: 4, Subd: FRARY ADDITION, IRR TRACT 10X65.4X36 (STREET)	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Ft Concho East	Current: RS-1 Proposed: CBD	Downtown	3.52 acres
THOROUGHFARE PLAN:			
E Beauregard Ave – Local Road			
NOTIFICATIONS:			
21 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 Central Business District (CBD).			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change will extend the Central Business District zoning to encompass the police station which is included in the vision plan as Downtown.

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 for this property is "Downtown" which aligns with Central Business District (CBD).
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. The existing use fits under Central Business District (CBD) zoning.
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 already Central Business District and this will extend it to match the Comprehensive Plan.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to extend Central Business District zoning to this property is necessary to match the Comprehensive Plan.
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 does not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
CBD zoning at this location may help the community need for safety services to be able to expand its use 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.**
CBD 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 Central Business District (CBD).

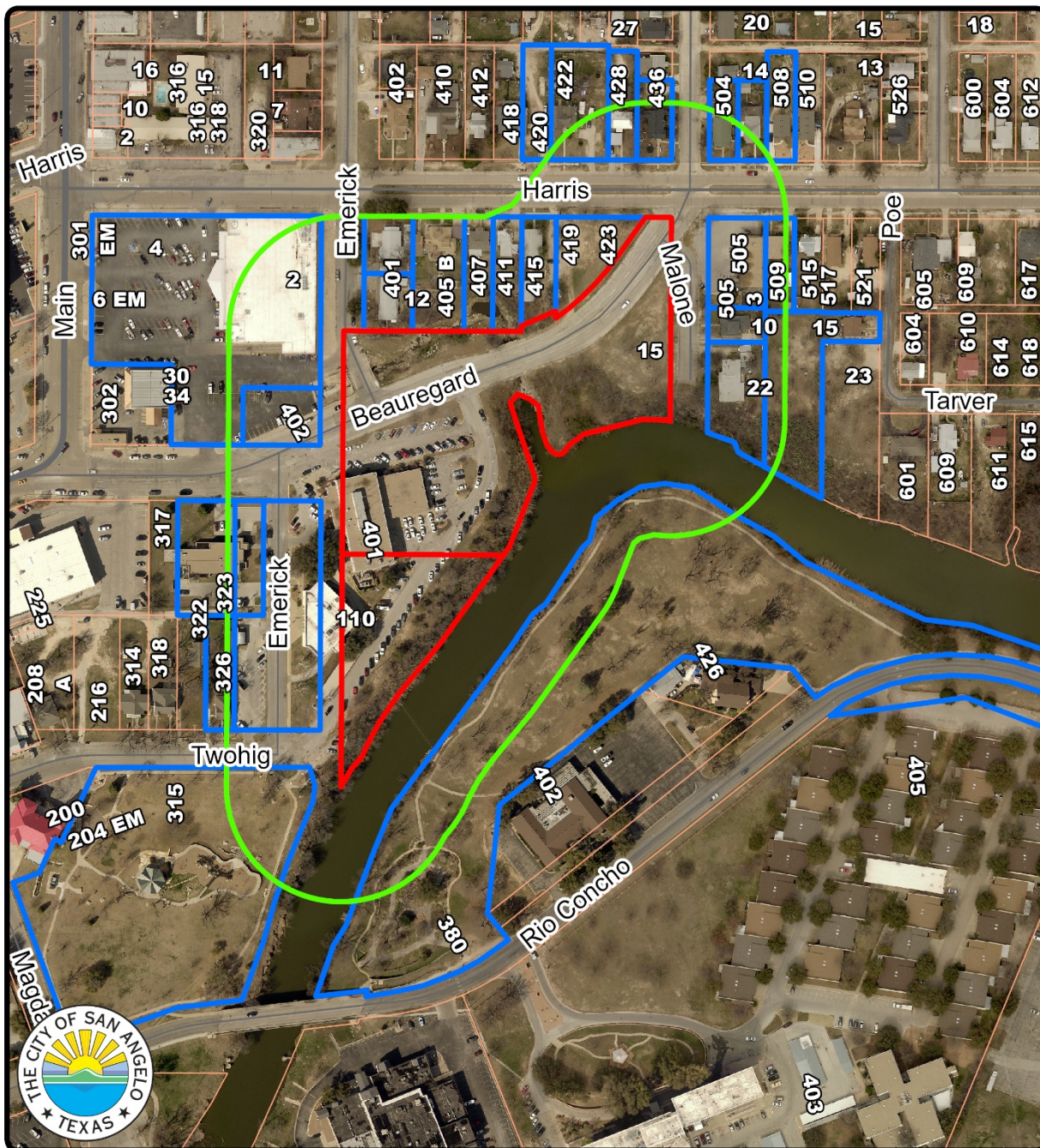
Attachments:

Notification Map

Zoning Map

Vision Map


Notification Map




Notification Map
Z25-23: 401 E Beauregard
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

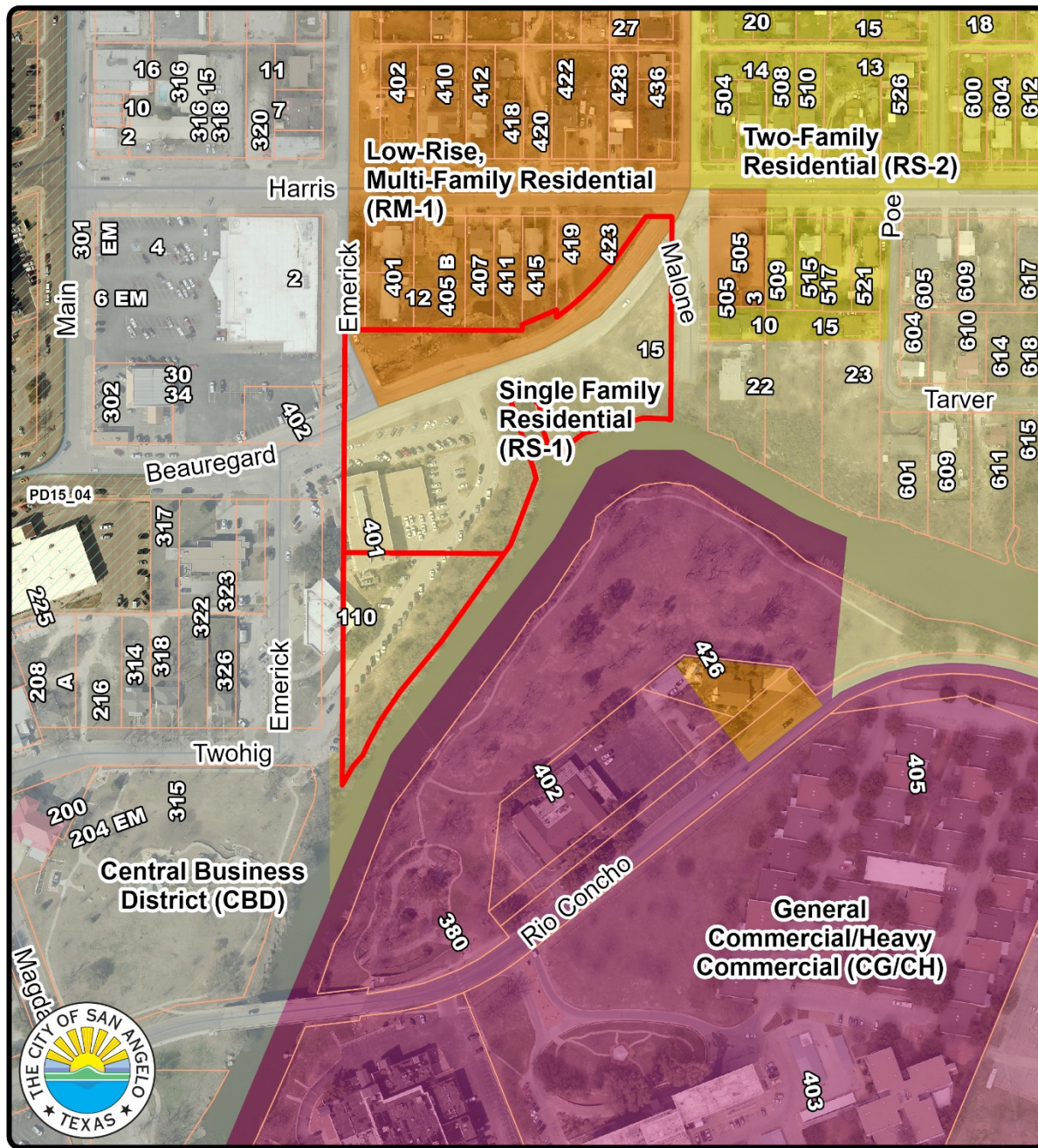
200' Range: 

Subject Property: 

Notified Properties: 




Zoning Map



Zoning Map Z25-23: 401 E Beauregard

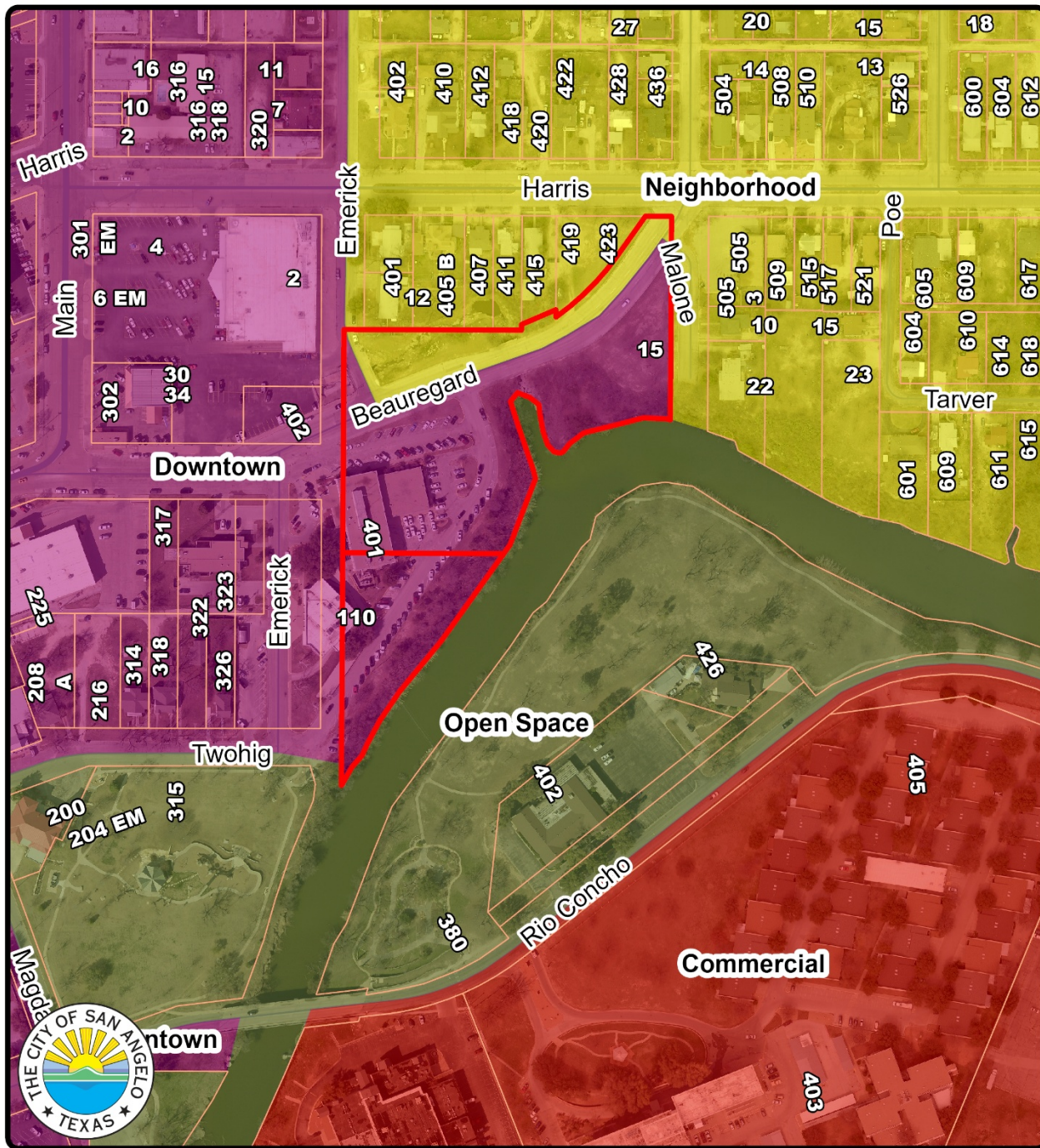
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Subject Property: 

Scale:  Miles



Vision Plan

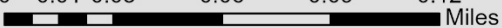


Vision Map

Z25-23: 401 E Beauregard

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

Subject Property: 

Scale:  Miles



STAFF REPORT

PLANNING COMMISSION – November 17, 2025

City Council First Reading – December 2, 2025

APPLICATION TYPE:	CASE:		
Rezoning & Comprehensive Plan Amendment	Z25-24 – N US Hwy 67 CP25-01 – N US Hwy 67		
SYNOPSIS:			
A request for a zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and a Comprehensive Plan Amendment to Industrial for 345.27 acres south of intersection N US Hwy 67 & Harriett Rd.			
LOCATION:		LEGAL DESCRIPTION:	
Northeast boundary of town, south of the intersection of N US Hwy 67 & Harriett Road		A-8138 S-20 J 61-08138-0226-000-00 A-4018 S-0019 61-04018-0206-000-00	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	None	345.27 acres
THOROUGHFARE PLAN:			
N US Hwy 67 – Major Arterial			
NOTIFICATIONS			
15 notices were mailed out. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and APPROVAL of the Comprehensive Plan Amendment to Industrial.			
PROPERTY OWNER/PETITIONER:			
Owner & Petitioner: City of San Angelo			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

These two requests span a large area on the northeast boundary of city limits which was recently annexed. This is City-owned property which, when annexed, was automatically designated as Ranch & Estate (R&E). However, this region is trending towards manufacturing-type uses and this is the location where a data center may be placed in the future.

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.**
A Comprehensive Plan amendment is proposed alongside the zone change request as to ensure compatibility between the two. In no way are either of the two requests contrary to the vision and land use policies of the City.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
Proposed amendments would not result in any nonconformity or conflict with any portion of 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.**
The subject area is entirely undeveloped and is surrounded mostly by other undeveloped land. A great portion of the northeast area of the city is already operating as a manufacturing district.
4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.**
Land is currently vacant and zoned for Ranch & Estate. Zoning and Comprehensive Plan amendments are necessary for development that would be compatible with the area.
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.**
The demand for industrial-type development is continually expanding within this area of town, and these requests look to secure space for them.

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 purpose of these requests is to maintain what Staff believe to be a logical pattern of development where industrial and manufacturing uses extend along the northeast boundary of the city.

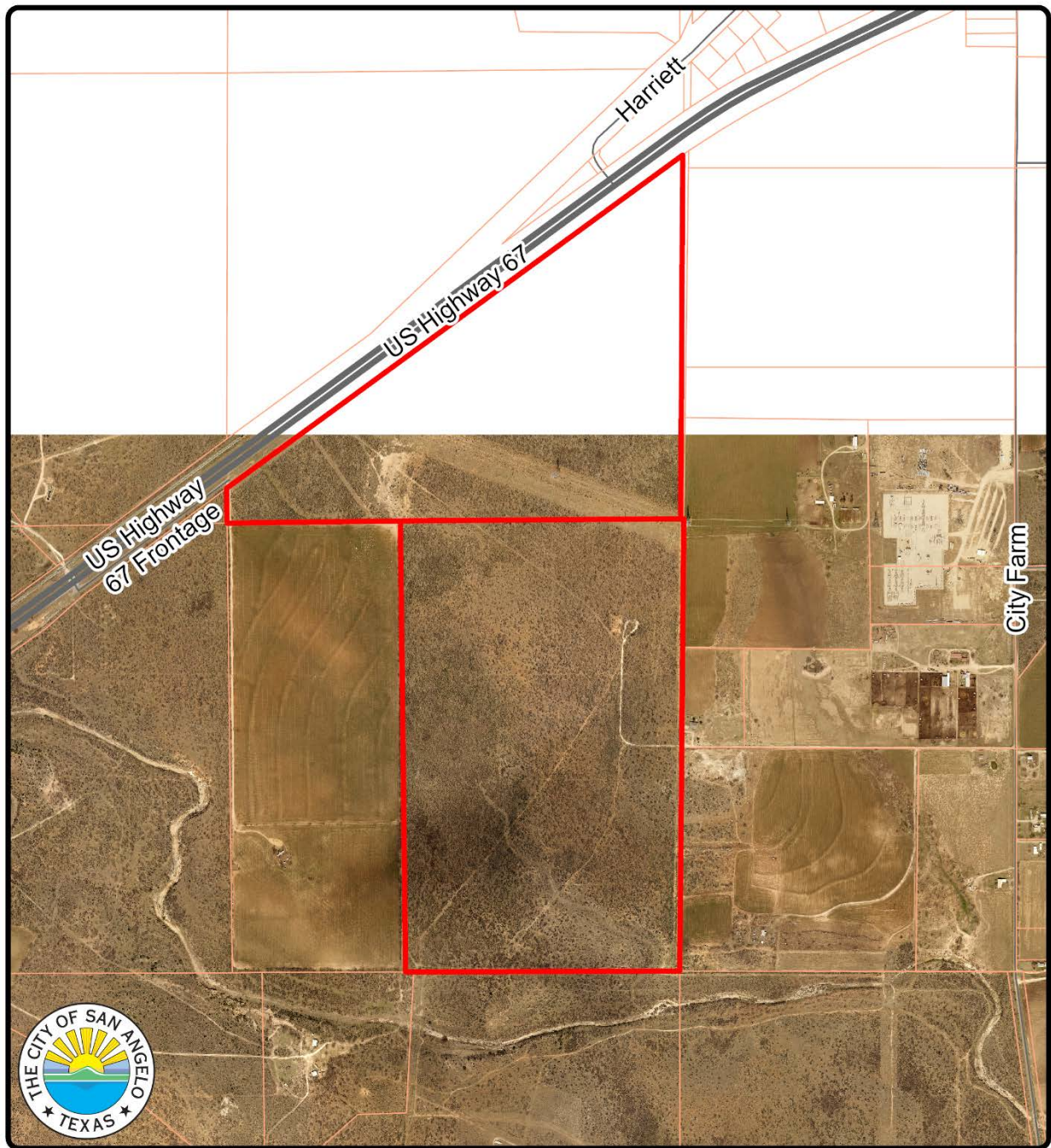
Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and **APPROVAL** of the Comprehensive Plan Amendment to Industrial.

Attachments:

Aerial Map
Vision Map
Notification Map

Aerial Map



Aerial Map
Z25-24 & CP25-01 Hwy 67

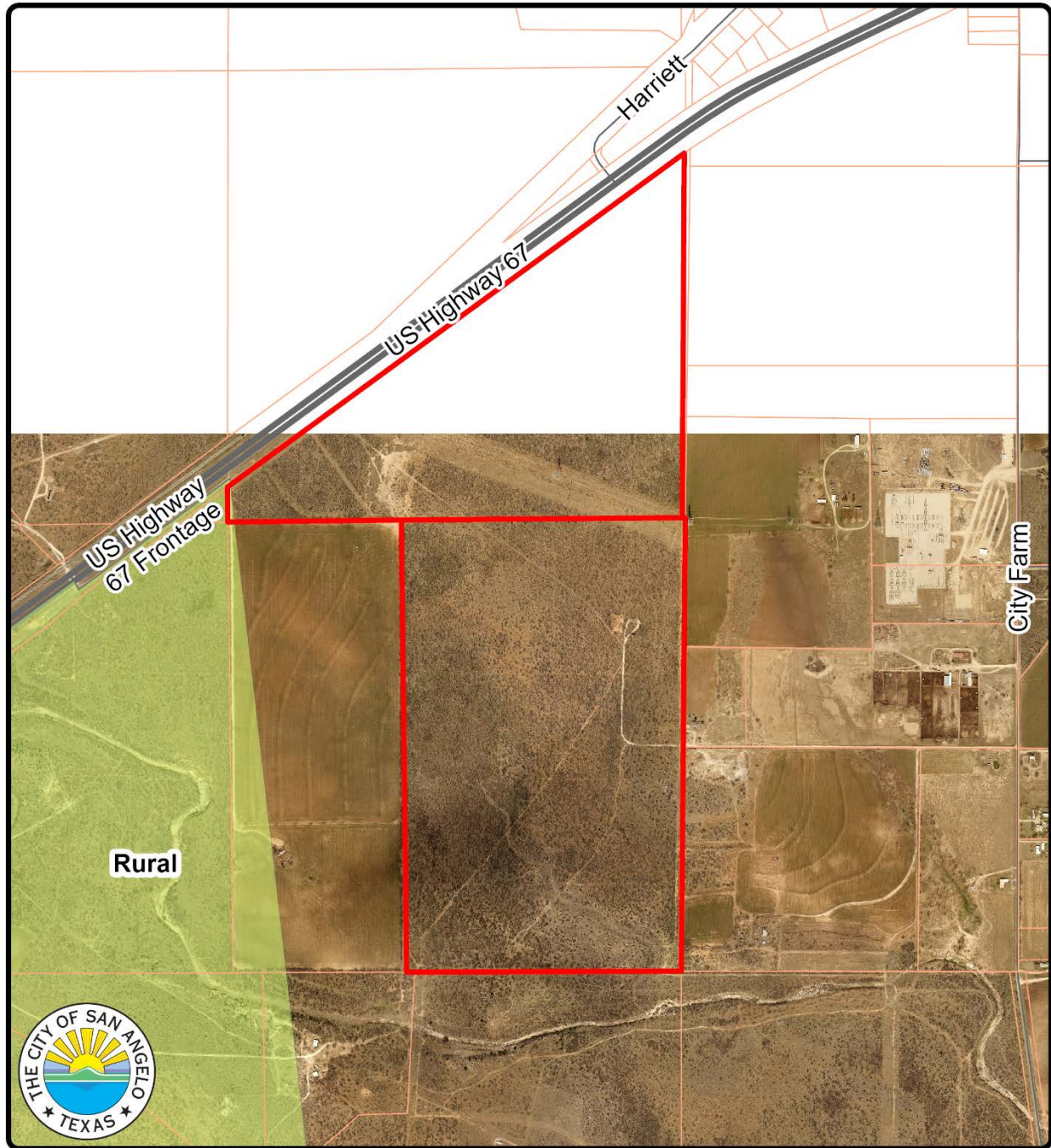
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: 


Scale:  Miles




Vision Map



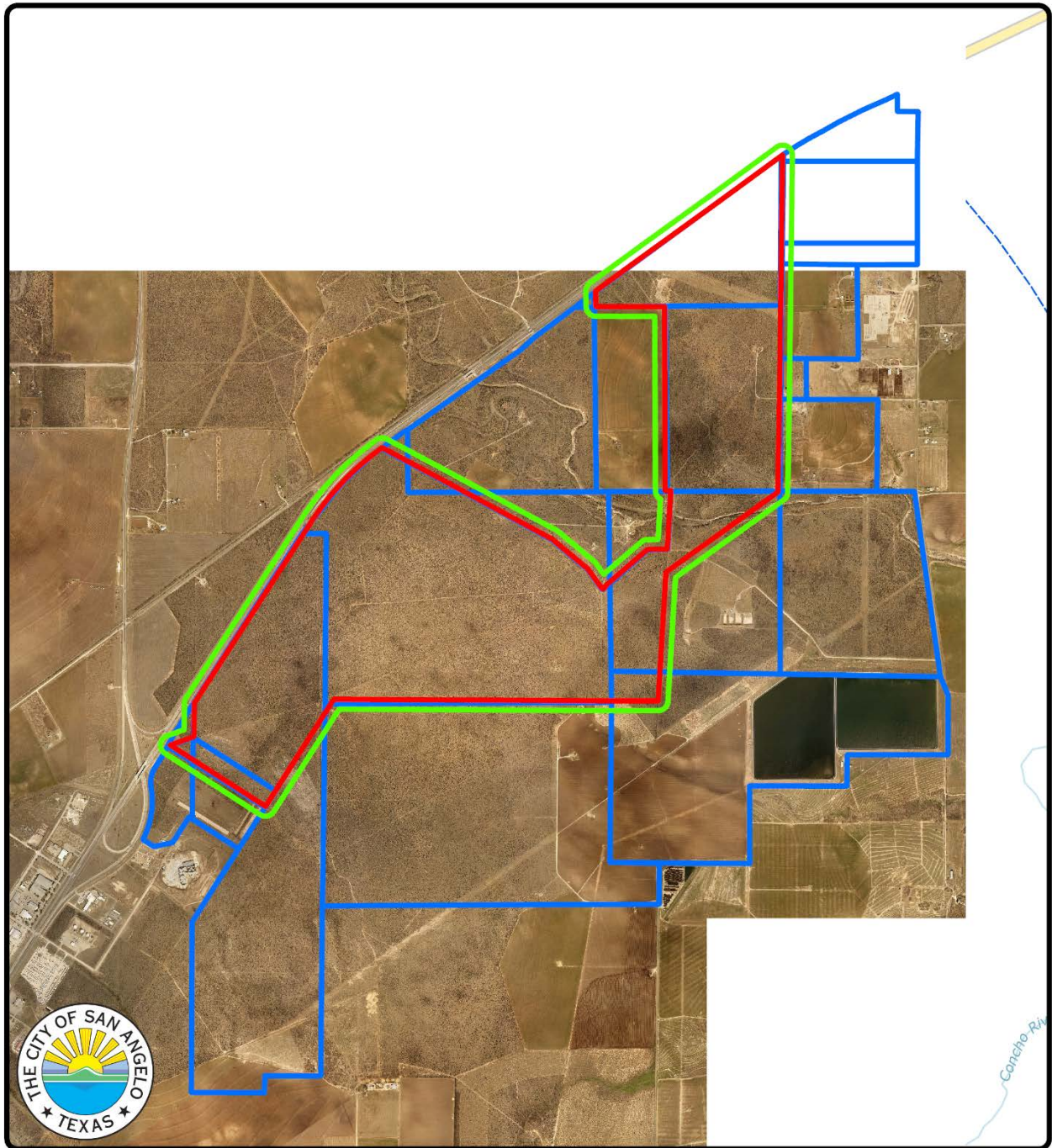
Vision Map
Z25-24 & CP25-01 Hwy 67
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: 

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

N 

Notification Map




Notification Map
Z25-24 & CP25-01 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.17 0.35 0.7 1.05 1.4 Miles

200' Range: 

Subject Property: 

Notified Properties: 

