



Planning Commission 2/23/2026

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 23, 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

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 February 2, 2026.
- B. **FP26-02 Hagelstein Addition, Section 2 (SMD#2):** A final plat requesting approval to subdivide 4 acres of land for the development of single-family residential along Grape Creek Road and W 34th Street.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP26-01 Windmill Addition, Section 2 (SMD #4):** A request for approval of a Final Plat creating three lots over 5.384 acres within the Light Manufacturing zoning district, as well as a variance request to not construct a currently unimproved portion of street right-of-way.
2. **PP26-01 Stone Mill Preliminary Plat (SMD#4):** A request to preliminary plat 11 acres adjacent to Smith Blvd and Gregory St to create 65 residential lots in the Single-Family Residential (RS-1) zoning district.
3. **FP26-03 Stone Mill Section 1 (SMD#4):** A request to final plat 6.901 acres adjacent to Smith Boulevard in the Single-Family Residential (RS-1) zoning district, with a variance request for a dead-end street longer than 750' on Brighton Ct.

4. **FP26-04 Stone Mill Section 2 (SMD#4)**: A request to final plat 4.099 acres adjacent to Smith Boulevard in the Single-Family Residential (RS-1) zoning district, with a partial variance request for a 36' road width along Sophia Street.

B. Rezoning and Comprehensive Plan Amendments

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

1. **Z26-02 1297-1309 N Bryant Blvd (SMD#4)**: A request for approval of a zone change from Light Manufacturing (ML) to General Commercial (CG) for 13 tracts over 4.971 acres generally located around 1297-1309 N Bryant Blvd.
2. **Z26-03 620 E 43rd St (SMD#2)**: A request for approval of a zone change from Single-family Residential (RS-1) to Low Rise Multifamily Residential (RM-1) for 6 lots located at and to the east of 620 E 43rd St.

C. Conditional Uses

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

1. **CU26-01 2502 W Loop 306 (SMD#5)**: A request for approval of a Conditional Use to allow household living on commercial property located at 2502 W Loop 306

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, March 16, 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 17th day of February 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.

PLANNING COMMISSION – February 23, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP26-02 Hagelstein Addition Section 2	
SYNOPSIS:			
A final plat subdividing 4 acres of land for the development of single-family residential along Grape Creek Road and W 34 th Street.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of the intersection at W 34 th Street and Grape Creek Road		Acres: 4.030, Abst: A-1868 S-0316, Survey: C SANDER, 4.0300 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #2 Joe Self Neighborhood: Riverside	Single-Family Residential (RS-1)	Neighborhood	4.030 acres
THOROUGHFARE PLAN:			
<p>Grape Creek Road – Minor Collector. The right-of-way is around 88’ wide. The current paving width is 40’ wide. Both measurements on Grape Creek Rd. are above standard. W 34th St. – Local Street. The right-of-way is around 60’ wide. The paving width is around 35’. These are also above standard.</p>			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat Hagelstein Addition Section 2 with two (2) condition and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Miguel Duran Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210 ext. 1533 Rae.lineberry@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The Final Plat encompasses the entire four-acre tract and creates 3 flag lots for lots 1-3 to access off of W 34th Street instead of Grape Creek. There is a residence and pre-existing improvements on the larger tract which is lot 1, while lots 2-6 are vacant and will presumably be used to build single-family dwellings. The proposed subdivision meets all ordinance standards, and its development towards single-family residential suits the zoning (RS-1) and Comprehensive Plan (Neighborhood).

Recommendation:

Staff recommend **APPROVAL** of the Final Plat Hagelstein Addition Section 2 with two (2) conditions and one (1) note.

Final Plat:

Condition(s):

1. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A]. If the level of improvement does not necessitate a drainage study it will be deferred by the city engineer to a later date.
2. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]

Note(s):

1. The fire department requires at least 20' in width to be maintained to access each lot. D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. Fire apparatus access roads for 150-500 feet require a 120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1. 2021 International Fire Code

Attachments:




Aerial Map
Preliminary Plat
Final Plat


Aerial Map




Aerial Map
Case FP26-02: Hagelstein Addn Sec 2
Council District: #2- Joe Self
Neighborhood: Riverside

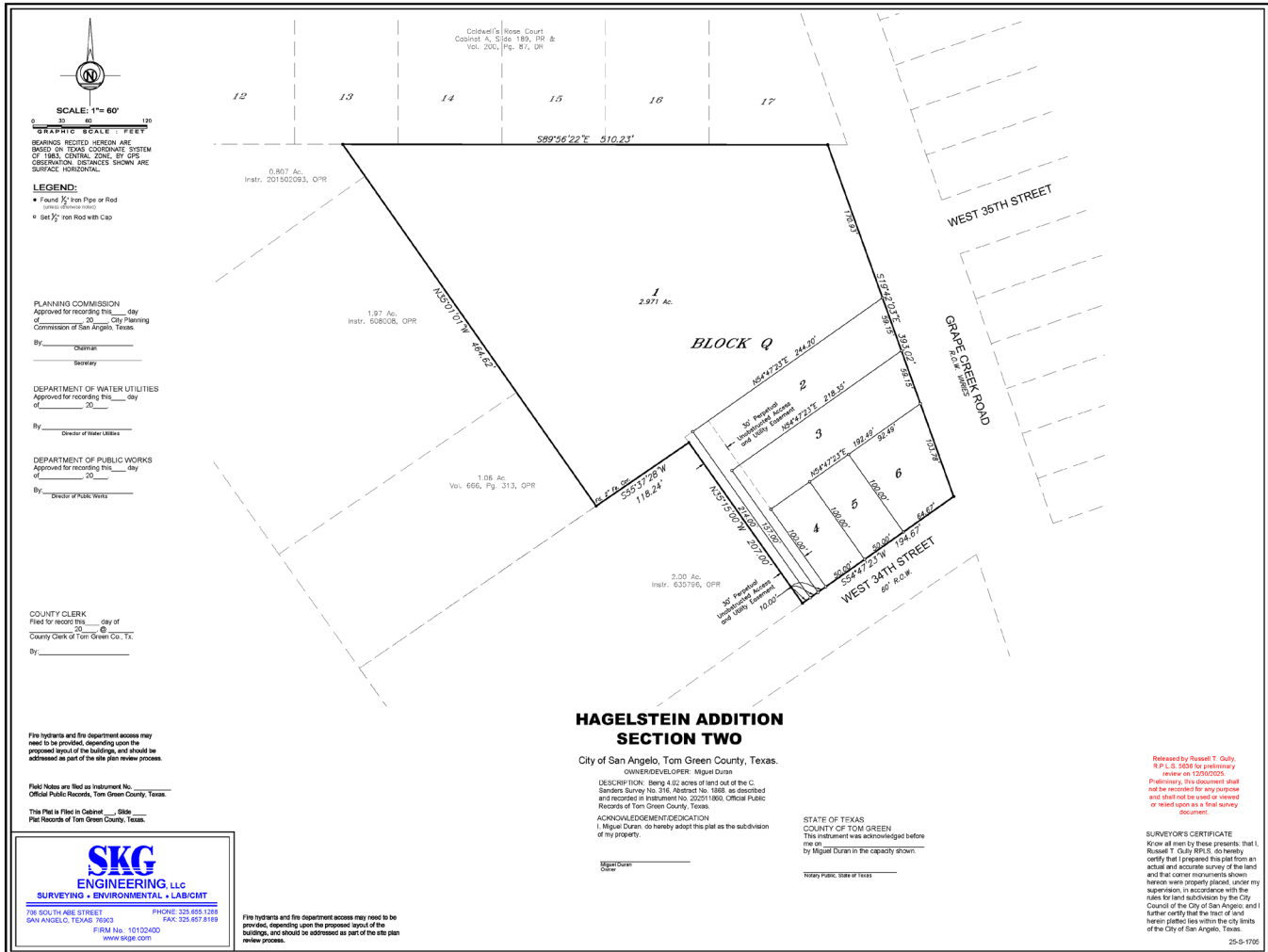
Scale: 0 0.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 





Final Plat



STAFF REPORT
PLANNING COMMISSION – February 23, 2026

APPLICATION TYPE:		CASE:	
Final Plat		FP26-01: Windmill Addition Section Two	
SYNOPSIS:			
This is a Final Plat creating three lots over 5.384 acres within the Light Manufacturing (with a current request for CG) zoning district, as well as a variance request to not construct a currently unimproved portion of street right-of-way.			
LOCATION:	LEGAL DESCRIPTION(S):		
Generally located west of the intersection of N Bryant and W 11 th	See attachment "Legal Descriptions"		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District – #4 Patrick Keely Neighborhood – Blackshear	Light Manufacturing (ML) with an accompanying zone change request for General Commercial (CG)	Commercial	5.384 acres
THOROUGHFARE PLAN:			
US Hwy 87 / N Bryant Blvd – Major Arterial - TxDOT controlled W 11 th St – Local Road - ROW of 44'-62', paving ~35', meets standards W 13 th Street – Local Road - ROW of 60', currently unconstructed (variance requested to not construct)			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of FP26-01: Windmill Addition Section Two, subject to five (5) conditions , and APPROVAL of a variance for paving on W 13 th Street.			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: Sejal Investments, LLC Petitioner: SKG Engineering		Austin Reed Senior Planner (325) 657-4210 Ext. 1550 austin.reed@sanangelo.gov	

Conformity with Comprehensive Plan and Purpose Statements:

This is a final plat for roughly 5 acres of undeveloped land which fronts between North Bryant and W 11th Street. Previously, this area was a collection of fragmented properties fronting on streets and alleys which were never constructed, but after a series of abandonments and property sales, it is being platted into 3 lots and has an accompanying zone change from Light Manufacturing (ML) to General Commercial (CG). While the two existing roads it fronts onto do not require attention, it technically borders a small portion of road right-of-way (W 13th) which was never constructed and therefore requires a variance to not construct. As this is simply an “island” of right-of-way and has no connectivity, staff support the variance.

Recommendation:

Staff recommend **APPROVAL** of FP26-01: Windmill Addition Section Two, subject to **five (5) conditions** and **APPROVAL** of a variance for paving on W 13th Street.

- 1) Prior to plat recordation, prepare and submit plans to construct West 13th Street to 40-foot wide [LDSO, Ch. 10.III.A.2] with curb and gutter. Once plans are approved, construct street widening. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO, Ch. 6] or receive approval of a variance from the Planning Commission. (variance requested)
- 2) Prior to plat recordation, provide verification of the recordation of deed(s) official abandoning the City’s claim to the entirety of the abandoned alley right-of-way(s).
- 3) 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].
- 4) 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]
- 5) 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].

Attachments:

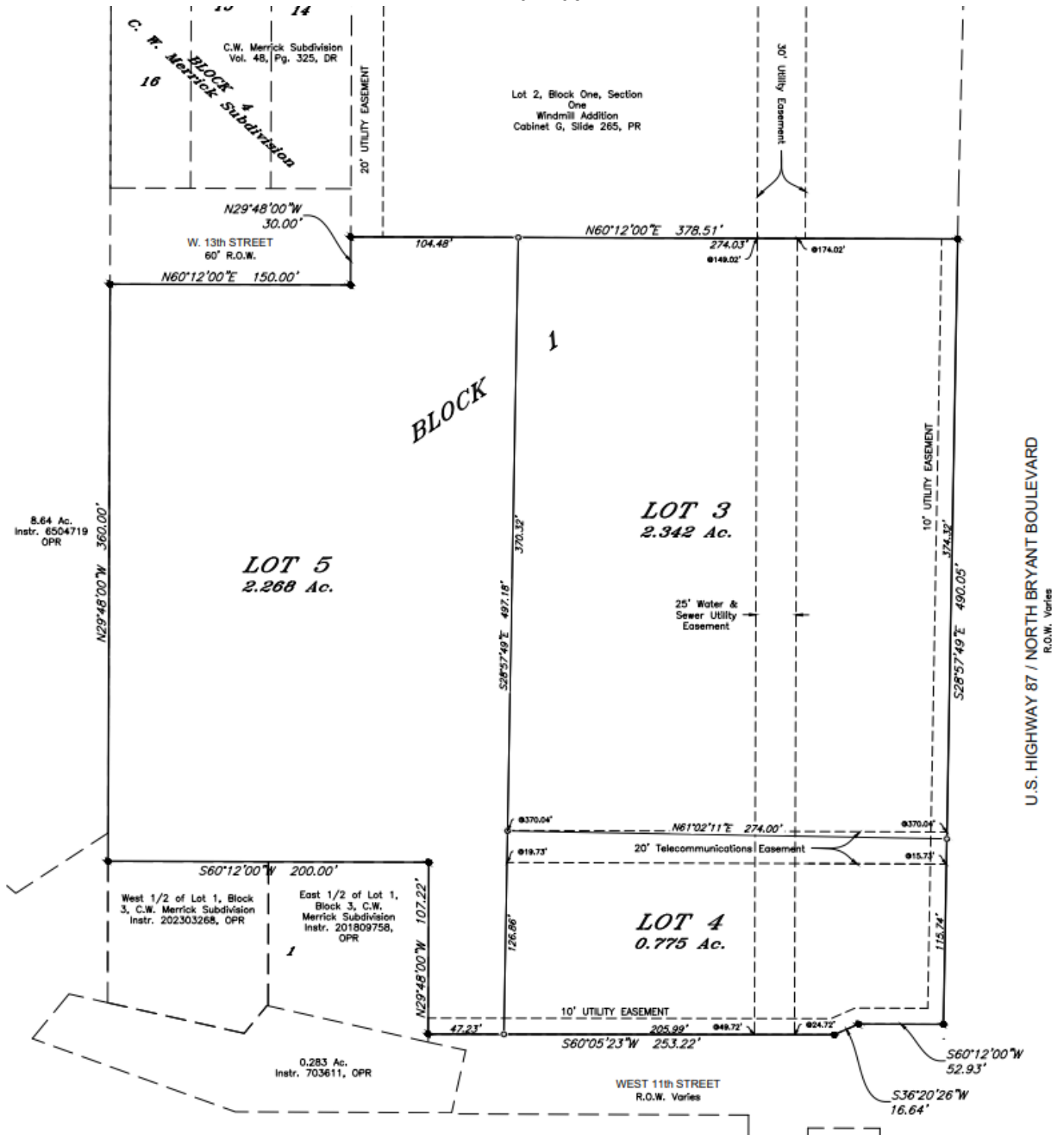
Final Plat

Zoning Map

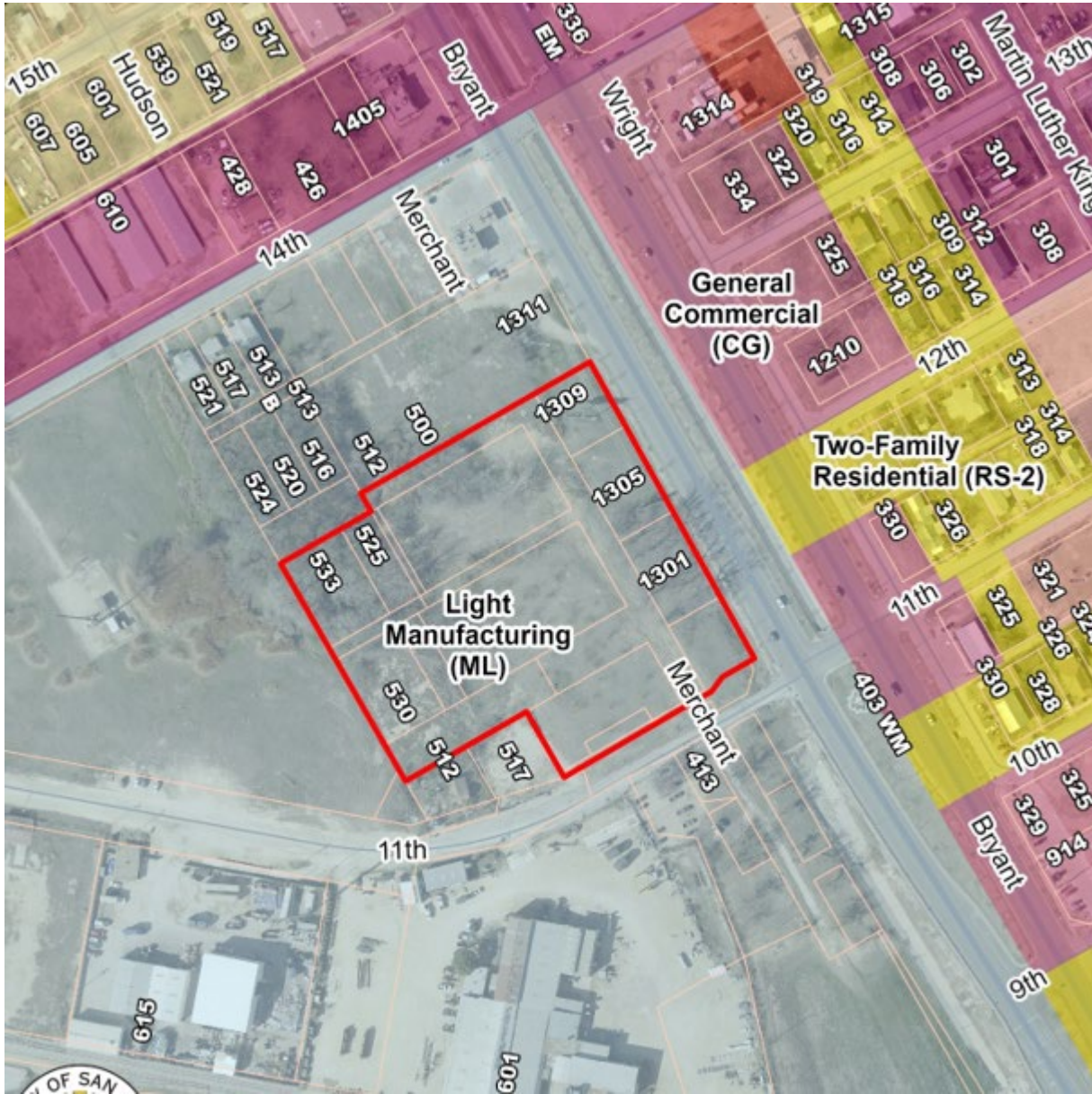
Vision Plan

Legal Descriptions

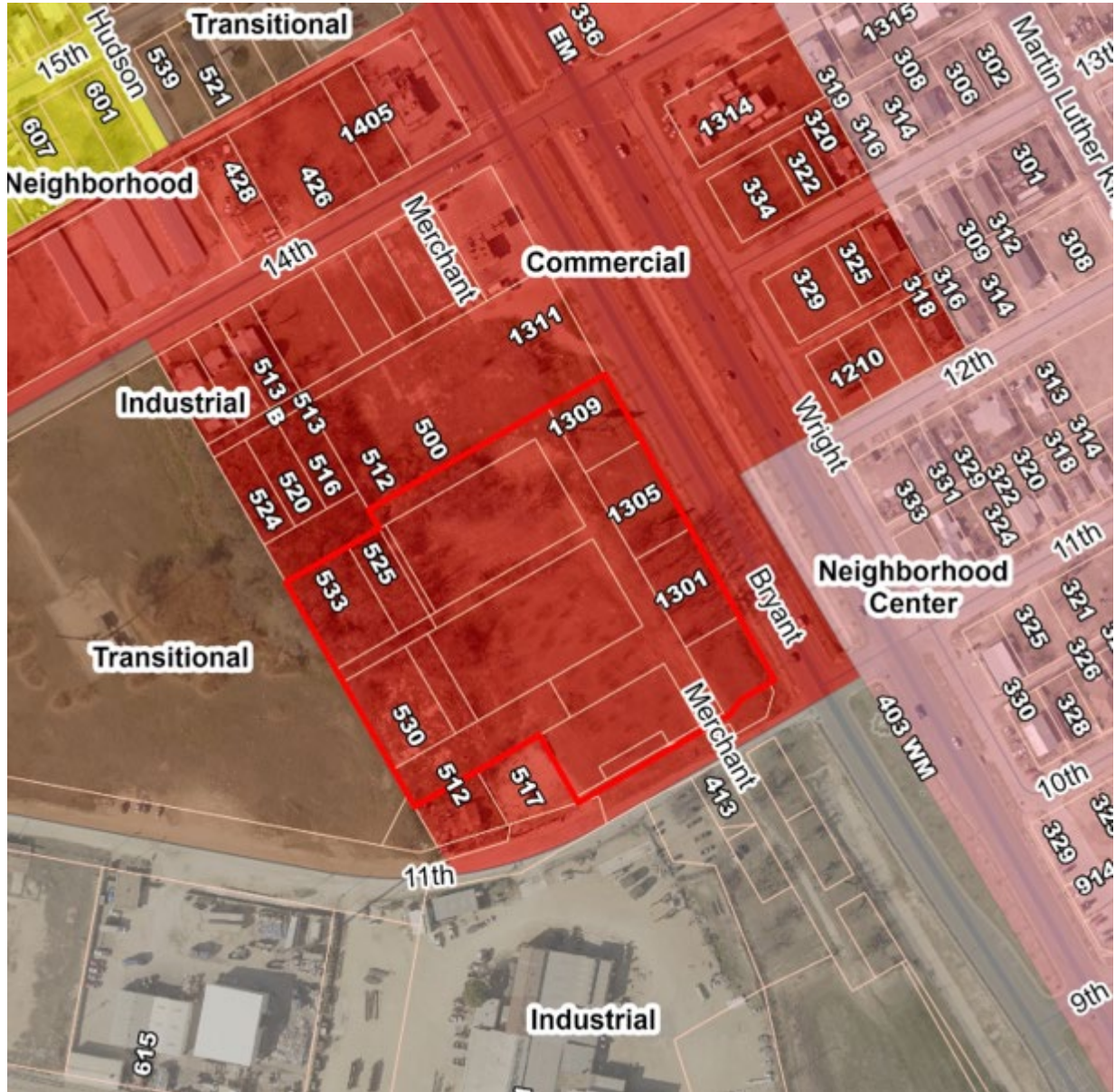
Final Plat



Zoning Map



Vision Plan



Legal Descriptions

DESCRIPTION: Being 5.384 acres of land comprised of the following tracts:

4.328 acres of land out of C.W. Merrick Subdivision, Blocks 2, 3, and 4, City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 48, Page 325, Deed Records of Tom Green County, Texas and out of Pulliam & Johnson Subdivision of Acre Lots 3, 4, 5, and 6 according to the plat recorded in Volume 26, Pages 321, Deed Records of Tom Green County, Texas, described and recorded in Instrument Number 202510897, Official Public Records of Tom Green County, Texas;

Lots 1 and 2, Block 2, Merrick's Subdivision of a part of 10-acre Lot No. 10/19, Pulliam & Johnson Subdivision, described and recorded in Instrument Number 202506527, Official Public Records of Tom Green County, Texas;

Lots 15 and 16, Block 2, Merrick's Subdivision of a part of 10-acre Lot No. 10/19, Pulliam & Johnson Subdivision, described and recorded in Instrument Number 202506604, Official Public Records of Tom Green County, Texas;

Closed and abandoned alley north of West 12th Street from the west line of Block 2, C.W. Merrick Subdivision, East 150 feet according to quitclaim deed recorded in Instrument Number _____, Official Public Records of Tom Green County, Texas;

Closed and abandoned West 12th Street from the west line of Blocks 2 and 3, C.W. Merrick Subdivision, East 250 feet according to quitclaim deed recorded in Instrument Number _____, Official Public Records of Tom Green County, Texas.

**PLANNING COMMISSION – February 23rd, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP26-01, FP26-03, & FP26-04: Stone Mill Addition	
SYNOPSIS:			
A request to preliminary plat 11.000 acres adjacent to Smith Blvd and Gregory St to create 65 residential lots in the Single-Family Residential (RS-1) zoning district, which encompasses one final plat over 6.901 acres across 40 lots (Section 1) and another final plat over 4.099 acres across 25 lots (Section 2), with a partial variance request for 36' paving width and no curb and gutter along Sophia Street and a variance request to the length of a dead-end street on Brighton Court.			
LOCATION:		LEGAL DESCRIPTION:	
Area immediately west of Smith Blvd, south of the intersection of Smith and Gregory Drive.		Abst: A-0344 S-0327, Survey: F HEINEMANN - 11.000 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District – #4 Patrick Keely Neighborhood – Paulann	RS-1	Neighborhood	11.000 acres
THOROUGHFARE PLAN:			
Smith Blvd: Major Collector – 80' ROW, 36' width, meets existing standard			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat subject to three (3) conditions and one (1) note, APPROVAL of the Final Plat for Section 1 subject to eight (8) conditions, APPROVAL of the Final Plat for Section 2 subject to eight (8) conditions, PARTIAL APPROVAL of a partial variance for paving width with denial of curb and gutter along Sophia Street, and APPROVAL of a variance for length of a dead-end street on Brighton Court.			
PROPERTY OWNER/PETITIONER:			
Owner: Sierra Vista Construction LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

Conformity with Comprehensive Plan and Purpose Statements:

The Applicant intends to plat one large tax parcel into 65 lots and two local roads for affordable single-family residential development. This plat is accompanied by an administrative variance to allow 45ft wide lots in lieu of the required 50ft, for lots 2-4 and 21-32 in Block 2 and lots 2-11 in Block 3. The intent of the owner is to expand development to the larger tax parcel to the southwest, currently zoned as Office Commercial (CO). Temporary turnarounds shall be installed at the end of Brighton Court and Sophia Street in accordance with city standards. Having been recently rezoned and amended in 2023, this development conforms with the existing vision plan at this address. In order to promote affordability, the Applicant has requested a variance to decrease the paving width on Sophia Street, a local road, to 36ft without sidewalk in lieu of the required 40ft. Additionally, the applicant has submitted a variance request to allow a dead-end street of over 1,000ft instead of the maximum 750ft. Staff believes that this plat conforms to comprehensive plan statements by continuing residential development within the Paulann neighborhood.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat subject to three (3) conditions and one (1) note, **APPROVAL** of the Final Plat for Section 1 subject to eight (8) conditions, **APPROVAL** of a variance for a dead-end street longer than 750' on Brighton Court, **APPROVAL** of the Final Plat for Section 2 subject to eight (8) conditions, and **APPROVAL** of a partial variance for 36' paving with no curb and gutter on Sophia Street.

Preliminary plat conditions:

1. _____ Prior to final 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].
2. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Brighton Court, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.
3. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Sophia Street, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

Preliminary plat notes:

1. Brighton Court shows 910.09' in length. Appendix D of the 2021 International Fire Code, Table D103.4, states that fire department apparatus access over 750' requires special approval.

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

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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, prepare and submit plans for approval, illustrating the proposed installation of a water 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].
5. _____ **[VARIANCE REQUESTED]** Prior to plat recordation, submit a revised plat removing the existing temporary turnarounds, illustrating Right-of-Way connecting Brighton Court to Sophia Street in its place [LDSO Ch.9.III.C.2]. An alternative is to reduce the length of Brighton Court to be less than 750'.
6. _____ Prior to plat recordation, prepare and submit plans for construction of Brighton Court, a local road, meeting standard paving width of 40' or, alternatively, 36' with a 4' sidewalk along one side [LDSO Ch.10.III.A.2].
7. _____ 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]
8. _____ Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.
9. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Brighton Court, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

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].

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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].
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5. _____ Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. [2021 International Fire Code, Section 507.5, and Appendix D]
6. _____ **[VARIANCE REQUESTED]** Prior to plat recordation, prepare and submit plans for construction of Sophia Street, a local road, meeting standard paving width of 40' or, alternatively, 36' with a 4' sidewalk along one side [LDSO Ch.10.III.A.2].
7. _____ Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.
8. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Sophia Street, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

Attachments:

Preliminary Plat

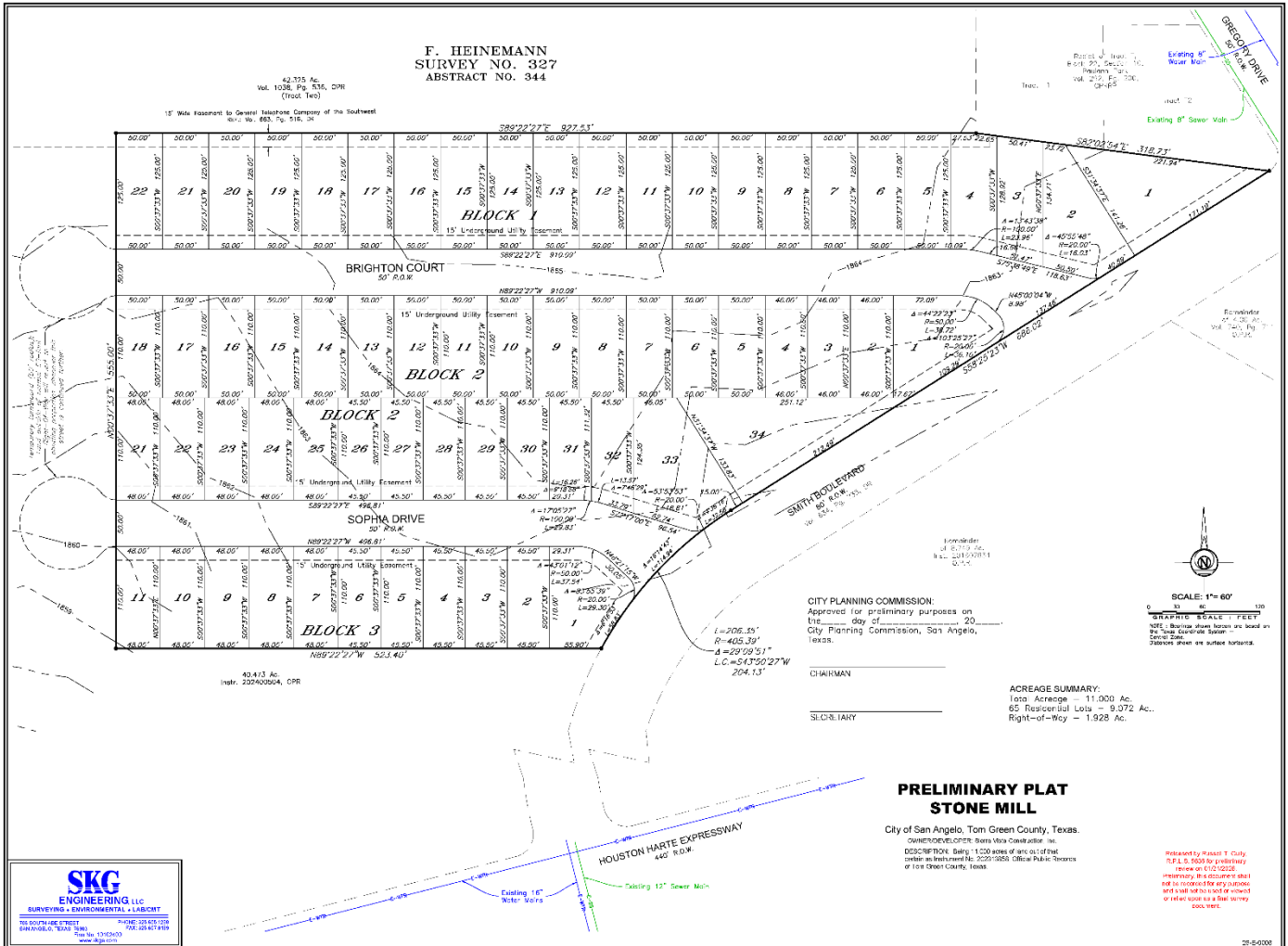
Final Plat Section 1

Final Plat Section 2

Zoning Map

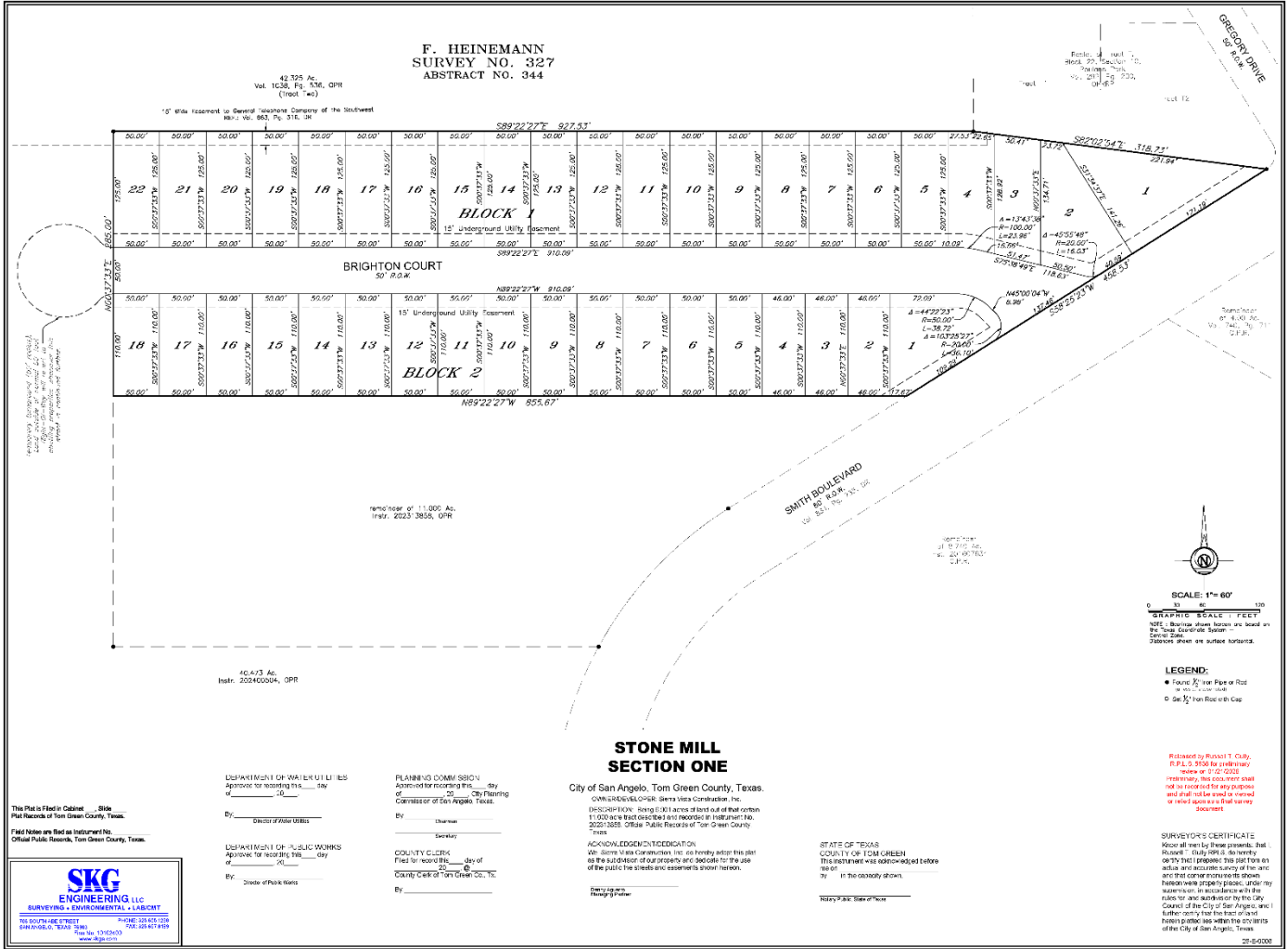
Vision Map

Preliminary Plat

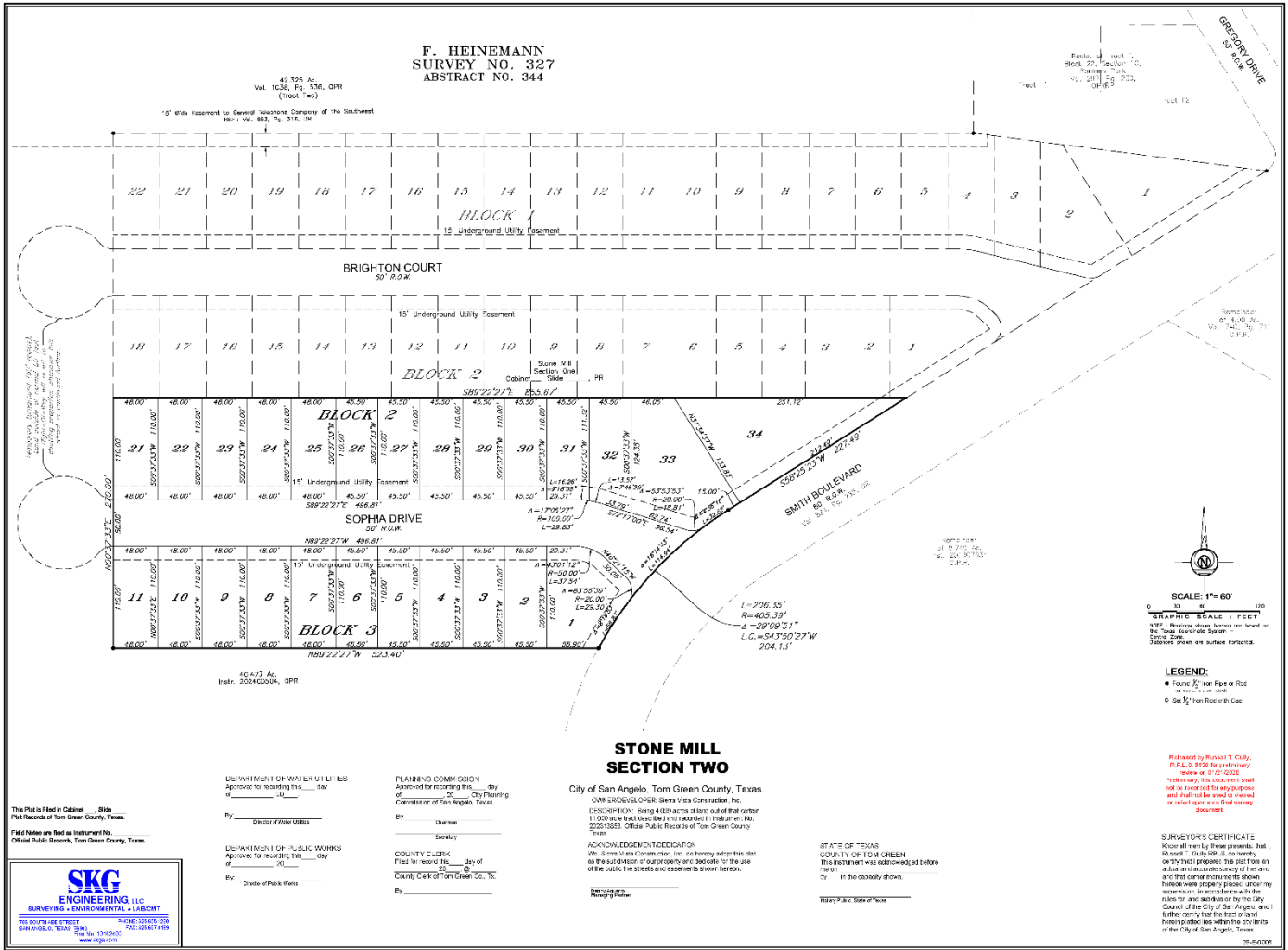


SKG ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LABORATORY
 7600 PRIME DRIVE SUITE 3000 SAN ANGELO, TEXAS 76901
 TEL: 325-353-1228 FAX: 325-353-1228
 WWW.SKGENG.COM

Section 1 Final Plat



Section 2 Final Plat



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

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

SKG ENGINEERING LLC
 SURVEYING & ENVIRONMENTAL LABORATORY
 316 SOUTH WISE STREET
 SAN ANGELO, TEXAS 76901
 Phone: 325-425-1298
 Fax: 325-425-8398
 www.skg.com

DEPARTMENT OF WATER UTILITIES
 Approve for recording this _____ day of _____, 2026.

By: _____
 Director of Public Utilities

DEPARTMENT OF PUBLIC WORKS
 Approve for recording this _____ day of _____, 2026.

By: _____
 Director of Public Works

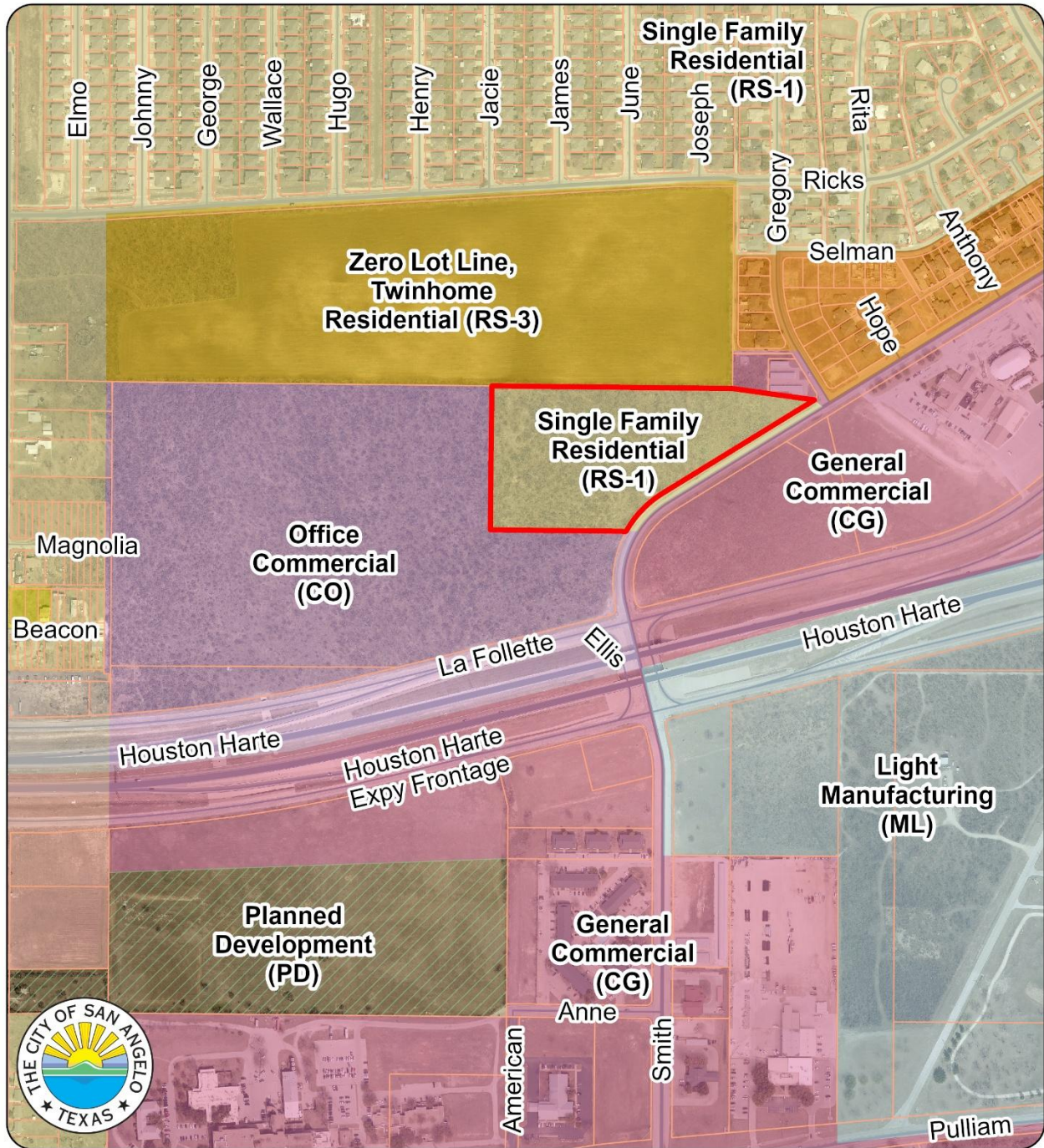
PLANNING COMMISSION
 Approve for recording this _____ day of _____, 2026.

By: _____
 City Planning Commissioner of San Angelo, Texas.

COUNTY CLERK
 Filed for recording this _____ day of _____, 2026.

By: _____
 County Clerk of Tom Green Co., TX.

Zoning Map



Zoning Map

PP26-01, FP26-03, FP26-04: Stone Mill

Council District: #4 - Patrick Keely

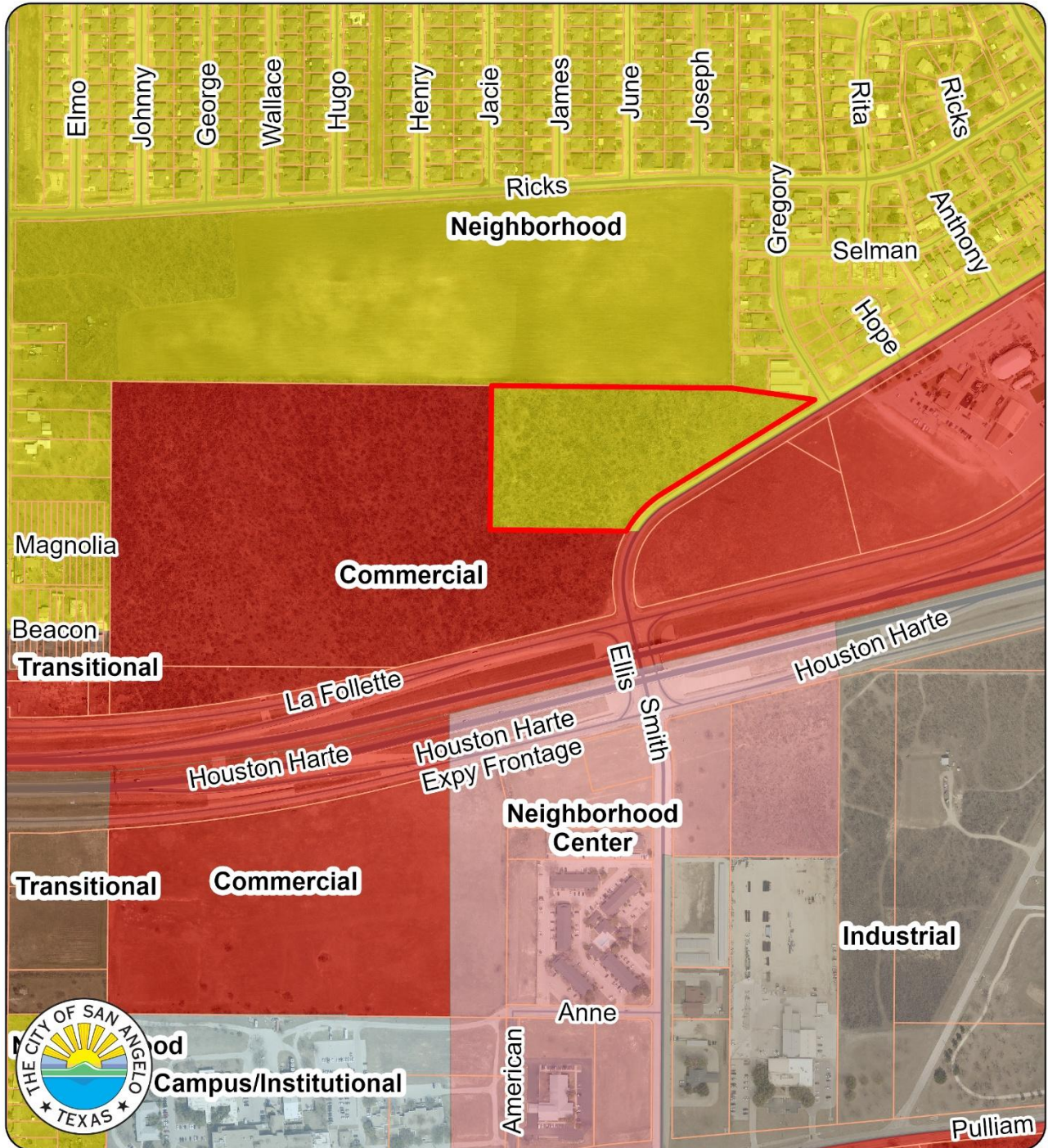
Neighborhood: Paulann

Subject Property: ▬

Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles



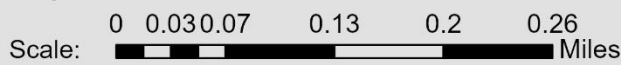
Vision Map



Vision Map
PP26-01, FP26-03, FP26-04: Stone Mill

Council District: #4 - Patrick Keely
 Neighborhood: Paulann

Subject Property: —



PLANNING COMMISSION – February 23rd, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP26-01, FP26-03, & FP26-04: Stone Mill Addition	
SYNOPSIS:			
A request to preliminary plat 11.000 acres adjacent to Smith Blvd and Gregory St to create 65 residential lots in the Single-Family Residential (RS-1) zoning district, which encompasses one final plat over 6.901 acres across 40 lots (Section 1) and another final plat over 4.099 acres across 25 lots (Section 2), with a partial variance request for 36' paving width and no curb and gutter along Sophia Street and a variance request to the length of a dead-end street on Brighton Court.			
LOCATION:		LEGAL DESCRIPTION:	
Area immediately west of Smith Blvd, south of the intersection of Smith and Gregory Drive.		Abst: A-0344 S-0327, Survey: F HEINEMANN - 11.000 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District – #4 Patrick Keely Neighborhood – Paulann	RS-1	Neighborhood	11.000 acres
THOROUGHFARE PLAN:			
Smith Blvd: Major Collector – 80' ROW, 36' width, meets existing standard			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat subject to three (3) conditions and one (1) note, APPROVAL of the Final Plat for Section 1 subject to eight (8) conditions, APPROVAL of the Final Plat for Section 2 subject to eight (8) conditions, PARTIAL APPROVAL of a partial variance for paving width with denial of curb and gutter along Sophia Street, and APPROVAL of a variance for length of a dead-end street on Brighton Court.			
PROPERTY OWNER/PETITIONER:			
Owner: Sierra Vista Construction LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

Conformity with Comprehensive Plan and Purpose Statements:

The Applicant intends to plat one large tax parcel into 65 lots and two local roads for affordable single-family residential development. This plat is accompanied by an administrative variance to allow 45ft wide lots in lieu of the required 50ft, for lots 2-4 and 21-32 in Block 2 and lots 2-11 in Block 3. The intent of the owner is to expand development to the larger tax parcel to the southwest, currently zoned as Office Commercial (CO). Temporary turnarounds shall be installed at the end of Brighton Court and Sophia Street in accordance with city standards. Having been recently rezoned and amended in 2023, this development conforms with the existing vision plan at this address. In order to promote affordability, the Applicant has requested a variance to decrease the paving width on Sophia Street, a local road, to 36ft without sidewalk in lieu of the required 40ft. Additionally, the applicant has submitted a variance request to allow a dead-end street of over 1,000ft instead of the maximum 750ft. Staff believes that this plat conforms to comprehensive plan statements by continuing residential development within the Paulann neighborhood.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat subject to three (3) conditions and one (1) note, **APPROVAL** of the Final Plat for Section 1 subject to eight (8) conditions, **APPROVAL** of a variance for a dead-end street longer than 750' on Brighton Court, **APPROVAL** of the Final Plat for Section 2 subject to eight (8) conditions, and **APPROVAL** of a partial variance for 36' paving with no curb and gutter on Sophia Street.

Preliminary plat conditions:

1. _____ Prior to final 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].
2. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Brighton Court, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.
3. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Sophia Street, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

Preliminary plat notes:

1. Brighton Court shows 910.09' in length. Appendix D of the 2021 International Fire Code, Table D103.4, states that fire department apparatus access over 750' requires special approval.

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

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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, prepare and submit plans for approval, illustrating the proposed installation of a water 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].
5. _____ **[VARIANCE REQUESTED]** Prior to plat recordation, submit a revised plat removing the existing temporary turnarounds, illustrating Right-of-Way connecting Brighton Court to Sophia Street in its place [LDSO Ch.9.III.C.2]. An alternative is to reduce the length of Brighton Court to be less than 750’.
6. _____ Prior to plat recordation, prepare and submit plans for construction of Brighton Court, a local road, meeting standard paving width of 40’ or, alternatively, 36’ with a 4’ sidewalk along one side [LDSO Ch.10.III.A.2].
7. _____ 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]
8. _____ Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition’s Sections 1 and 2.
9. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Brighton Court, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

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].

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. [2021 International Fire Code, Section 507.5, and Appendix D]
6. _____ **[VARIANCE REQUESTED]** Prior to plat recordation, prepare and submit plans for construction of Sophia Street, a local road, meeting standard paving width of 40' or, alternatively, 36' with a 4' sidewalk along one side [LDSO Ch.10.III.A.2].
7. _____ Prior to plat recordation, receive approval of the accompanying Preliminary Plat for the Day Addition's Sections 1 and 2.
8. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Sophia Street, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.

Attachments:

Preliminary Plat

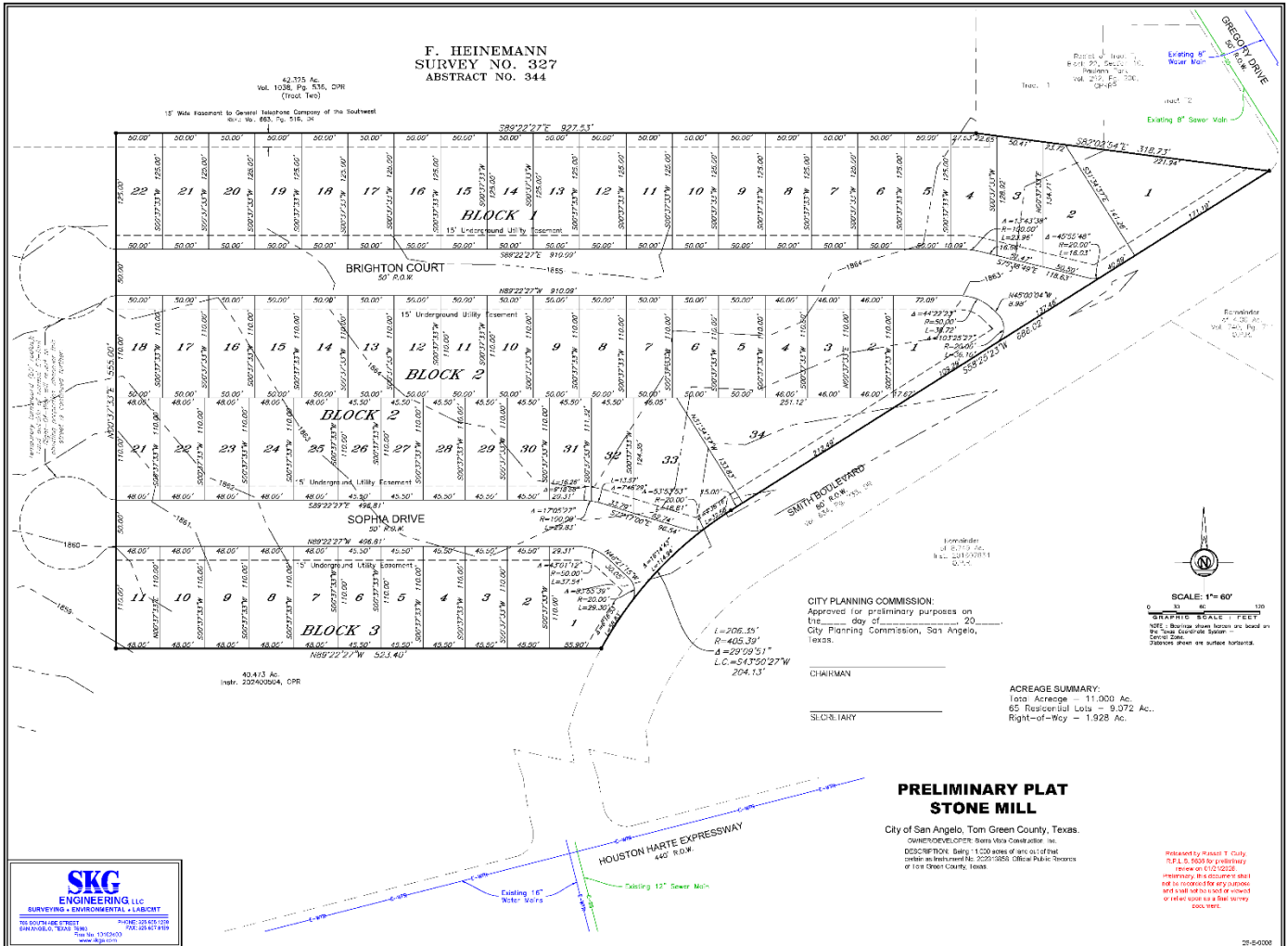
Final Plat Section 1

Final Plat Section 2

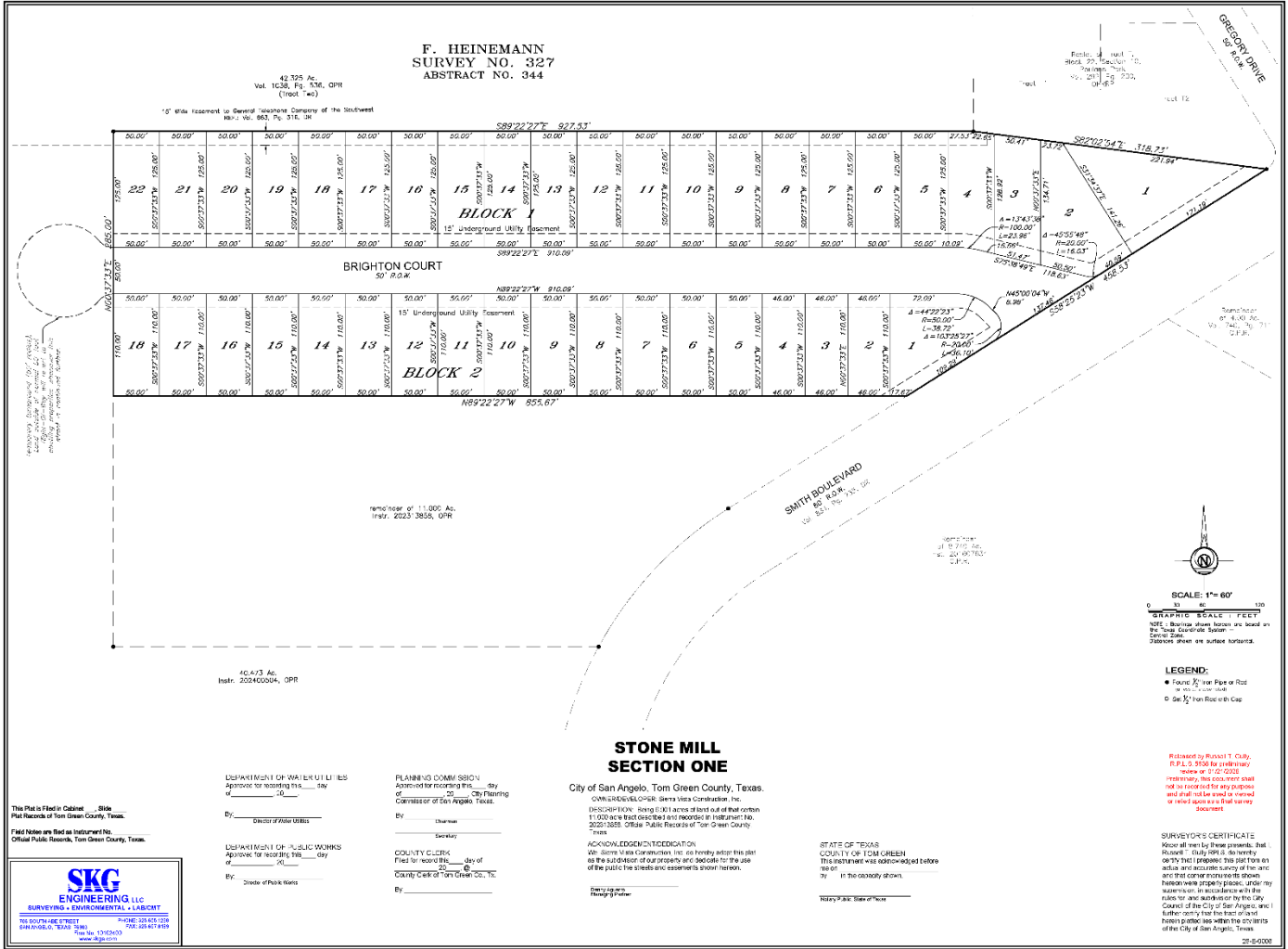
Zoning Map

Vision Map

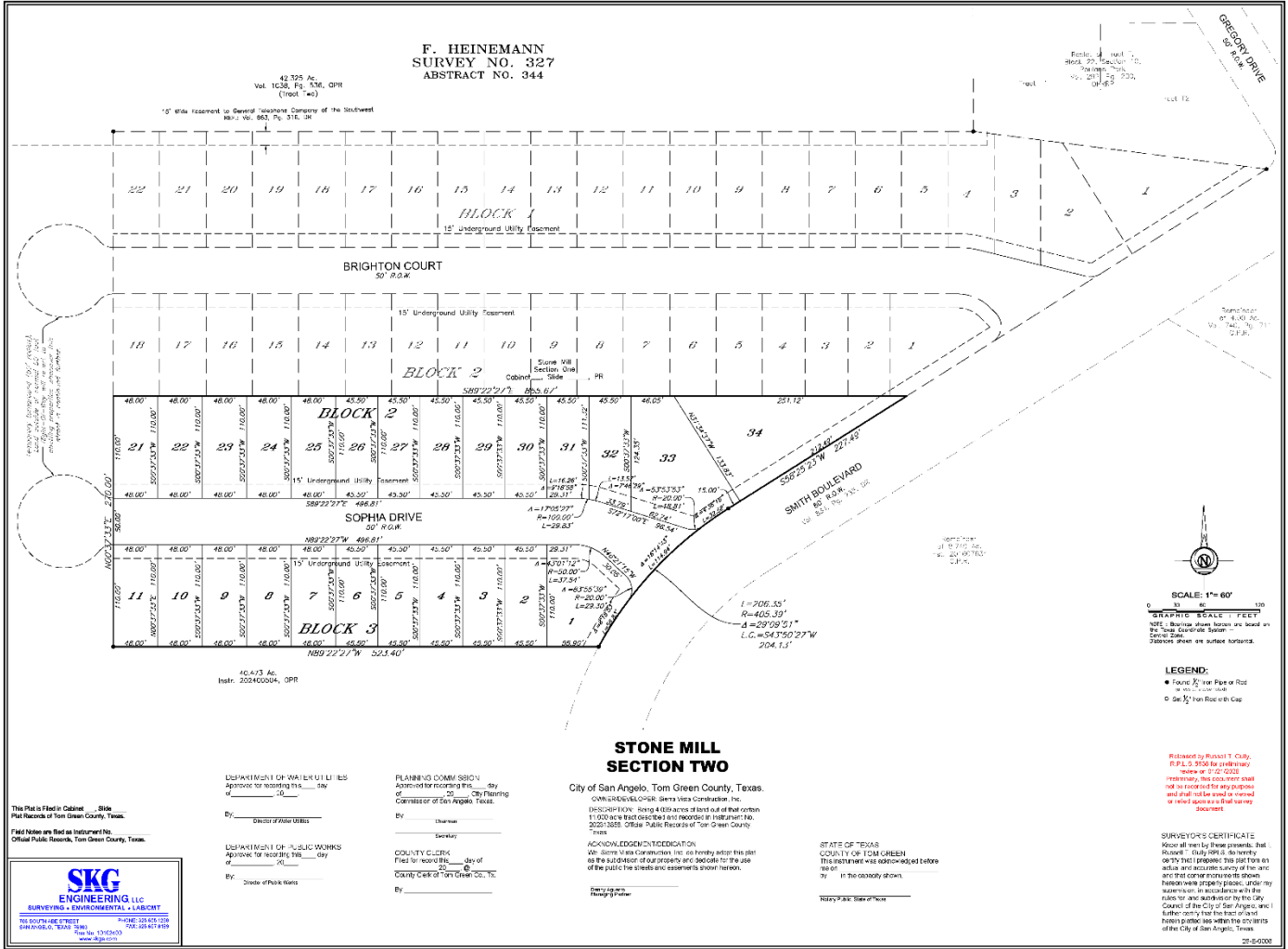
Preliminary Plat



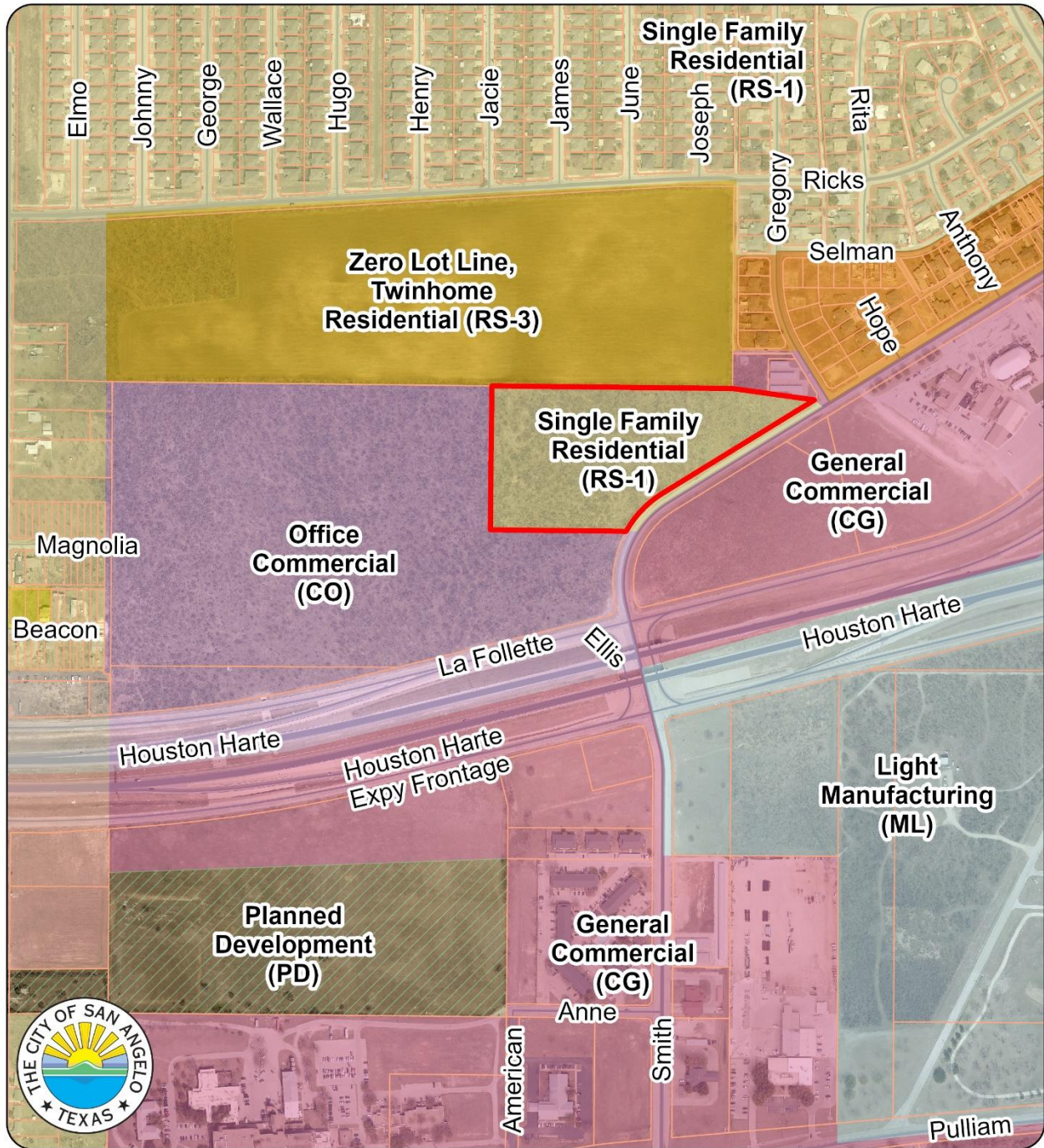
Section 1 Final Plat



Section 2 Final Plat



Zoning Map



Zoning Map

PP26-01, FP26-03, FP26-04: Stone Mill

Council District: #4 - Patrick Keely

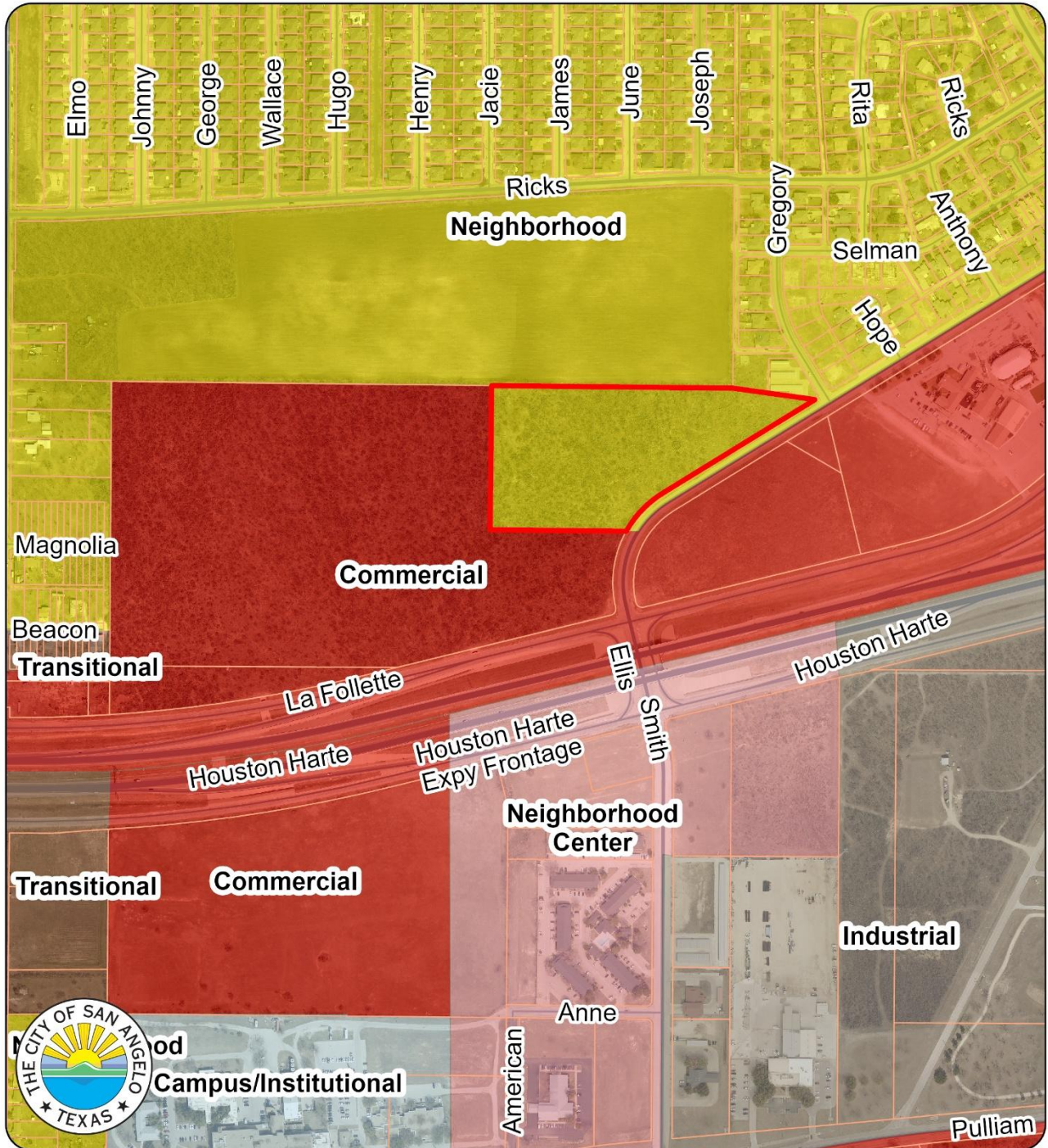
Neighborhood: Paulann

Subject Property: ▬


Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles




Vision Map



Vision Map
PP26-01, FP26-03, FP26-04: Stone Mill
 Council District: #4 - Patrick Keely
 Neighborhood: Paulann

Subject Property: 

Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles

N 

**PLANNING COMMISSION – February 23rd, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		PP26-01, FP26-03, & FP26-04: Stone Mill Addition	
SYNOPSIS:			
A request to preliminary plat 11.000 acres adjacent to Smith Blvd and Gregory St to create 65 residential lots in the Single-Family Residential (RS-1) zoning district, which encompasses one final plat over 6.901 acres across 40 lots (Section 1) and another final plat over 4.099 acres across 25 lots (Section 2), with a partial variance request for 36' paving width and no curb and gutter along Sophia Street and a variance request to the length of a dead-end street on Brighton Court.			
LOCATION:		LEGAL DESCRIPTION:	
Area immediately west of Smith Blvd, south of the intersection of Smith and Gregory Drive.		Abst: A-0344 S-0327, Survey: F HEINEMANN - 11.000 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District – #4 Patrick Keely Neighborhood – Paulann	RS-1	Neighborhood	11.000 acres
THOROUGHFARE PLAN:			
Smith Blvd: Major Collector – 80' ROW, 36' width, meets existing standard			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Preliminary Plat subject to three (3) conditions and one (1) note, APPROVAL of the Final Plat for Section 1 subject to eight (8) conditions, APPROVAL of the Final Plat for Section 2 subject to eight (8) conditions, PARTIAL APPROVAL of a partial variance for paving width with denial of curb and gutter along Sophia Street, and APPROVAL of a variance for length of a dead-end street on Brighton Court.			
PROPERTY OWNER/PETITIONER:			
Owner: Sierra Vista Construction LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 Arden.neff@sanangelo.gov			

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

Conformity with Comprehensive Plan and Purpose Statements:

The Applicant intends to plat one large tax parcel into 65 lots and two local roads for affordable single-family residential development. This plat is accompanied by an administrative variance to allow 45ft wide lots in lieu of the required 50ft, for lots 2-4 and 21-32 in Block 2 and lots 2-11 in Block 3. The intent of the owner is to expand development to the larger tax parcel to the southwest, currently zoned as Office Commercial (CO). Temporary turnarounds shall be installed at the end of Brighton Court and Sophia Street in accordance with city standards. Having been recently rezoned and amended in 2023, this development conforms with the existing vision plan at this address. In order to promote affordability, the Applicant has requested a variance to decrease the paving width on Sophia Street, a local road, to 36ft without sidewalk in lieu of the required 40ft. Additionally, the applicant has submitted a variance request to allow a dead-end street of over 1,000ft instead of the maximum 750ft. Staff believes that this plat conforms to comprehensive plan statements by continuing residential development within the Paulann neighborhood.

Recommendation:

Staff recommend **APPROVAL** of the Preliminary Plat subject to three (3) conditions and one (1) note, **APPROVAL** of the Final Plat for Section 1 subject to eight (8) conditions, **APPROVAL** of a variance for a dead-end street longer than 750' on Brighton Court, **APPROVAL** of the Final Plat for Section 2 subject to eight (8) conditions, and **APPROVAL** of a partial variance for 36' paving with no curb and gutter on Sophia Street.

Preliminary plat conditions:

1. _____ Prior to final 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].
2. _____ Prior to plat recordation, submit a revised plat with a new proposed name for Brighton Court, as one already exists within city limits. An alternative is to revise the existing preliminary plat of The Meridian, PP23-12, such that the street names become available.
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Preliminary plat notes:

1. Brighton Court shows 910.09' in length. Appendix D of the 2021 International Fire Code, Table D103.4, states that fire department apparatus access over 750' requires special approval.

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

PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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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PLANNING COMMISSION

PP26-01, FP26-03, & FP26-04: Stone Mill Addition

February 23rd, 2026

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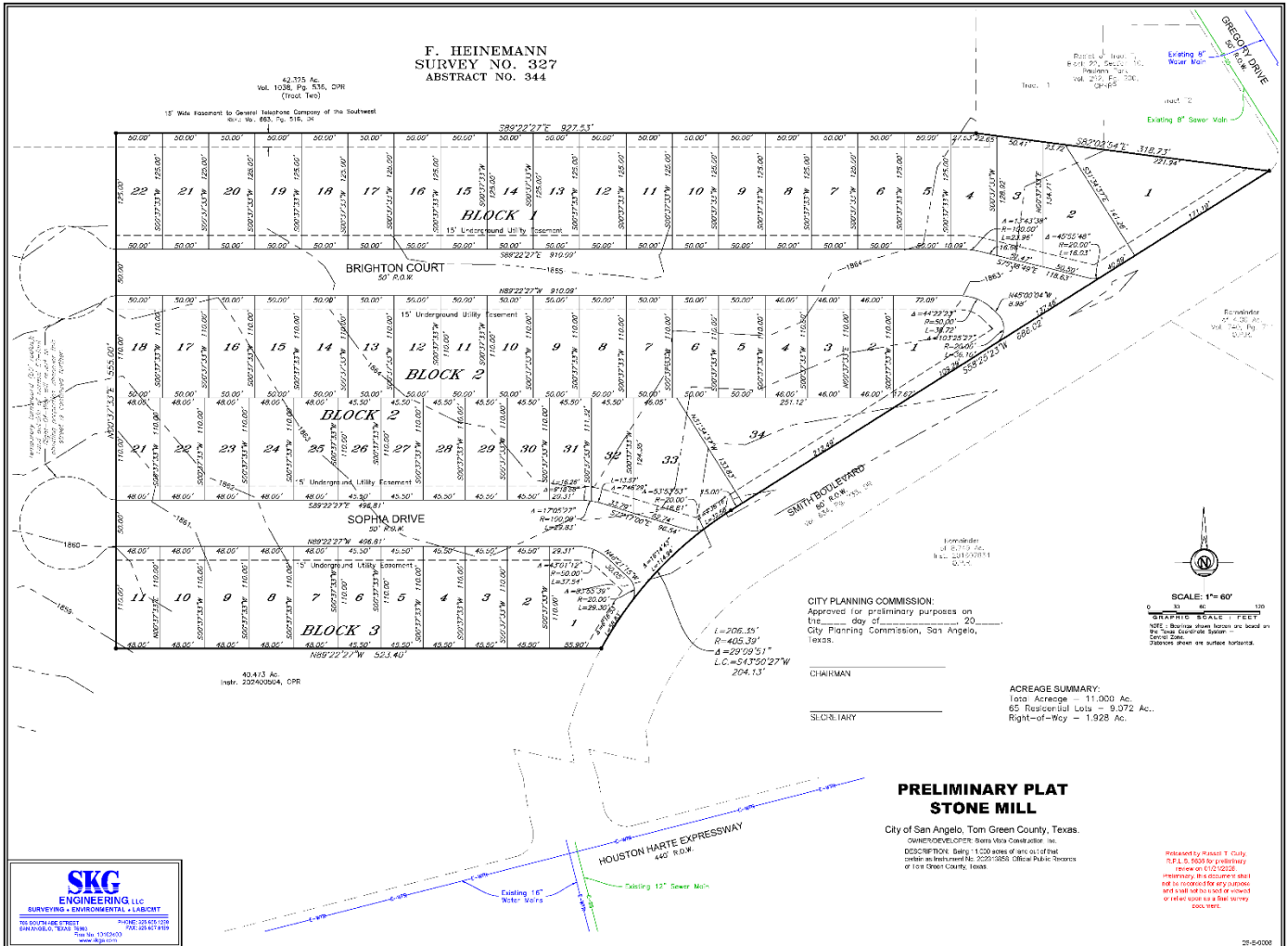
Final Plat Section 1

Final Plat Section 2

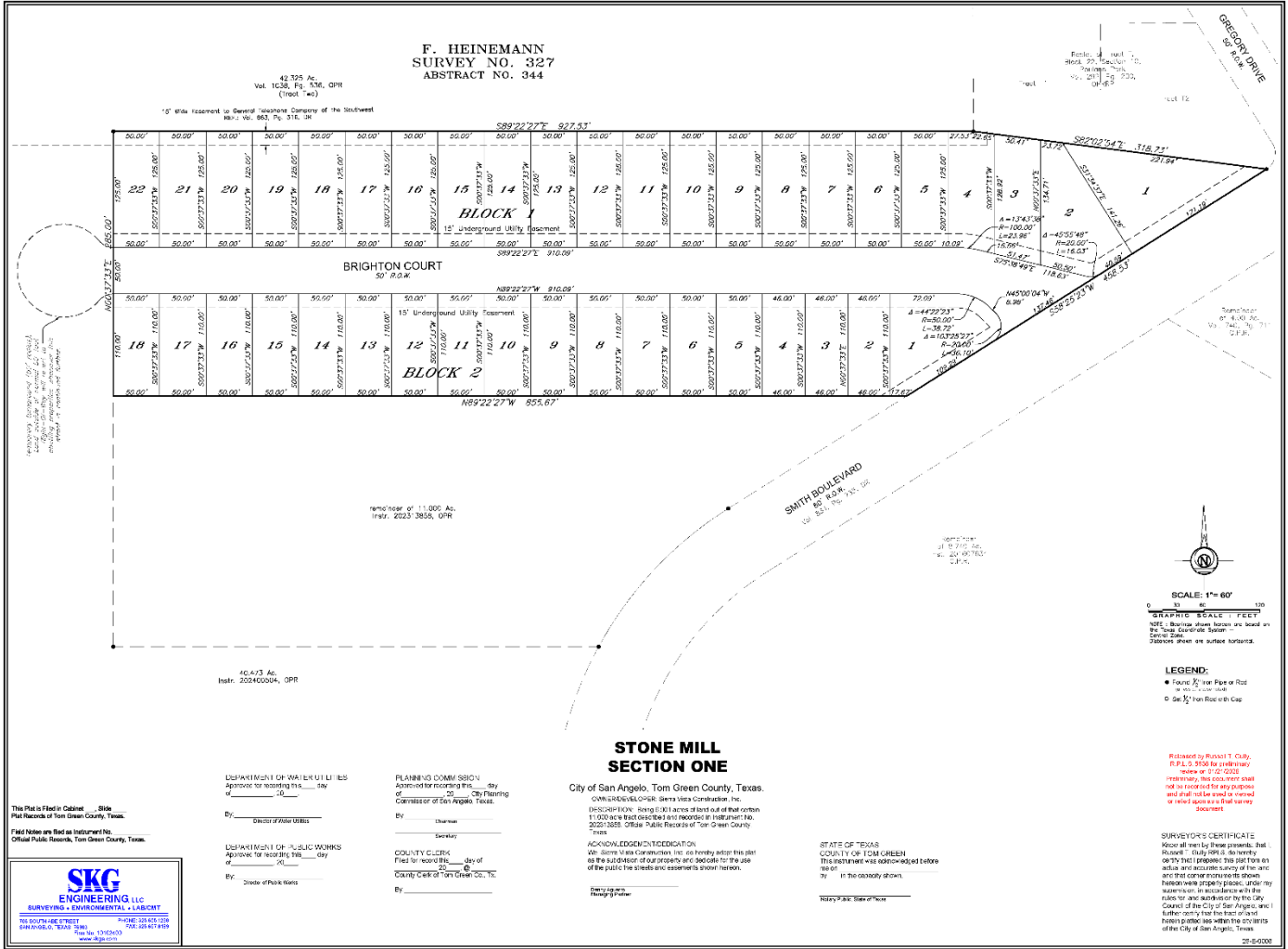
Zoning Map

Vision Map

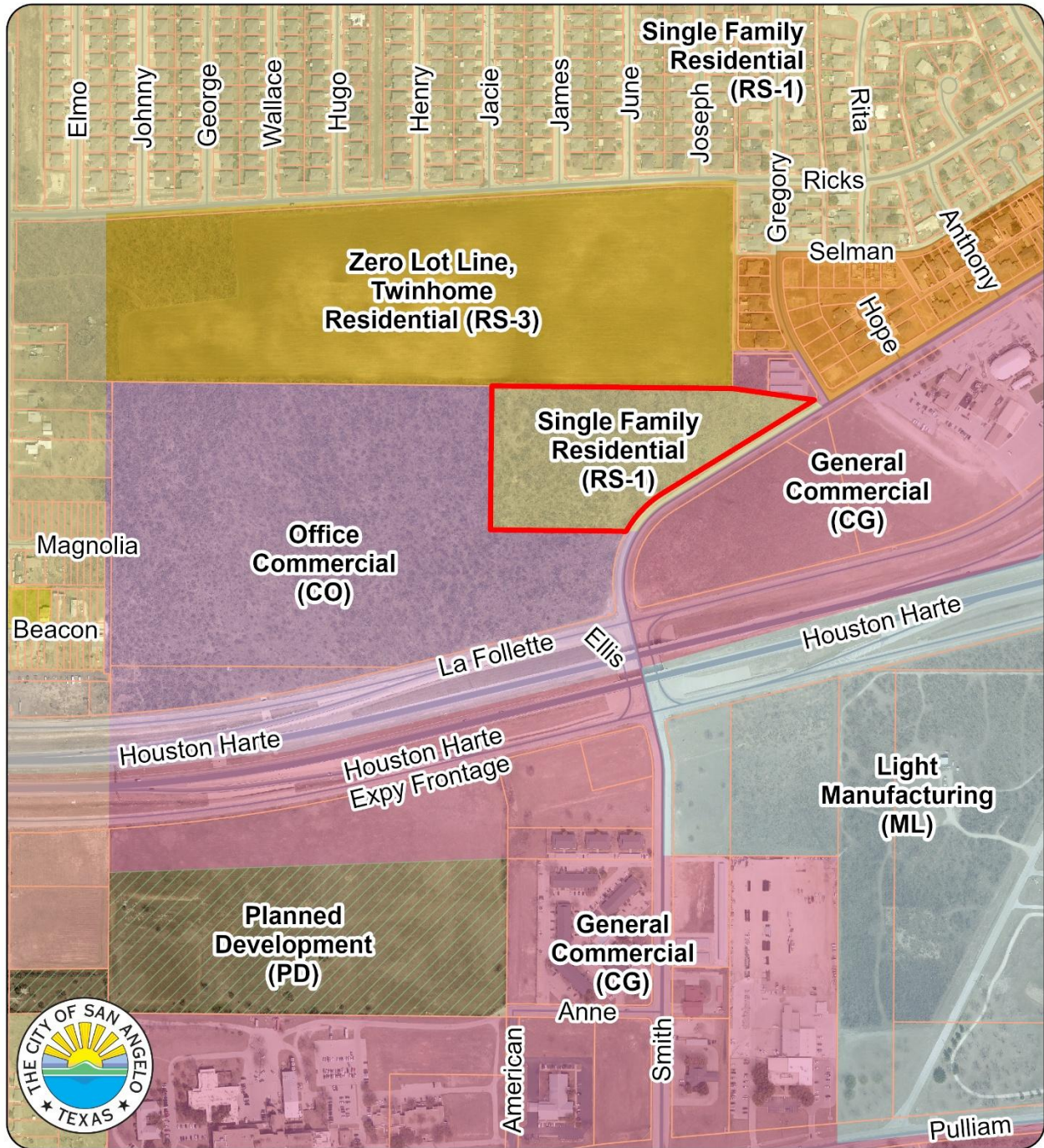
Preliminary Plat



Section 1 Final Plat



Zoning Map



Zoning Map

PP26-01, FP26-03, FP26-04: Stone Mill

Council District: #4 - Patrick Keely

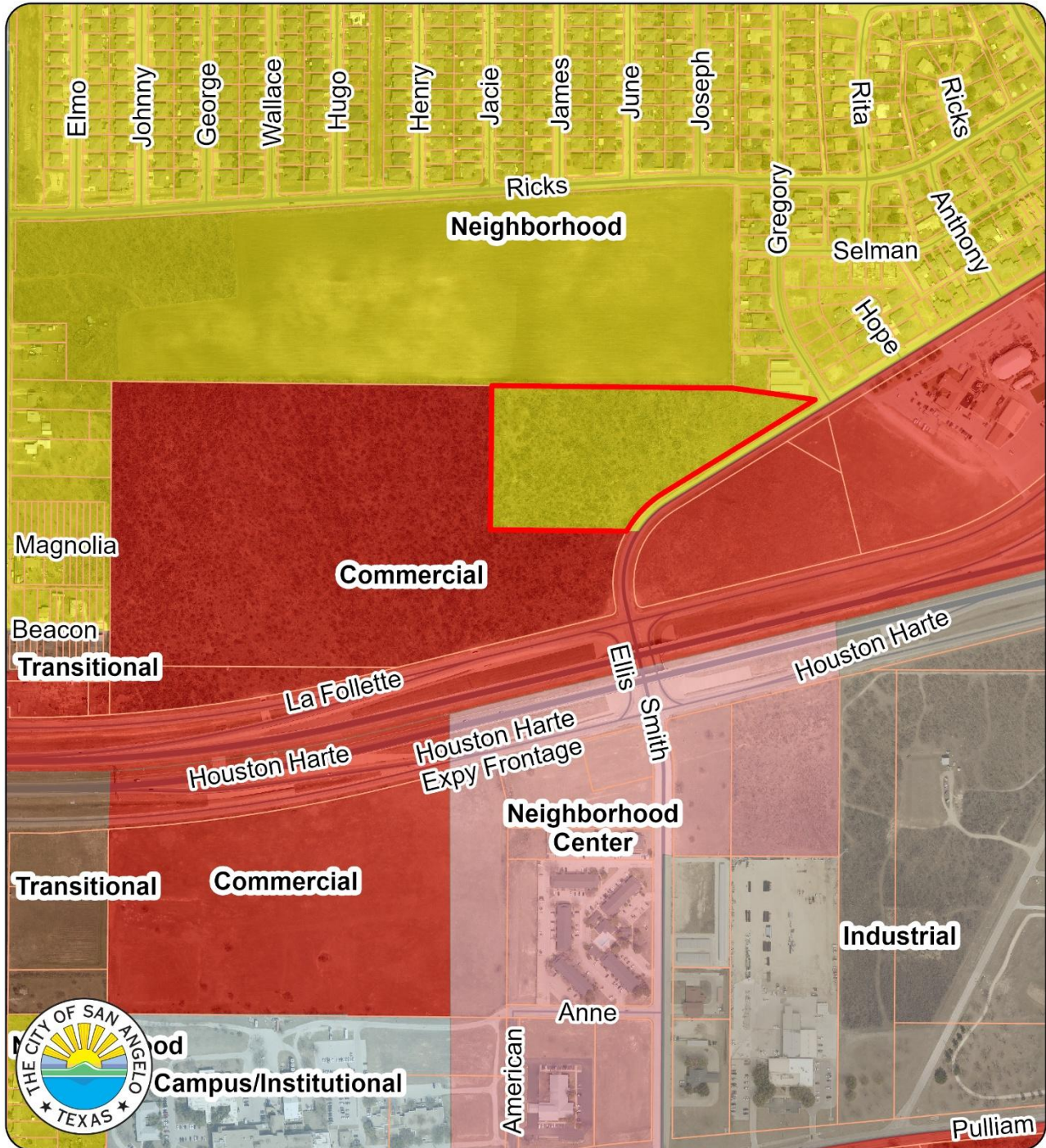
Neighborhood: Paulann

Subject Property: ▬

Scale: 0 0.03 0.07 0.13 0.2 0.26 Miles



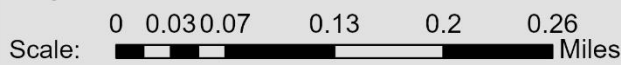
Vision Map



Vision Map
PP26-01, FP26-03, FP26-04: Stone Mill

Council District: #4 - Patrick Keely
 Neighborhood: Paulann

Subject Property: —



STAFF REPORT
PLANNING COMMISSION – February 23, 2026
City Council First Reading – March 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-02: 1297-1309 N Bryant Blvd	
SYNOPSIS:			
A request for approval of a zone change from Light Manufacturing (ML) to General Commercial (CG) for 4.971 acres of property roughly located between 1297 and 1309 North Bryant Boulevard.			
LOCATION:		LEGAL DESCRIPTION(S):	
West of the intersection of N Bryant and W 11 th St.		13 different legal descriptions which are intended to be consolidated under a subsequent plat into Lots 3, 4, and 5 of Block 1 of the Windmill Addition	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Blackshear	Current: ML Proposed: CG	Commercial	4.971 acres
THOROUGHFARE PLAN:			
N Bryant Blvd – Major Arterial W 11 th St – Local Road			
NOTIFICATIONS:			
34 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 Light Manufacturing (ML) to General Commercial (CG)			
PROPERTY OWNER/PETITIONER:			
Owner: Sejal Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change request encompasses several vacant properties over roughly 5 acres which have an accompanying replat. The resulting properties are intended to be developed for commercial purposes. The vision plan determined this area to be “Commercial”, which this request aligns with. Surrounding this property is more manufacturing and commercial zoning.

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 the request for General Commercial.
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 properties in their current and proposed shapes and sizes would be consistent with CG 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 the subject property is located along a major thoroughfare (N Bryant) and has never developed for manufacturing unlike its neighbors south of W 11th Street. The mix of existing nearby CG/CH, CH, and residential could serve a commercial development here well.
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 applicant’s plans to develop the property for commercial 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 and a drainage study may come as a result of the accompanying replat.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for commercial may be more aligned with community needs as the property never developed under ML zoning.
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.**
CG zoning at this location would result in a logical and orderly pattern of development where a commercial business would lie along a major corridor in proximity to other commercial development.

Recommendation:

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

Attachments:

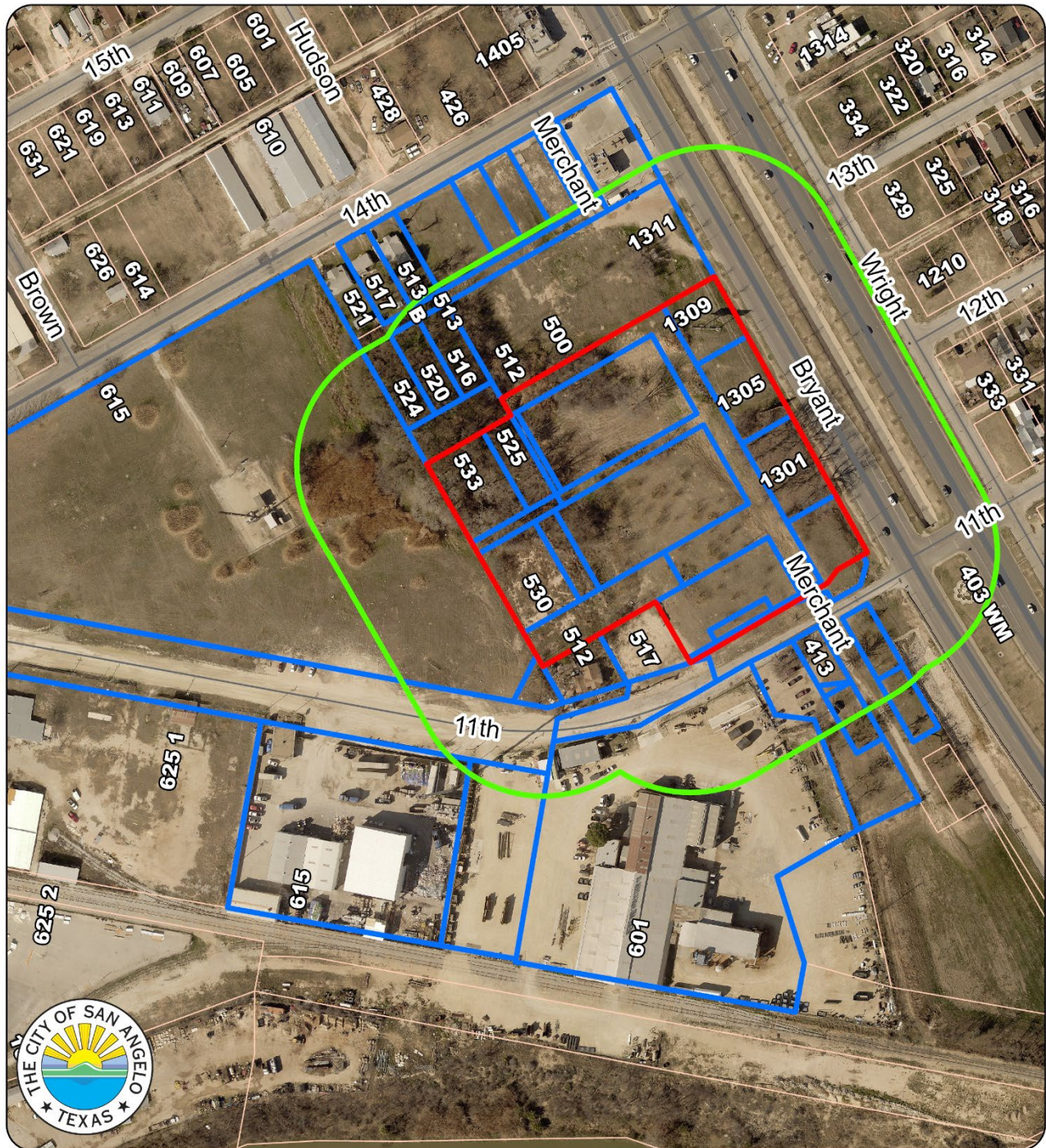
Notification Map

Aerial Map




Zoning Map

Vision Map


Notification Map



Notification Map
Z26-02: 1297 - 1309 N Bryant
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Aerial Map



Aerial Map

Z26-02: 1297 - 1309 N Bryant

Council District: #4 - Patrick Keely

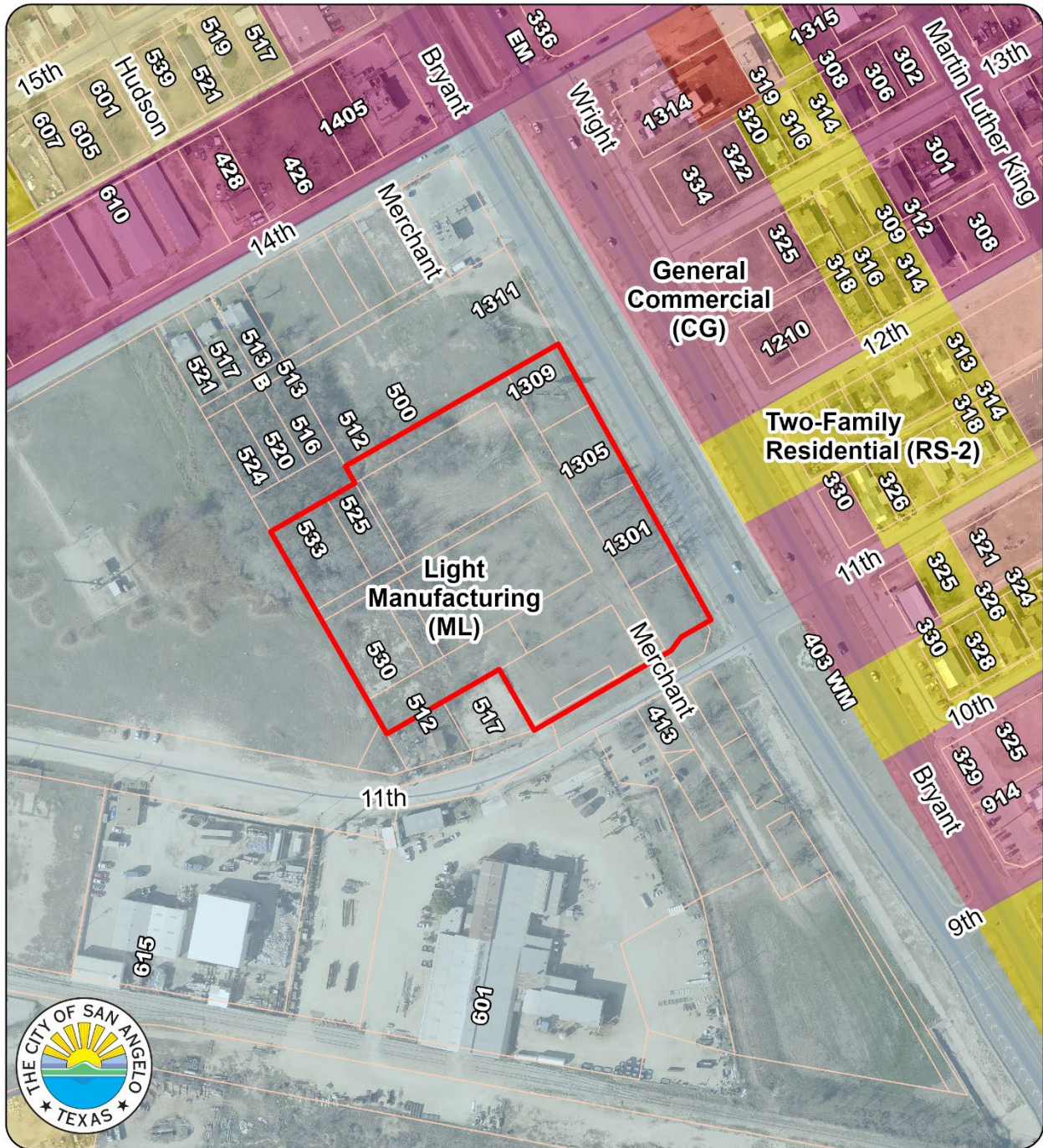
Neighborhood: Blackshear

Subject Property: 

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Zoning Map



Zoning Map

Z26-02: 1297 - 1309 N Bryant

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

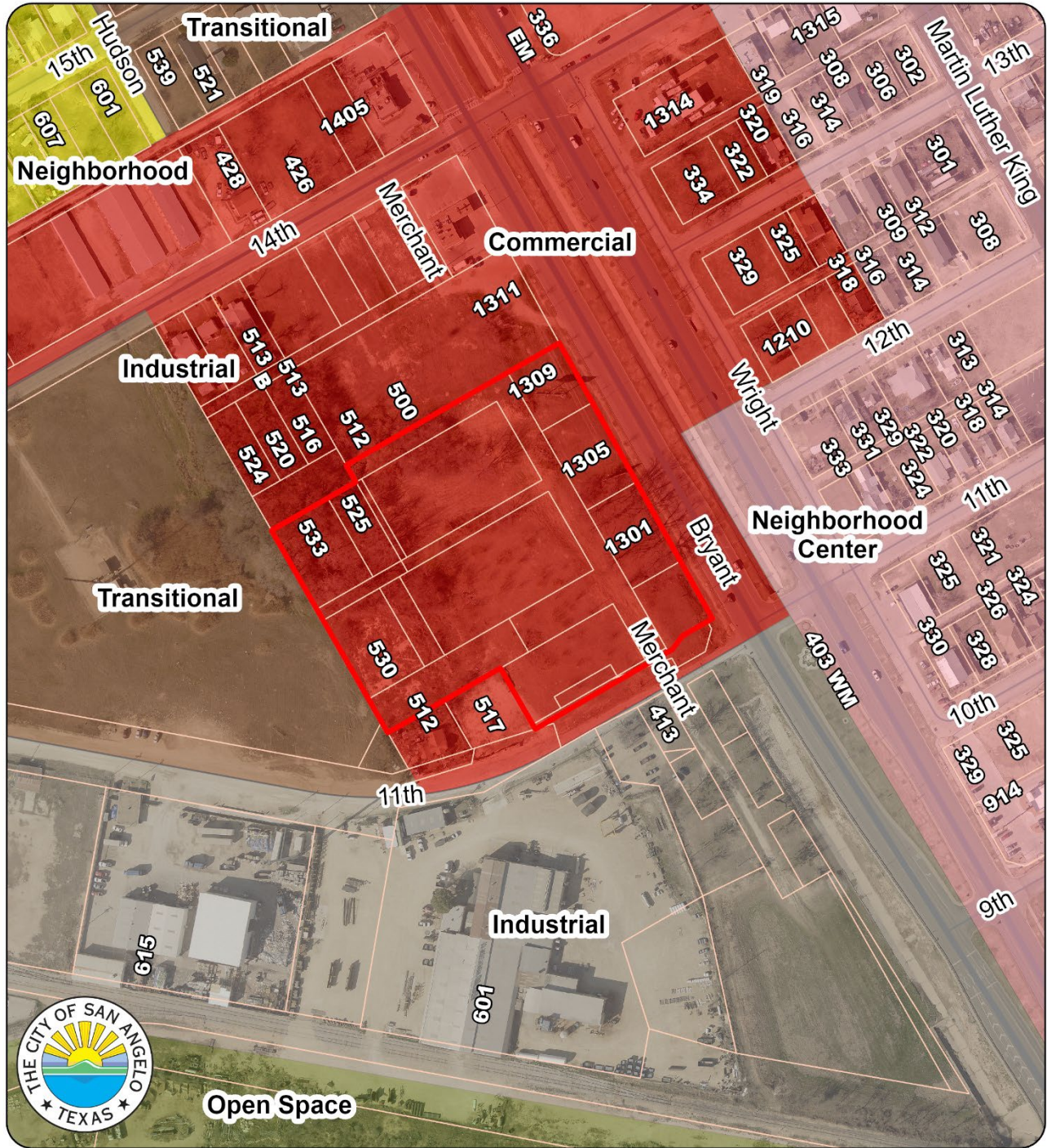
Subject Property: 

Scale:  Miles

N



Vision Plan



Vision Map
Z26-02: 1297 - 1309 N Bryant
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

STAFF REPORT
PLANNING COMMISSION – February 23, 2026
City Council First Reading – March 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-03: 620 E 43 rd St	
SYNOPSIS:			
A request for approval of a zone change from Single-family Residential (RS-1) to Low Rise Multifamily Residential (RM-1) for 6 lots located at and to the east of 620 E 43rd St.			
LOCATION:		LEGAL DESCRIPTION(S):	
Lots 11-16, located at and the lots to the east of 620 E 43rd St		Acres: 1.379, Lot: 11 THRU 16, Blk: 38, Subd: LAKEVIEW ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lakeview	Current: RS-1 Proposed: RM-1	Neighborhood	1.379 acres
THOROUGHFARE PLAN:			
E 43 rd St – Local road Bonham St – Local road			
NOTIFICATIONS:			
29 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 Single-family Residential (RS-1) to Low Rise Multifamily Residential (RM-1) for 6 lots.			
PROPERTY OWNER/PETITIONER:			
Owner: Michael Yoakum/Samantha Brooks			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change encompasses 6 lots, 4 that are currently undeveloped. The owner would like to use some of their vacant lot to develop multifamily residential. The lots are surrounded by residential with Lakeview High two blocks east. The vision plan is neighborhood and according to the new 2025 housing study, median housing is a need. These lots are also in the infill area and can receive help for building residential. Depending on what the owner would like to do, a replat may be required.

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. Neighborhood 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 does not conflict with the Zoning Ordinance as this area has been residential and is staying residential.
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 remaining residential and is within walking distance of a high school.
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 and this zoning provides options for different residential uses.
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 and offers options of different types of 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.**
RM-1 zoning at this location would result in a logical and orderly pattern of development where the lot is staying residential.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-family Residential (RS-1) to Low Rise Multifamily Residential (RM-1) for 6 lots.

Attachments:

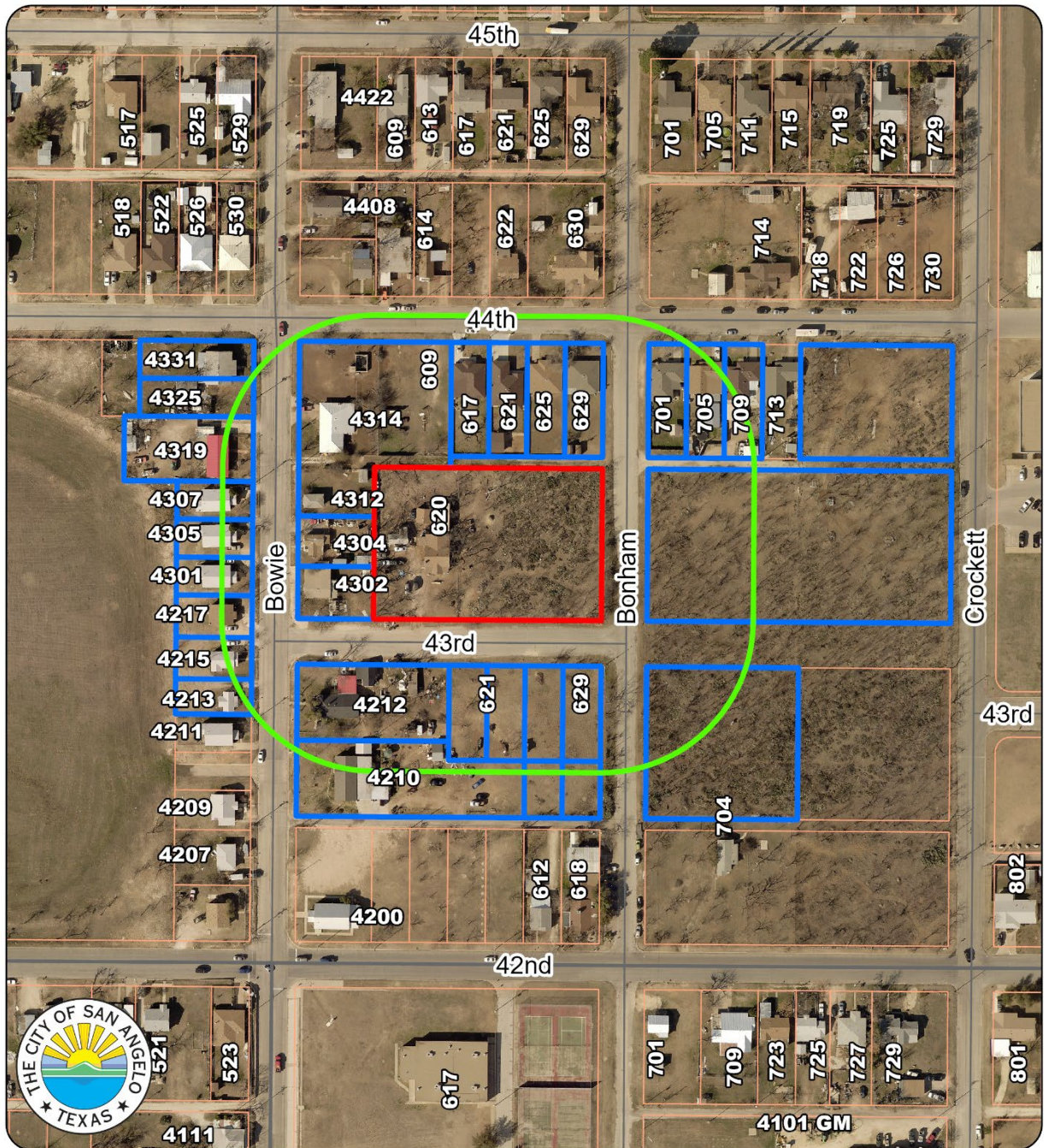
Notification Map

Aerial Map

Zoning Map

Vision Map

Notification Map



Notification Map
Case Z26-03: 620 E 43rd St

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



200' Range: ———

Subject Property: ———

Notified Properties: ———



Aerial Map



Aerial Map

Case 26-03: 620 E 43rd St

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

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

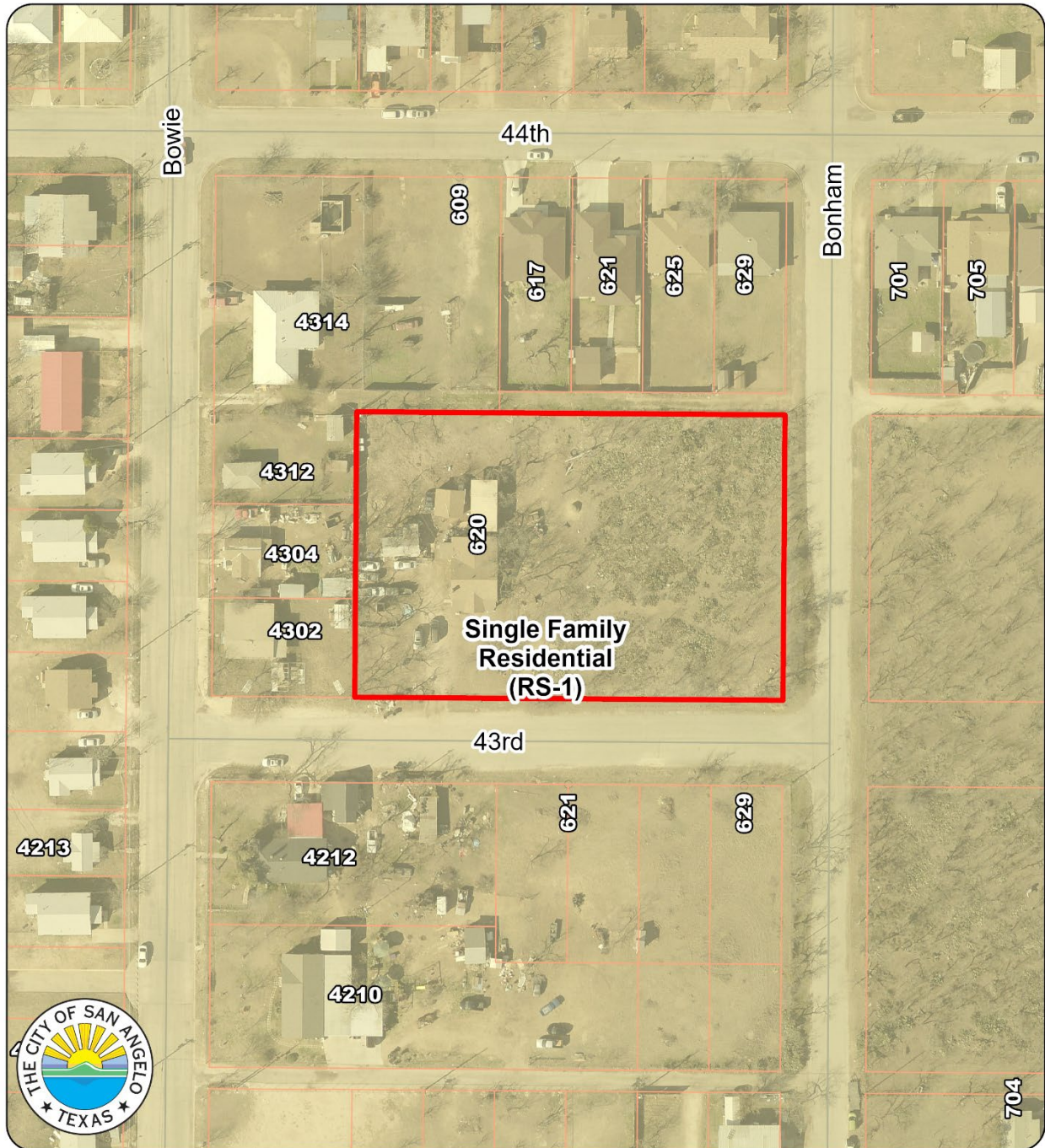
200' Range: 

Subject Property: 




Notified Properties: 

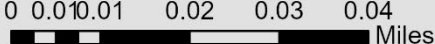



Zoning Map



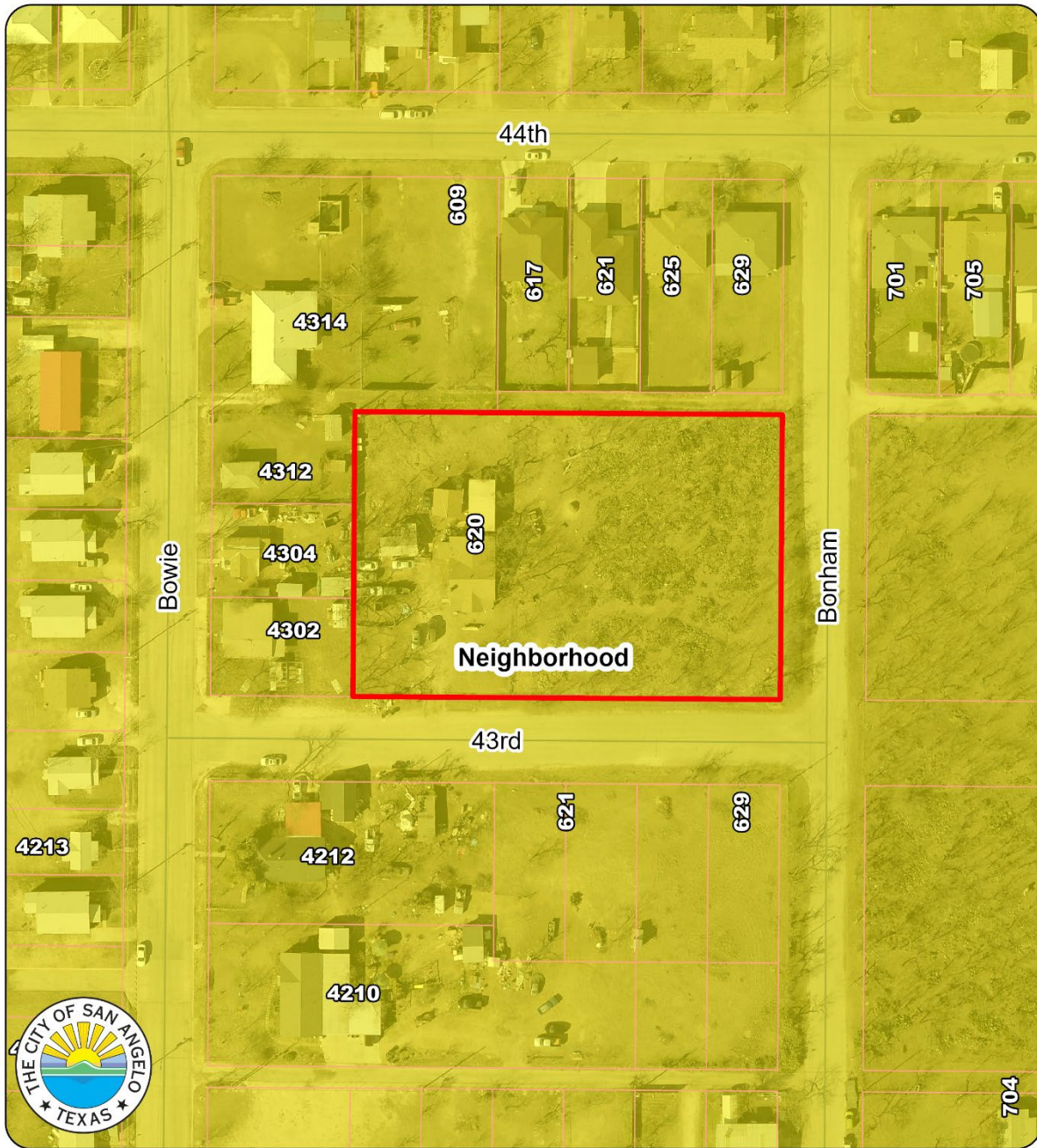
Zoning Map
Case 26-03: 620 E 43rd St
Council District: #2 - Joe Self
Neighborhood: Lake View

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles







Vision Plan



Vision Map
Case 26-03: 620 E 43rd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 
Subject Property: 
Notified Properties: 



**PLANNING COMMISSION – February 23, 2026
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Conditional Use	CU26-01: 2502 W Loop 306		
SYNOPSIS:			
<p>This is a request for approval of a Conditional Use permit to allow household living on commercial property located at 2502 W Loop 306. The current zoning is General Commercial (CG), and the existing buildings on-site include a hotel and restaurant (the Rodeway Inn and Nacho’s). The applicant’s intention is to convert the hotel building into an apartment complex.</p>			
LOCATION:		LEGAL DESCRIPTION:	
2502 W Loop 306		Acres: 3.328, Lot: 1 & 6, Blk: 3, Subd: SOUTHWEST PLAZA ADDITION, SEC 3 R/P OF LOTS 1 - 6 50FT ACC	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Vista Del Arroyo	General Commercial (CG)	Commercial	3.328 acres
THOROUGHFARE PLAN:			
W Loop 306 – Freeway Jack Bates Drive – Local Road			
NOTIFICATIONS:			
39 notifications sent. Received 0 in favor and 10 opposed. Opposition comes from residents of Village East and cites concerns with adding nearby permanent residents.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use permit to allow household living at 2502 W Loop 306, subject to two (2) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: RP Hospitality, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210 austin.reed@cosatx.us			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.*

The proposed amendment should not create any adverse effects as the request does not currently involve any exterior modifications and the hotel today allows two-thirds of the units to be long-term stays – therefore, staff do not believe the request would result in a great functional difference for the area.

2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.*

Staff do not anticipate that the proposed amendment would be contrary to any portion of the Zoning Ordinance.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.*

Staff believe the request to be compatible with the surrounding area as it is located along a freeway, it is surrounded by commercial and a Planned Development district with an underlying zoning of multifamily, and it is in close proximity to the Southwest Plaza Shopping Center.

4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*

Staff do not anticipate any adverse impacts on the natural environment.

5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*

Proposed use may represent a demonstrated community need for long-term multifamily housing.

6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*

The proposed amendment would result in a logical and orderly pattern of development in taking into account the property's proximity to major thoroughfare and commercial businesses. Staff believe the applicant has met the criteria necessary for approval as required in the Zoning Ordinance.

Recommendation:

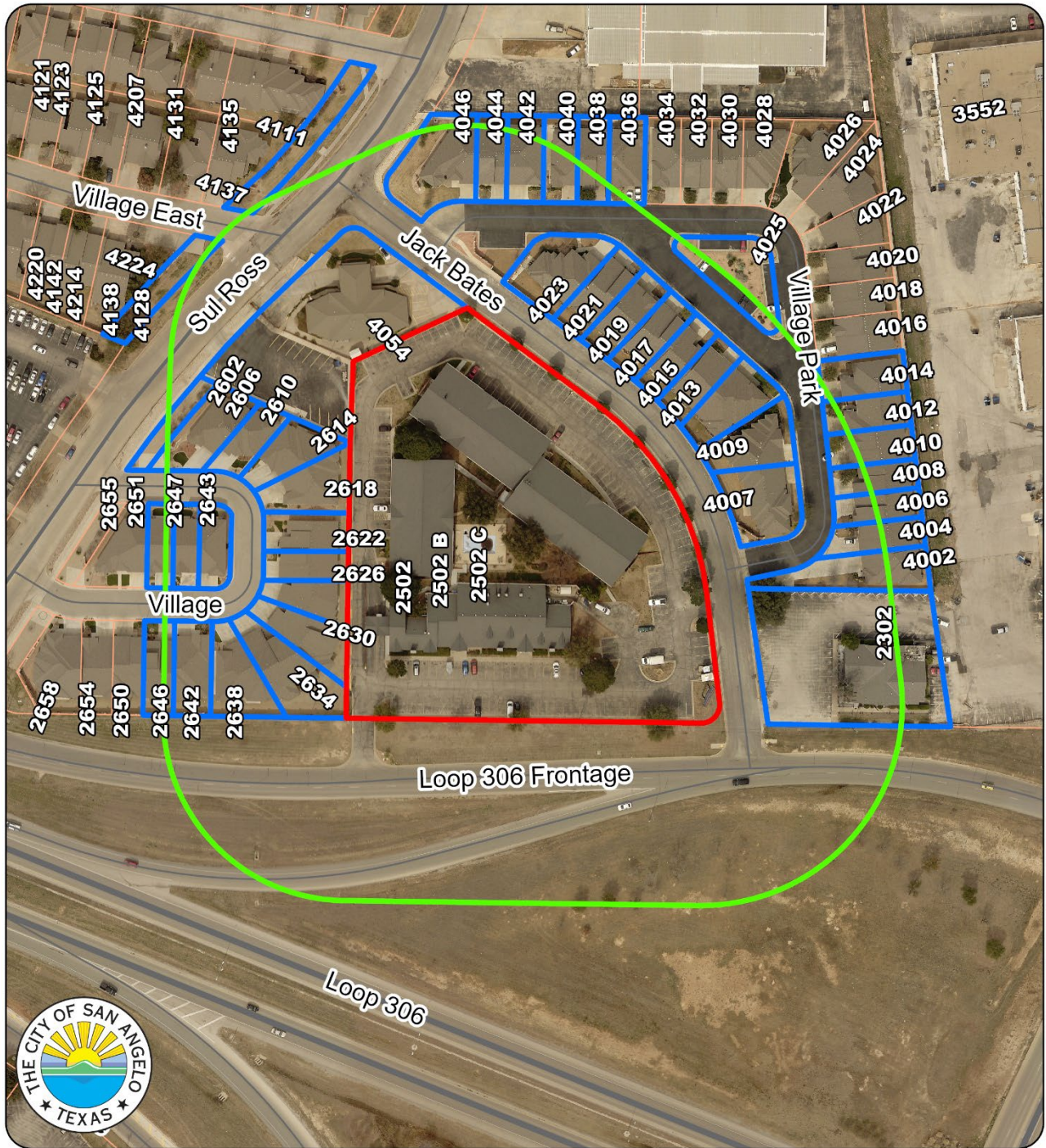
Staff recommend **APPROVAL** of CU25-15, **subject to two (2) conditions:**

1. Applicant must obtain all necessary building permits through the Building Permits and Inspections Division.
2. Any exterior lighting must be shielded downward as to minimize glare on surrounding properties.

Attachments:

Notification Map
Aerial Map
Zoning Map

Notification Map



Notification Map

Case CU26-01: 2502 W Loop 306

Council District: #5 - Karen Hesse Smith

Neighborhood: Vista Del Arroyo

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

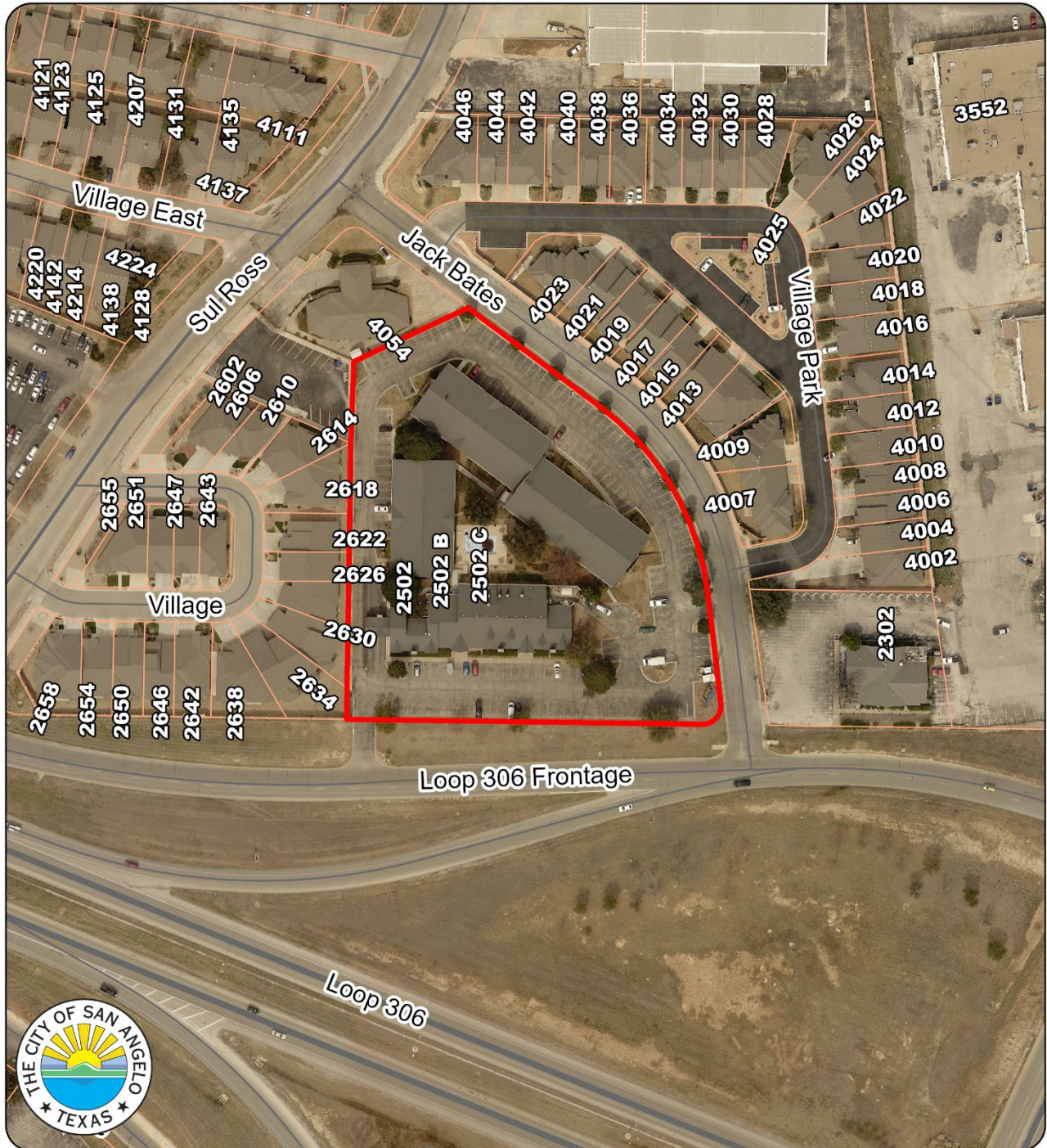
200' Range: —

Subject Property: —

Notified Properties: —







Aerial Map



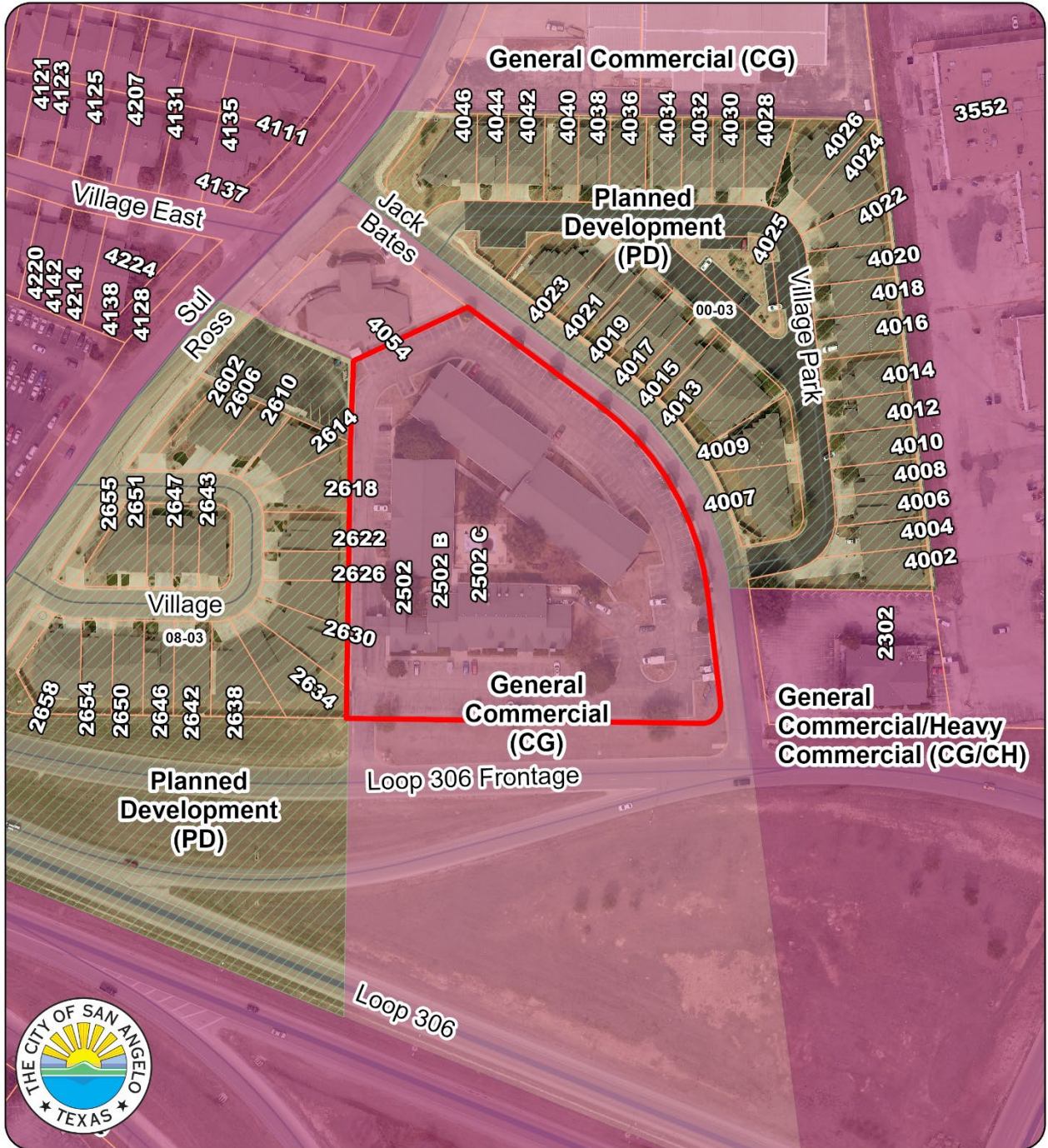
Aerial Map
Case CU26-01: 2502 W Loop 306
Council District: #5 - Karen Hesse Smith
Neighborhood: Vista Del Arroyo

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


Zoning Map



Zoning Map

Case CU26-01: 2502 W Loop 306

Council District: #5 - Karen Hesse Smith
 Neighborhood: Vista Del Arroyo

Scale: 0 0.01 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —

Notified Properties: —

