



**Planning Commission
2/2/2026**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 2, 2026 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

A. **Chair & Vice-Chair Elections: Nominate and vote for 2026 Chairperson and Vice.**

1. Chairperson election
2. Vice-Chairperson election

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 November 17, 2025.**
- B. **Meeting Minutes: Consider approving the meeting minutes from December 15, 2025.**
- C. **RP25-43 Third Replat of Arden Acres in Block 3, Section 3 (SMD#6): A request for a third Replat to create four new lots out of two in Block 3, Section 3 of Arden Acres Addition.**

IV. Regular Agenda

A. **Rezoning and Comprehensive Plan Amendments**

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

1. **CP25-03 E Avenue K & Duggan St (SMD#3): A request for approval of a Comprehensive Plan Amendment from Industrial to Neighborhood Center located west of the intersection of E Ave K & Duggan St.**
2. **Z25-29 Lots 1-33 Skyview Ln (SMD#6): A request for a zone change from Zero Lot Line, Twinhome and Townhome Residential (RS-3) to Low-Rise Multifamily Residential (RM-1) located across 33 lots along Skyview Lane.**

3. **Z25-30 Century Park Addition Tract 2 (SMD#1)**: A request for approval of a zone change from Neighborhood Commercial (CN) to the Low-Rise Multifamily (RM-1) zoning district for a 1.17 acre property at the intersection of South Bryant Boulevard and Century Drive.
4. **Z25-31 1805 S Bryant Blvd (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) and Light Manufacturing (ML) to the General Commercial (CG) zoning district at 1805 S Bryant Boulevard.
5. **Z25-32 & CP25-04 3089 E FM 2105 (SMD#4)**: A request for a zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) zoning district and a Comprehensive Plan Amendment from Neighborhood Center to Industrial located at 3089 E FM 2105.

B. Subdivision Plats

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

1. **PP25-05 South Plains Lamesa Rail Park (SMD#4)**: A request to Preliminary Plat 316.987 acres to create two lots, Lot 1 being 247.442 acres and Lot 2 being 61.943 acres of South Plains Lamesa Rail Park under Ranch & Estate (R&E) zoning district located at 3089 E FM 2105.
2. **FP25-28 San Angelo Coliseum Addition (SMD#2)**: A request to final plat 138.072 acres within San Angelo Coliseum Addition being lots 1-7 in a Planned Development zoning district located generally at 50 W 43rd St and 4600 Grape Creek Rd. A variance request for block length for the eastern side of Grape Creek Rd and a variance request for the maximum length allowed on Dead-End Streets.
3. **PP25-06 Day Addition Preliminary Plat (SMD#2)**: A request for approval of a preliminary plat for 11 lots over 3.928 acres between 30th and 31st Street within the RS-1, RS-2, and RS-3 zoning districts.
4. **FP25-29 Day Addition Section 1 (SMD#2)**: A request for approval of a final plat with 10 lots over 1.238 acres fronting onto E 30th Street within the RS-2 zoning district.
5. **FP25-30 Day Addition Section 2 (SMD#2)**: A request for approval of a final plat with one lot of 2.668 acres on E 31st Street within the RS-1, RS-2, and RS-3 zoning districts.

C. Conditional Uses

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

1. **CU25-19 1414 N Chadbourne (SMD#3)**: A request for a Conditional Use to allow Household Living in the General/Heavy Commercial (CG/CH) and General Commercial (CG) zoning districts for a property located at 1414 N Chadbourne.
2. **CU25-20 1905 Beaty Rd (SMD#1)**: A request for a Conditional Use to allow a short-term rental located at 1905 Beaty Rd.
3. **CU25-21 Lots 12 & 13 in Block 43 of Fairview Addition (SMD#3)**: A request for approval of a Conditional Use for Household Living in the Light Manufacturing (ML) zoning district, for a property located on lots 12 and 13 in Blk 43 of the Fairview Addition.

4. CU25-22 3531 Lutheran Way (SMD#1): A request for a Conditional Use to allow high-rise multifamily residential in the General/Heavy Commercial (CG/CH) zoning district located at 3531 Lutheran Way.

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, February 23, 2026 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 27th day of January 2026, 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
November 17, 2025 9:00 AM**

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

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

I. Call to Order

Chairman Uherik called meeting to order at 9:00am. Quorum of 6 was established.

II. Public Comment

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

Chairman Uherik opened public comment. 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 October 20, 2025.

Vice Chair Davis motioned to approve consent agenda. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

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.

Senior Planner Reed presented the cases.

Chairman Uherik opened public comment.

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

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair Davis motioned to approve as presented. Commissioner Pool seconded. Motion carried 6-0.

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.

Senior Planner Reed presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair 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. **CU25-18 313 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.

Lead Planner Lineberry presented the case.

Chairman Uherik opened public comment.

Kayla Switalski, the applicant, asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

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

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.

Lead Planner Lineberry presented the case.

Chairman Uherik opened public comment.

Russell Gully, SKG Engineering, asked for approval without the Sec 422 condition and asked for additional outdoor storage, maybe up to 10% rather than what was presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair Davis motioned to strike the second condition regarding section 422 and to expand the outdoor storage condition up to 10%. Commissioner Roberts-Galindo seconded. Motion carried 6-0.

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.

Lead Planner Lineberry presented the case.

Chairman Uherik opened public comment.

Chairman Uherik closed public comment and opened discussion amongst the board.

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

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.

Senior Planner Reed presented the case.

Nearby landowner TJ Warren wanted clarification about whether his property would be rezoned as a result of the zone change. Staff and members of the board responded that it was not his property being rezoned.

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair Davis motioned to approve as presented. Commissioner Pool seconded. Motion carried 6-0.

D. Discussion

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

V. Planning Director's Report

VI. Follow Up and Administrative Issues

VII. Adjournment

*Commissioner Roberts-Galindo motioned to adjourn. Commissioner Albert seconded. Motion carried 6-0.
Meeting adjourned 10:16am*



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
Dec 15, 2025 9:00 a.m.**

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

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

I. Call to Order

Chair Uherik called the meeting to order at 9:00 A.M. and established a quorum of 7.

II. Public Comment

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

III. Consent Agenda

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

- A. **Meeting Minutes:** Consider approving the meeting minutes from November 17, 2025.
Item removed as it was not provided in the packet to the board.
- B. **FP25-27 Jim Farr Subdivision Section 3 (SMD#2):** A request to final plat Jim Farr Subdivision, Section 3, Lot 4, located at 3802 Crockett St.
- C. **RP25-38 First Replat of Hatcher Addition Block 61 (SMD#2):** A request for first replat of Hatcher Addition, Block 61 creating a third lot, Lot 7A, from Lots 7 & 8 located at 2516 Waco St.

- D. **RP25-42 First Replat of Fort Concho Addition Block 99 (SMD #3)**: A request for a First Replat to combine lots 7, 8, and 9 in Block 99, South part of Fort Concho Addition located at the northwest corner of E Avenue K and Duggan St.

Vice Chair Davis made a motion to approve items B-D and verifying the applicant new about the sewer extension on item C and the dedication of R-O-W on item D.

Commissioner Baughman seconded. Motion carried 7-0.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP25-25 Pradon Subdivision Section 1 (ETJ)**: A request to Final Plat creating two lots over 7.00 acres within the City's Extra-Territorial Jurisdiction (ETJ), as well as a variance request for paving and curb/gutter along Spillway Road.

Senior Planner Reed presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked for approval as presented including the approval of the variance.

Chairman Uherik closed public comment and opened discussion amongst the board.

A board discussion on Master Thoroughfare Plan and the paving width of the road.

Vice Chair Davis motioned to approve the Plat and the variances to not increase the paving width, to not add curb and gutter, and to not dedicate three feet of R-O-W. Commissioner Baughman seconded. Motion carried 7-0.

2. **FP25-26 Southland Hills Addition Section 29 (SMD#1)**: A request to final plat 25 lots over 6.106 acres within the PD22-03 zoning district, a request for approval of a variance for right-of-way on Valleyview Boulevard, and a request for approval of a variance for the paving width of College Hills Boulevard.

Senior Planner Reed presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair Davis motioned to approve as presented. Commissioner Albert seconded. Motion carried 7-0.

3. **RP25-39 Third Replat of Bell's Addition Block 20 (SMD# 4)**: A request for a Third Replat to create four new lots in Block 20 of Bell's Addition, with a variance request to not construct curb and gutter along Montague Street.

Planner Neff presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked for approval as presented but to defer curb and gutter to a later stage in the process.

Chairman Uherik closed public comment and opened discussion amongst the board.

Vice Chair Davis motioned to approve with the recommendation to defer curb and gutter requirement to a later stage of development. Commissioner Pool seconded. Motion carried 7-0.

4. **RP25-40 Second Replat of Old Christoval Road Industrial Park, Block 4, Section 2 (SMD#1):** A request to replat a portion of a lot into two lots over 5.786 acres within the Heavy Commercial (CH) zoning district, as well as a variance request for excessive block length

Senior Planner Reed presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Director Vannoy of Planning and Development Services clarified that sidewalks are not required due to the zoning classification.

Vice Chair Davis motioned to approve removing the sidewalk condition. Commissioner Roberts-Galindo seconded. Motion carried 7-0.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z25-25 Northwest Dr & Arden Rd (SMD#6):** A request for a zone change from Heavy Commercial (CH) to Low-Rise Multifamily (RM-1) at a property located west of the intersection of Arden Rd & Northwest Dr.

Senior Planner Reed presented the case.

Chairman Uherik opened public comment.

Russell Gully with SKG Engineering asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Commissioner Albert motioned to approve as presented. Vice Chair Davis seconded. Motion carried 7-0.

2. **Z25-26 2719 Waco St (SMD#2)**: A request for a zone change from Single-Family Residential (RS-1) to the Two-Family Residential (RS-2) zoning district located at 2719 Waco St.

Planner Neff presented the case.

Chairman Uherik opened public comment.

Chairman Uherik closed public comment as there was none and opened discussion amongst the board.

Vice Chair Davis motioned to approve as presented. Commissioner Roberts-Galindo seconded. Motion carried 7-0.

3. **Z25-27 E Avenue K & Duggan St (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) to a Low-Rise Multifamily Residential (RM-1) located west of the intersection of E Ave K & Duggan St.

Lead Planner Lineberry presented the case.

Chairman Uherik opened public comment.

Blake Wilde with Wilde Engineering asked for approval as presented.

Chairman Uherik closed public comment and opened discussion amongst the board.

Commissioner Roberts-Galindo motioned to approve as presented. Commissioner Pool seconded. Motion carried 7-0.

4. **Z25-28 3110, 3114, 3118, & 3122 Waco St (SMD#2)**: A request for a zone change from Single-family Residential (RS-1) to Neighborhood Commercial (CN) located at 3110, 3114, 3118, & 3122 Waco St.

Director of Planning and Development Services Vannoy presented the case.

Chairman Uherik opened public comment.

Chairman Uherik closed public comment as there was none and opened discussion amongst the board.

Vice Chair Davis motioned to approve as presented. Commissioner Albert seconded. Motion carried 7-0.

V. Planning Director's Report

- A. **Discussion and update on the San Angelo ResIntel Housing Study 2024 Update**
Director of Planning and Development Services Vannoy presented a summary of the recent housing study.

VI. Follow Up and Administrative Issues

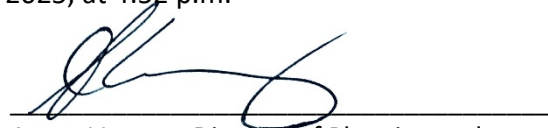
- A. **The next regular meeting of the Planning Commission is scheduled to begin on Monday, January 26, 2026 at 9am in the East Mezzanine in City Hall at 72 W College Ave.**

VII. Adjournment

Commissioner Baughman motioned to a. Vice Chair Davis seconded. Motion carried 7-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 9th day of December 2025, at 4:52 p.m.

A handwritten signature in black ink, appearing to read 'Aaron Vannoy', is written over a horizontal line.

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.

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**PLANNING COMMISSION – January 26, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Replat		RP25-43 Arden Acres Third Replat in Blk 3, Sec 3	
SYNOPSIS:			
A request for a third Replat to create four new lots out of two in Block 3, Section 3 of Arden Acres Addition.			
LOCATION:		LEGAL DESCRIPTION:	
4155 Arden Road		Acres: 21.257, Lot: 1, Blk: 3, Subd: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3 Acres: 40.561, Lot: 2 SEC 3, Blk: 3, Subd: ARDEN ACRES, 2ND R/P IN BLK 3 SEC 3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND	SIZE:
District #6 – Mary Coffey Bluffs Neighborhood	Low-Rise Multifamily (RM-1)	Neighborhood and Commercial	61.818 Acres
THOROUGHFARE PLAN:			
Arden Road – Major Arterial –100’ ROW, 70’ paving Northwest Drive – Minor Collector – ROW is 60’ – Paving Width is 50’			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the request to Replat, subject to two (2) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Tigris Development, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 arden.neff@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The applicant intends to replat to create four lots out of two in the Arden Acres subdivision, one of which will encapsulate an existing drainage easement. This area was recently rezoned to RM-1 to allow multifamily residential. These large lots will lend to the development of multifamily housing types such as low-rise apartments.

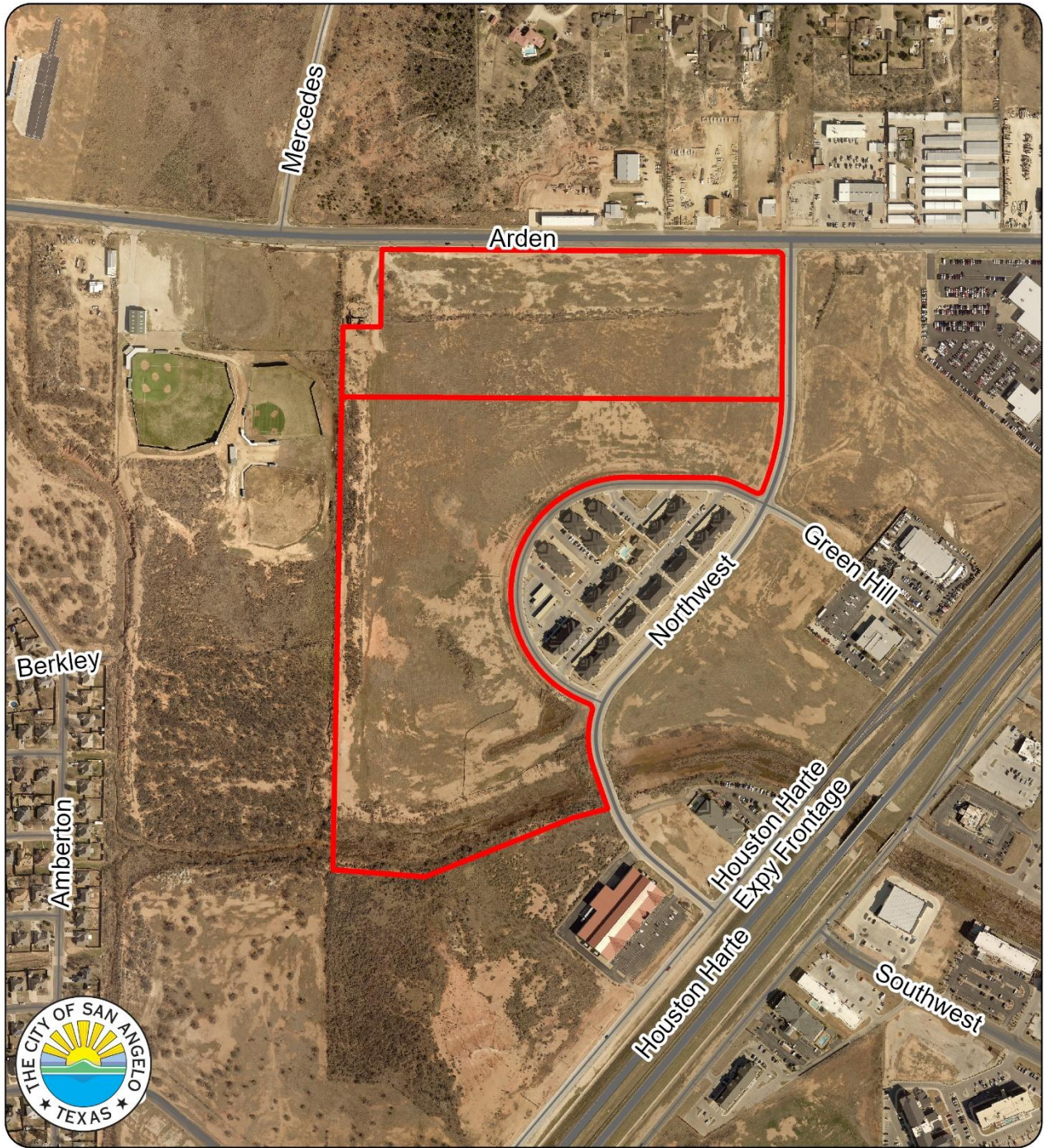
Recommendation:

Staff recommend **APPROVAL** of the request to Replat, subject to **two (2) Conditions of Approval:**

1. _____ Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1], in accordance with the Stormwater Design Manual [sec12.05.004.d.2]. If improvements are deemed necessary by this study, submit a construction plan for approval, and construct said improvements [LDSO Ch9.IV.A].
2. _____ Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along all street frontages, i.e. Arden Road, Northwest Drive, and Greenhill Road. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. An alternative is to receive approval of a waiver.

Attachments:

Plat
Aerial Map
Vision Map




Aerial Map

RP25-43: Arden Acres Third Replat

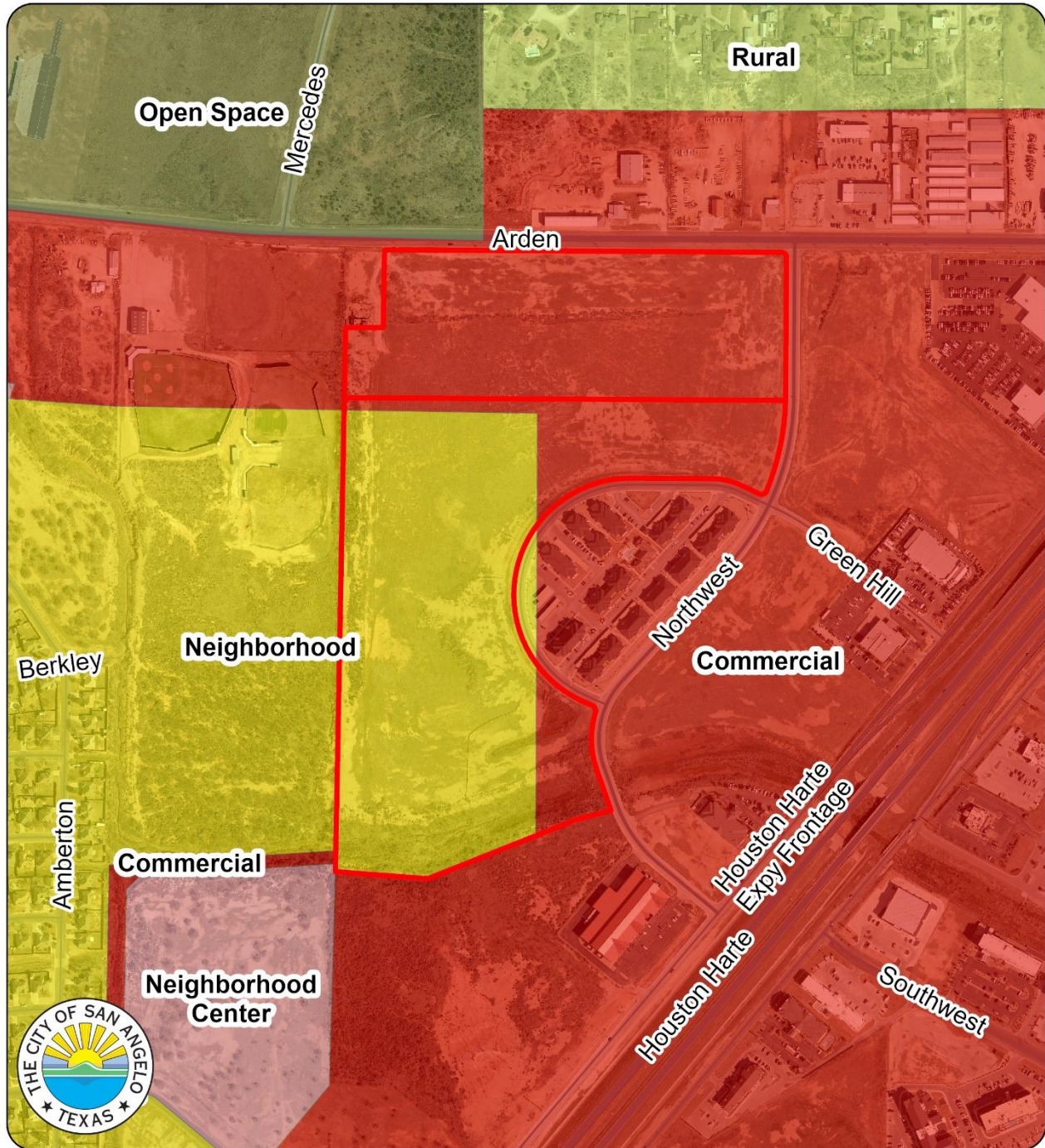
Council District: #6 - Mary Coffey

Neighborhood: Bluffs

Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles


Subject Property: 






Vision Map
RP25-43: Arden Acres Third Replat
Council District: #6 - Mary Coffey
Neighborhood: Bluffs

Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles

Subject Property: 



STAFF REPORT
PLANNING COMMISSION – January 26, 2026
City Council First Reading – February 3, 2026

APPLICATION TYPE:		CASE:	
Comprehensive Plan Amendment		CP25-03: Avenue K & Duggan St	
SYNOPSIS:			
A request for approval of a Comprehensive Plan Amendment from Industrial to Neighborhood Center located west of the intersection of E Ave K & Duggan St.			
LOCATION:		LEGAL DESCRIPTION(S):	
West of the intersection of E Avenue K & Duggan St		Acres: 0.195, Lot: 7, Blk: 99, Subd: FORT CONCHO ADDITION Acres: 0.195, Lot: 8, Blk: 99, Subd: FORT CONCHO ADDITION Acres: 0.195, Lot: 9, Blk: 99, Subd: FORT CONCHO ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Ft Concho	Current: CG/CH Proposed: RM-1	Industrial and Neighborhood Center	0.585 total acres
THOROUGHFARE PLAN:			
E Avenue K – Local road Duggan St – Local road			
NOTIFICATIONS:			
25 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Comprehensive Plan Amendment from Industrial to Neighborhood Center.			
PROPERTY OWNER/PETITIONER:			
Owner Representative: Wilde Engineering and Surveying, LLC			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This Comprehensive Plan Amendment is compatible with the zone change request from December 2025 and encompasses 3 lots that are currently undeveloped. The owner is replatting the lots into one to be developed for multifamily residential. There is residential to the north, east, and west. The lot catcorner previously received a zone change and comprehensive plan amendment this year for low-rise multifamily residential zoning and commercial on the vision plan. The lot to the south previously received a conditional use for residential living.

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 Center and Industrial. Neighborhood Center is compatible with multifamily zoning so extending it across all three lots will make it compatible with the Low-rise Multifamily Residential zone change request from December 2025.
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 as this area has become residential in the area.
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 Neighborhood Center for the vision plan would be compatible with the surrounding area as the subject property is located among single-family residential and another multifamily development to the southeast.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
An amendment is necessary for the applicant's plans to develop the property for residential use.
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 effects on the nearby natural environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
Neighborhood Center at this location may help to meet a demonstrated community need for available housing and offers a buffer between the commercial properties and the single-family residential.
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.**
Neighborhood Center at this location would result in a logical and orderly pattern of development where multifamily acts as a buffer between commercial and single-family residential.

Recommendation:

Staff recommend **APPROVAL** of the Comprehensive Plan Amendment from Industrial to Neighborhood Center.

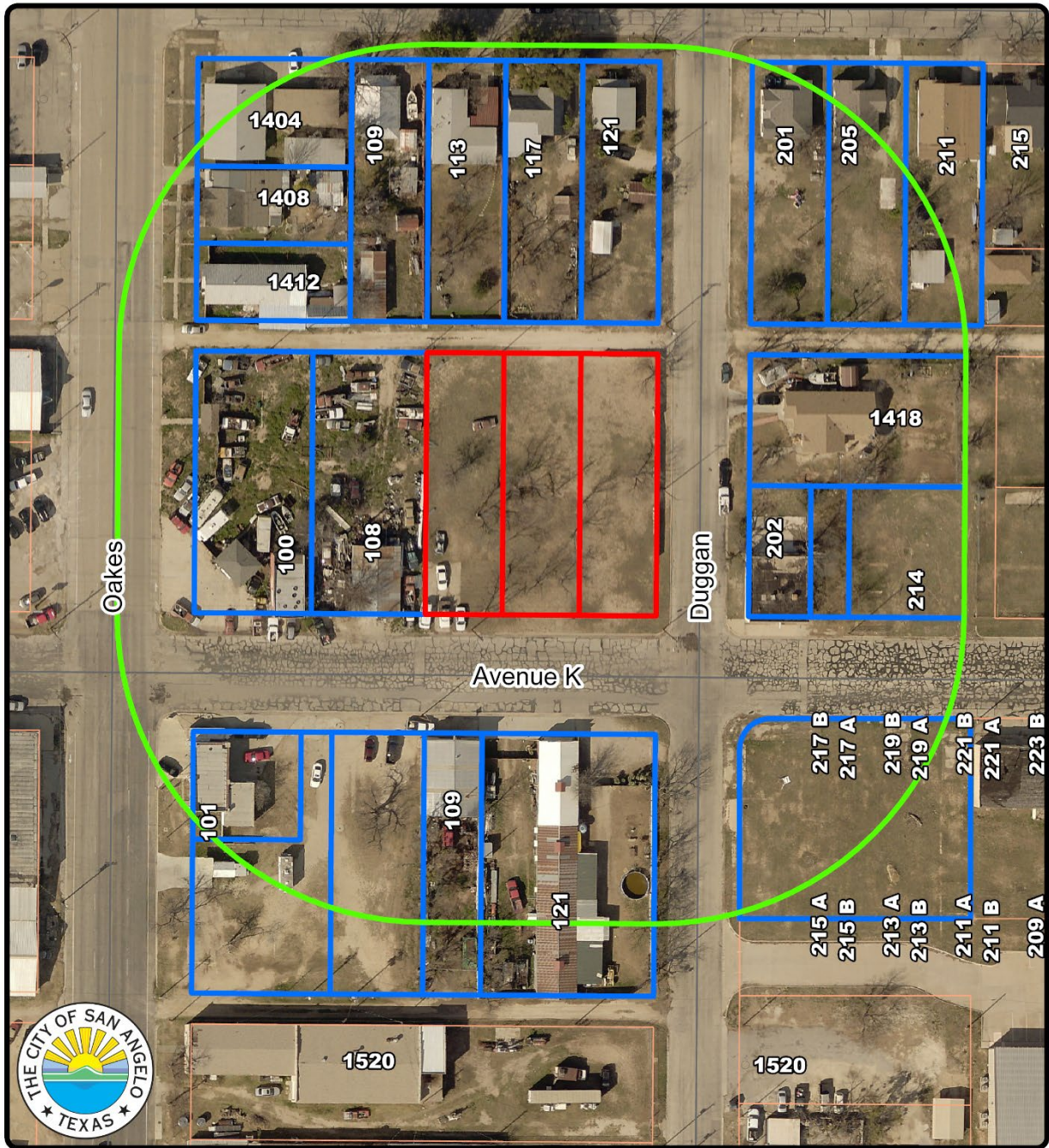
Attachments:

Notification Map

Aerial Map

Zoning Map


Vision Map



Notification Map
Z25-27: Avenue K & Duggan
 Council District: #3 - Harry Thomas
 Neighborhood: Ft. Concho

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

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



Aerial Map



Aerial Map

Z25-27: Avenue K & Duggan

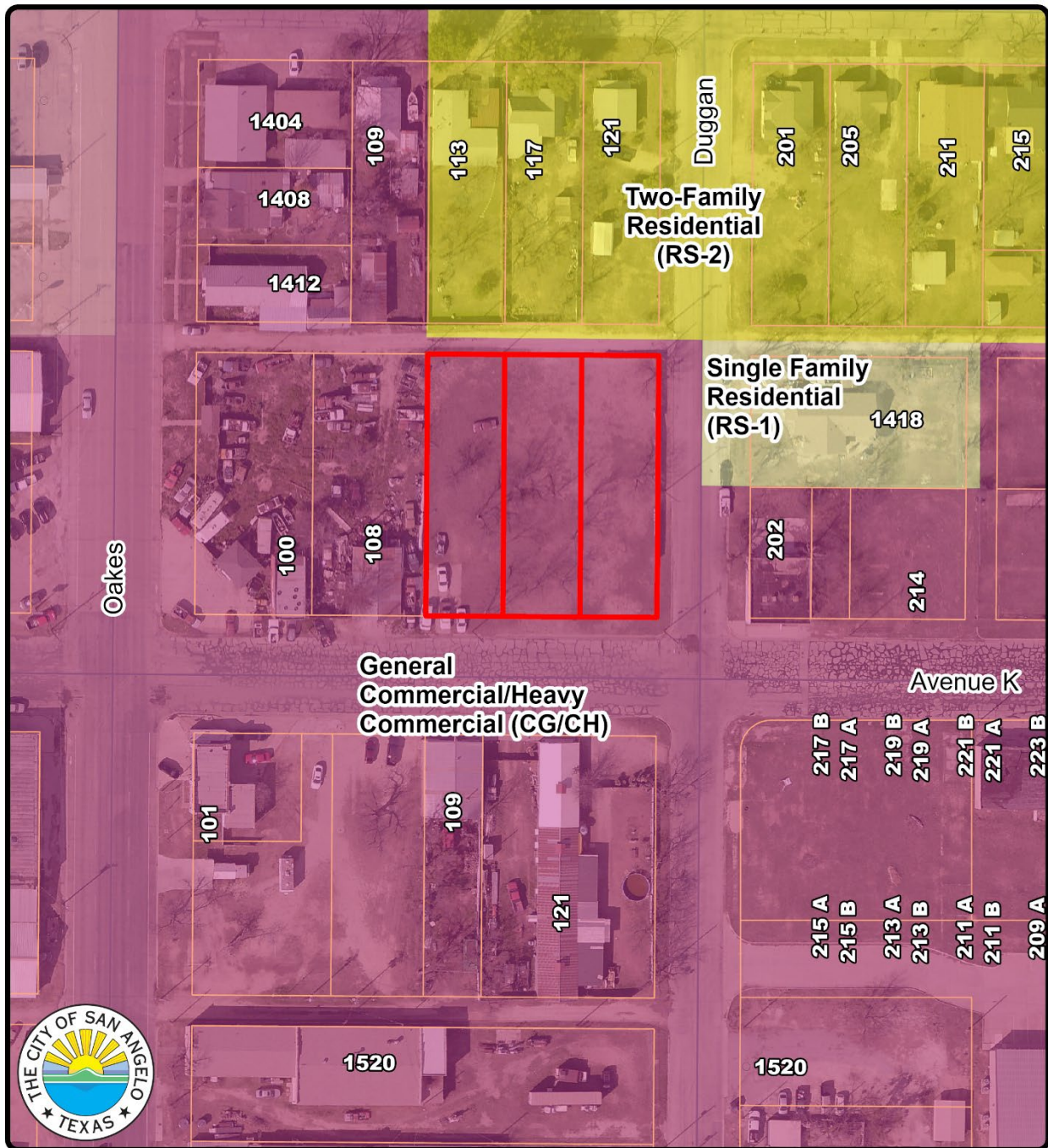
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho

Subject Property: 

Scale:  Miles





Zoning Map



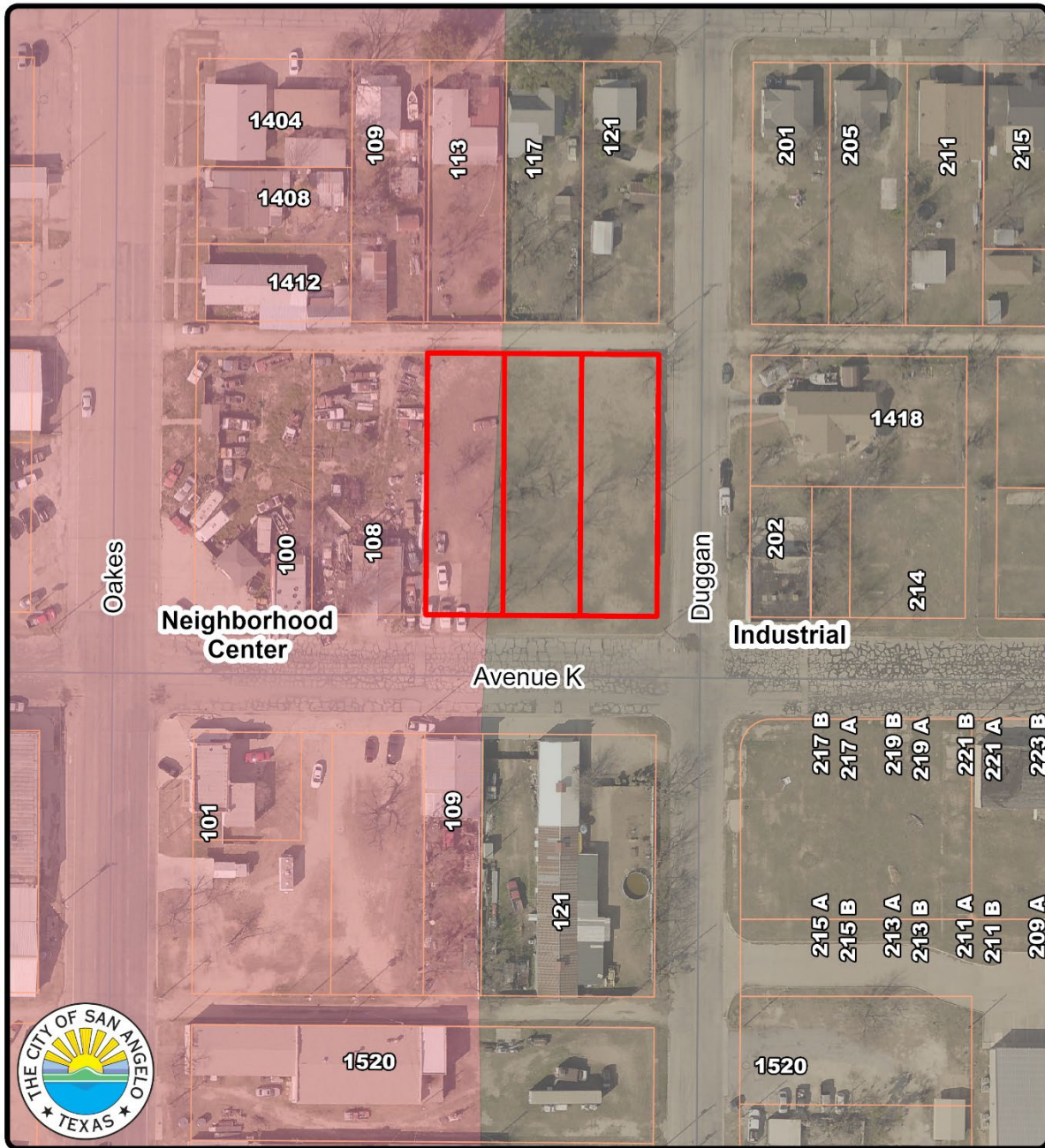
Zoning Map
Z25-27: Avenue K & Duggan
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 

N 

Vision Plan



Vision Map
Z25-27: Avenue K & Duggan

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

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 





STAFF REPORT: Z25-29 Skyview

Planning Commission: January 26, 2026

City Council 1st reading: February 17, 2026

APPLICATION TYPE:		CASES:	
Rezoning request		Z25-29: Lots 1-33 Skyview Ln	
SYNOPSIS:			
A request for approval of a zone change from Zero Lot Line, Twinhome and Townhome Residential (RS-3) to Low Rise Multi-family Residential (RM-1) for Lots 1-33 located along Skyview Ln.			
LOCATION:		LEGAL DESCRIPTION:	
North of the corner of S FM 2288 and Stratford Ave		Acres: 3.293, Lots 1-33 in Subd: BLUFFS, R/P OF TRACT G SEC 27	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Mary Coffee Neighborhood – Bluffs	Currently: RS-3 Requesting: RM-1	Neighborhood	Acres: 3.293
NOTIFICATIONS:			
15 notifications sent on 1/08/26. Received 0 in favor and 2 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from Zero Lot Line, Twinhome and Townhome Residential (RS-3) to Low Rise Multi-family Residential (RM-1).			
PROPERTY OWNER/PETITIONER:			
Petitioner: Concho Valley Construction			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The lots are currently being built as townhouses which are allowed under the current and requested zoning districts. The vision plan for this area is Neighborhood which does allow residential. This development is along a major arterial, and to the south is office and general commercial, and to the east is single-family residential. Allowing this rezone will create a buffer zone between the major arterial and the single-family homes.

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 is ideal along a major arterial and allows for a buffer from the commercial to the south.
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 continue to encourage development on the rest of the vacant lots.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area, as it is close to commercial and residential.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change toward multi-family residential does not change the type of housing as the lots are currently platted for townhouses.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help to continue development on currently vacant lots.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The properties will meet the development pattern of a mix of residential and commercial in the area.

Recommendation:

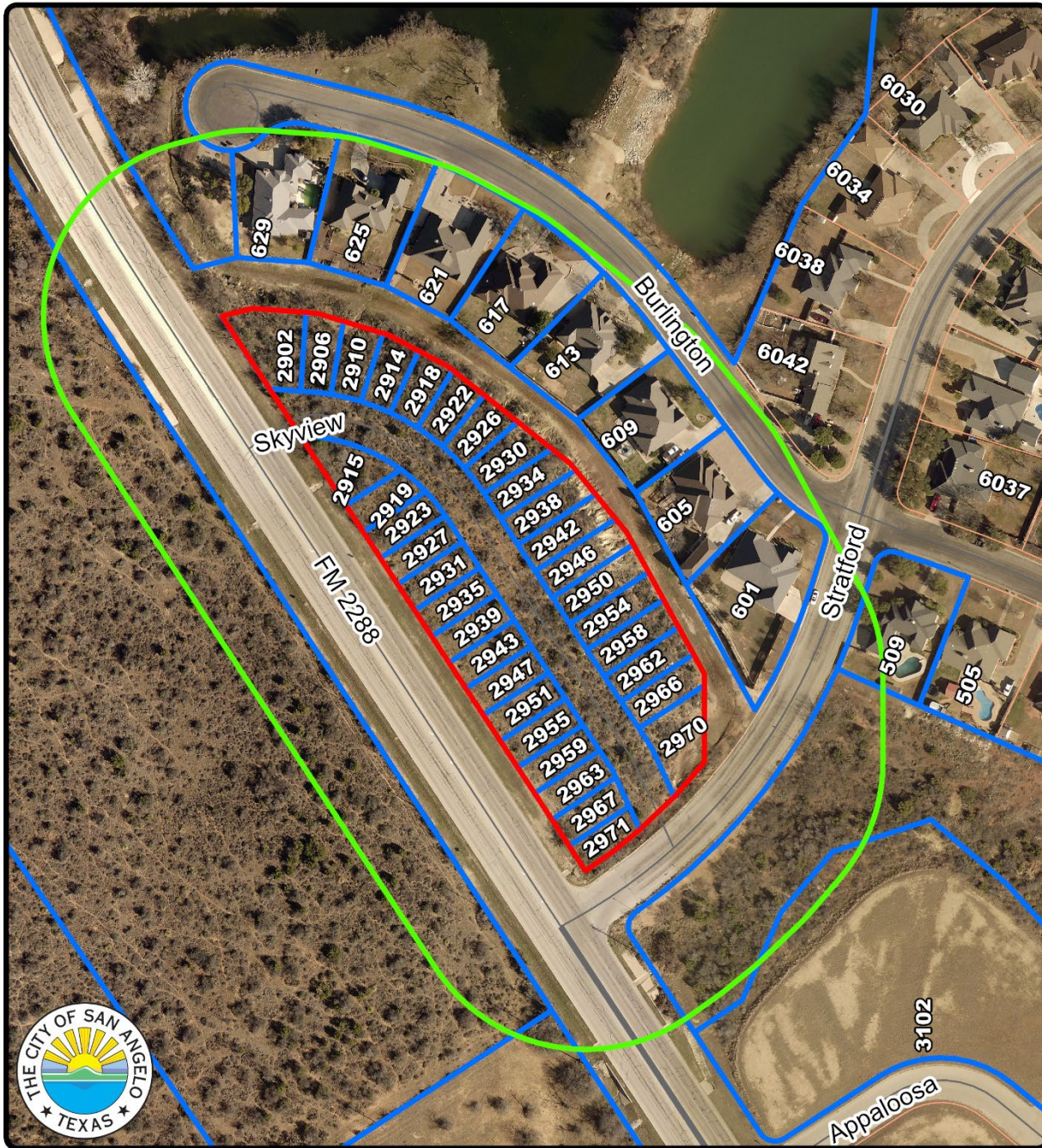
Staff recommend **approval** of a zone change from Zero Lot Line, Twinhome and Townhome Residential (RS-3) to Low Rise Multi-family Residential (RM-1).

Attachments:

Notification Map

Zoning Map

Vision Plan Map



Notification Map
Z25-29: Skyview Ln Lots 1-33

Council District: #6 -- Mary Coffey
 Neighborhood: Bluffs

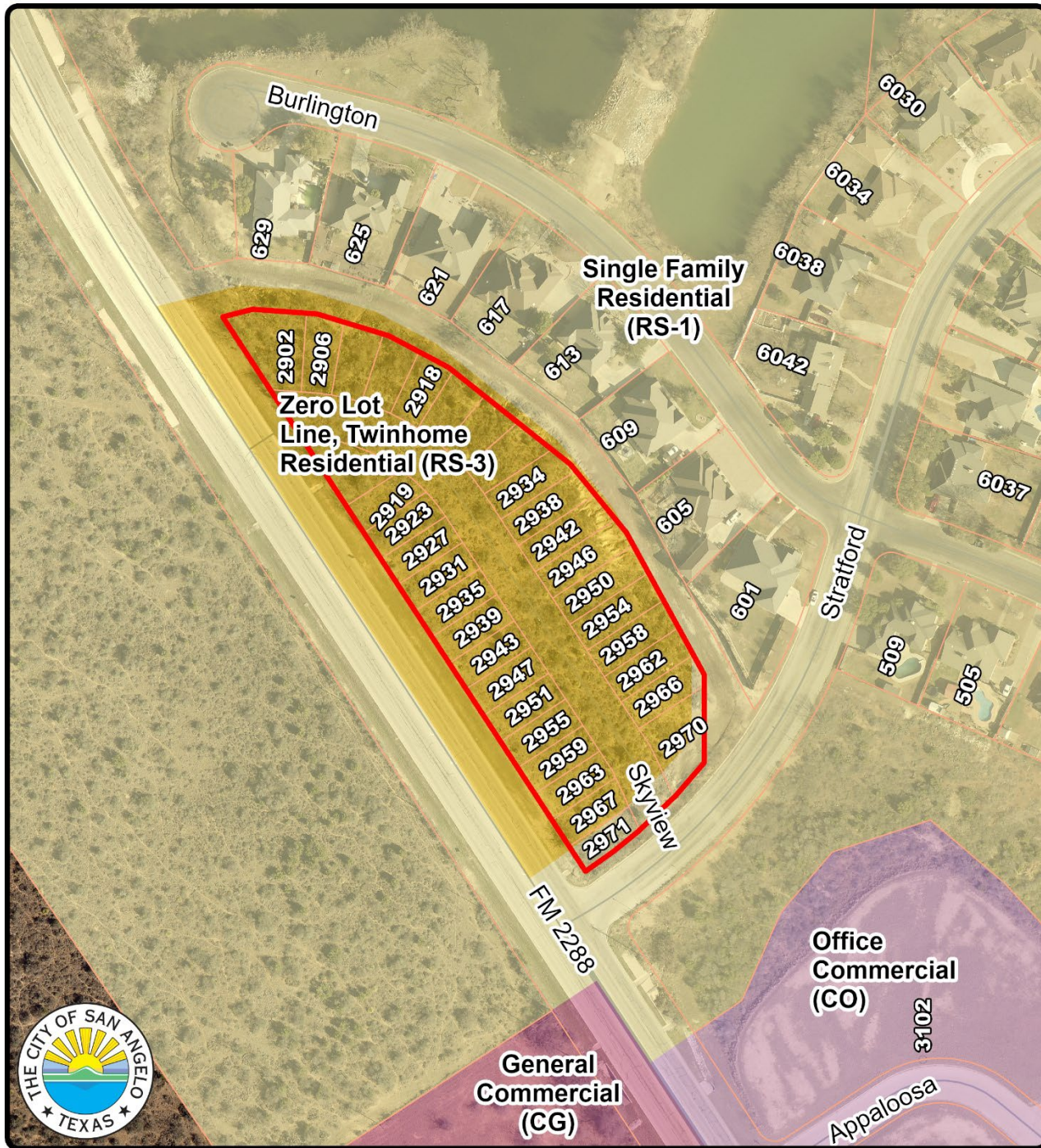


200' Range: —

Subject Property: —

Notified Properties: —



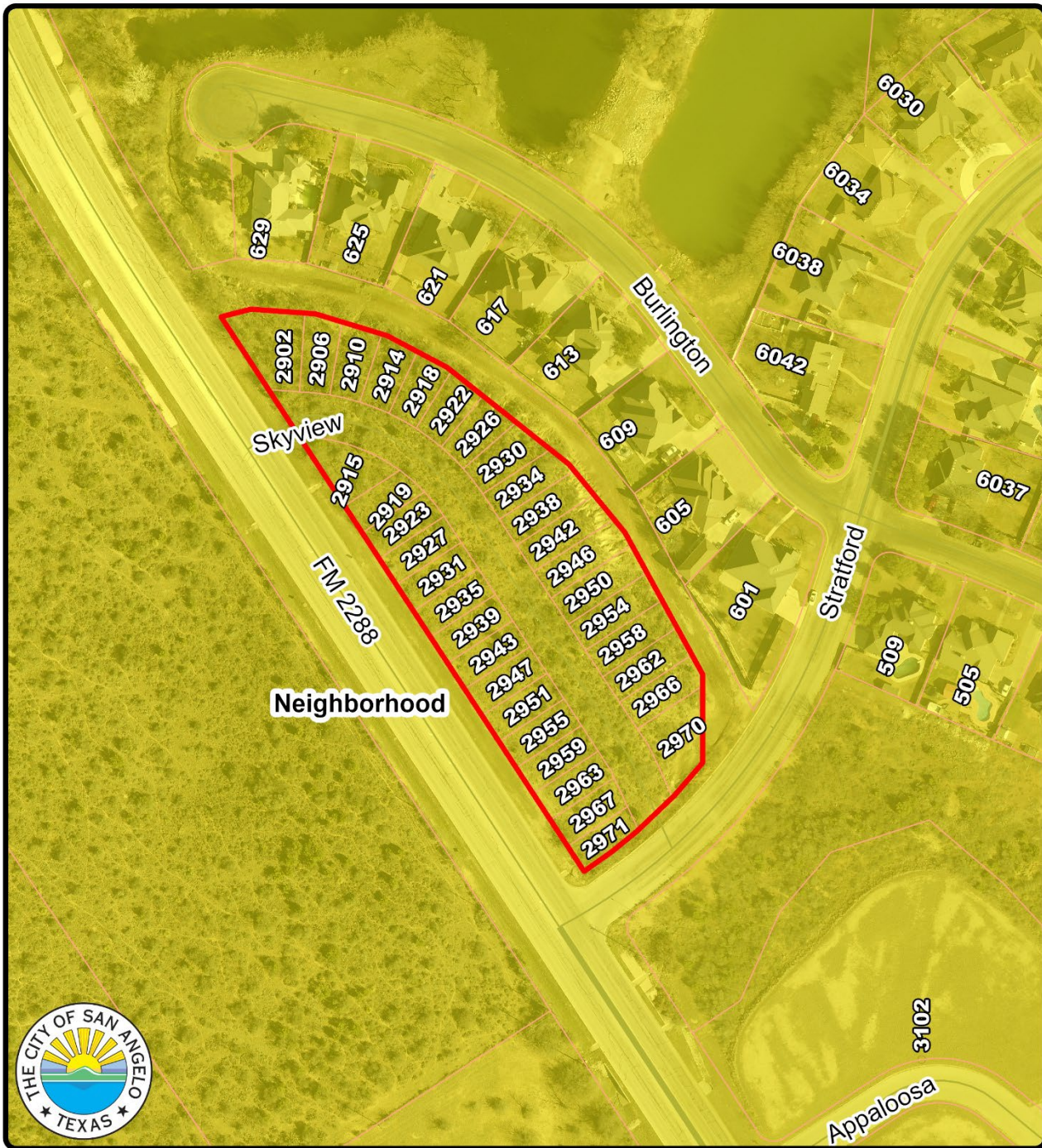


Zoning Map
Z25-29: Skyview Ln Lots 1-33
Council District: #6 -- Mary Coffey
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —

N
▲



Vision Map
Z25-29: Skyview Ln Lots 1-33

Council District: #6 -- Mary Coffey
Neighborhood: Bluffs

Subject Property: 



Scale:  Miles

CASE #: Z25-29: Lots 1-33 Skyview Ln; You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SCHMIEDEKAMP COREY & JENNIFER
Address: 509 BURLINGTON ROAD

Mailing To: ATTN: Planning and Development Services
----- 52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor

I am opposed

Additional Comments:

Signature: _____

Corey Linn
& *Jennifer Schmiedekamp*

From: [Frederick Hernandez](#)
To: [*Planning](#)
Subject: Case#: Z25-29: Lots 1-33 Skyview Ln RE: Kathleen Hernandez 601 Burlington Rd
Date: Thursday, January 15, 2026 5:29:52 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

To Whom It May Concern:

My name is Kathleen Hernandez, and I reside at 601 Burlington Rd San Angelo, Texas 76901. I would like to vote on the matter stated in the subject line. **I am opposed** to the zone change request.

Thank you for your time and for recording my position/vote.

Kathleen Hernandez
(915) 261-9750

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

STAFF REPORT
PLANNING COMMISSION – January 26, 2026
City Council First Reading – February 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-30: Century Park Addition, Tract 2	
SYNOPSIS:			
A request for approval of a zone change from Neighborhood Commercial (CN) to the Low-Rise Multifamily (RM-1) zoning district for a property located at the intersection of Century Drive and S Bryant Blvd.			
LOCATION:		LEGAL DESCRIPTION(S):	
Southeast of the intersection of Century & S Bryant; Century Park Addn. Tract 2		Acres: 1.170, Subd: CENTURY PARK ADDITION, Tract: 2, ALL OF TRACT 2 - BEING 1.17 ACRES	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Neighborhood – Rio Vista	Current: CN Proposed: RM-1	Commercial	1.170 acres
THOROUGHFARE PLAN:			
S Bryant Blvd – Major Arterial Century Dr – Local Road			
NOTIFICATIONS:			
10 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from Neighborhood Commercial (CN) to Low-Rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Louis J Fohn			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one 1.17-acre property along S Bryant Boulevard that is currently undeveloped but is intended to be developed with multifamily residential. The Vision Plan here is Commercial, which is compatible with RM-1 zoning. Surrounding this property is Neighborhood Commercial, Ranch & Estate, and more RM-1.

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 “Commercial”, which is compatible with multifamily zoning.

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 would not conflict with the Zoning Ordinance in any way and the property in its current shape and size would be consistent with RM-1 development standards.

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 multifamily zoning would be compatible with the surrounding area as the subject property is located along a major thoroughfare and borders a section of existing multifamily zoning to the east. Directly to the north is Neighborhood Commercial zoning and across S Bryant is both Heavy and General Commercial. Walmart is not far to the north, and this area would be able to comfortably support a new multifamily development.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

A zone change to Low-Rise Multifamily Residential is necessary for the applicant’s plans to develop the property for residential use.

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 effects on the nearby natural environment.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

RM-1 zoning at this location may help to meet a demonstrated community need for available housing.

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.

RM-1 zoning at this location would result in a logical and orderly pattern of development where the new multifamily lies alongside commercial properties on a major thoroughfare and borders existing multifamily.

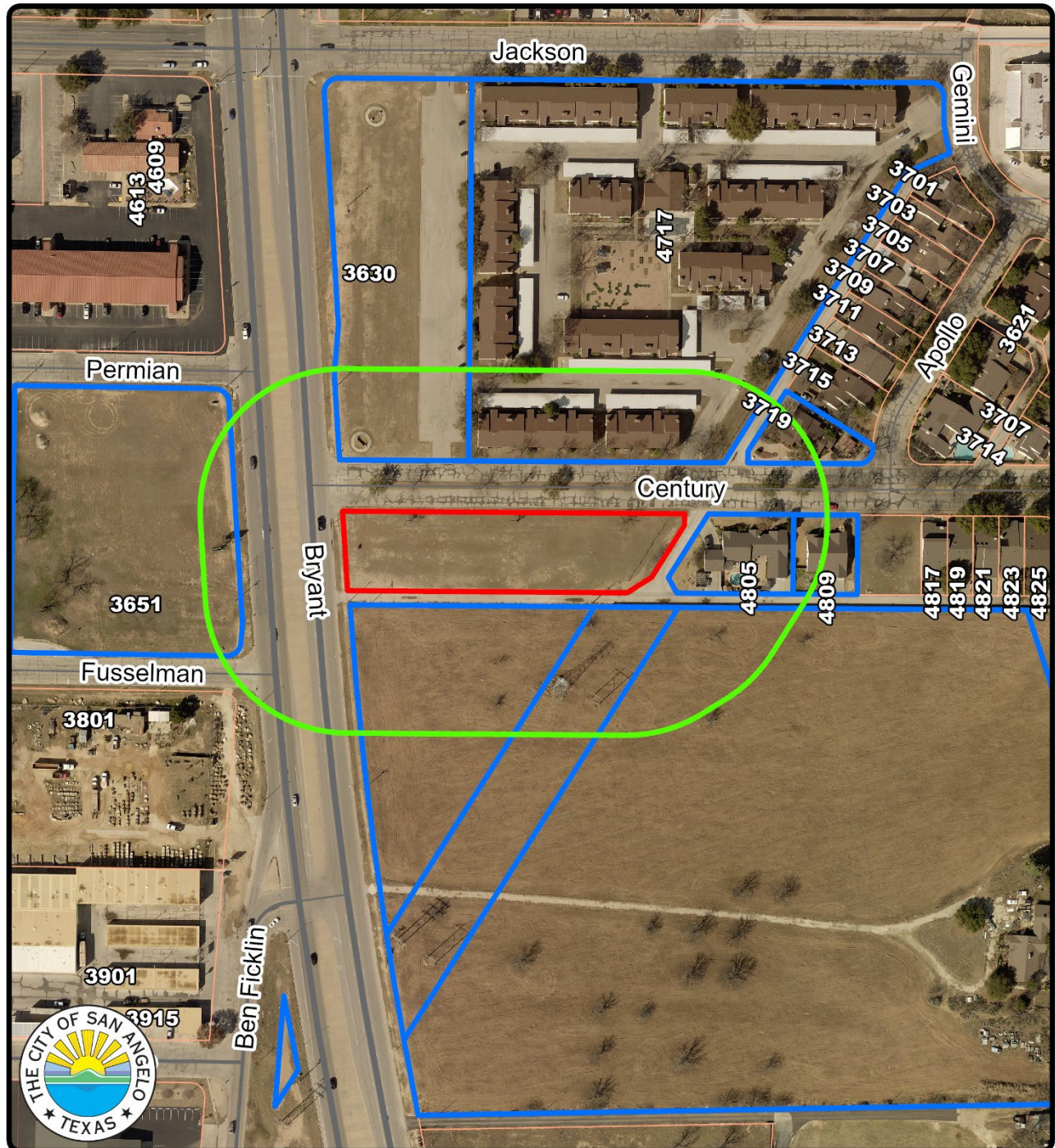
Recommendation:

Staff recommend **APPROVAL** of the zone change from Neighborhood Commercial (CN) to Low-Rise Multifamily (RM-1)

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Z25-30: Century Park Add Tract 2

Council District: #1 -- Tommy Hiebert
Neighborhood: Rio Vlsta

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z25-30: Century Park Add Tract 2

Council District: #1 -- Tommy Hiebert

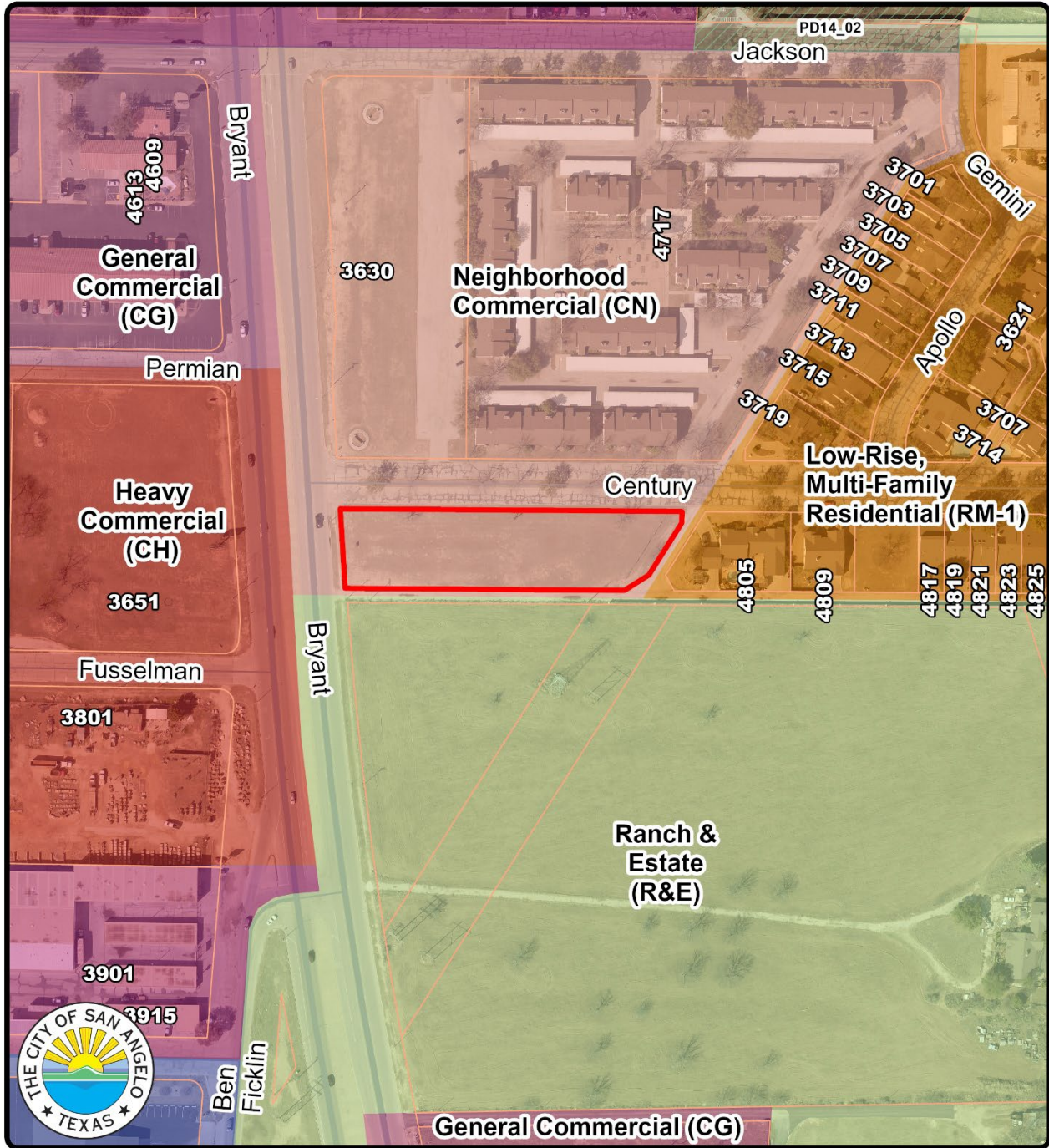
Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



Zoning Map



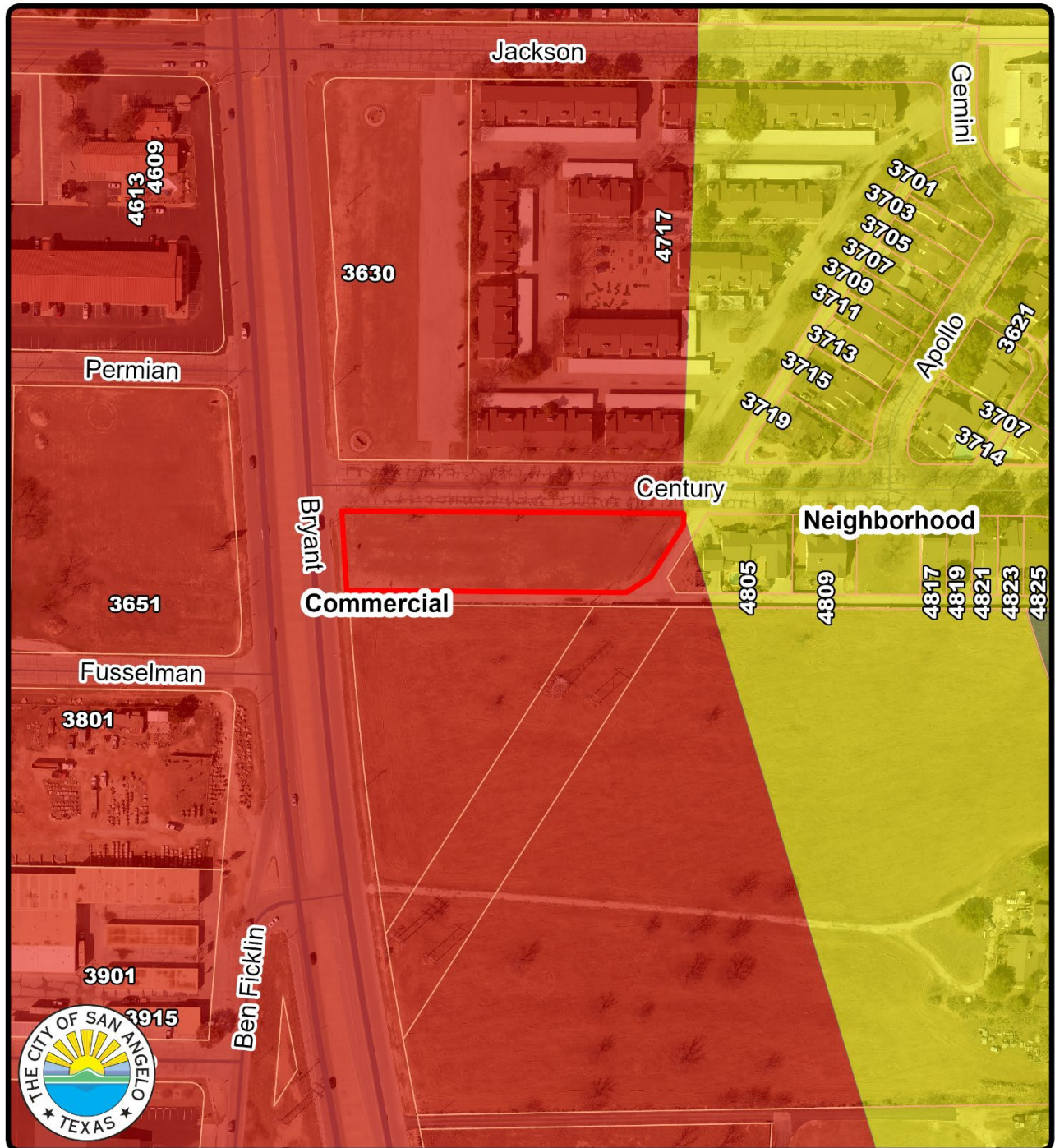
Zoning Map
Z25-30: Century Park Add Tract 2
Council District: #1 -- Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property: —

N

Vision Plan



Vision Map

Z25-30: Century Park Add Tract 2

Council District: #1 -- Tommy Hiebert

Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



STAFF REPORT
PLANNING COMMISSION – January 26, 2026
City Council First Reading – February 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-31: 1805 S Bryant	
SYNOPSIS:			
A request for approval of a zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG) for a property located at 1805 S Bryant Blvd.			
LOCATION:		LEGAL DESCRIPTION(S):	
1805 S Bryant Blvd.		Acres: 0.752, Subd: T.J.A.K. ADDITION (AMENDED), Tract: A-2, SEC 1-A 4TH R/P IN SEC 2	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	Current: ML & CG/CH Proposed: CG	Commercial	0.752 acres
THOROUGHFARE PLAN:			
S Bryant Blvd – Major Arterial W Ave N – Major Arterial			
NOTIFICATIONS:			
14 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG).			
PROPERTY OWNER/PETITIONER:			
Owner: STRR Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This request seeks to clean up the zoning on a commercial property near the intersection of S Bryant Boulevard and W Ave N. The property measures .75 acres and is currently a mix of Light Manufacturing (ML) and General/Heavy Commercial (CG/CH). The Light Manufacturing portion may be problematic to any kind of commercial redevelopment and is therefore being changed, and the CG/CH portion is being included as part of the clean-up. The vision plan is Commercial, which would support the new General Commercial zoning. Surrounding the property is more ML and CG/CH.

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 "Commercial", which is compatible with commercial zoning.
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 would not conflict with the Zoning Ordinance in any way and the property in its current shape and size would be consistent with General Commercial development standards.
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 commercial zoning would be compatible with the surrounding area as it is a commercial property which is surrounded by other commercial properties on a major thoroughfare.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to General Commercial is necessary for the property to be able to continue to operate as a commercial property without complications stemming from the old manufacturing zoning.
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 effects on the nearby natural environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The community has shown demand for commercial properties in this area of the city, and this zone change would help to enable that.
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.**
Replacing the manufacturing zoning at this location with commercial would promote a logical and orderly pattern of development as this property has likely never functioned as anything other than commercial.

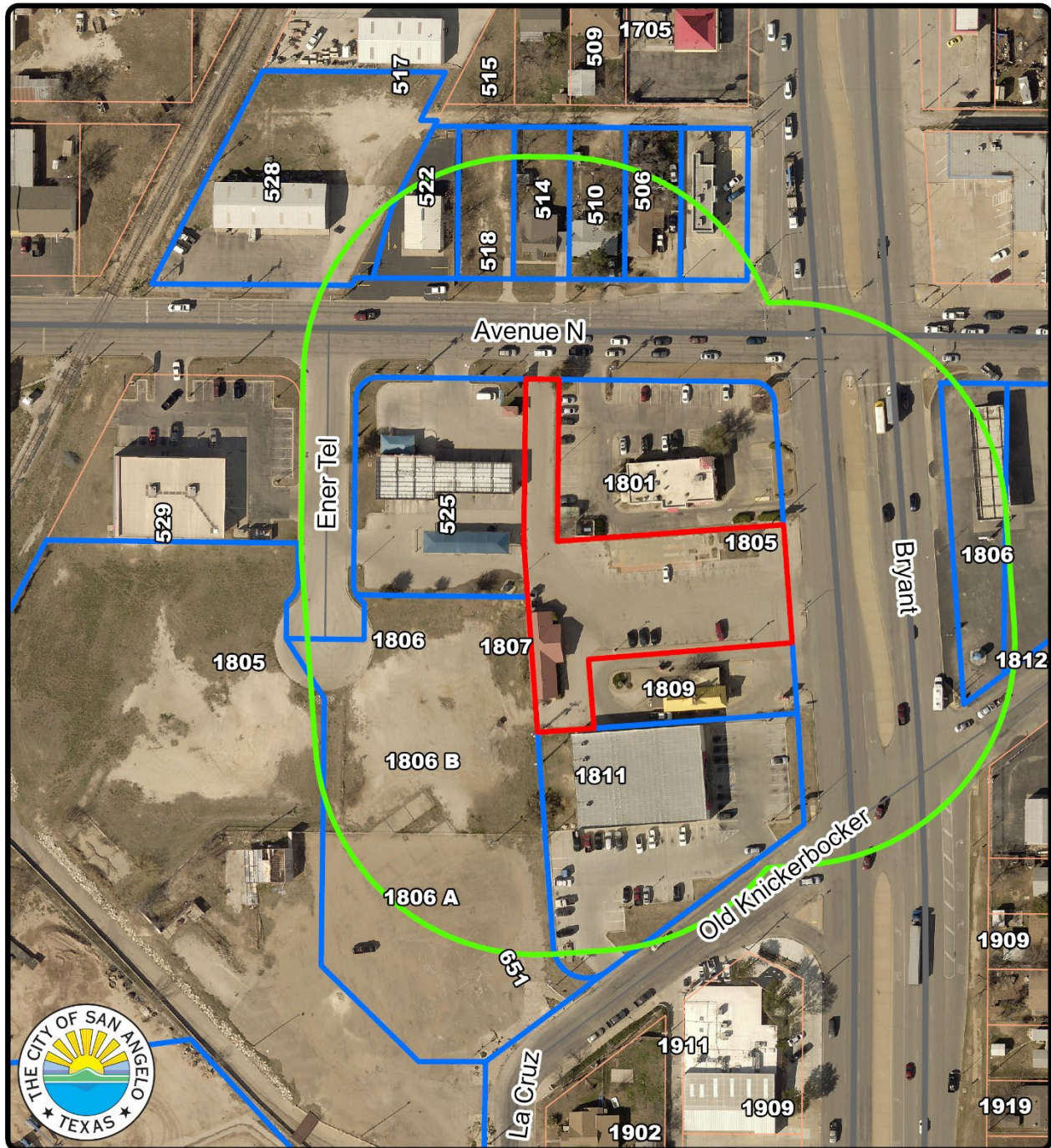
Recommendation:

Staff recommend **APPROVAL** of the zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 





Aerial Map



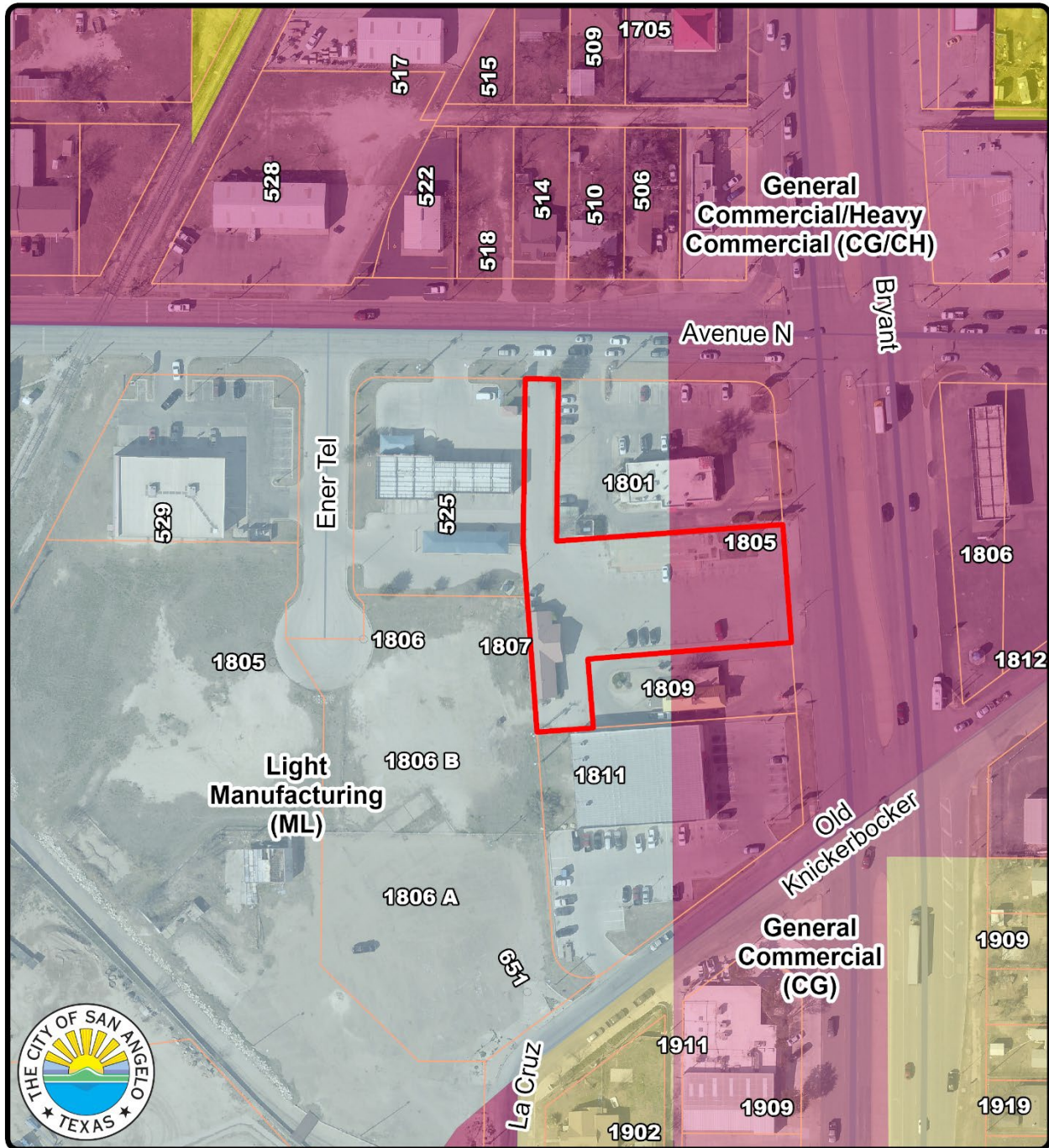
Aerial Map
Z25-31: 1805 S Bryant Blvd
Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 



Zoning Map



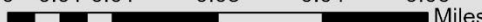
Zoning Map

Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas

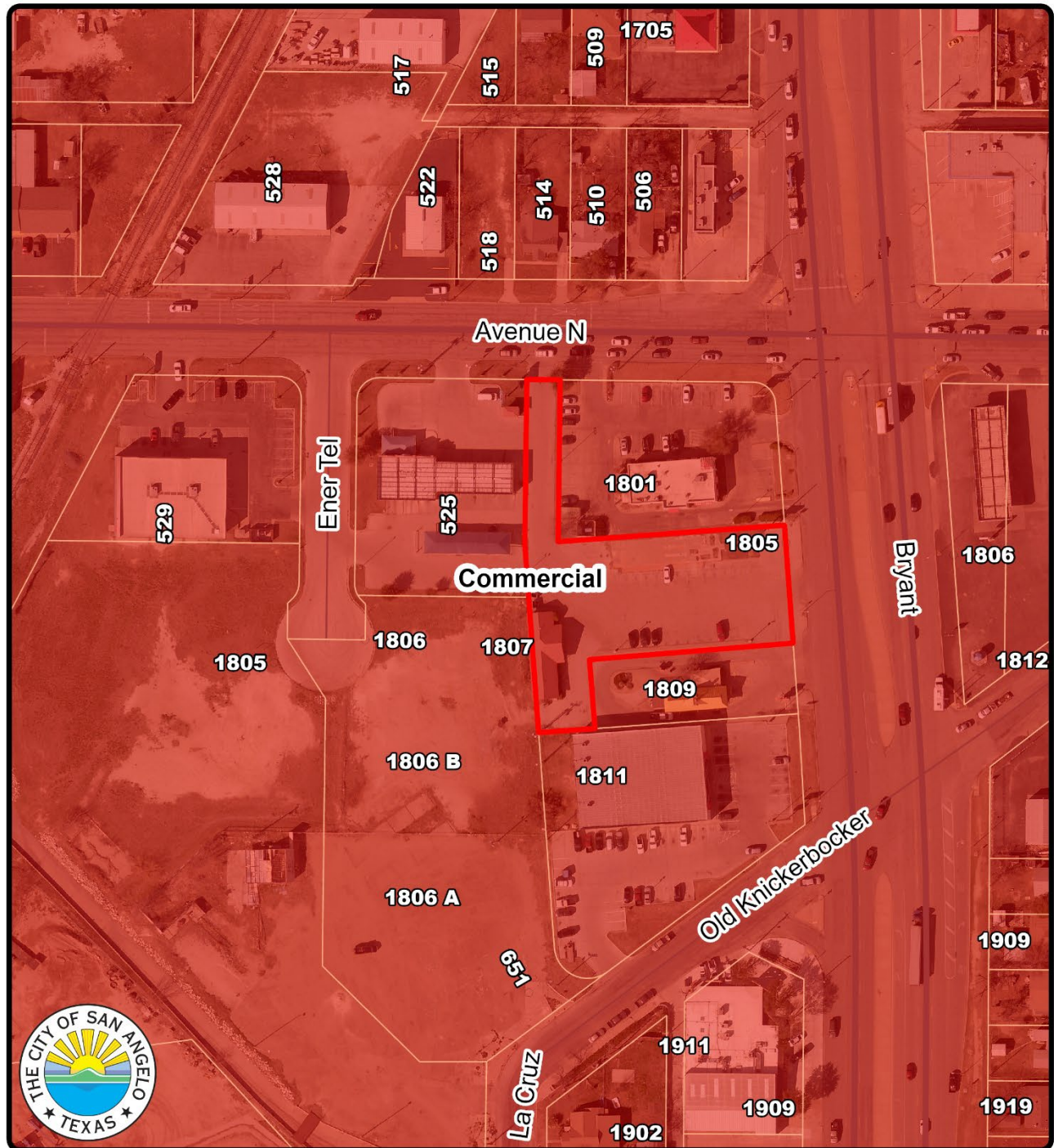
Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



Vision Plan



Vision Map

Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



STAFF REPORT

PLANNING COMMISSION – January 26, 2026

City Council First Reading – February 17, 2026

APPLICATION TYPE:	CASE:		
Rezoning & Comprehensive Plan Amendment	Z25-32 – 3089 E FM 2105 CP25-04 – 3089 E FM 2105		
SYNOPSIS:			
A request for a zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) for 316.987 acres and a Comprehensive Plan Amendment from Neighborhood Center to Industrial for ~8.96 acres out of the 315.987 located at 3089 E FM 2105.			
LOCATION:		LEGAL DESCRIPTION:	
East of the intersection of Covington Rd and E FM 2105		Acres: 316.879, Abst: A-8474 S-178, Survey: S R ROBERTSON, 316.8790 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	Industrial & Neighborhood Center	316.987 acres
THOROUGHFARE PLAN:			
E FM 2105 – Major Arterial Covington Rd – Major Collector			
NOTIFICATIONS			
12 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 Heavy Manufacturing (MH) for 316.987 acres and APPROVAL of a Comprehensive Plan Amendment from Neighborhood Center to Industrial.			
PROPERTY OWNER/PETITIONER:			
Owner & Petitioner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

These two requests span a large area on the northeast boundary of city limits. This is City-owned property which is also being preliminary platted into two lots. This region is trending towards manufacturing-type uses and with the landfill to the south follows our vision plan for the type of uses. Most of the lot is currently designated as Industrial in our Vision Plan except for a little more than 8 acres in the north corner.

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 right at the city limits. It is surrounded by properties not in the city limits except to the south that is the landfill. 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.

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.

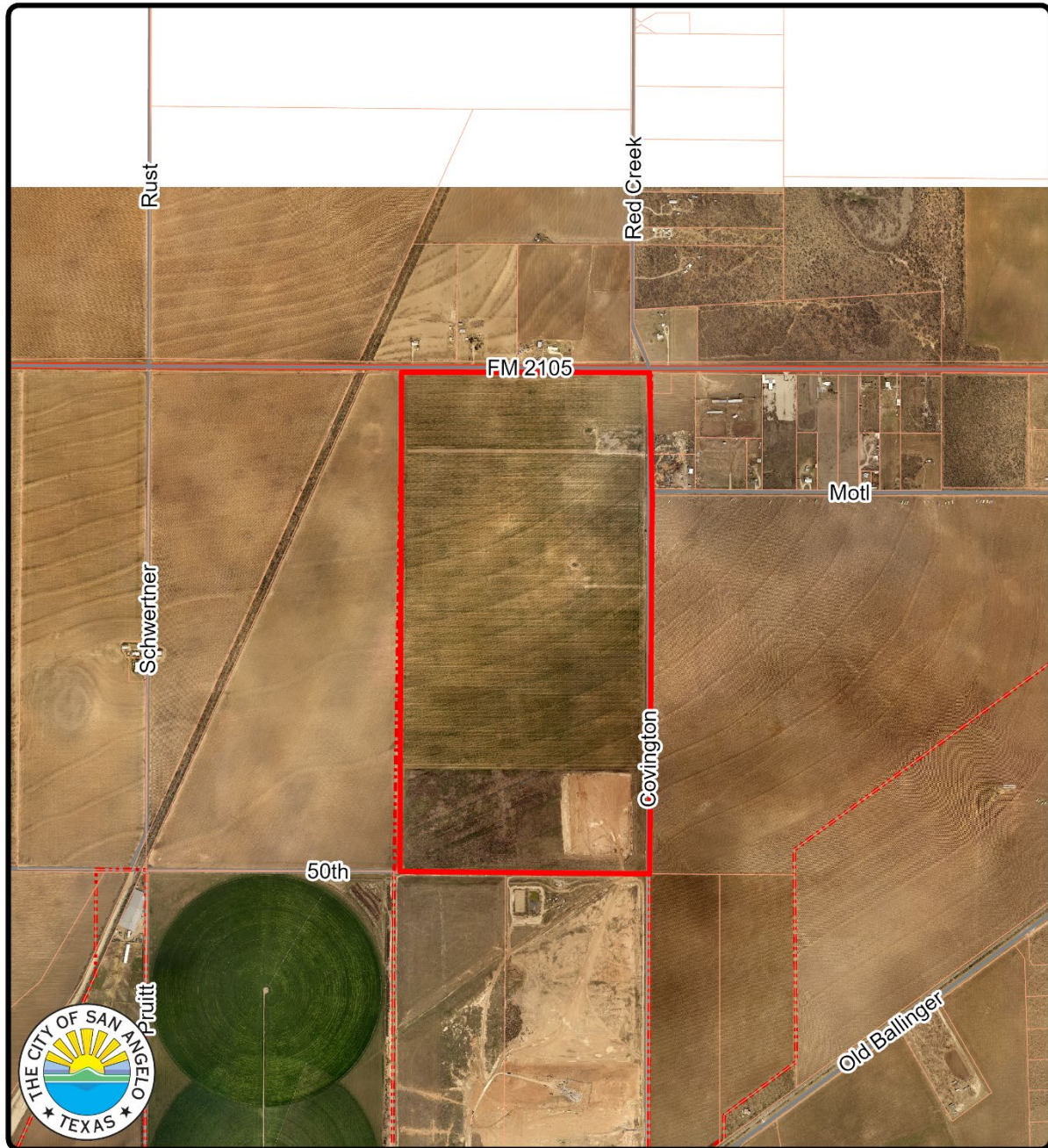
Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) for 316.987 acres and **APPROVAL** of a Comprehensive Plan Amendment from Neighborhood Center to Industrial.

Attachments:

Aerial Map
Zoning Map
Vision Map
Notification Map

Aerial Map




Aerial Map

Z25-32: 3089 E FM 2105

Council District: #4 - Patrick Keely

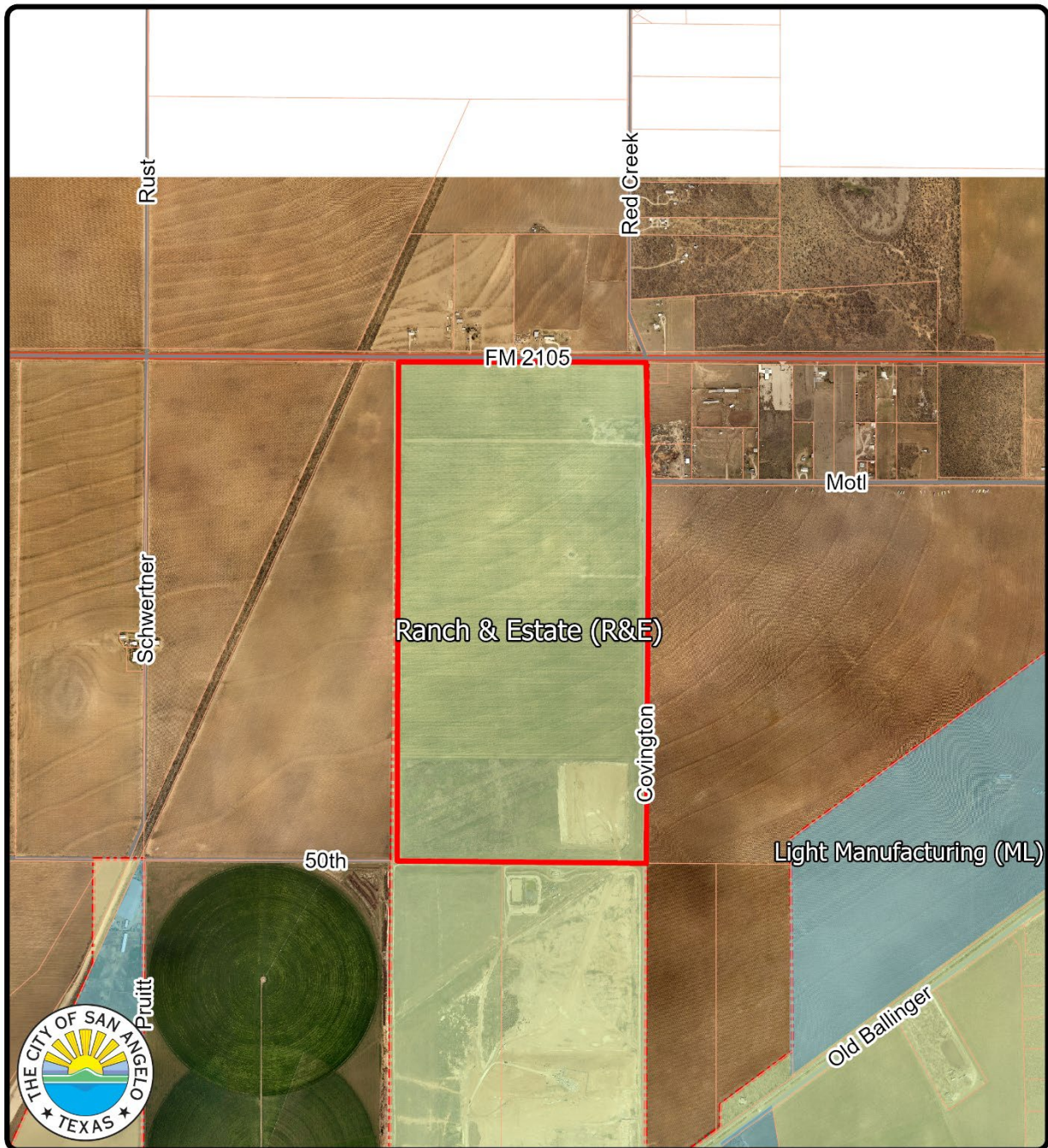
Neighborhood: Paulann

Subject Property: 

Scale:  Miles



Zoning Map



Zoning Map
Z25-32: 3089 E FM 2105

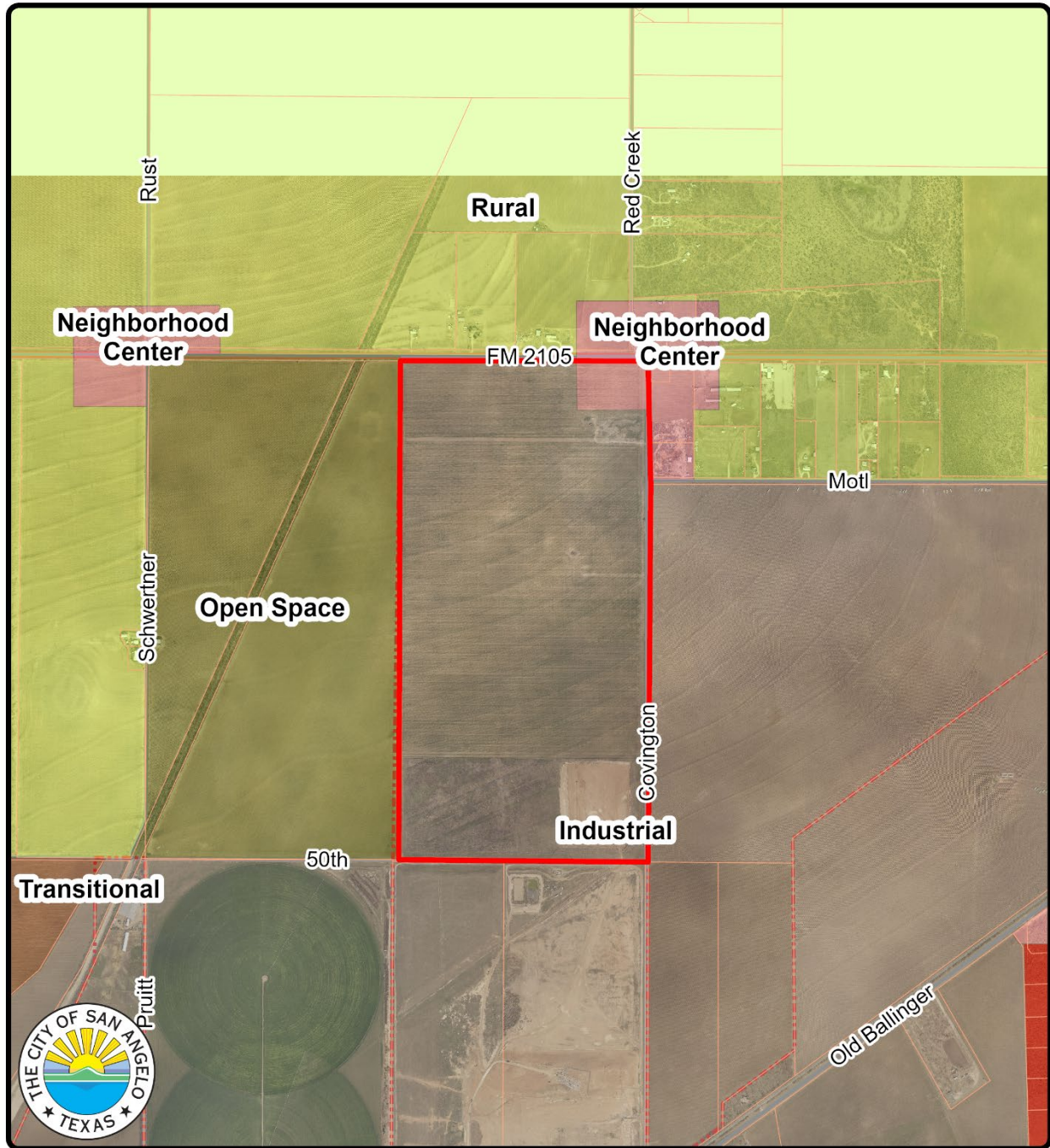
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Property: 



Vision Map



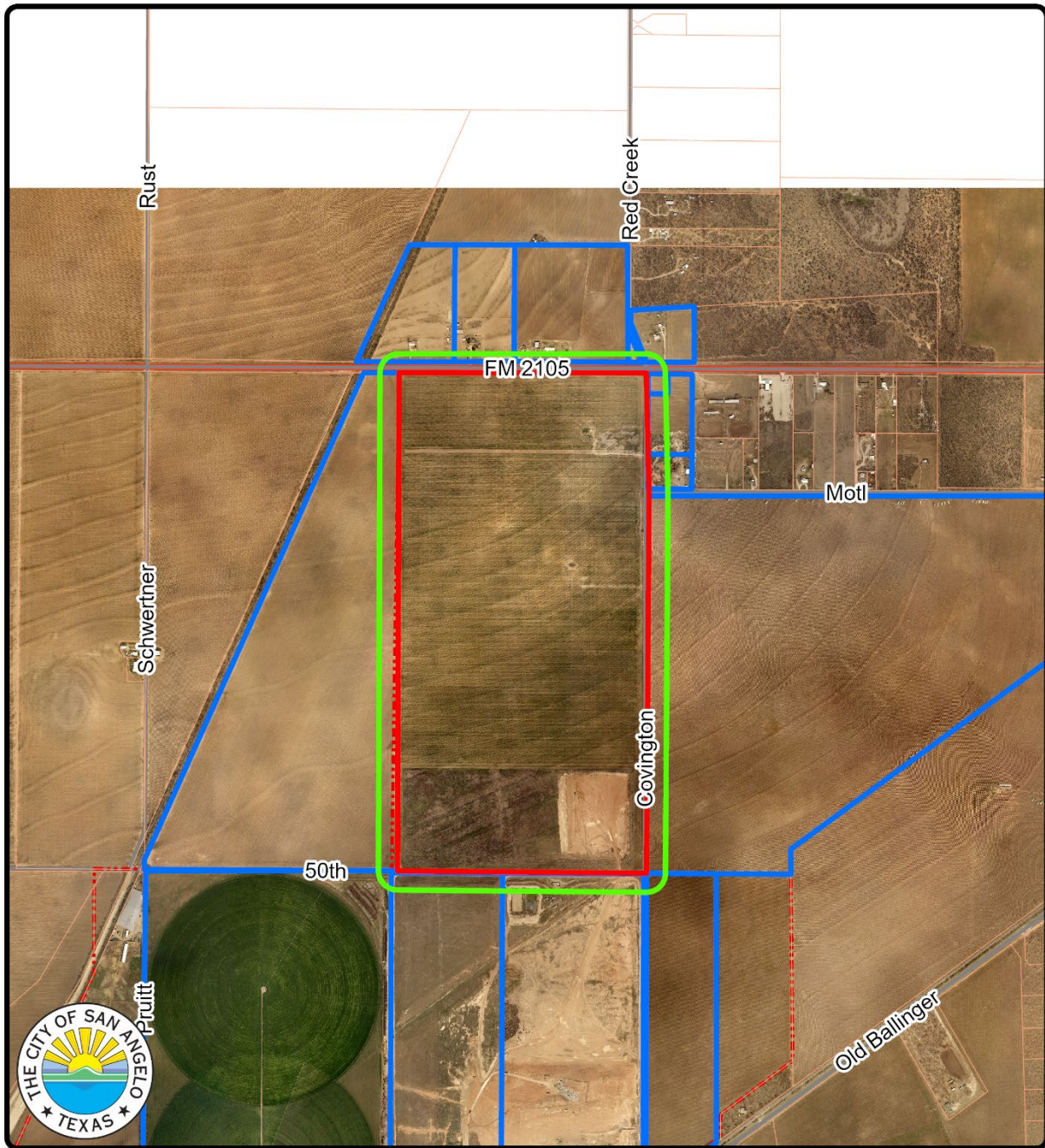
Vision Map
Z25-32: 3089 E FM 2105
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Property: 

N 

Notification Map



200' Notification Map
Z25-32: 3089 E FM 2105
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

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

N
▲

PLANNING COMMISSION – JANUARY 26, 2026
STAFF REPORT PP25-05 South Plains Lamesa Rail Park



APPLICATION TYPE:		CASE:	
Preliminary Plat		PP25-05 South Plains Lamesa Rail Park Addition	
SYNOPSIS:			
A request to Preliminary Plat 316.987 acres to create two lots, Lot 1 being 247.442 acres and Lot 2 being 61.943 acres of South Plains Lamesa Rail Park under Ranch & Estate (R&E) zoning district located at 3089 E FM 2105.			
LOCATION:		LEGAL DESCRIPTION:	
East of the intersection of Covington Rd and E FM 2105		Acres: 316.879, Abst: A-8474 S-178, Survey: S R ROBERTSON, 316.8790 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	Industrial & Neighborhood Center	247.442 acres 61.943 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Covington Rd - Major Collector: Required: 70' right-of-way, minimum 56' paving width; provided: 37' right-of-way, 22'-24' paved. FM 2105 – Major Arterial (state highway): Required: 90' right-of-way, min 76' paving width; provided: 120' right-of-way, 45' paved 			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo Engineer: MQI			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 rae.lineberry@sanangelo.gov			

Recommendations:

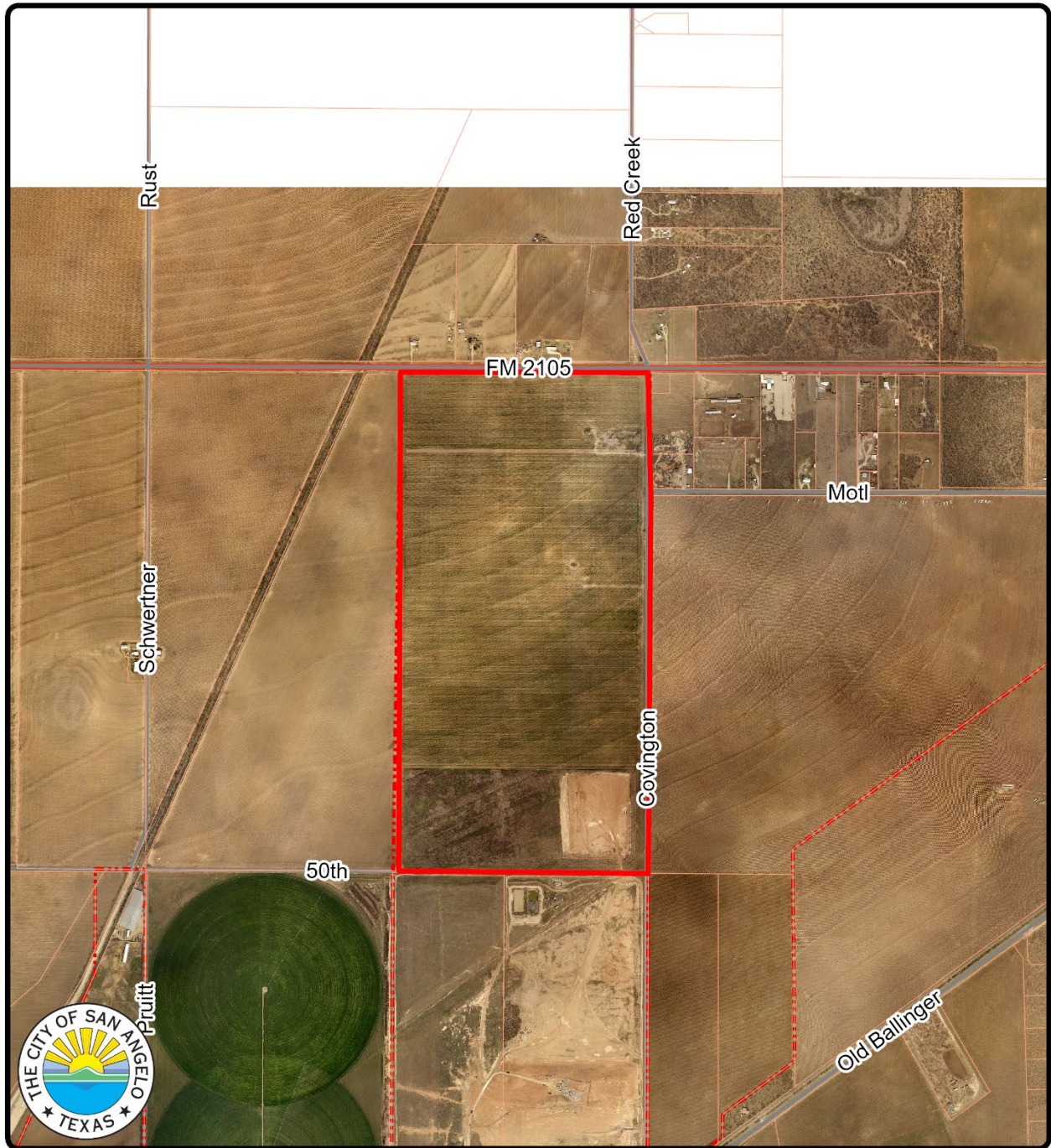
Staff recommends **APPROVAL** of the Amended Preliminary Plat, subject to **three** conditions:

1. Submit a revised plat, on which is illustrated the dedication of 56' of right-of-way for Covington Rd, meeting the requirements for a major collector [[Land Development and Subdivision Ordinance, Chapter 9.III.B, & Chapter 10.III].
2. Submit a revised plat, correcting the street name from Molt Rd to Motl Rd.
3. Submit a revised plat, adding the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.
2021 International Fire Code, Section 507.5, and Appendix D.

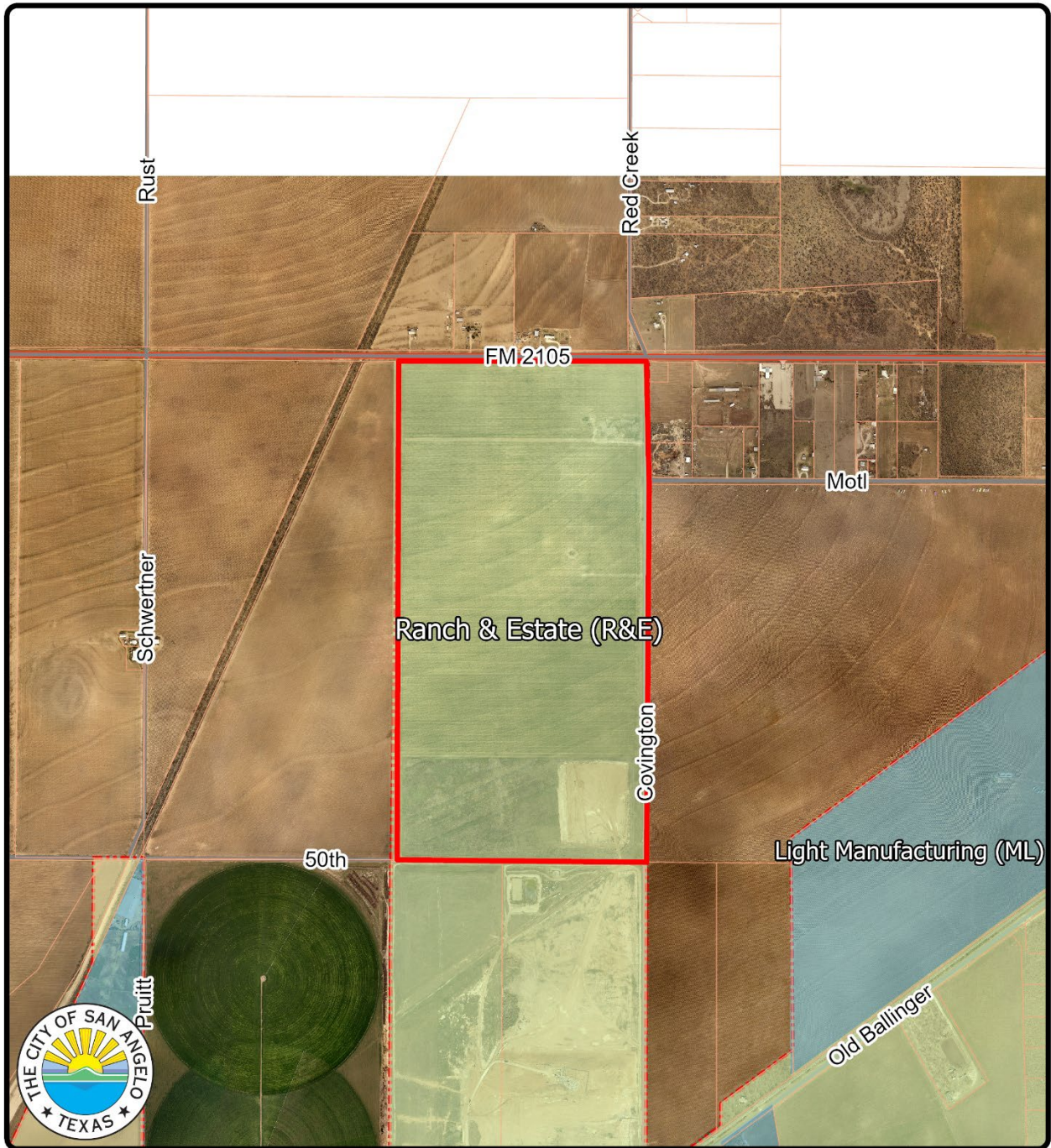
Attachments:

Aerial Map
Zoning Map
Vision Map
Preliminary Plat

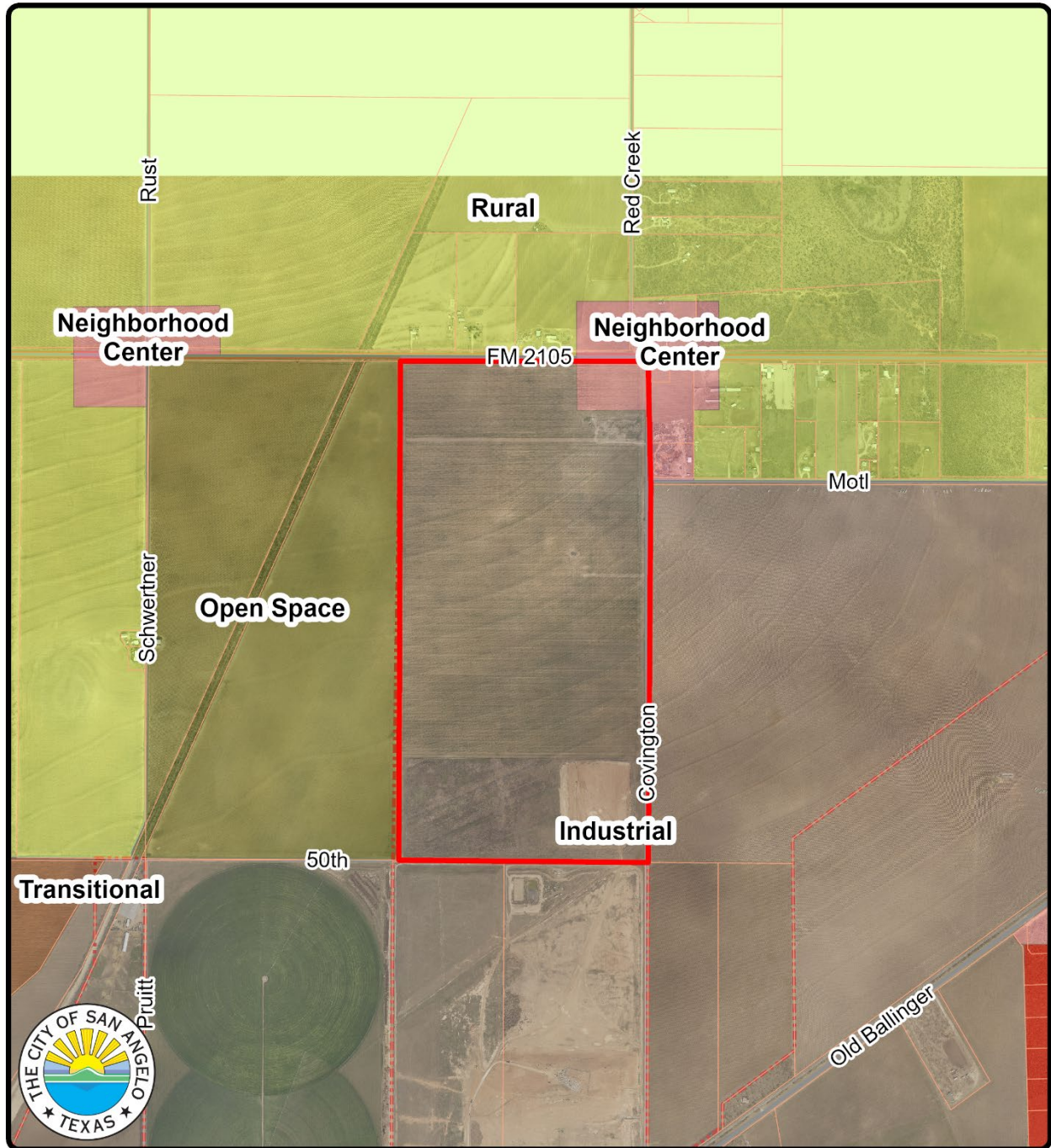
Aerial Map



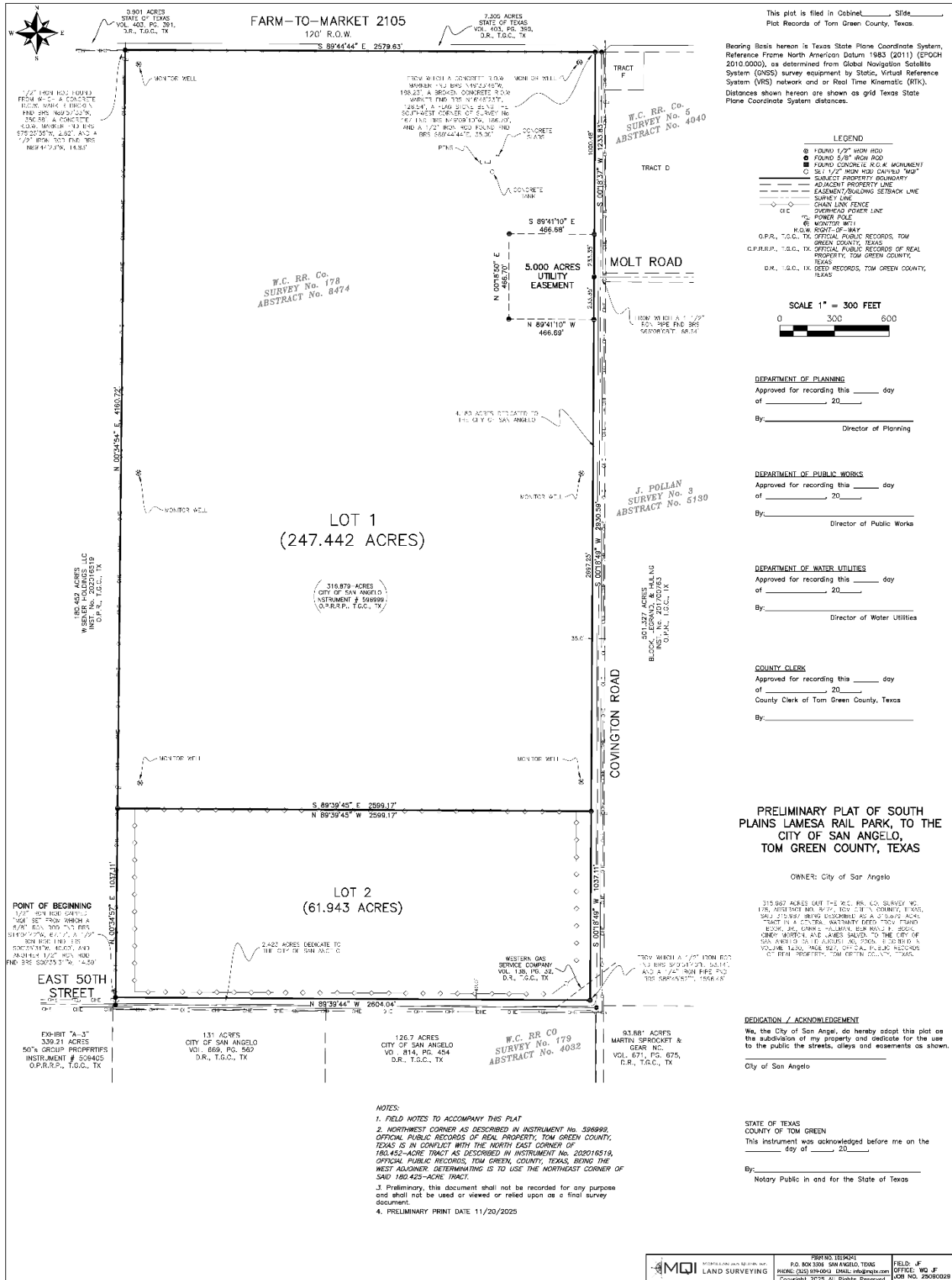
Zoning Map



Vision Map



Preliminary Plat



PLANNING COMMISSION – January 26, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		RP25-28: San Angelo Coliseum Addition	
SYNOPSIS:			
<p>A request to final plat San Angelo Coliseum Addition being lots 1-7 which encompasses the Coliseum, Fairgrounds, accessory arenas, barns, sports facilities, and detention areas. The plat is 138.072 acres in a Planned Development zoning district located generally at 50 W 43rd St and 4600 Grape Creek Rd.</p> <p>A variance request has been submitted for block length for the eastern side of Grape Creek Rd being longer than 1000' for a Minor Arterial; Chapter 9, Section II Blocks B.</p> <p>A variance request has been submitted for Dead-End Streets, maximum length allowed on Cuero St. being approximately 866' long; Chapter 9, Section III Streets and Roads C. 2</p>			
LOCATION:		LEGAL DESCRIPTION:	
Generally, 50 W 43 rd St. and 4600 Grape Creek Rd.		Abst. No. 8046, Survey No. 9, Survey: T. H. Dawson, 138.072 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Lake View	Planned Development (PD05-02)	Campus Institutional	138.072 Acres
THOROUGHFARE PLAN:			
<p>Lake View heroes Dr. – City roadway; classified as a Minor Arterial; built with 100' of Right of Way and 37' of paving width from western boundary of Lot 3 to Grape Creek rd. Standards for preexisting roadways are 76' Right of Way and 48' of paving width.</p> <p>Grape Creek Rd. – City roadway; classified as a Minor Arterial; built with 58' of Right of Way and 40' of paving width with sidewalks. Standards for preexisting roadways are 76' Right of Way and 48' of paving width.</p> <p>W. 43rd St. - City roadway; classified as a Minor Collector; built with 66' of Right of Way and 36' of paving width. Standards for preexisting roadways are 68' Right of Way and 36' of paving width.</p> <p>Cuero St. - City roadway; classified as a local road; unimproved with 50' of Right of Way and partial paving. Standards for preexisting roadways are 68' Right of Way and 36' of paving width.</p>			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final plat of the San Angelo Coliseum Addition and approval of the variances for block length along Grape Creek Rd. and dead-end street length on Cuero St. subject to eight (8) conditions			

PROPERTY OWNER/PETITIONER:

Owner: City of San Angelo and San Angelo
Stock Show and Rodeo Association Inc.
Petitioner: Sidney Walker

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 final plat is triggered by the Coliseum additional being over 5000 sq. ft to a commercial structure. The area around the Coliseum has functioned on a day-to-day basis satisfactorily. As the facilities increase over time or additional events are held then there may be the need to evaluate road width areas. Grape Creek Rd. was improved in a Cip project to the current width with sidewalks on both sides and does not need additional ROW or Paving.

Block Length Variance; this facility has several entrances off Grape Creek Rd. The block length for an arterial is about emergency access and routing of traffic during high volume and emergencies. The multiple entrances are designed to funnel traffic efficiently and safely during large events and during times of emergencies. Staff support the variance request.

Dead-end St Variance: Cuero St. has been dedicated before to the city by a separate instrument and thus accepted in the past for this distance. This process of an official plat triggers the requirement in the Land Development and Subdivision Ordinance however, past precedent for this road has been set. The road connects separate lots to be direct and abutting and makes the final connection in a parking lot allowing full circulation to adjacent streets. City Staff support this variance request.

Deferral of street improvements – The City will be considering this area over the next few years to potentially place several of these street improvements into the Capital Improvement Program. At the time which City Council acts to include them then the improvements shall take place.

Recommendation:

Staff recommend **APPROVAL** of the Final plat of the San Angelo Coliseum Addition and **approval** of the variances for block length along Grape Creek Rd. and dead-end street length on Cruse St. subject to eight (8) conditions.

1. Sewer Services,
Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of required service connections for each new lot [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].
2. Water Services,
Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation required service connections [Land Development and Subdivision Ordinance] then complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
3. Curb & Gutter Cuero St,
Prior to plat recordation Install Curb and Gutter on both sides of Cuero Street [LDSO, CHAP 9, SEC III.5.a.(3)].
 - a. Deferral requested by City
4. Local Road Improvements
Prior to plat recordation, prepare and submit plans for construction of Cuero Street a local road meeting 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.

- a. Deferral requested by City

5. No Dead-End Street More Than 750'

"The length of any dead-end street shall be a maximum of 750' "(LDSO ch.9.III.C.2) Prior to plat recordation illustrate ROW connecting Cuero Street to thru traffic or reduce the length of dead-end street to be less than 750'.

- a. Variance requested

6. Minor Arterial Road Improvements Grape Creek Rd and Lake View Heroes Dr.

Prior to plat recordation, prepare and submit plans to widen Grape Creek Road by half the required minimum width for a minor arterial being 48' total paving width [LDSO ch.10.III.A.2]. Once plans are approved, construct street widening.

- a. Deferral requested by City

7. Block length on Grape creek Rd – eastern side; longer than 1000' for a minor arterial without a public road intersection.

- a. Variance requested.

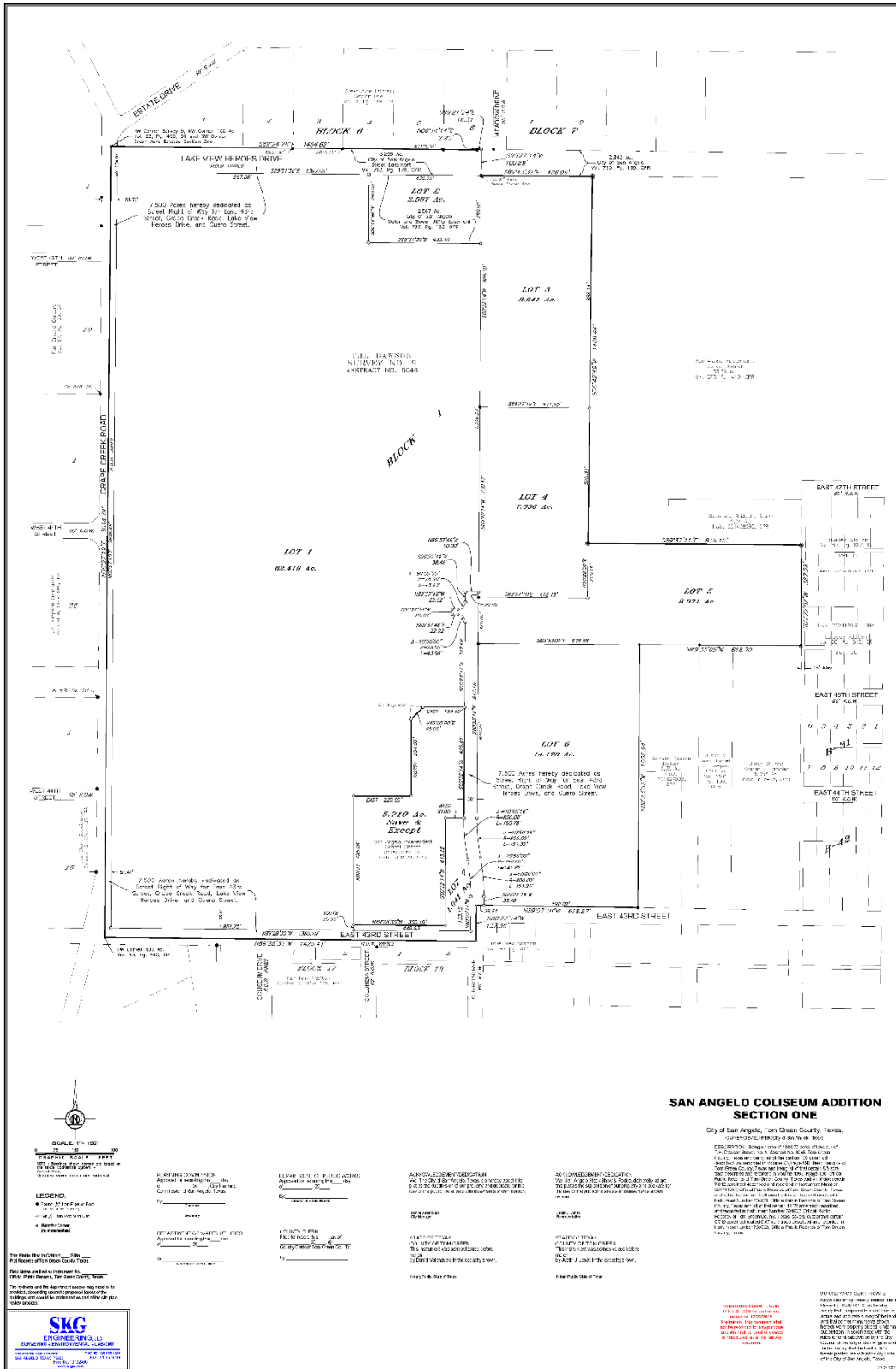
8. Sidewalks required

- a. Seek Waiver – Lake View Heroes Dr. and Cuero St.
- b. Deferral requested for W. 43rd Street.

Attachments:

Plat

Replat



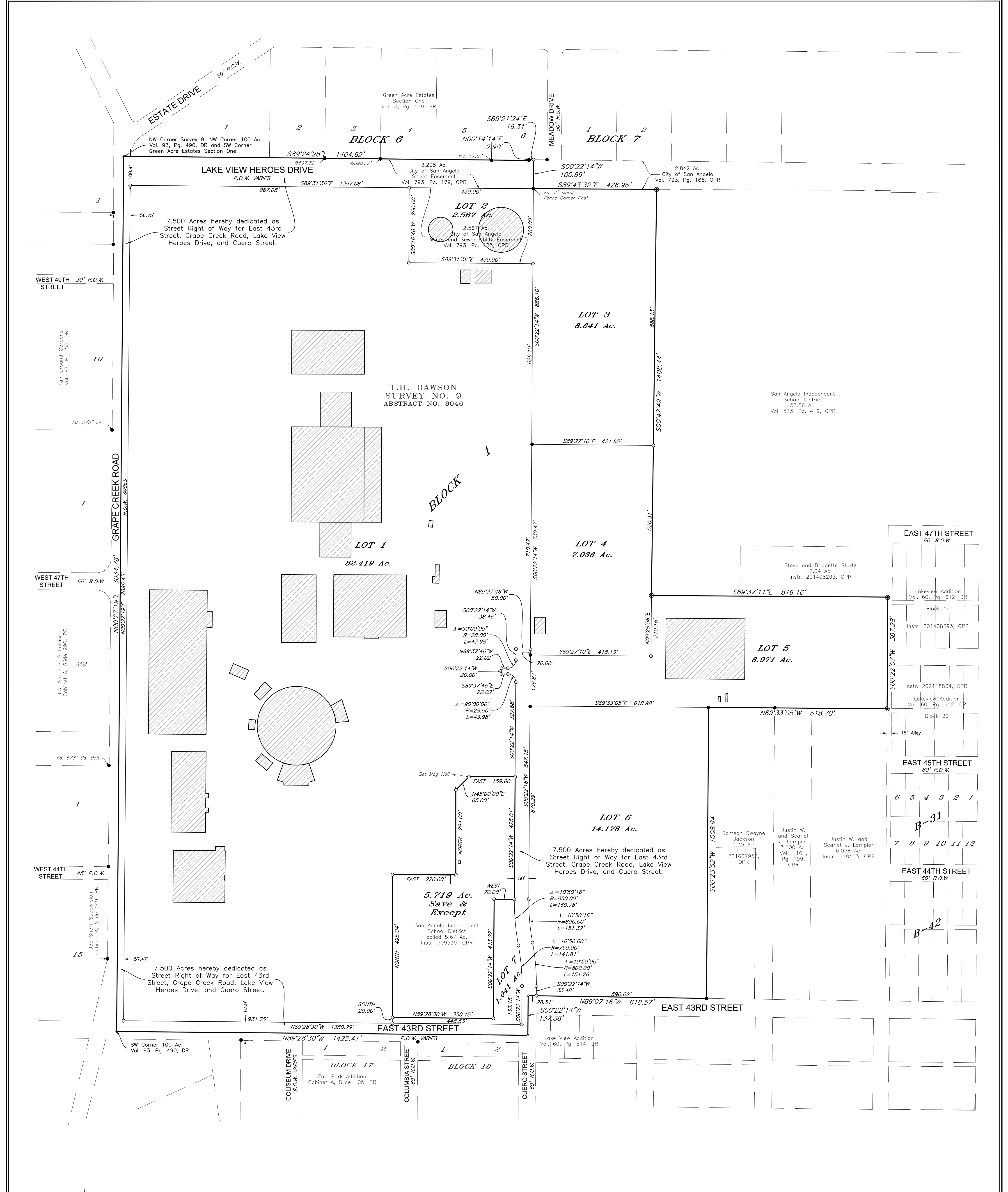
SAN ANGELO COLISEUM ADDITION SECTION ONE

City of San Angelo, Tarrant County, Texas
 COURTESY: City of San Angelo, Texas

ENGINEER: SKG ENGINEERING, L.L.C.
 1000 W. 10th Street, Suite 100
 San Angelo, Texas 76901
 PHONE: (817) 291-1111
 FAX: (817) 291-1112
 WWW: www.skg-engineering.com

DATE OF PLAT: 01/26/2026
 COUNTY OF TARRANT
 STATE OF TEXAS
 PLAT NO. 2026-001

SKG ENGINEERING, L.L.C.
 1000 W. 10th Street, Suite 100
 San Angelo, Texas 76901
 PHONE: (817) 291-1111
 FAX: (817) 291-1112
 WWW: www.skg-engineering.com



SAN ANGELO COLISEUM ADDITION SECTION ONE

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: City of San Angelo, Texas

DESCRIPTION: Being an area of 138.072 acres of land out of T.H. Dawson Survey No. 9, Abstract No. 8046, Tom Green County, Texas and being out of that certain 100 acre tract described and recorded in Volume 93, Page 490, Deed Records of Tom Green County, Texas and being all of that certain 8.5 acre tract described and recorded in Volume 1093, Page 400, Official Public Records of Tom Green County, Texas and all of that certain 7.012 acre tract described and recorded in Instrument Number 201711237, Official Public Records of Tom Green County, Texas and all of that certain 8.96 acre tract described and recorded in Instrument Number 604931, Official Public Records of Tom Green County, Texas and all of that certain 14.28 acre tract described and recorded in Instrument Number 604932, Official Public Records of Tom Green County, Texas, save & except that certain 5.719 acre tract (called 5.67 acre tract) described and recorded in Instrument Number 709539, Official Public Records of Tom Green County, Texas.

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

Secretary

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

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

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

ACKNOWLEDGEMENT/DEDICATION
We, The City of San Angelo, Texas, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.
Daniel Valenzuela
City Manager

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Daniel Valenzuela in the capacity shown.
Notary Public, State of Texas

ACKNOWLEDGEMENT/DEDICATION
We, San Angelo Stock Show & Rodeo, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.
Justin J. Jonas
Representative

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Justin J. Jonas in the capacity shown.
Notary Public, State of Texas

This Plat is Filed in Cabinet ___ Slide ___
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. _____
Official Public Records, Tom Green County, Texas.

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.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

708 SOUTH ABE STREET PHONE: 325.653.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8199
Form No. 10102400 www.skg.com

Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 12/23/2025. 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.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully R.P.L.S., do hereby certify that I prepared this plat from an actual and accurate survey of the 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.

PLANNING COMMISSION – November 17, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP25-06, FP25-29, & FP25-30: Day Addition	
SYNOPSIS:			
A request for approval of a preliminary plat for 11 lots which encompasses one final plat with 10 lots (Section 1) and another final plat with one lot (Section 2). The preliminary covers 3.928 acres with 1.238 acres on the final plat for Section 1 and 2.668 acres on the final plat for Section 2. Across the subdivision is a mix of RS-1, RS-2, and RS-3.			
LOCATION:		LEGAL DESCRIPTION:	
Area between E 30 th Street, E 31 st Street, and Travis Street.		Acres: 2.130, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 2.1300 ACRES Acres: 1.250, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 1.2500 ACRES Acres: 0.568, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 0.5330 ACRES BEING 75' X 319.4'	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District – #2 Joe Self Neighborhood – Lake View		RS-1, RS-2, and RS-3	Neighborhood
SIZE:			
3.928 acres			
THOROUGHFARE PLAN:			
E 30 th Street – Local Road, meets standards with 35' paving & 41-45' R-O-W E 31 st Street – Local Road, meets standard with 35' paving & 50' R-O-W Travis Street – Local Road, meets standards with 40' paving & ~63' R-O-W			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat, APPROVAL of the Final Plat for Section 1 subject to six (6) conditions, and APPROVAL of the Final Plat for Section 2 subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Full Circle Properties, LLC 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:

These plats concern 3 tax parcels located between E 30th Street and E 31st Street which are now vacant or mostly vacant and are being sought for residential development. There is one final plat, Section 1, which will create 10 individual lots along E 30th, and another final plat, Section 2, creating one large lot behind Section 1 and fronting onto the E 31st cul-de-sac and Travis Street. There is also a preliminary plat for consideration which simply covers both final plats. There is a mix of zoning here with Section 1 being entirely RS-2 and Section 2 being a mix of RS-1, RS-2, and RS-3. It may be the developer's intention to develop Section 2 for multifamily, but this will require a subsequent zone change to some form of multifamily residential. As Section 1 is being individually subdivided into 10 lots, they have the option of building 10 single or two-family structures. The properties appear to have full water access, but extension of sewer mains may be necessary in some spots. All surrounding roads appear to meet our current standards and have curb and gutter present. There were no variances requested or necessary. As the properties are adjacent to a public elementary school, sidewalks are required.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat, **APPROVAL** of the Final Plat for Section 1 subject to six (6) conditions, and **APPROVAL** of the Final Plat for Section 2 subject to six (6) conditions.

Section 1 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance Ch. 10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Ch. 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].
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, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 30th Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.

6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Section 2 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance Ch. 10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Ch. 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].
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, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 31st Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.
6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Attachments:

Preliminary Plat
Final Plat Section 1
Final Plat Section 2
Zoning Map
Vision Map

Preliminary Plat

**PRELIMINARY PLAT
 DAY ADDITION**

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 3.928 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickie and wife, Emily Schmickie dated September 25, 2020 and recorded as Instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.5 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

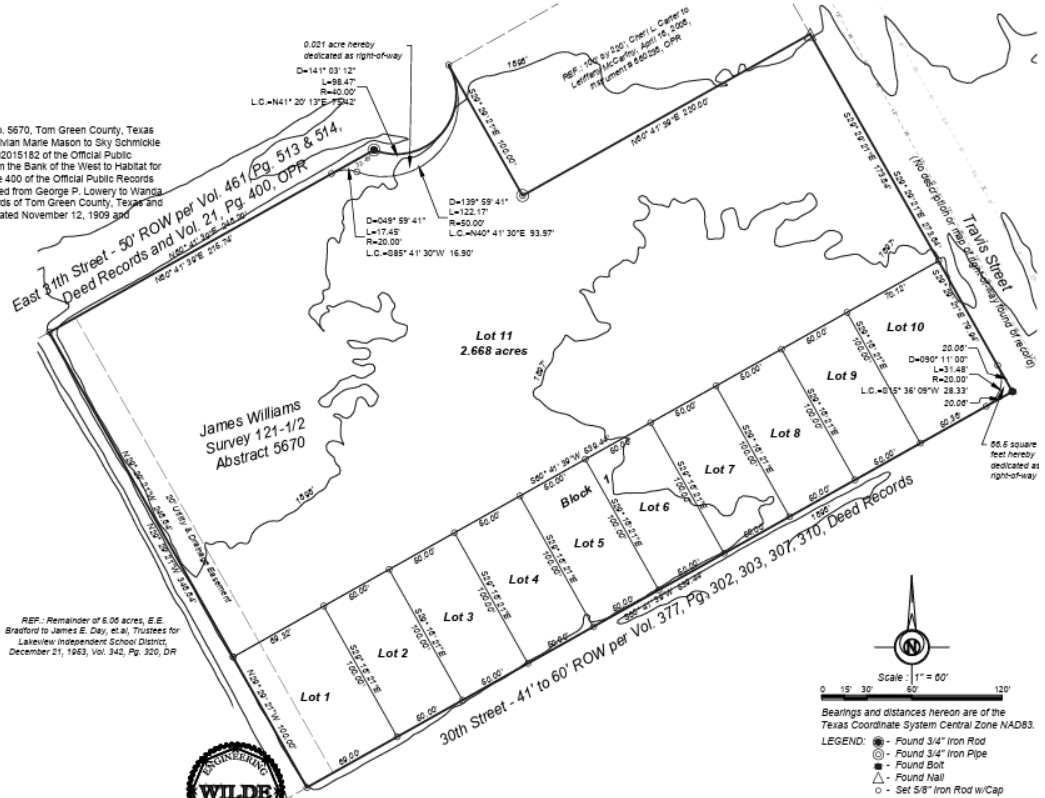
Approved for preliminary purposes this ____ day

of _____, 20____

By: _____
 Chairman

By: _____
 Secretary

10 Single Family Lots
1 Multi-Family Lot
3.928 Acres Overall
2.669 Acres Single Family
1.236 Acre Multi-Family
0.023 Acre Street ROW

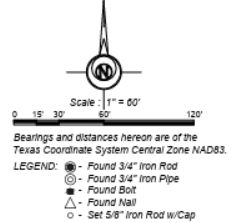


SURVEYOR'S CERTIFICATE
 Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown herein were properly placed, under my supervision, in accordance with the rules for land subdivision 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 December 31, 2026. 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 325.215-4552 www.wilde-ersc.com



*Notes: 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.

Final Plat Section 1

DAY ADDITION
SECTION 1

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 1.238 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and out of a 2.123 acre tract as described in Deeds from Karen Lee White and Vivian Marie Mason to Sky Schmickle and wife, Emily Schmickle dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Fauchoer to D.Z. Holoway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ____ day
of _____, 20____
By: _____
Chairman

ACKNOWLEDGEMENT/DEDICATION
We, Full Circle Properties, LLC, 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.

Taylor Douglas
Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day
of _____, 20____
By: _____
Director of Water Utilities

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

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day
of _____, 20____
By: _____
Director of Public Works

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ____ day of _____, 20____ @ _____

By: _____

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

Field Notes are recorded as instrument No. _____
of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

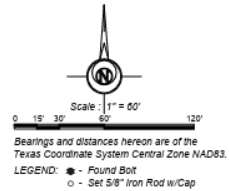
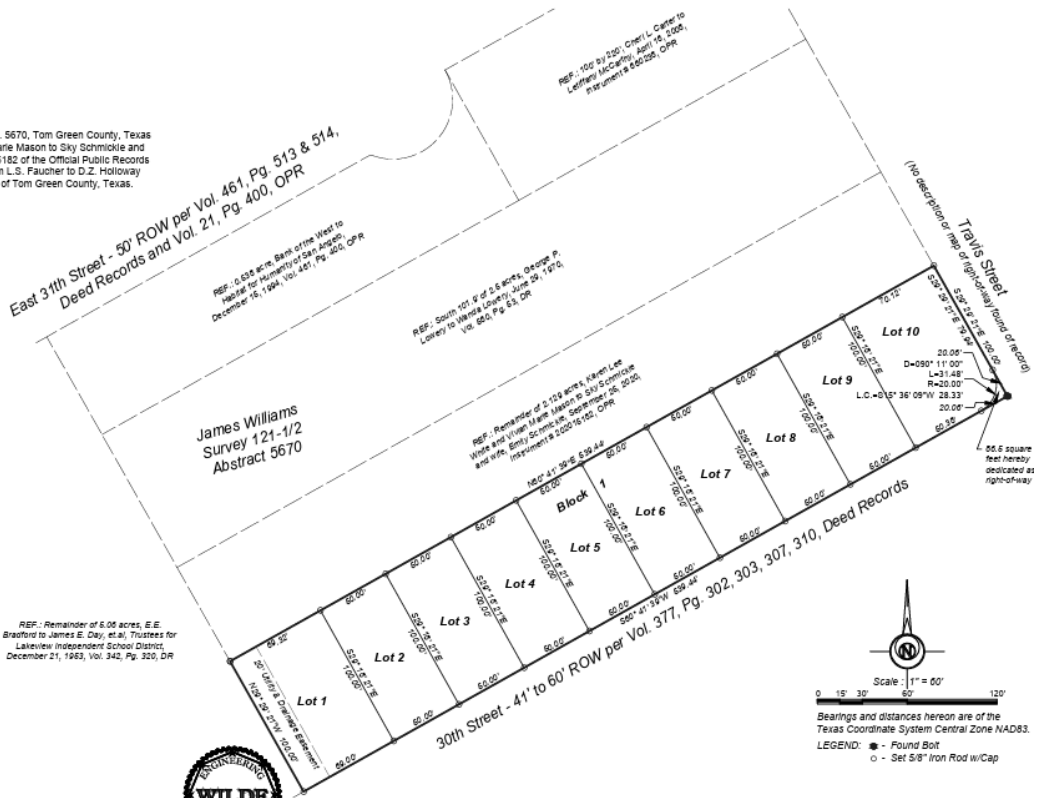
Know all men by these presents that I, Blake Wilde, RPLS, do hereby
certify that I prepared this plat from an actual and accurate survey of land
and that corner monuments shown hereon were properly placed, under my
supervision, in accordance with the rules for land subdivision by the
City Council of 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 8769 on December 31, 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. 6799

Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4332 Fax # 246712 & 10194549 www.wilde-enge.com



Final Plat Section 2

DAY ADDITION
 SECTION 2

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 2.669 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of the remainder of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickie and wife, Emily Schmickie dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.9 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ___ day

of _____, 20

By: _____

Chairman

By: _____

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ___ day

of _____, 20

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ___ day

of _____, 20

By: _____

Director of Public Works

ACKNOWLEDGEMENT/DEDICATION

We, Full Circle Properties, LLC, 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.

Taylor Douglas

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on

by Taylor Douglas

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ___ day of _____, 20__ @ _____

By: _____

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

Field Notes are recorded as instrument No. _____ of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

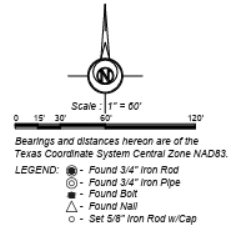
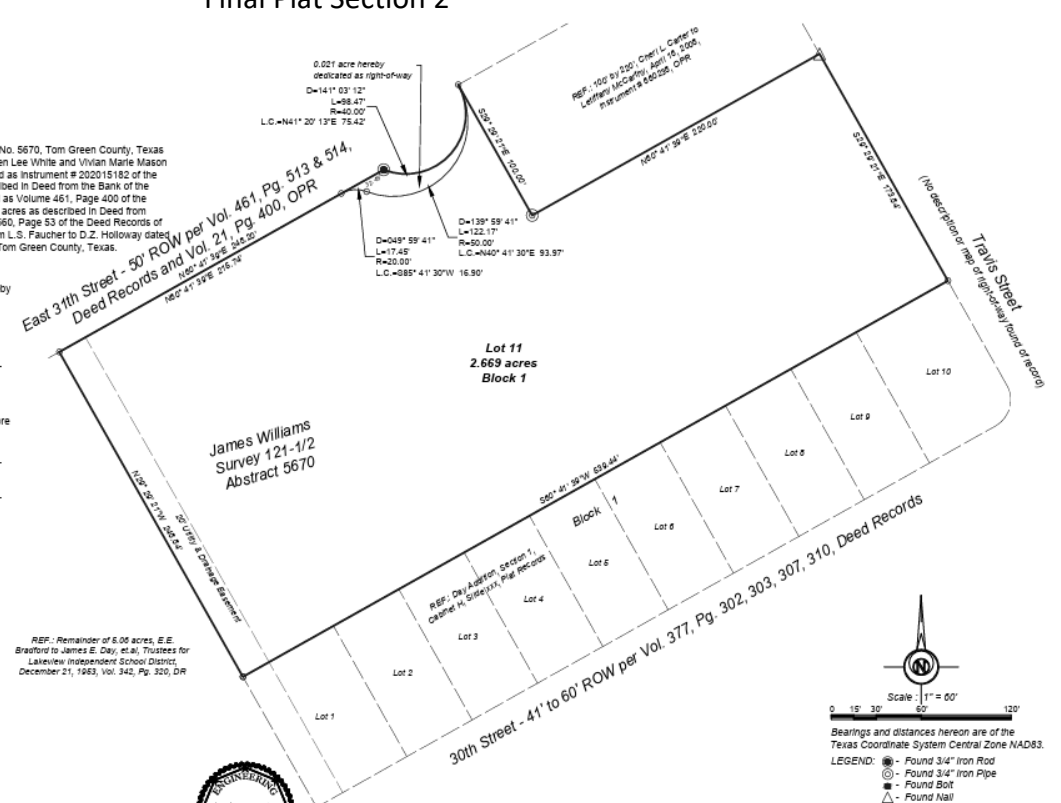
I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown herein were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further 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 6769 on December 31, 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

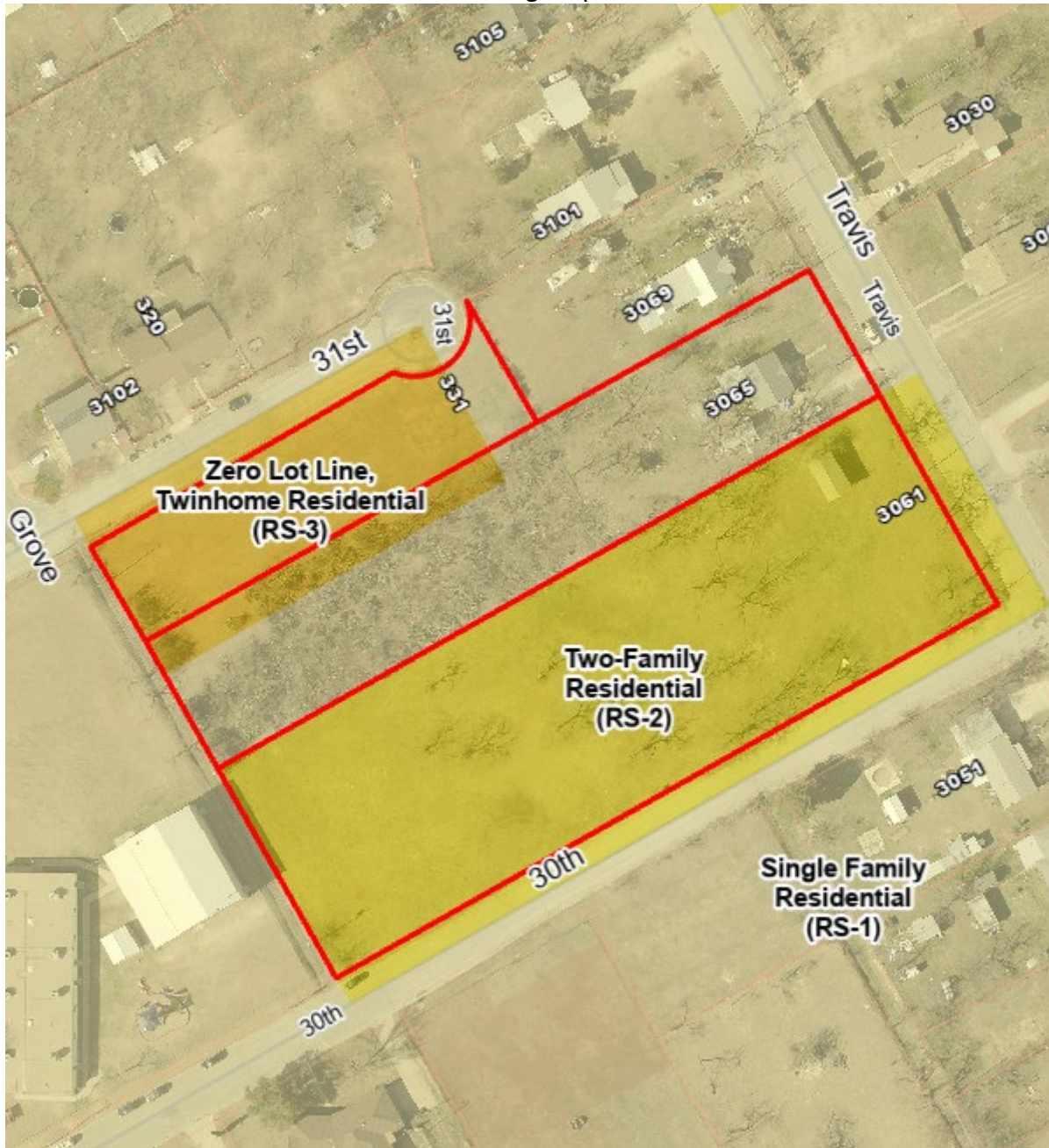
Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4532 www.wilde-eng.com



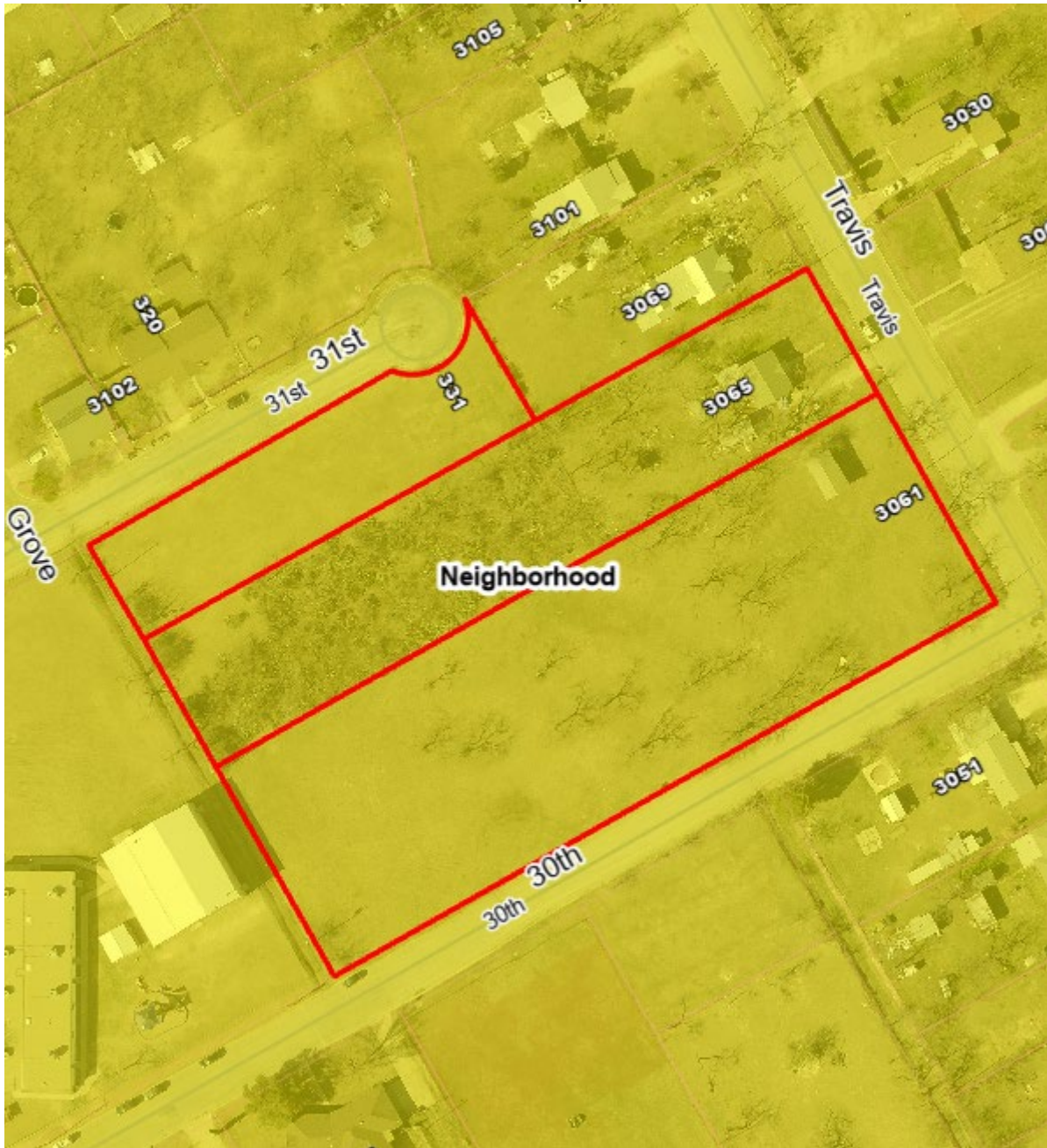
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
 LEGEND: ● - Found 3/4" Iron Rod
 ○ - Found 3/4" Iron Pipe
 ■ - Found Bolt
 ▲ - Found Nail
 ○ - Set 5/8" Iron Rod w/Cap

*Notes: 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.

Zoning Map



Vision Map



PLANNING COMMISSION – November 17, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP25-06, FP25-29, & FP25-30: Day Addition	
SYNOPSIS:			
A request for approval of a preliminary plat for 11 lots which encompasses one final plat with 10 lots (Section 1) and another final plat with one lot (Section 2). The preliminary covers 3.928 acres with 1.238 acres on the final plat for Section 1 and 2.668 acres on the final plat for Section 2. Across the subdivision is a mix of RS-1, RS-2, and RS-3.			
LOCATION:		LEGAL DESCRIPTION:	
Area between E 30 th Street, E 31 st Street, and Travis Street.		Acres: 2.130, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 2.1300 ACRES Acres: 1.250, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 1.2500 ACRES Acres: 0.568, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 0.5330 ACRES BEING 75' X 319.4'	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District – #2 Joe Self Neighborhood – Lake View		RS-1, RS-2, and RS-3	Neighborhood
SIZE:			
3.928 acres			
THOROUGHFARE PLAN:			
E 30 th Street – Local Road, meets standards with 35' paving & 41-45' R-O-W E 31 st Street – Local Road, meets standard with 35' paving & 50' R-O-W Travis Street – Local Road, meets standards with 40' paving & ~63' R-O-W			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat, APPROVAL of the Final Plat for Section 1 subject to six (6) conditions, and APPROVAL of the Final Plat for Section 2 subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Full Circle Properties, LLC 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:

These plats concern 3 tax parcels located between E 30th Street and E 31st Street which are now vacant or mostly vacant and are being sought for residential development. There is one final plat, Section 1, which will create 10 individual lots along E 30th, and another final plat, Section 2, creating one large lot behind Section 1 and fronting onto the E 31st cul-de-sac and Travis Street. There is also a preliminary plat for consideration which simply covers both final plats. There is a mix of zoning here with Section 1 being entirely RS-2 and Section 2 being a mix of RS-1, RS-2, and RS-3. It may be the developer's intention to develop Section 2 for multifamily, but this will require a subsequent zone change to some form of multifamily residential. As Section 1 is being individually subdivided into 10 lots, they have the option of building 10 single or two-family structures. The properties appear to have full water access, but extension of sewer mains may be necessary in some spots. All surrounding roads appear to meet our current standards and have curb and gutter present. There were no variances requested or necessary. As the properties are adjacent to a public elementary school, sidewalks are required.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat, **APPROVAL** of the Final Plat for Section 1 subject to six (6) conditions, and **APPROVAL** of the Final Plat for Section 2 subject to six (6) conditions.

Section 1 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance Ch. 10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Ch. 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].
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, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 30th Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.

6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Section 2 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance Ch. 10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Ch. 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].
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, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 31st Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.
6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Attachments:

Preliminary Plat
Final Plat Section 1
Final Plat Section 2
Zoning Map
Vision Map

Preliminary Plat

**PRELIMINARY PLAT
 DAY ADDITION**

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 3.928 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickie and wife, Emily Schmickie dated September 25, 2020 and recorded as Instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.5 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

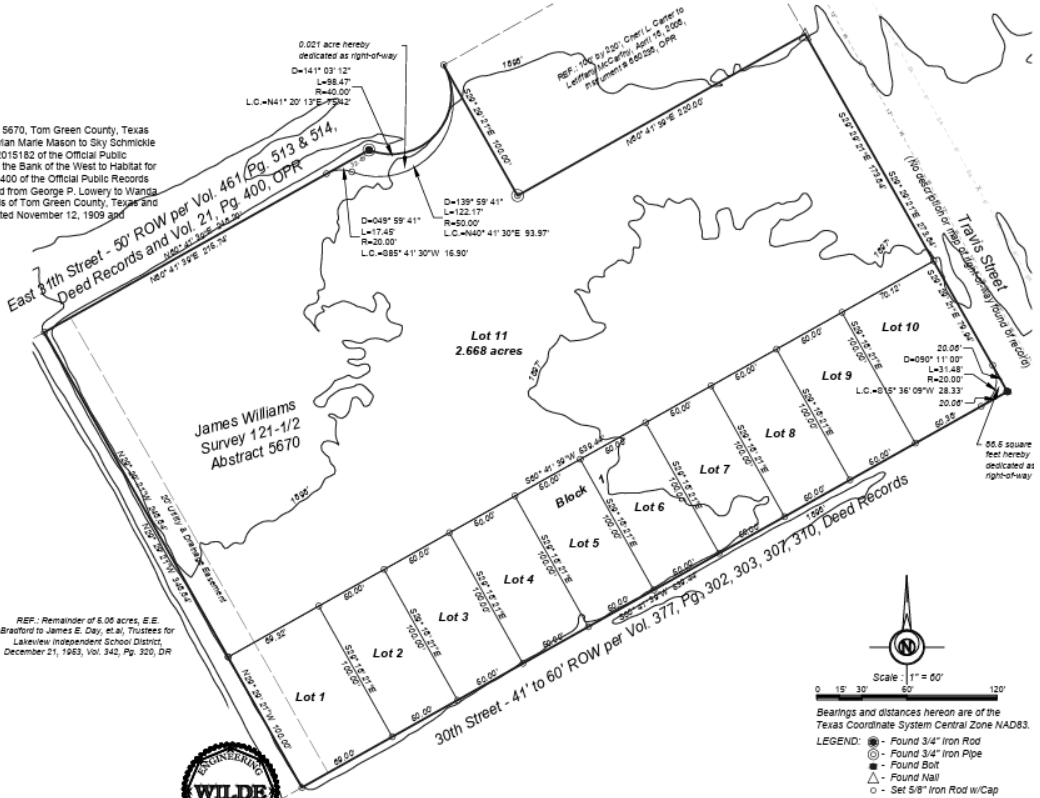
Approved for preliminary purposes this ____ day

of _____, 20____

By: _____
 Chairman

By: _____
 Secretary

10 Single Family Lots
1 Multi-Family Lot
3.928 Acres Overall
2.669 Acres Single Family
1.236 Acre Multi-Family
0.023 Acre Street ROW

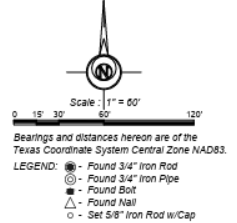


SURVEYOR'S CERTIFICATE
 Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown herein were properly placed, under my supervision, in accordance with the rules for land subdivision 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 December 31, 2026. 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 325.215-4552 www.wilde-ersc.com



*Notes: 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.

Final Plat Section 1

DAY ADDITION
SECTION 1

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 1.238 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and out of a 2.123 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickle and wife, Emily Schmickle dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Fauchoer to D.Z. Holoway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ___ day

of _____, 20__

By: _____

Chairman

By: _____

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ___ day

of _____, 20__

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ___ day

of _____, 20__

By: _____

Director of Public Works

ACKNOWLEDGEMENT/DEDICATION
 We, Full Circle Properties, LLC, 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.

Taylor Douglas

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

by Taylor Douglas

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ___ day of _____, 20__ @ _____

By: _____

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

Field Notes are recorded as instrument No. _____ of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

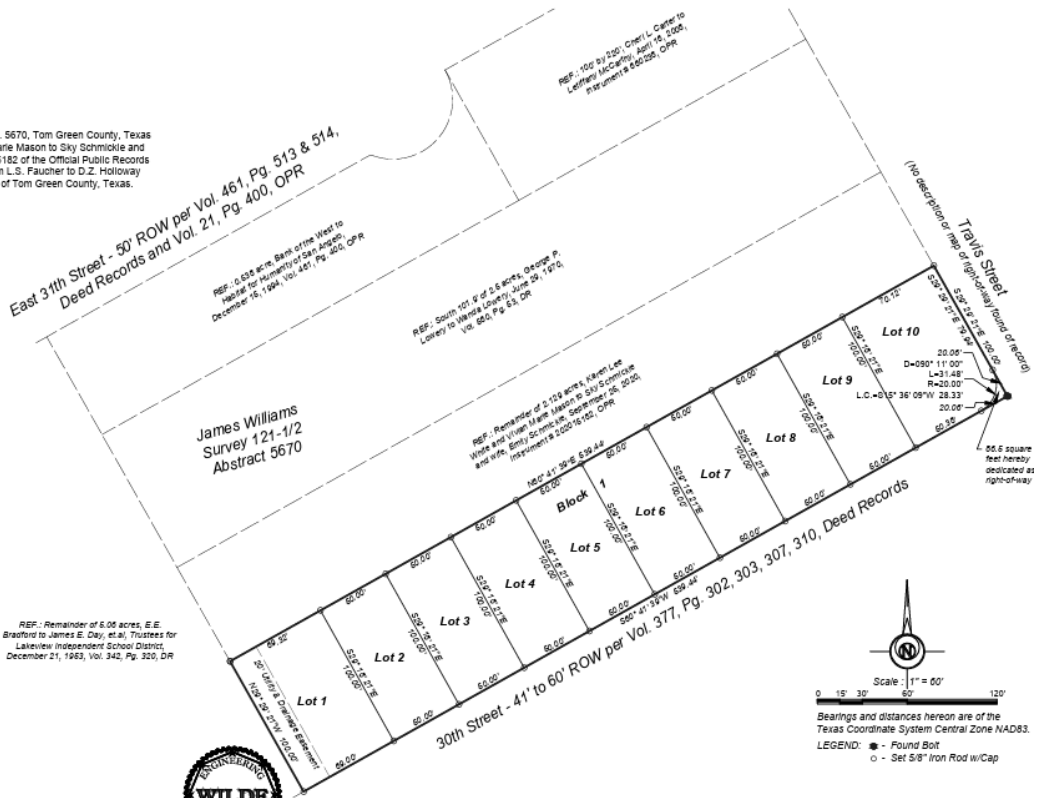
Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of 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 8769 on December 31, 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. 6799

Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4332 Fax # 24672 & 10194549 www.wilde-ens.com



Final Plat Section 2

DAY ADDITION
 SECTION 2

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 2.669 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of the remainder of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickie and wife, Emily Schmickie dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.9 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ____ day
 of _____, 20____
 By: _____
 Chairman

By: _____
 Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day
 of _____, 20____
 By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day
 of _____, 20____
 By: _____
 Director of Public Works

ACKNOWLEDGEMENT/DEDICATION
 We, Full Circle Properties, LLC, 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.

Taylor Douglas

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

by Taylor Douglas

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ____ day of _____, 20____ @ _____

By: _____

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

Field Notes are recorded as instrument No. _____
 of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

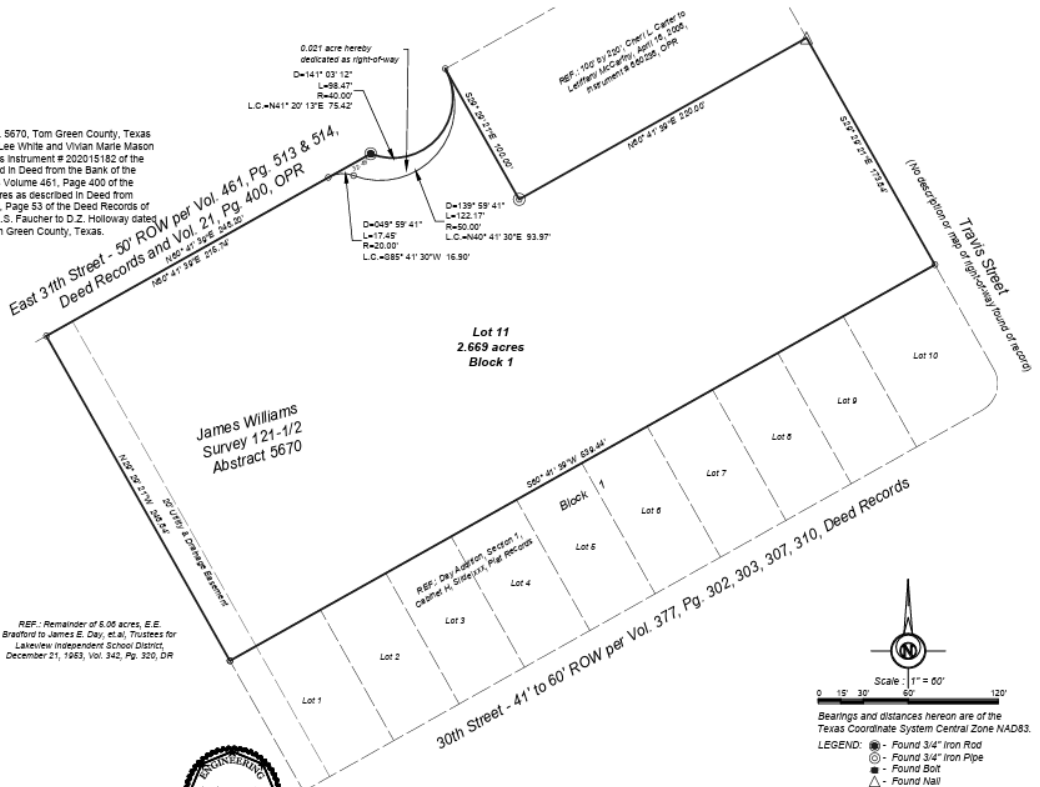
I, Blake Wilde, RPLS, do hereby
 certify that I prepared this plat from an actual and accurate survey of land
 and that corner monuments shown herein were properly placed, under my
 supervision, in accordance with the rules for land subdivision by the
 City Council of the City of San Angelo; and I further 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 6769 on December 31, 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

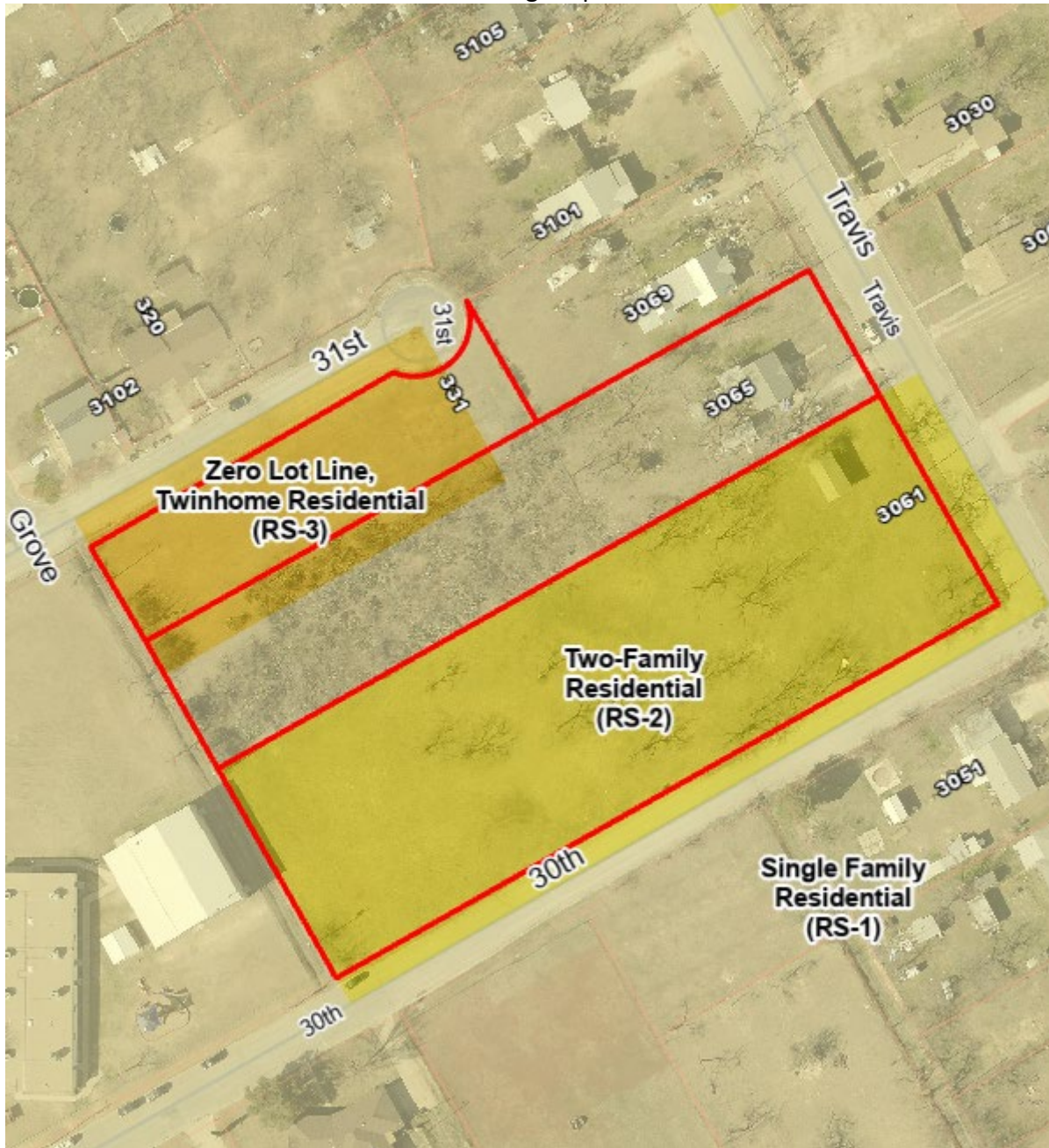
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4532 www.wilde-eng.com

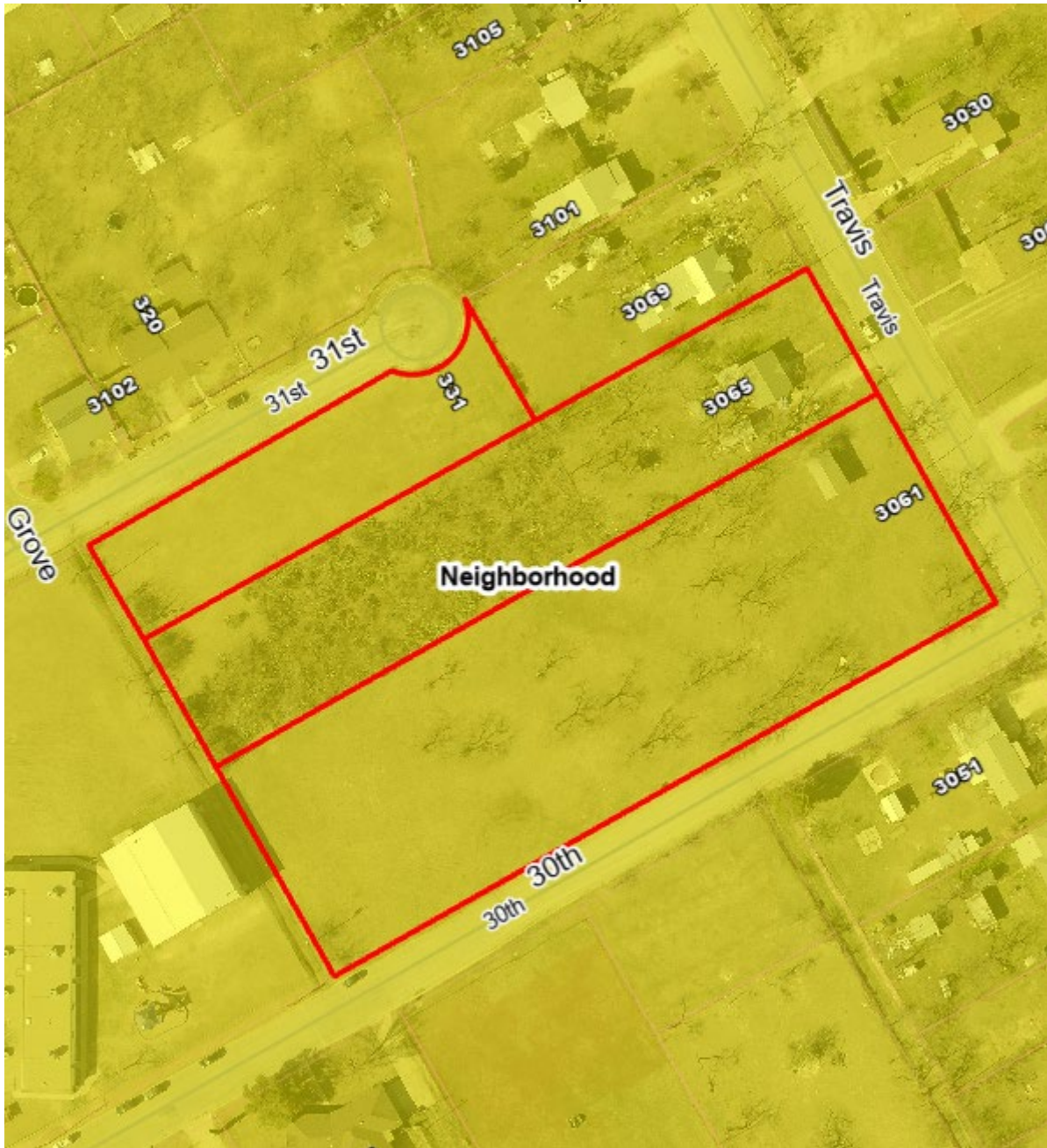


*Notes: Fire hydrants and fire department access may need to be
 provided, depending upon the proposed layout of the buildings,
 and should be addressed as part of the site plan review process.
 2021 International Fire Code, Section 507.5, and Appendix D.

Zoning Map



Vision Map



PLANNING COMMISSION – November 17, 2025
STAFF REPORT

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP25-06, FP25-29, & FP25-30: Day Addition	
SYNOPSIS:			
A request for approval of a preliminary plat for 11 lots which encompasses one final plat with 10 lots (Section 1) and another final plat with one lot (Section 2). The preliminary covers 3.928 acres with 1.238 acres on the final plat for Section 1 and 2.668 acres on the final plat for Section 2. Across the subdivision is a mix of RS-1, RS-2, and RS-3.			
LOCATION:		LEGAL DESCRIPTION:	
Area between E 30 th Street, E 31 st Street, and Travis Street.		Acres: 2.130, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 2.1300 ACRES Acres: 1.250, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 1.2500 ACRES Acres: 0.568, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 0.5330 ACRES BEING 75' X 319.4'	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District – #2 Joe Self Neighborhood – Lake View		RS-1, RS-2, and RS-3	Neighborhood
SIZE:			
3.928 acres			
THOROUGHFARE PLAN:			
E 30 th Street – Local Road, meets standards with 35' paving & 41-45' R-O-W E 31 st Street – Local Road, meets standard with 35' paving & 50' R-O-W Travis Street – Local Road, meets standards with 40' paving & ~63' R-O-W			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat, APPROVAL of the Final Plat for Section 1 subject to six (6) conditions, and APPROVAL of the Final Plat for Section 2 subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Full Circle Properties, LLC 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:

These plats concern 3 tax parcels located between E 30th Street and E 31st Street which are now vacant or mostly vacant and are being sought for residential development. There is one final plat, Section 1, which will create 10 individual lots along E 30th, and another final plat, Section 2, creating one large lot behind Section 1 and fronting onto the E 31st cul-de-sac and Travis Street. There is also a preliminary plat for consideration which simply covers both final plats. There is a mix of zoning here with Section 1 being entirely RS-2 and Section 2 being a mix of RS-1, RS-2, and RS-3. It may be the developer's intention to develop Section 2 for multifamily, but this will require a subsequent zone change to some form of multifamily residential. As Section 1 is being individually subdivided into 10 lots, they have the option of building 10 single or two-family structures. The properties appear to have full water access, but extension of sewer mains may be necessary in some spots. All surrounding roads appear to meet our current standards and have curb and gutter present. There were no variances requested or necessary. As the properties are adjacent to a public elementary school, sidewalks are required.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat, **APPROVAL** of the Final Plat for Section 1 subject to six (6) conditions, and **APPROVAL** of the Final Plat for Section 2 subject to six (6) conditions.

Section 1 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance Ch. 10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Ch. 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].
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, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 30th Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.

6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Section 2 conditions:

1. Prior to plat recordation, a drainage study shall be submitted in accordance with the Stormwater Design Manual [Sec 12.05.004.d.2] [Sec 12.05.001.e.1]. If improvements are deemed necessary by this study, submit a construction plan for approval and then construct said improvements [LDSO Ch. 9.IV.A].
2. Prior to plat recordation, provide 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] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
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5. Prior to plat recordation, prepare and submit plans for the construction of a sidewalk through the extent of the property's frontage along E 31st Street in accordance with Section V of Chapter 9 in the Land Development and Subdivision Ordinance.
6. Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.

Attachments:

Preliminary Plat
Final Plat Section 1
Final Plat Section 2
Zoning Map
Vision Map

Preliminary Plat

**PRELIMINARY PLAT
 DAY ADDITION**

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 3.928 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickle and wife, Emily Schmickle dated September 25, 2020 and recorded as Instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.5 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

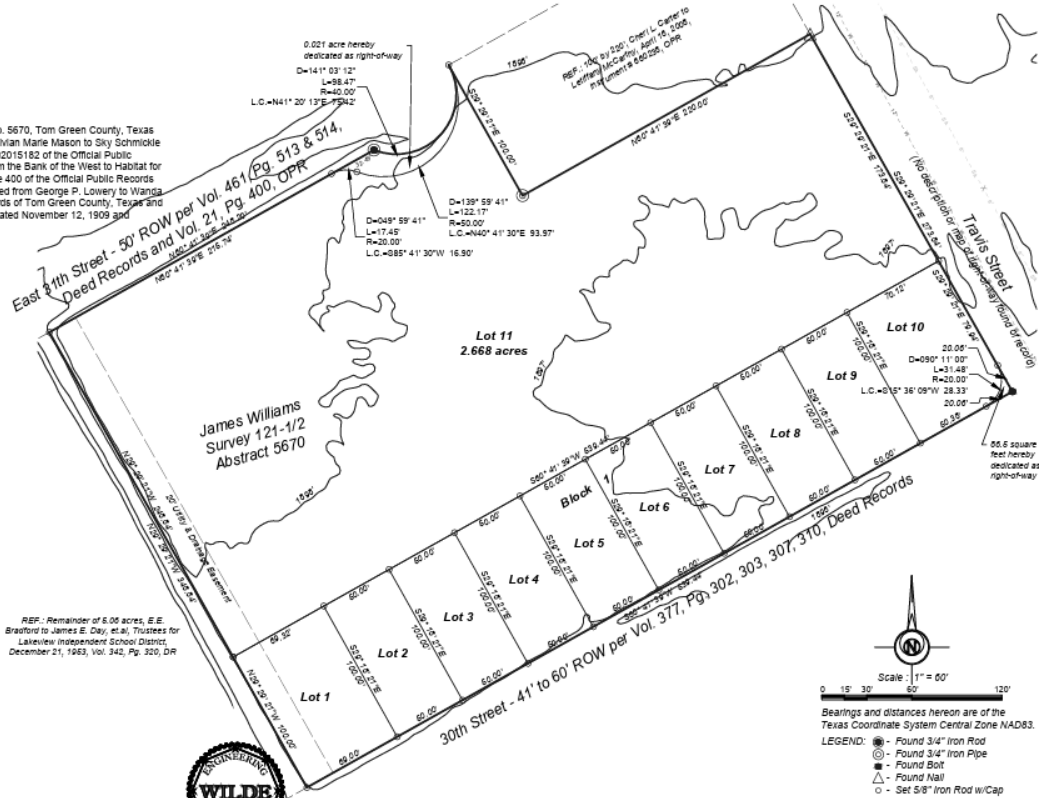
Approved for preliminary purposes this ____ day

of _____, 20____

By: _____
 Chairman

By: _____
 Secretary

10 Single Family Lots
1 Multi-Family Lot
3.928 Acres Overall
2.669 Acres Single Family
1.236 Acre Multi-Family
0.023 Acre Street ROW

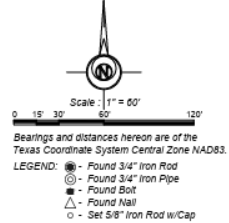


SURVEYOR'S CERTIFICATE
 Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown herein were properly placed, under my supervision, in accordance with the rules for land subdivision 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 December 31, 2026. 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 325.215-4552 www.wilde-ers.com



*Notes: 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.

Final Plat Section 1

DAY ADDITION
SECTION 1

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 1.238 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and out of a 2.123 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickle and wife, Emily Schmickle dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Fauchoer to D.Z. Holoway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ___ day

of _____, 20__

By: _____

Chairman

By: _____

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ___ day

of _____, 20__

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ___ day

of _____, 20__

By: _____

Director of Public Works

ACKNOWLEDGEMENT/DEDICATION
 We, Full Circle Properties, LLC, 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.

Taylor Douglas

by Taylor Douglas

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ___ day of _____, 20__ @ _____

By: _____

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

Field Notes are recorded as instrument No. _____ of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

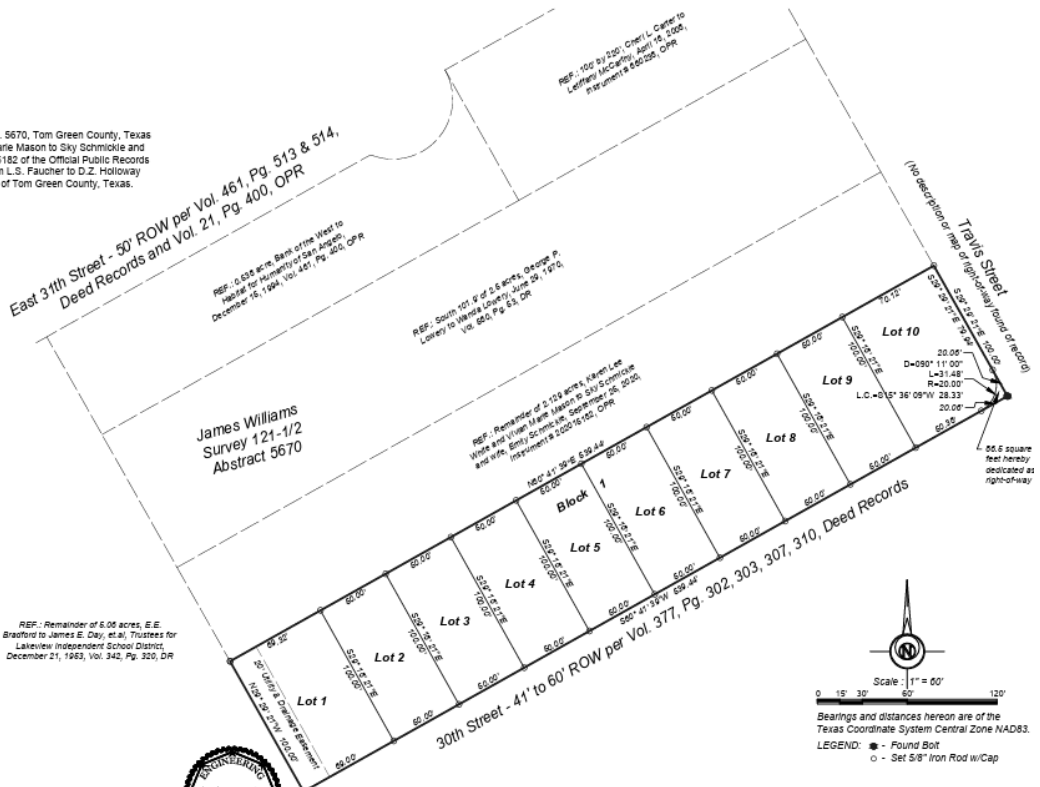
Know all men by these presents that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of 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 8769 on December 31, 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. 6799

Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4332 Fax # 24672 & 10194549 www.wilde-enge.com



Final Plat Section 2

DAY ADDITION
 SECTION 2

City of San Angelo, Tom Green County, Texas

OWNER: Full Circle Properties, LLC

DESCRIPTION: Being 2.669 acres out of James Williams Survey 121-1/2, Abstract No. 5670, Tom Green County, Texas and comprised of the remainder of a 2.129 acre tract as described in Deed from Karen Lee White and Vivian Marie Mason to Sky Schmickie and wife, Emily Schmickie dated September 25, 2020 and recorded as instrument # 202015182 of the Official Public Records of Tom Green County, Texas and a 0.538 acre tract as described in Deed from the Bank of the West to Habitat for Humanity of San Angelo dated December 15, 1994 and recorded as Volume 461, Page 400 of the Official Public Records of Tom Green County, Texas and the South 101.9 feet of 2.5 acres as described in Deed from George P. Lowery to Wanda Lowery dated June 29, 1970 and recorded as Volume 560, Page 53 of the Deed Records of Tom Green County, Texas and being out of a 10 acre tract as described in Deed from L.S. Faucher to D.Z. Holloway dated November 12, 1909 and recorded as Volume 60, Page 598 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for recording this ___ day

of _____, 20

By: _____

Chairman

By: _____

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ___ day

of _____, 20

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ___ day

of _____, 20

By: _____

Director of Public Works

ACKNOWLEDGEMENT/DEDICATION

We, Full Circle Properties, LLC, 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.

Taylor Douglas

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on

by Taylor Douglas

Notary Public, State of Texas

COUNTY CLERK

Filed for record this ___ day of _____, 20

By: _____

This plat is recorded in Cabinet _____ Slide _____

of the Plat Records of Tom Green County, Texas.

Field Notes are recorded as instrument No. _____

of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

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 herein 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 6769 on December 31, 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.

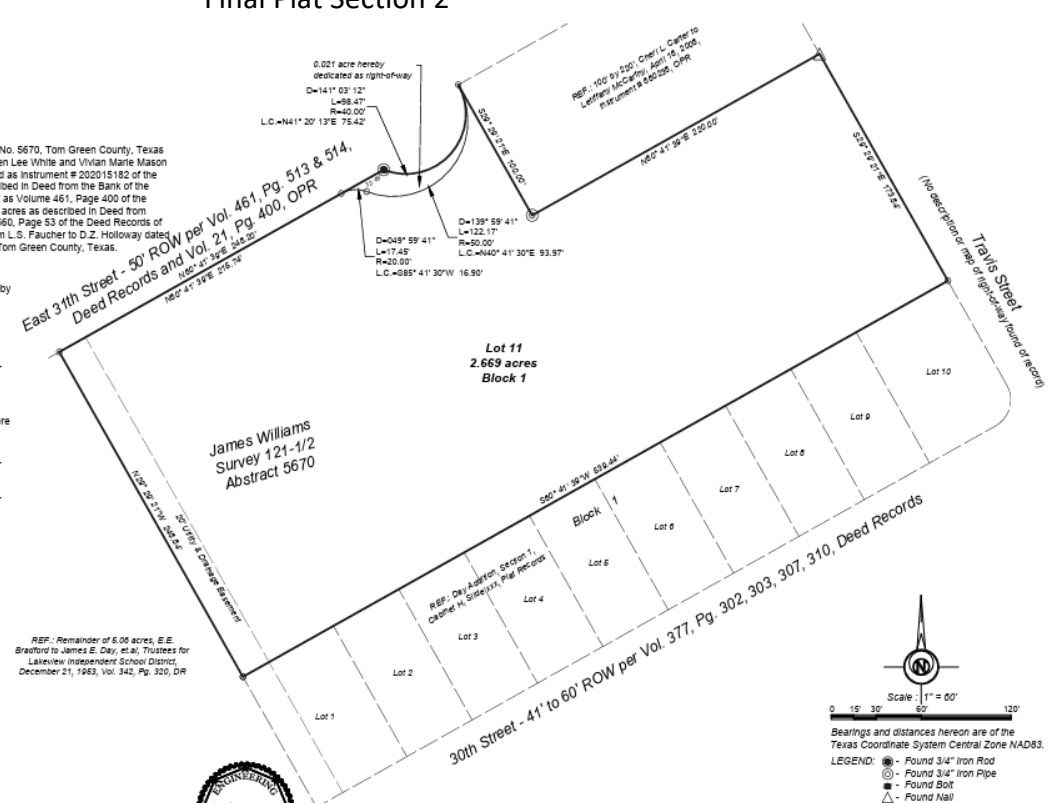
BLAKE WILDE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

Wilde Engineering and Surveying, LLC 5770 FM 765, San Angelo, TX 76905 325.215.4532

Exam # 24672 & 10194549

www.wilde-eng.com



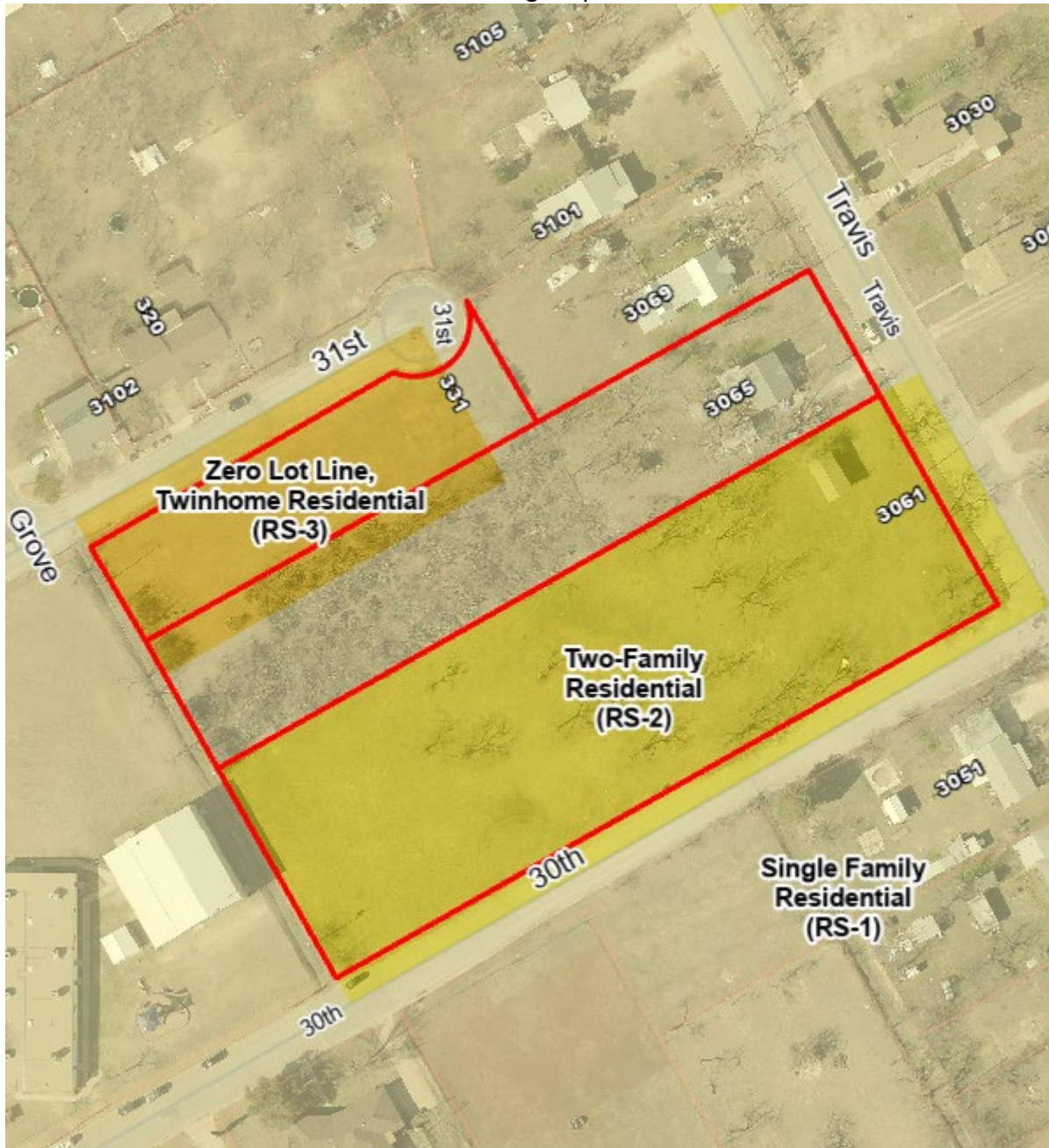
Scale: 1" = 60'

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

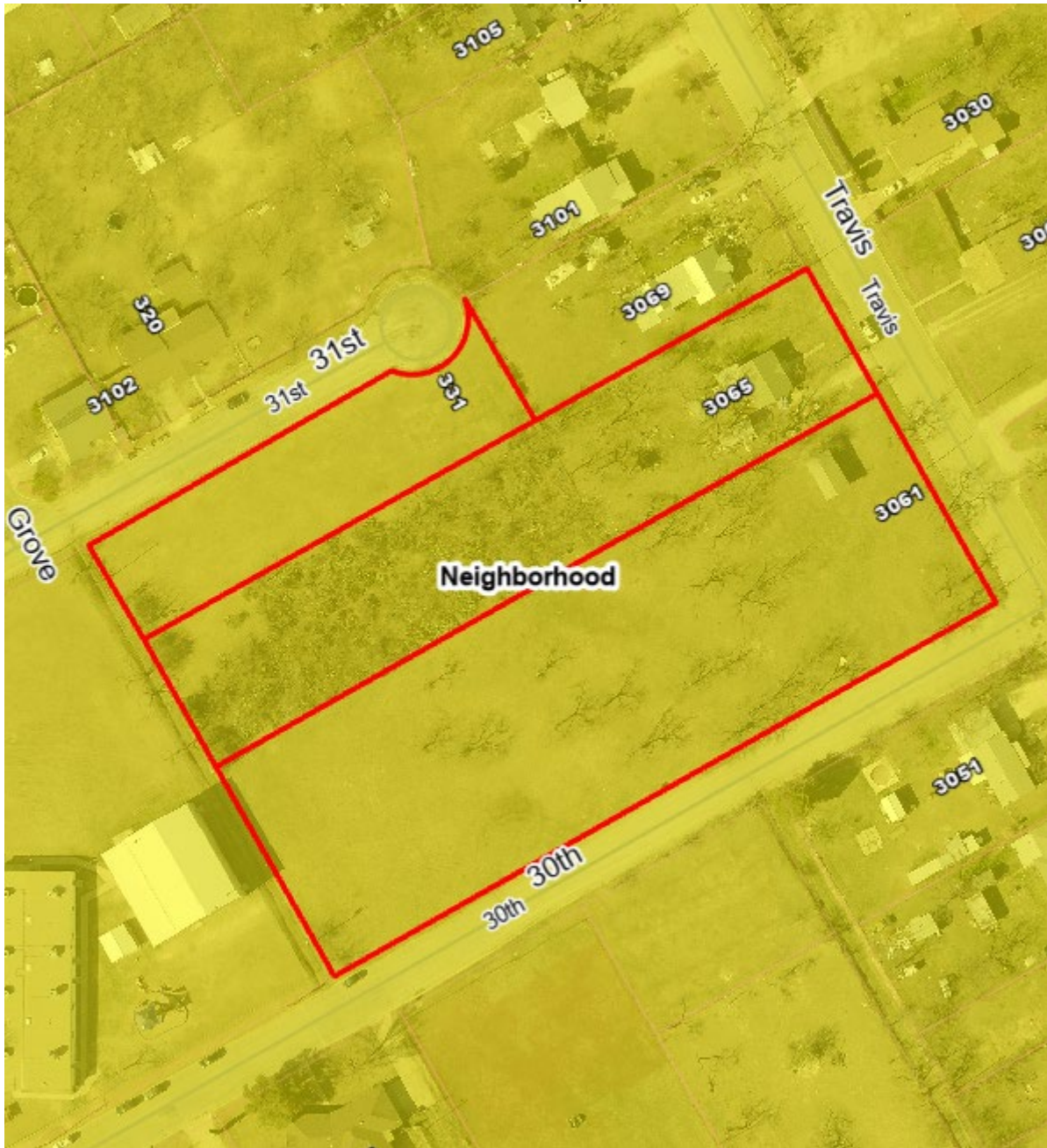
LEGEND: ● - Found 3/4" Iron Rod
 ○ - Found 3/4" Iron Pipe
 ■ - Found Bolt
 ▲ - Found Nail
 ○ - Set 5/8" Iron Rod w/Cap

*Notes: 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.

Zoning Map



Vision Map



**PLANNING COMMISSION – JANUARY 26, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU25-19: 1414 N Chadbourne	
SYNOPSIS:			
A request for approval of a Conditional Use to allow Household Living in the General/Heavy Commercial (CG/CH) and General Commercial (CG) zoning districts for a property located at 1414 N Chadbourne.			
LOCATION:		LEGAL DESCRIPTION:	
1414 N Chadbourne		Acres: 1.340, Blk: 4, Subd: LASKER ADDITION, LTS 1-8 & W17' OF LT 9 & LTS 16-20 & ALLEY	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 3 – Harry Thomas Reagan Neighborhood		CG/CH and CG	Neighborhood Center and Neighborhood
			SIZE:
			1.340 acres
THOROUGHFARE PLAN:			
<p>N Chadbourne – Minor Arterial, 80ft ROW with 56ft paving</p> <p>E 15th – Local Road, 100ft ROW with variable paving ~40ft</p>			
NOTIFICATIONS:			
18 notifications mailed within 200-foot radius on January 9, 2026. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU25-19, subject to three (3) Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner and Petitioner: The Prayer House of Jireh			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

Additional Information: The applicant intends to convert the ~4,000 sqft building behind the existing church into a temporary residence with two dwelling units. The applicant intends to use the space to house two displaced women while the church's existing women and children's home undergoes repair after the fourth of July floods. The applicant has filed for a temporary change of occupancy with the City's Permits Division, which will revert back to commercial use 6 months after approval of a Certificate of Occupancy.

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.** Staff perceive no adverse effects on the surrounding properties. The façade of the building will not change, having no impact on the character of the area, and there will be no change in parking as the site already satisfies any existing residential paving requirements. The proposed conditions will limit the use to two residential dwelling units, which will mirror the surrounding Two-Family Residential (RS-2) zoning.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Household living is allowed via Conditional Use in these zoning districts. While the existing metal building to be used as a residence does not adhere to residential rear yard requirements, this building is considered legally nonconforming via Zoning Ordinance, Section 601 and therefore is compliant with zoning standards for household living.
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.** This property currently falls within the commercial corridor that runs along N Chadbourne, directly abutting a large stretch of Two-family Residential (RS-2) zoning. The two-family zoning in this area is intended to serve as a transitional buffer between the small-scale commercial developments along Chadbourne and the Single-Family Residential (RS-1) further east; this is reflected in the "Neighborhood" and "Neighborhood Center" vision plan at this property. Staff believes that this Conditional Use serves the transitional nature of the area and blends into the abutting two-family residential to the east.
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. Any concern regarding building code and safety will be enforced within the required Change of Occupancy, a process which the applicant has already begun. The Permits division will issue a temporary Change of Occupancy, so that the use of the building will revert to its previous commercial status after 6 months.
5. **Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The area falls within the Infill zone and the TIRZ North District, both of which are city-led initiatives to respond to our city's need for affordable housing opportunities and

commercial revitalization. Staff believes that this development addresses the widespread need for housing solutions, while reflecting the transitional nature of both the current area as well as the intended future land use. This development will help to blend the residential areas to the west with the more commercial development along N Chadbourne, while helping the City transition the area to more Neighborhood-centric commercial uses in line with the vision plan.

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 would reflect the existing transitional nature of the N Chadbourne corridor and surrounding blocks, meshing with the abutting RS-2 to offer a low-intensity buffer to the single-family residences further west. By allowing the Household Living indefinitely within the proposed Conditional Use, the applicant will be able to utilize the space for commercial use, but will be able to apply for temporary residential Certificates of Occupancy and house fellow citizens if another crisis event similar to the fourth of July floods presents itself in the future.

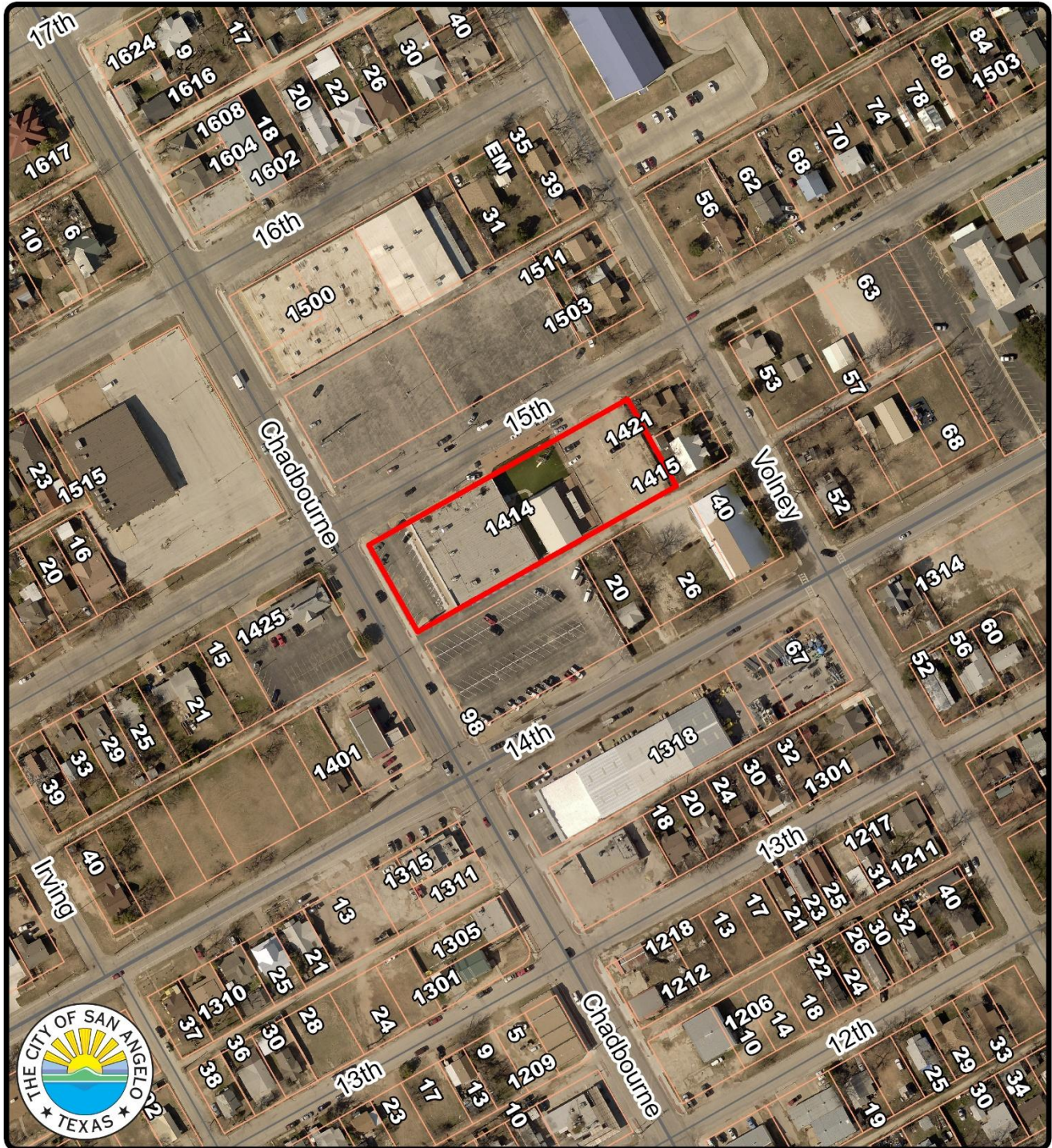
Recommendation:

Staff recommends **APPROVAL** a Conditional Use to allow household living in the General Commercial (CG) and General/Heavy Commercial (CG/CH) zoning districts, located at 1414 N Chadbourne, subject to **three (3) Conditions of Approval:**

1. This Conditional Use shall only permit Household Living for up to two dwelling units, as defined in current Zoning Ordinance, Section 804 Defined Terms.
2. This Conditional Use shall apply only to lots 5 and 6 in Block 4 of the Lasker Addition.
3. The applicant must obtain approval of a Change of Occupancy permit from the City's Permits and Inspections Division for the residential unit within 6 months.

Attachments:

Aerial Map
Zoning Map
Vision Map
Concept Plan



Aerial Map

CU25-19: 1414 N Chadbourne

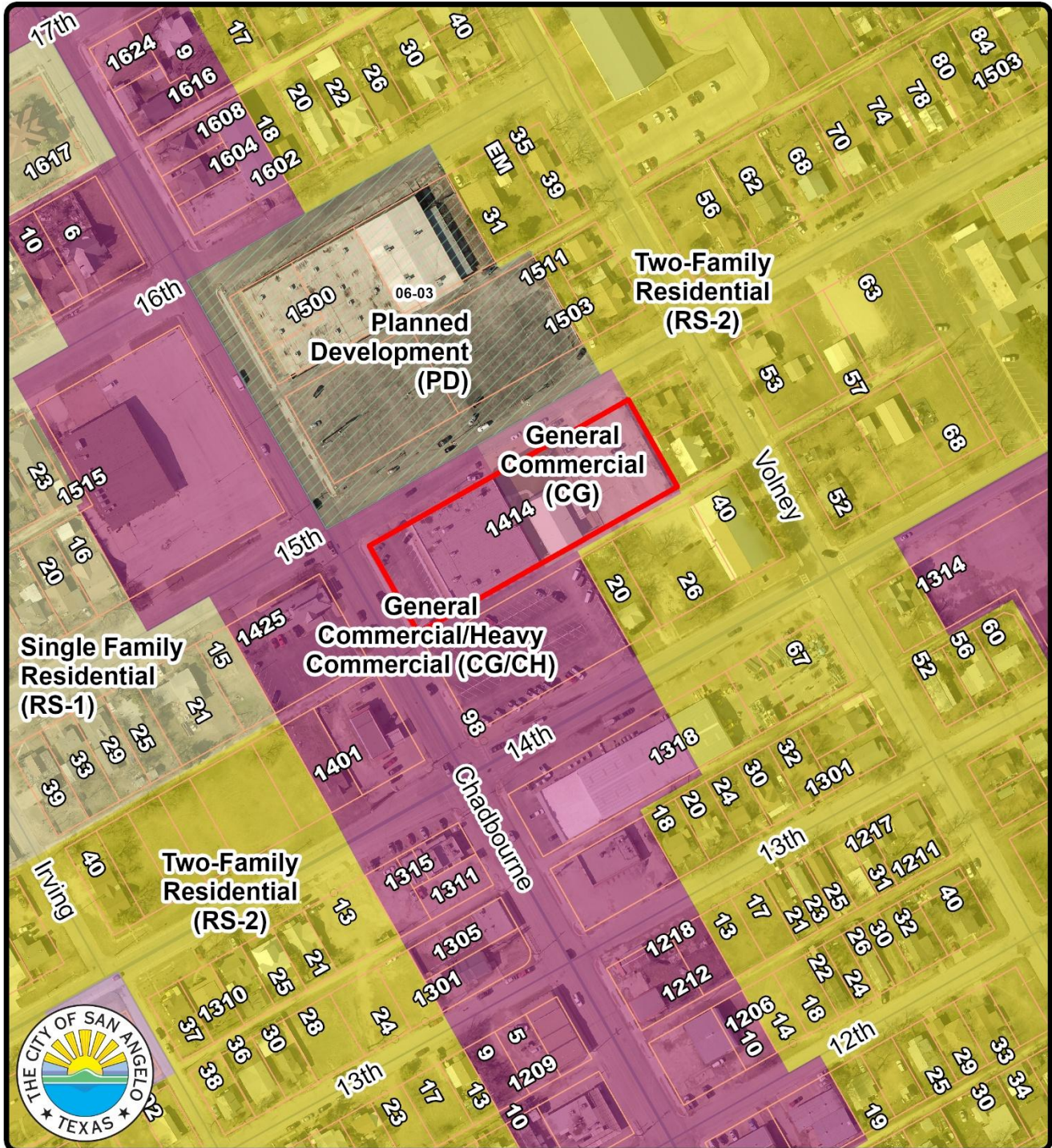
Council District: #3 -- Harry Thomas

Neighborhood: Reagan

Subject Property: 

Scale:  Miles



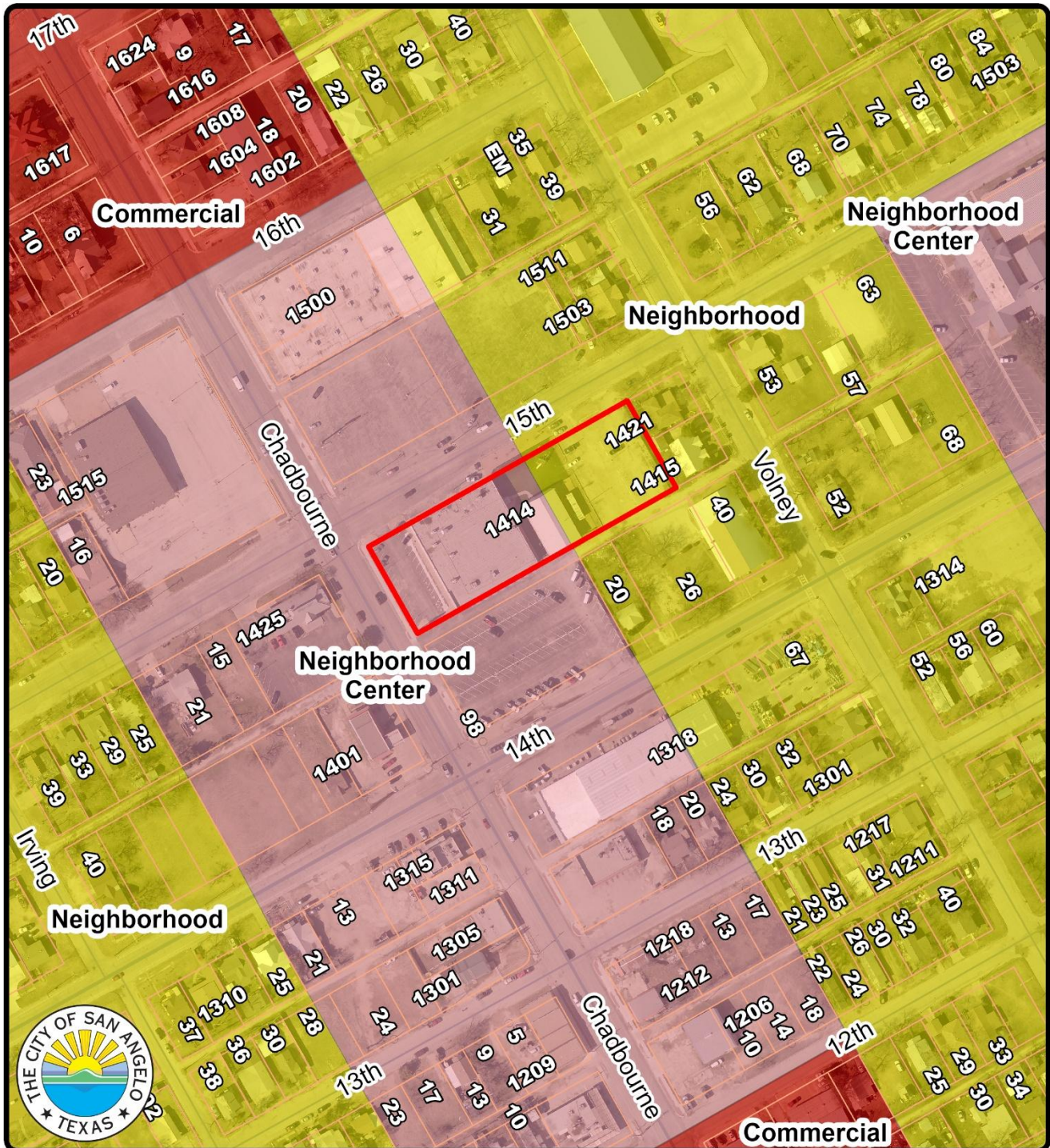


Zoning Map
CU25-19: 1414 N Chadbourne
 Council District: #3 -- Harry Thomas
 Neighborhood: Reagan

Subject Property: ▬

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



Vision Map
CU25-19: 1414 N Chadbourne

Council District: #3 -- Harry Thomas
Neighborhood: Reagan

Subject Property: 

Scale:  Miles





MEMO

Meeting

Date: January 26, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 1, RS-1 zoning area.

Background: CU25-20 - A request for a Conditional Use for a short-term rental located at 1905 Beaty Rd. This property is located in the Country Club neighborhood, and is a lakeside property. A safety inspection was completed and passed on 12/23/2025.

Notification: 10 notifications were sent. 1 received in opposition and 0 in favor.

Planning Commission Requested Action:

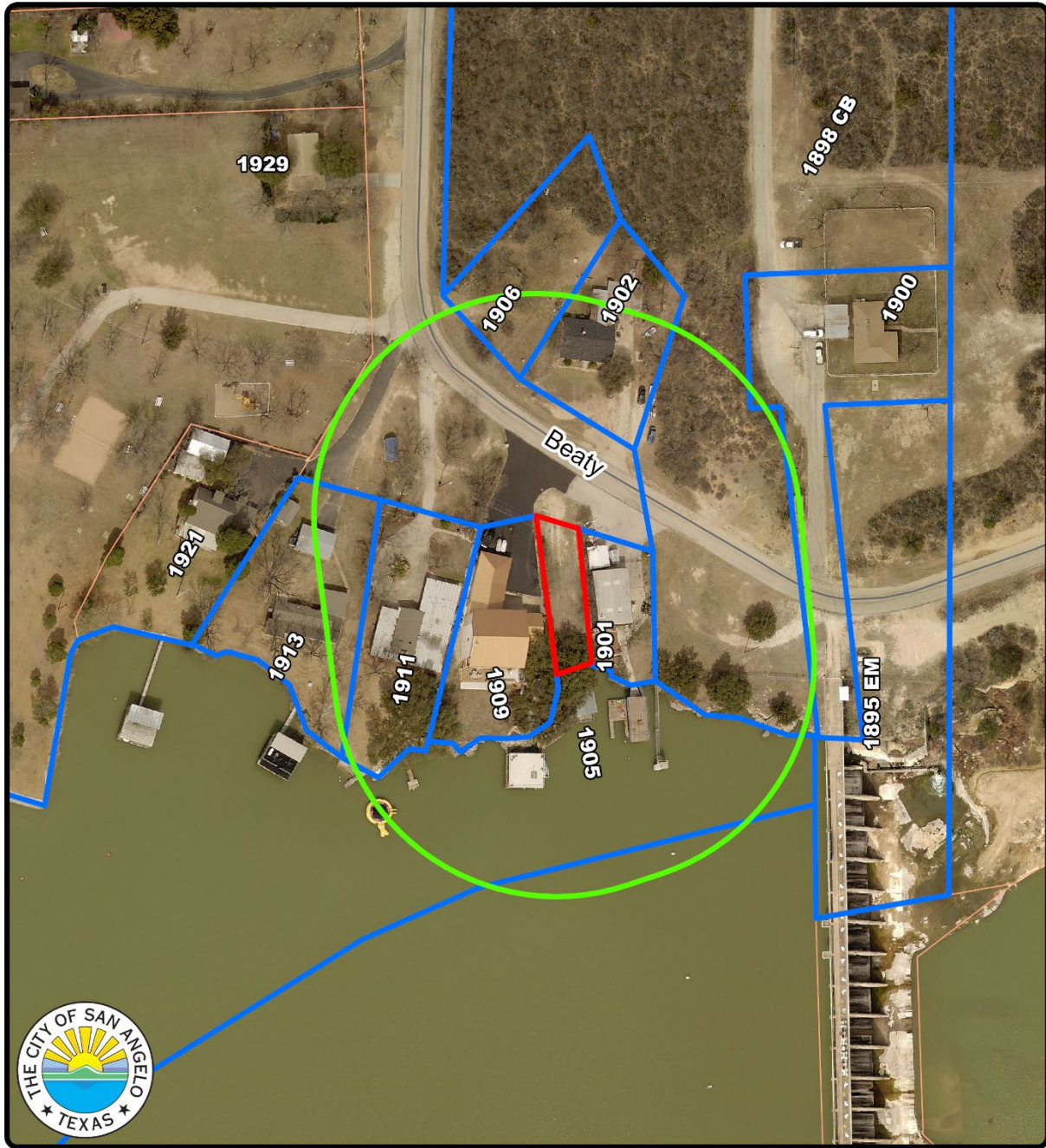
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1905 Beaty Rd. with the following condition:

- Follow the guidance outlined in Sections 406 and 804 of the Zoning Ordinance.

Front of House







Notification Map



Notification Map
CU25-20: 1905 Beaty Rd
Council District: #1 - Tommy Hiebert
Neighborhood: Country Club

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 

CASE #: CU25-20: 1905 Beaty Road. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: VALEZUELA DANIEL
Address: 1901 BEATY ROAD

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor

I am opposed

Signature: 

Additional Comments:

Daniel & Suzanna Valenzuela
1901 Beaty Rd, San Angelo, 76904
dvalenz@email.com (325) 277-2071

January 22, 2026

COSA Planning Commission
72 W. College
San Angelo, TX 76903

RE: 1905 Beaty Rd STR Application

Dear Members of the Planning Commission,

As the immediate next-door neighbor to 1905 Beaty Rd, I respectfully submit this letter in opposition to the application for a short-term rental at that address. My concerns focus on safety, parking, neighborhood character, and the incompatibility of this use with the surrounding residential area.

Inadequate Off-street Parking

The home at 1905 Beaty Rd has three bedrooms but only two off-street parking spaces. A three-bedroom short-term rental will routinely attract more than two vehicles, particularly on weekends and holidays, which means overflow parking will spill onto the street and into neighboring home properties (since no curbing exists on Beaty Rd). My wife and I have already witnessed this during gatherings on 1905 Beaty Rd.

Given the configuration of Beaty Rd, overflow parking will obstruct driveways, reduce visibility, and create turning and backing hazards for residents, visitors, service providers, and emergency vehicles. Approving an operation that is under-parked from the outset effectively shifts the burden of guest parking onto adjacent property owners instead of the applicant.

Proximity to Reservoir and Dam – Life-Safety Issues

This property is located on the waterfront and within a very short distance of the reservoir dam structure (one home/residence away). State dam-safety guidance stresses the need to control public access and behavior near dams.

A revolving stream of short-term visitors, unfamiliar with local conditions and rules, significantly increases the risk of unsafe swimming, boating, and trespass near the dam and related facilities. The biggest fear would be damage to the dam infrastructure, whether unintentional or intentional (terroristic act); it's imperative to point out that for STRs,

individual criminal background checks on each renter are generally not conducted because stays are short (days to a week), bookings are high-volume, and the platforms rely on identity verification and platform-level screening instead. Also, a criminal background check requires the renter's permission.

Unlike an owner-occupied home, a short-term rental operator is not continuously on site to supervise guests or intervene if they approach restricted areas or ignore safety warnings, leaving neighbors and first responders to manage the consequences.

Noise, Parties, and Loss of Residential Character

Recent discussions about short-term rentals in San Angelo have already highlighted neighborhood complaints regarding noise, late-night activity, and the erosion of residential character. A lakefront three-bedroom home is especially attractive for gatherings and parties, which often involve outdoor decks, music, and late-night use of the yard and waterfront.

As the property immediately next door, my home would bear the brunt of increased noise and disruptions, especially during evenings and weekends when families reasonably expect peace and quiet. Because guests are transient and not invested in long-term neighbor relationships, there is less incentive to respect quiet hours, leaving nearby residents dependent on repeated enforcement calls rather than mutual cooperation.

Minimal Side Setbacks, Privacy, and Fire Concerns

The lot at 1905 Beaty Rd is very narrow, forcing the house close to both side property lines (with minimum side setbacks). In such tight spacing, the day-to-day activities of short-term guests—coming and going at late hours, talking on patios, using side yards—carry directly into adjoining homes and yards, severely impacting privacy and the quiet enjoyment expected in a residential neighborhood.

Frequent guest turnover means more vehicles, luggage, trash, and outdoor activity occurring just a *few feet from neighboring bedroom windows and fences*. Closer structures also raise fire-safety concerns, especially when short-term renters may be less familiar with exits, grills, outdoor heaters, and other equipment, which is why fire-safety measures are a major focus of short-term rental regulation.

Incompatibility with Residential Zoning and Policy Goals

San Angelo's own guidance recognizes that rentals under 30 days in residential zones are limited and must comply with specific short-term rental standards to protect neighborhoods. Turning a tiny-lot, waterfront single-family home into a de facto commercial lodging facility conflicts with the basic purpose of residential zoning, which is to provide stable, predictable living environments for permanent residents.

City leaders have been evaluating how to better manage short-term rentals due to increasing community concern, including about enforcement and neighborhood impacts. Approving this application at a site that is *under-parked, immediately adjacent to neighbors on both sides, and close to a dam and lake frontage* would run counter to that stated direction and set a troubling precedent for similarly constrained lots.

Enforcement and Long-Term Neighborhood Impact

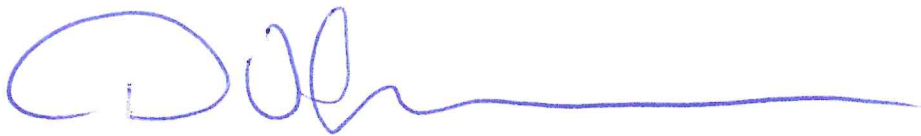
Short-term rental systems rely heavily on the ability and willingness of the owner or manager to control guests and respond to complaints promptly. In practice, when guests create noise, park improperly, or approach restricted areas near the dam, neighbors must repeatedly call for enforcement, placing ongoing strain on both residents and city resources.

Once approval is granted, revoking a permit can be difficult and contentious, meaning any mistake at this location will have long-lasting impacts on those of us living next door. There are other parts of the community—larger lots, better parking, or less sensitive waterfront locations—where short-term rentals can operate with far fewer conflicts; 1905 Beaty Rd is not such a location.

For these reasons, and as the neighbor most directly affected, I respectfully request that the Planning Commission and City Council deny the short-term rental application for 1905 Beaty Rd. Protecting the safety (to include dam safety), livability, and residential character of this area should take precedence over introducing a commercial-type lodging use on a tiny, tightly spaced waterfront lot. I highly recommend that you visit the site to see for yourself how impractical and inconsiderate (to neighbors) this site is as an STR.

Thank you kindly for your consideration of my concerns and for your service to our community.

Best Regards,



Daniel Valenzuela, Homeowner
1901 Beaty Rd

**PLANNING COMMISSION – JANUARY 26, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU25-21: Lots 12 and 13 in Block 43, Fairview Addition	
SYNOPSIS:			
A request for approval of a Conditional Use to allow Household Living in the Light Manufacturing (ML) zoning district for a property located on lots 12 and 13 in Blk 43 of the Fairview Addition.			
LOCATION:		LEGAL DESCRIPTION:	
Two unaddressed lots east of 1326 Upton		Lot: 12 & 13, Blk: 43, Subd: FAIRVIEW ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 3 – Harry Thomas Paulann Neighborhood	ML	Industrial	0.413 acres
THOROUGHFARE PLAN:			
Upton St – Local Road, ~100ft ROW with ~40ft paving			
NOTIFICATIONS:			
19 notifications mailed within 200-foot radius on Jan 9 th , 2026. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU25-21, subject to five (5) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Debbie Gomez Petitioner: Cruz Moreno			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

Additional Information: The applicant intends to build a ~2000 sqft single-family home on two 50' x 180' lots in the Light Manufacturing (ML) zoning district. There are several preexisting houses along this block face. The City of San Angelo intends to rezone this area of the city, south of the E Houston Harte Expressway, to a residential zoning in order to separate manufacturing uses to the north of the highway.

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.* This area has been residentially platted since the year 1900. Despite its ML zoning, there are several residences along the surrounding blocks, which have lawful conditional uses for household living via Zoning Ordinance, Section 601. The proposed conditional use would not have any adverse effect on the surrounding properties. Further, the Light Manufacturing zoning district is characterized by “A relatively low degree of nuisance and adverse impact on neighboring property” [Zoning Ordinance, Section 305 Manufacturing and Industrial District Intent Statements]. A residential build would have comparatively less impact on the existing homes in the surrounding area than those uses otherwise allowed by right in this district.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* The applicant will be required to meet all residential zoning standards for the lot on which the house is built. The proposed Conditional Use does not conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* While the vision plan shows Industrial use for this area, existing uses are predominantly residential. The city anticipates ongoing household living along the block face, mirroring the RS-2 zoning 3 blocks to the west and the RS-1 to the south and west. To mitigate the nonconforming nature of the existing residences and the continued need for Conditional Uses, the City intends to bring forward a rezoning and Vision Plan amendment to transition this space to a residential use south of the Houston Harte Expressway, separating the Light Manufacturing to the north of the dividing road.
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 due to this residential build. A residential use would have markedly less potential for adverse effect on natural environment than the manufacturing uses otherwise allowed by right in this area.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The area falls within the Infill zone, a city-led initiative to respond to a need for affordable housing opportunities. Further, there is an existing Special Permit at this property for

a Mobile Home, which was granted in 1987. This demonstrates the historical need for housing in this space, which Staff intends to steward with a residential rezoning for the area in the next 6 months.

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.* This Conditional Use would reflect the intent of the City to promote residential use in this area in the interim of a zone change and Comprehensive Plan amendment. It would service a demonstrated community desire for housing, as shown by the Special Use for a Mobile Home on this same lot.

Recommendation:

Staff recommends **APPROVAL** a Conditional Use to allow for Household Living in the Light Manufacturing (ML) zoning district located at lots 12 and 13 in Block 43 of the Fairview Addition, subject to **five (5) Conditions of Approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Single-Family Residential (RS-1) zoning district. Note that this includes the maintenance of a residential hoselay distance of 600ft from the nearest fire hydrant.
2. The applicant shall receive a Lot Unity agreement with the City of San Angelo for lots 12 and 13 within 6 months, thus legally binding them against individual sale.
3. If any development is to occur within the 100 year floodplain, the applicant must first make an application for approval of a Floodplain Development Permit with the City of San Angelo.
4. The applicant shall obtain all required permits from the Permits and Inspections Division.
5. Approval of the proposed Conditional Use shall serve as revocation of the existing Special Permit, SP1224, for a Mobile Home on lot 12 in Block 43 of the Fairview Addition.

Attachments:

Zoomed-out Zoning Map

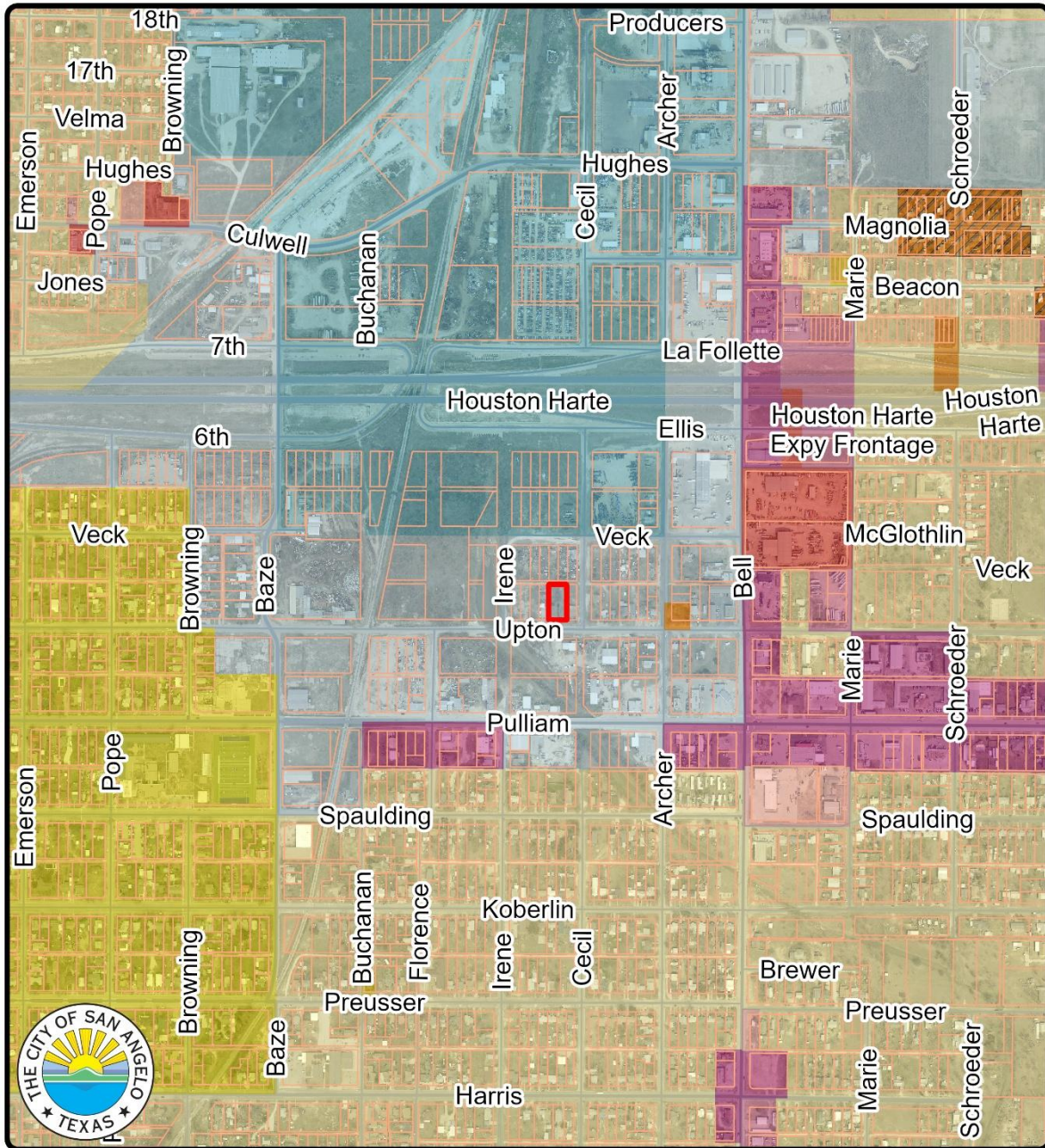
Aerial Map

Vision Map

Zoning Map


Floor Plan


ZOOMED-OUT ZONING MAP

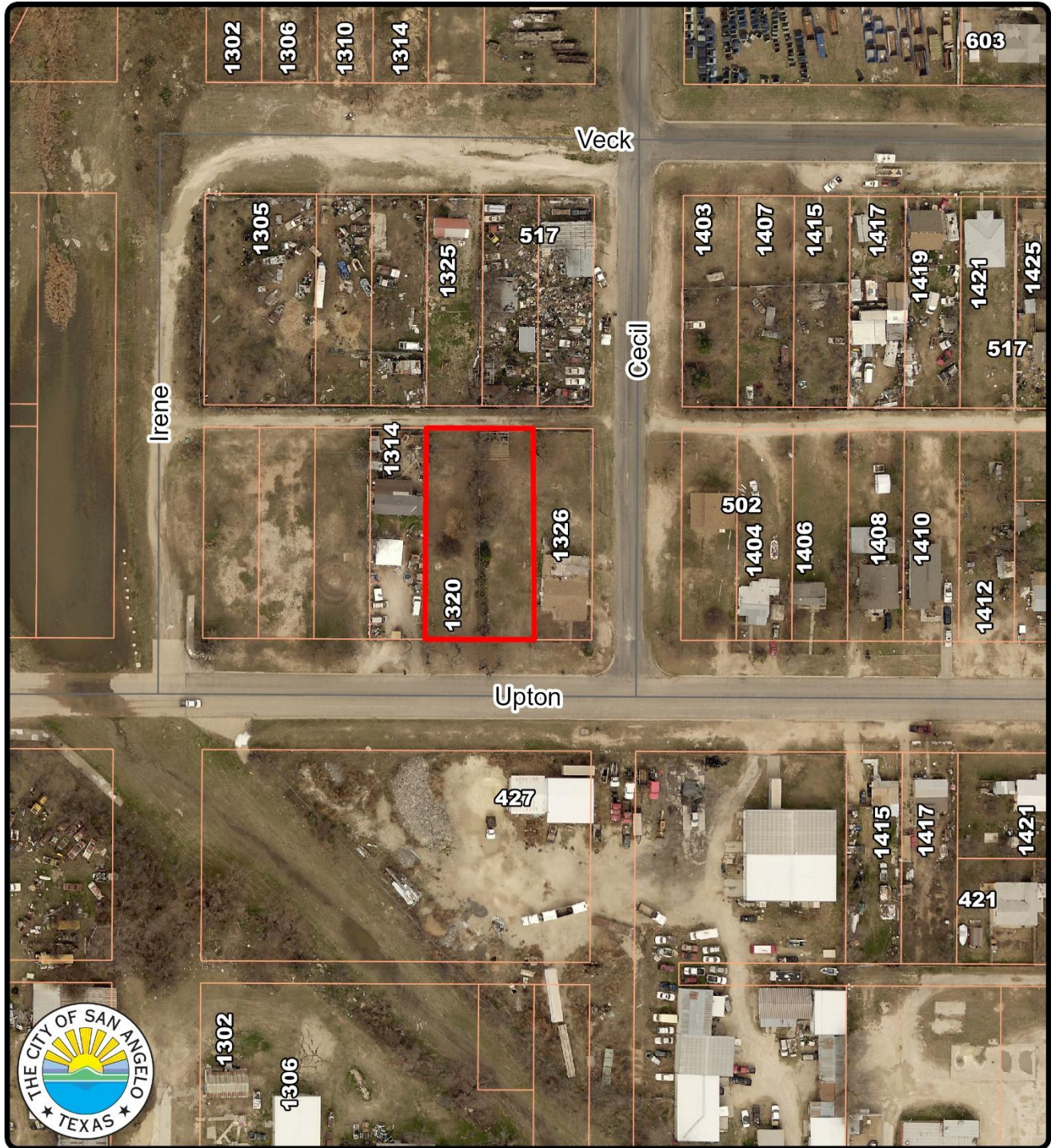


Zoning Map
CU25-21: Lots 12 and 13, Fairview Addn.
Council District: #3 - Harry Thomas
Neighborhood: Paulann

Scale: 0 0.05 0.1 0.19 0.29 0.38 Miles

Subject Property: 





Zoning Map

CU25-21: Lots 12 and 13, Fairview Addn.

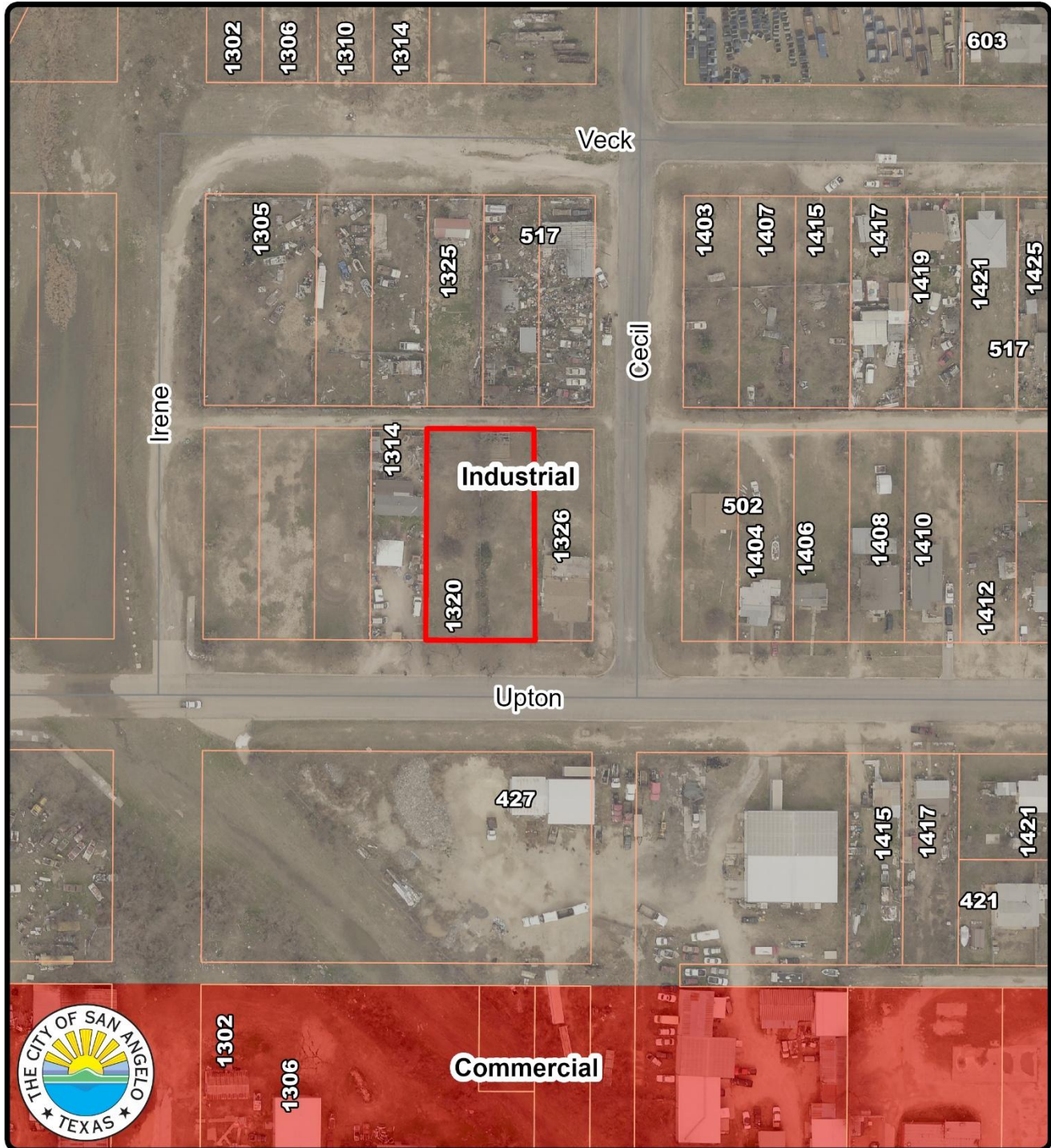
Council District: #3 - Harry Thomas

Neighborhood: Paulann

Subject Property: 

Scale:  Miles





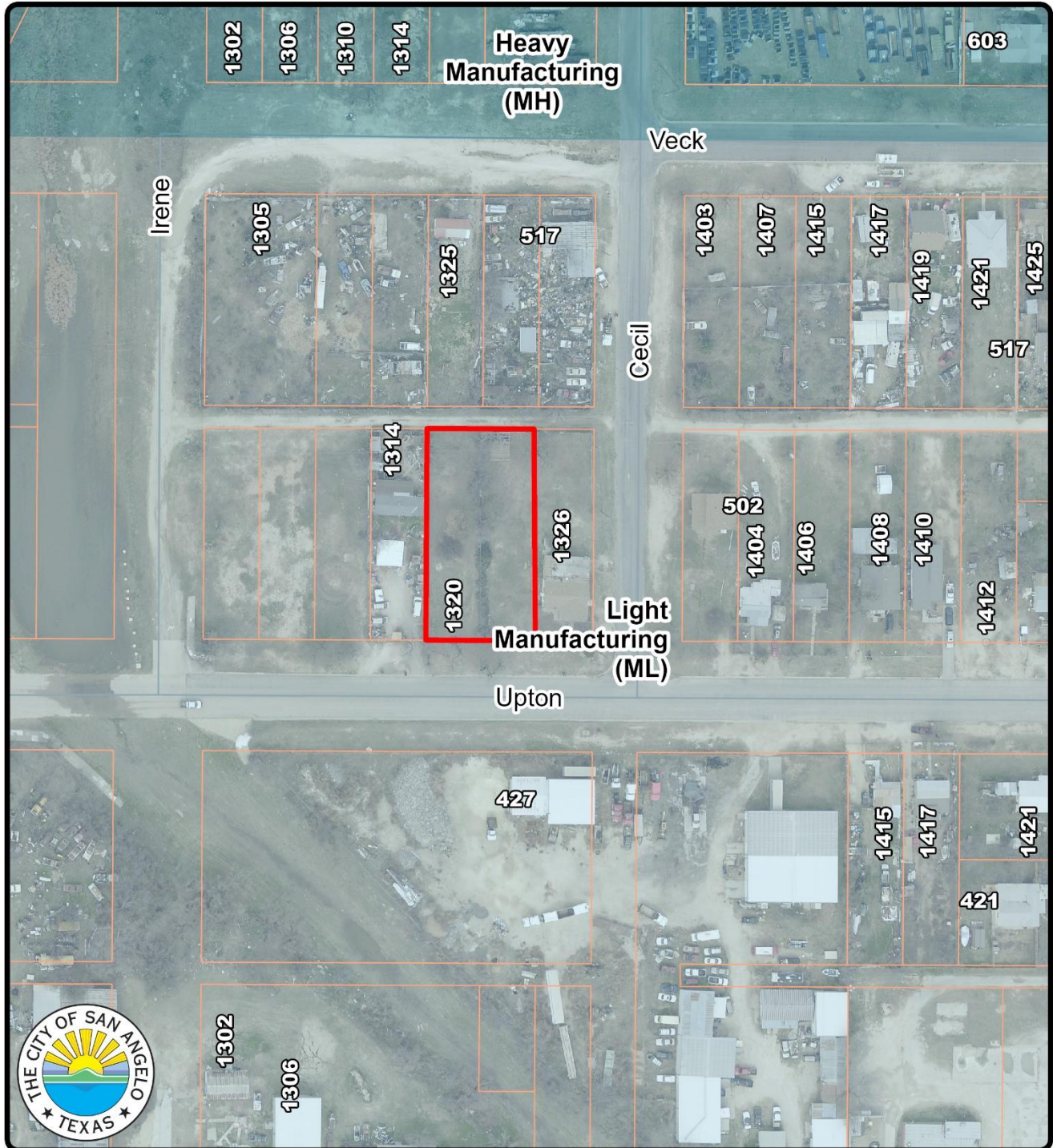
Vision Map
CU25-21: Lots 12 and 13, Fairview Addn.

Council District: #3 - Harry Thomas
Neighborhood: Paulann

Subject Property: 

Scale:  Miles





Zoning Map

CU25-21: Lots 12 and 13, Fairview Addn.

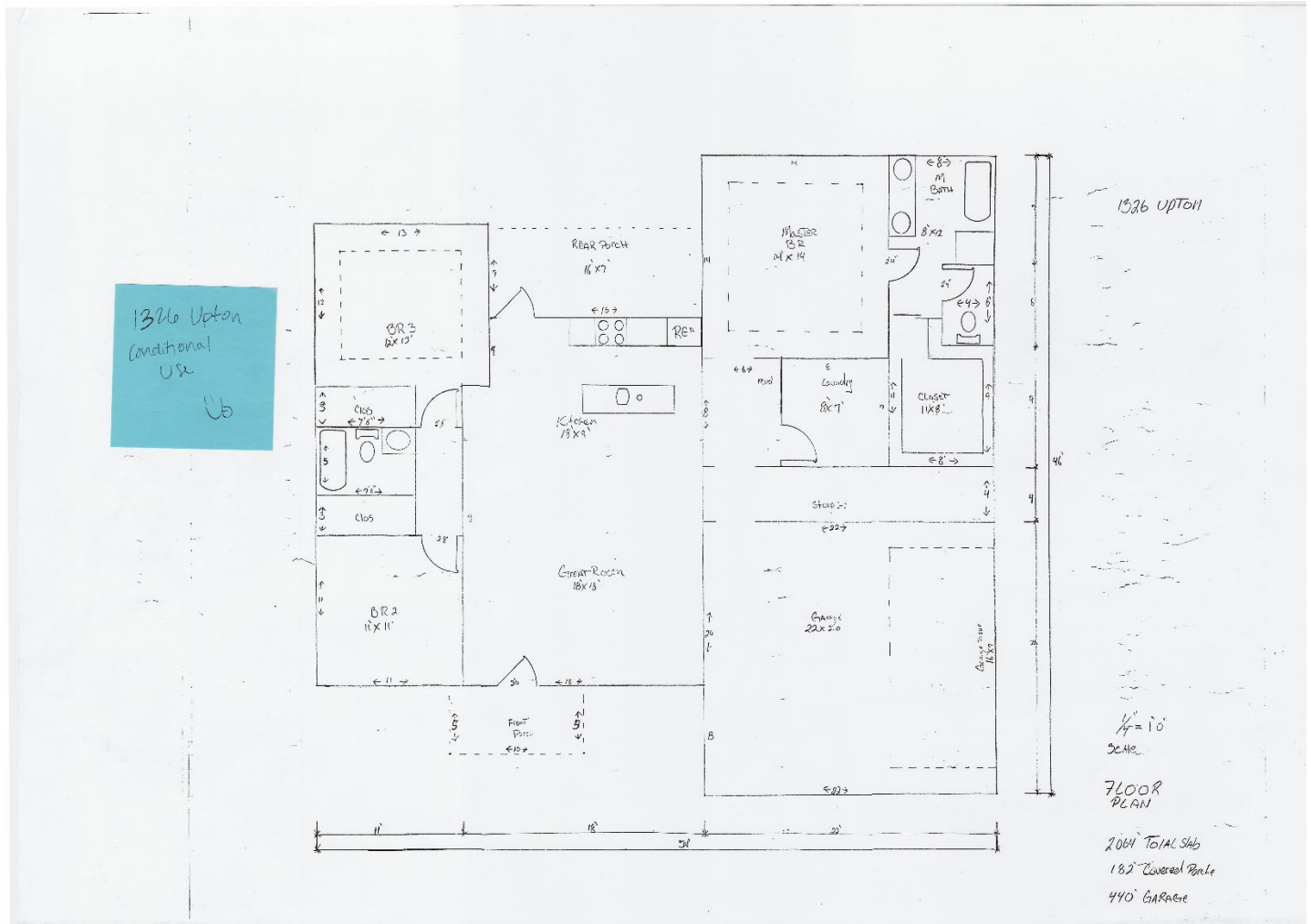
Council District: #3 - Harry Thomas

Neighborhood: Paulann

Subject Property: 

Scale:  Miles







**PLANNING COMMISSION – January 26, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Conditional Use – Household Living		CU25-22 – 3531 Lutheran Way	
SYNOPSIS:			
The applicant is requesting a Conditional Use for Household Living in the General/Heavy Commercial (CG/CH) zoning District. The goal is for multi-story RM-2 Zoning allowing for 50-unit multifamily apartments on the approximately 5.47 acres.			
LOCATION:		LEGAL DESCRIPTION:	
Located at 3531 Lutheran Way between Sunset Dr. and W loop 306 Frontage Rd.		Acres: 5.467, Abst: A-0052 S-0177, Survey: C BERBERICH, 5.467 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Rio Vista	General/Heavy Commercial (CG/CH)	Commercial	5.467 acres
THOROUGHFARE PLAN:			
Lutheran Way: A Minor Collector street, 50’ paving width with curb and gutter, 80’ R-O-W			
W Loop 306 Frontage Rd.: a Freeway Access Road – no local requirements			
NOTIFICATIONS:			
7 notifications mailed within 200-foot radius on Jan. 7, 2026. One received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Conditional Use to allow Household Living in General / Heavy Commercial District with one condition.			
PROPERTY OWNER/PETITIONER:			
Petitioner: KCG Development, LLC Owner: Greg Huling, Ronnie and Tommy Briley			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Additional Information: Project is to provide approximately 55 units in a Multifamily Apartment – RM-2 High Rise District. The height will be either 3 or 4 stories with typical amenities for apartment living. This area has been zoned CG/CH since the 2000 Zoning ordinance was established and has not developed to date. The area has a mix of commercial properties and residential style properties. The commercial properties include a close daycare, a school and church, retail sales and hospital/medical facilities. Providing additional household living along these areas, particularly with the major classified roadways match the Comprehensive plan from 2003 and the Housing study from 2019.

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 impacts will be minimal as an Urban Design Review will be triggered with the multifamily complex. This will include a landscape plan and amenities provided for the apartment residences. The only concern might be the height of the facilities; however adjacent to this property are multiple two-story structures and to the west less than ½ a mile are 3 and 4 story structures along Knickerbocker Rd.
- 2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The request does not appear to conflict with any portion of the Zoning Ordinance.
- 3. Compatible with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The vacant lot is right next to the school property and among residential and is compatible with surrounding area.
- 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.** There appears to be limited adverse impacts to the environment. A drainage study will be required as well as landscape plan with drought tolerant plants which will assist in water conservation for the community.
- 5. Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Our community in 2019 completed a housing study which indicated this type of housing is needed to support the workforces of San Angelo. With the medical facilities, retail and distribution businesses. University and other places of business with a short distance this is a direct neighborhood need and community need.
- 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 property will have a defined development pattern which will blend into the existing residential and commercial properties.

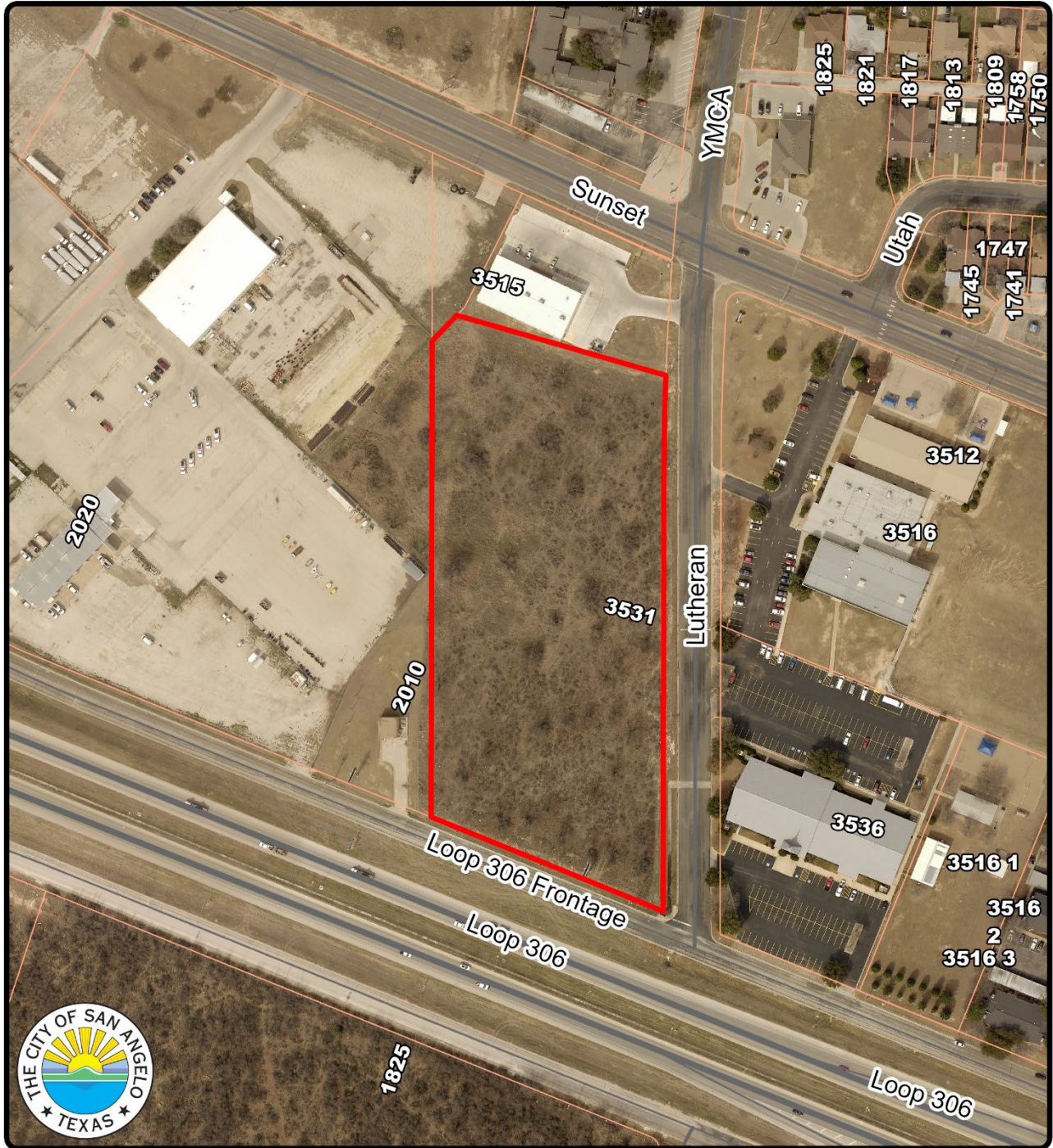
Recommendation:

Staff recommends **APPROVAL** of Conditional Use to allow Household Living in General / Heavy Commercial District with one condition.

1. A zone change from General/Heavy Commercial to the High-Rise Multifamily (RM-2) zoning district is required within 12 months from the date of the approval of this Conditional Use for the area where the complex is to be located. After 12 months, this Conditional Use permit expires.

Attachments:

Aerial Map
Zoning Map
Site Photo
Concept Plan for this lot

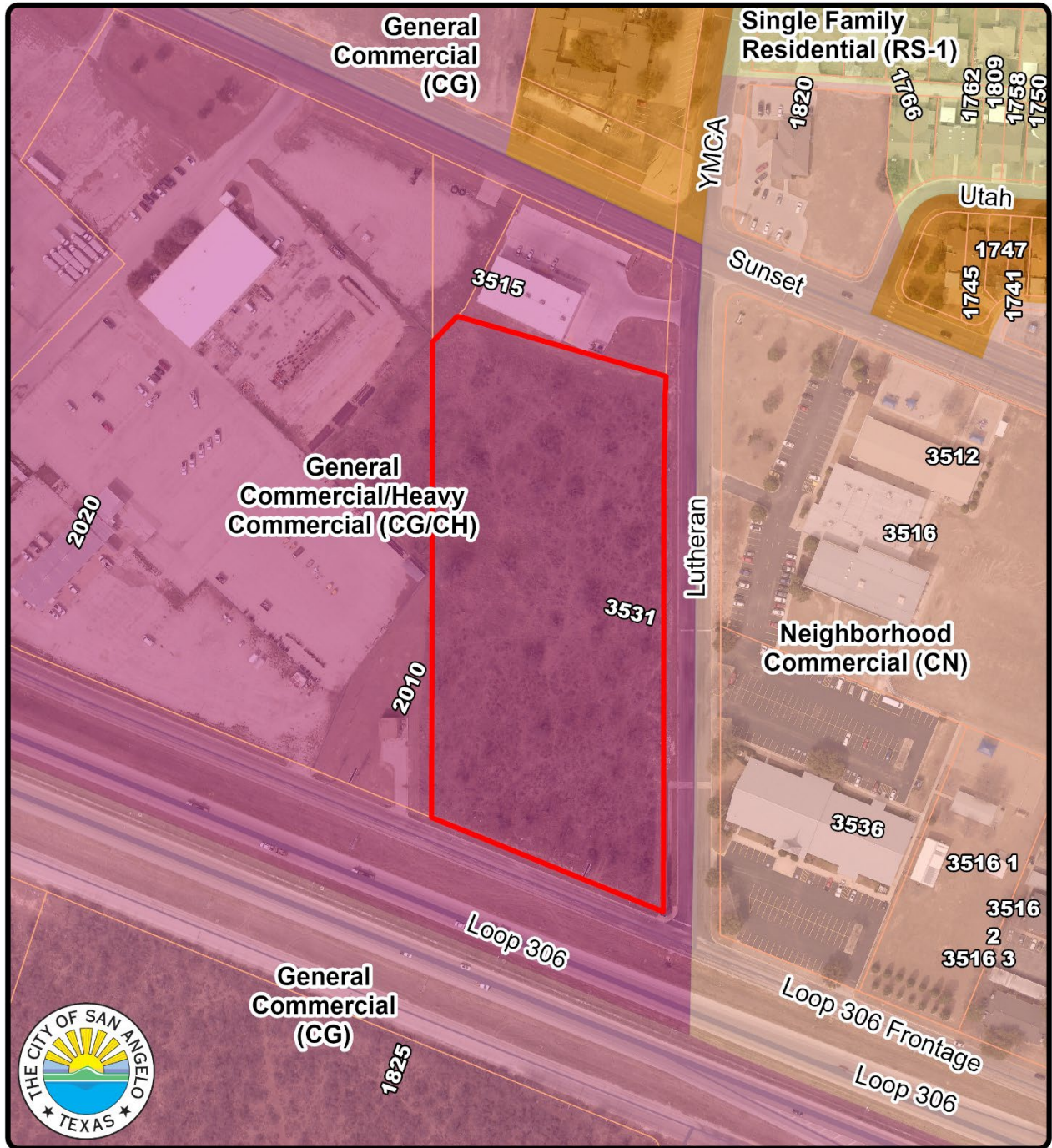


Aerial Map
CU25-22: 3531 Lutheran Way
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



Zoning Map
CU25-22: 3531 Lutheran Way

Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

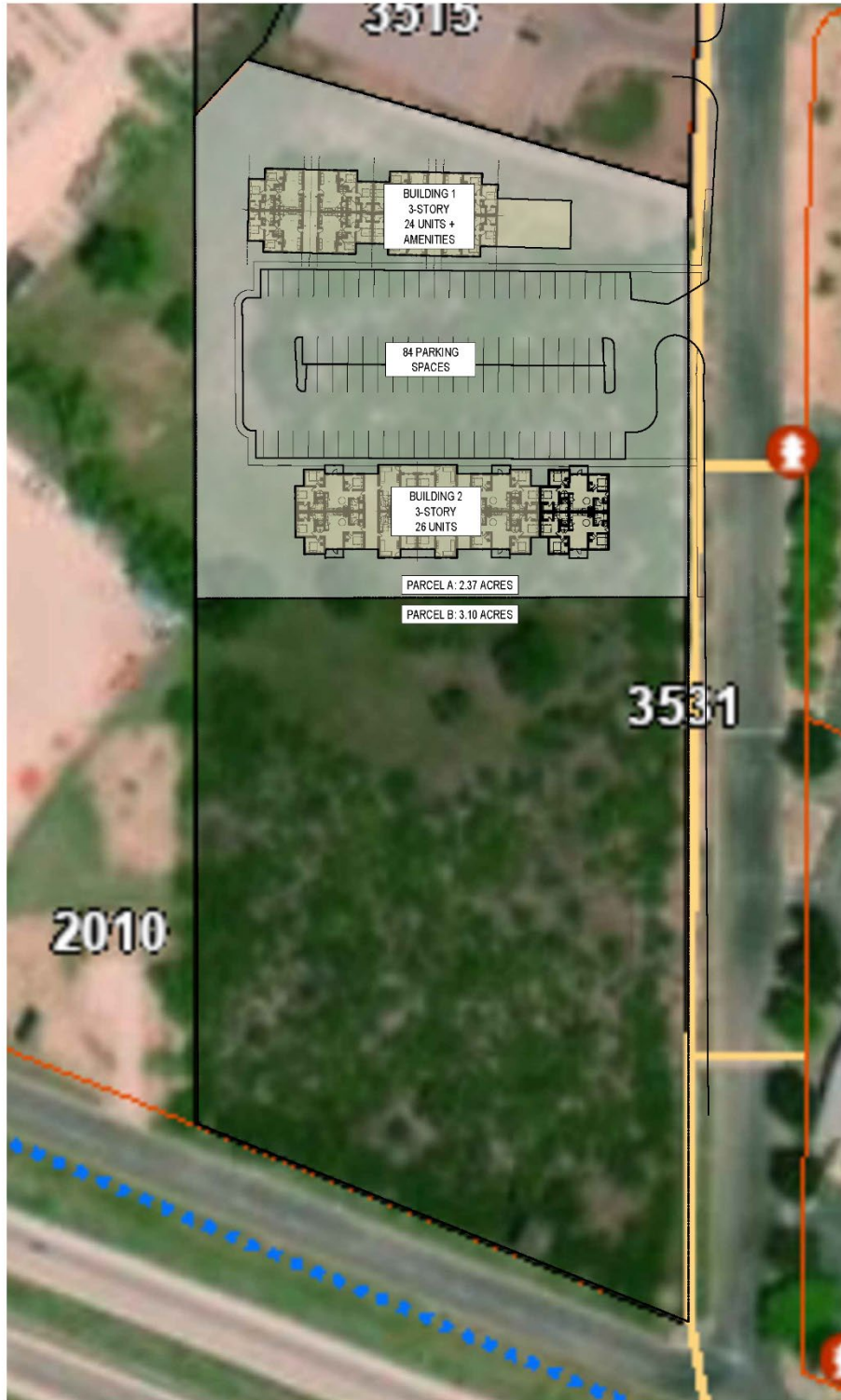
Subject Property: 

Scale:  0 0.01 0.03 0.05 0.08 0.1 Miles



Photos of Site and Surrounding Area







The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



EVANGELICAL LUTHER TRINITY CONGREGA
3536 LUTHERAN WAY
SAN ANGELO, TX 76904-1400

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU25-22

01/08/2026

WHEN: Monday, January 26, 2025, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, 72 W College Ave

CONCERNING: A request for a Conditional Use in the General/Heavy Commercial (CG/CH) zoning district located at 3531 Lutheran Way, San Angelo, Tom Green County, Texas.

REASON: The construction of a new high-rise multifamily apartment complex.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you have questions about these proceedings, please contact the planning department at telephone number 325-657-4210 or by email address planning@sanangelo.gov.

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

CASE #: CU25-22: 3531 Lutheran Way

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

Name: EVANGELICAL LUTHER TRINITY CONGREGA
Address: 3516 LUTHERAN WAY

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

Email: planning@sanangelo.gov

I am in favor

I am opposed

Additional Comments:

Signature: _____

[Handwritten Signature]
church Properties