



**Planning Commission
4/20/2026**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on April 20, 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 23, 2026.
- B. **RP26-05 First Replat of Lots 10 and 11, Block G Sunny Side Addition (SMD#3)**: A request to Replat of Lots 10 and 11, Block G Sunny Side Addition to create four lots with the RS-1 zoning district located along Deaton St and Murphy St.
- C. **FP26-06 The Enclave at Twin Oaks Addition Sec 4 (SMD#6)**: A request to Final Plat The Enclave at Twin Oaks Addition Sec 4 to create twenty-one lots with the RS-1 zoning district located along new street between Royal Oak Dr. and Grandview Dr.
- D. **FP26-07 The Enclave at Twin Oaks Addition Sec 5 (SMD#6)**: A request to Final Plat The Enclave at Twin Oaks Addition Sec 5 to create twenty lots with the RS-1 zoning district located along Coral Way between Royal Oak Dr. and Grandview Dr.

IV. Regular Agenda

A. **Sign Variances**

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

- 1. **SV26-01 4083 W Loop 306 (SMD#6)**: A request for a sign variance to Section 12.04.005 to allow a second freestanding sign fronting West Loop 306 frontage.

B. Subdivision Plats

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

1. **FP26-05 Southland Hills Add. Section 30 (SMD#1)**: A request to Final Plat 7.443 acres to create twenty-two lots with the RS-1 zoning district located along Valleyview Blvd between Stone Canyon Trail and College Hills Blvd.
2. **FP26-08 Ellison Estates Section 7-C (SMD#6)**: A request to Final Plat 5.831 acres to create thirty lots in the RS-3 zoning district located between Rimrock Cr. and Sedona Trail.
3. **FP26-09 Ellison Estates Section 7-D (SMD#6)**: A request to Final Plat 5.831 acres to create thirty lots in the RS-3 zoning district located between Rimrock Cr. and Sedona Trail.

C. Right-of-Way Abandonment

City Council has final authority for approval of all right-of-way abandonment.

1. **ROW26-01 Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 (SMD #2)**: A request to abandon a portion of Waco St in Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 being 0.182 Ac.
2. **ROW26-02 18th Street Bypass (SMD#4)**: A request to abandon 48,423 square feet of street right-of-way being the 18th Street Bypass between 18th Street and North Poe Street.

D. Rezoning and Comprehensive Plan Amendments

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

1. **Z26-04 1212 N Chadbourne St (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.

E. Conditional Uses

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

1. **CU26-02 2417 Raney (SMD#2)**: A request for approval of a Conditional Use for a short-term rental at 2417 Raney Street within the Single-Family Residential (RS-1) zoning district.
2. **CU26-03 404 S Monroe St (SMD#5)**: A request for approval of a Conditional Use for a short-term rental at 404 S Monroe Street within the Single-Family Residential (RS-1) zoning district.
3. **CU26-04 1417 Lindell Ct (SMD#2)**: A request for approval of a Conditional Use for a short-term rental at 1417 Lindell Court within the Single-Family Residential (RS-1) zoning district.
4. **CU26-05 2121 Knickerbocker Rd Suite C (SMD#5)**: A request for approval of a Conditional Use to allow retail sales and services at 2121 Knickerbocker Rd Suite C within the Light Manufacturing (LM) zoning district.

F. Ordinance Text Amendments

City Council has final authority for approval of text amendments to the zoning ordinance.

1. TA26-01 Data Center: Consider adopting land use regulations for data centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts and amending Section 319 "Use Table" in the Zoning Ordinance.

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, May 18, 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 14th day of April 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
February 23, 2026 9:00 AM**

Board Present: Shane Mize, Vice Chair
Liz Albert
Kandi Pool
Lyndon Roberts-Galindo
Jennifer Juarez

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

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

Vice Chair Mize called meeting to order at 9:01am. Quorum of 5 was established.

II. Public Comment

Vice Chair Mize opened public comment. As there was none, Chair Mize 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 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.

Commissioner Albert motioned to approve the consent agenda. Commissioner Roberts-Galindo seconded the motion. Motion carried 5-0.

IV. Regular Agenda

A. Subdivision Plats

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

1. **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.

Senior Planner Reed presented both FP26-01 and Z26-02 together.

Vice Chair Mize opened public comment.

Russell Gully, with SKG, gave more information on the development.

Vice Chair Mize closed public comment.

Commissioner Roberts-Galindo made a motion to approve FP26-01 as presented. Vice Chair Mize seconded the motion. Motion carried 5-0.

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.*

Planner Neff presented all three cases PP26-01, FP26-03 and FP26-04 together.

Vice Chair Mize opened public comment.

Russell Gully, with SKG, gave more information on the development.

Vice Chair Mize made a motion to approve PP26-01 as presented. Commissioner Pool seconded that motion. Motion carried 5-0.

Commissioner Pool made a motion to approve FP26-03 as presented. Vice Chair Mize seconded that motion. Motion carried 5-0.

Commissioner Roberts-Galindo made a motion to approve FP26-04 as presented. Commissioner Albert seconded that motion. Motion carried 5-0.

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.

Senior Planner Reed presented both FP26-01 and Z26-02 together.

Commissioner Albert made a motion to approve Z26-02 as presented. Commissioner Roberts-Galindo seconded the motion. Motion carried 5-0.

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.

Lead Planner Lineberry presented the case.

Chair Mize opened public comment.

Citizen, Ann Joseph, spoke her opposition to the case. Citizen, Jeremy Sevier, spoke his opposition to the case. Applicants, Michael Yoakum and Samantha Brooks, gave more information on the development.

Chair Mize closed public comment and the board discussed.

Vice Chair Mize made a motion to table this item for 30 days. Commissioner Roberts-Galindo seconded the motion. Motion carried to table this item 5-0

C. **Conditional Uses**

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

1. **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

Senior Planner Reed presented the case.

Chair Mize opened public comment.

Citizen, Mark Davis, spoke his opposition to the case.

Citizen, Don Horner, spoke his opposition to the case.

Citizen, Jennifer Cooper, spoke her opposition to the case.

Councilwoman, Mary Coffey, spoke her opposition to the case.

Citizen, Alan Price, spoke his opposition to the case.

Applicant, Nathan Boates, gave more information on the case.

Citizen, Simian McCullough, spoke his support to the case.

Chair Mize closed public comment and the board discussed.

Commissioner Roberts-Galindo made a motion to deny. Commissioner Pool seconded that motion. Motion to deny passed 4-1.

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.**

Board discussed changing meeting date to March 23rd as the regular scheduled meeting was during spring break. The change was agreed on by the Commissioners.

VII. Adjournment

Commissioner Roberts-Galindo made a motion to adjourn. Vice Chair Mize seconded the motion. Motion carried 5-0.

Adjourned at 11:06 AM

**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Replat		RP26-05: 1 st Replat of Lots 10 and 11, Block G Sunny Side Addition	
SYNOPSIS:			
A request for a First replat of Sunny Side Addition Block G, Lots 10 and 11, being 906 and 902 Murphy St.			
LOCATION:		LEGAL DESCRIPTION:	
Northeast corner of Deaton and Murphy St.		Sunny Side Addition, Block G, Lots 10 and 11.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Neighborhood – Rio Vista		RS-1 Zoning District	Neighborhood
			SIZE:
			.436 acres
THOROUGHFARE PLAN:			
Deaton St. – built to local road standards; 62’ of right-of-way and 36’ of paving with curb and gutter present Murphy St. Built to local road standards; 62’ of right-of-way and 30’ of paving with curb and gutter present			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the First Replat of Sunny Side Addition Block G, Lots 10 and 11, subject to One (1) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 4 lots for single-family housing with the structure type being single family detached units. The plat received an administrative variance for two lot frontages to be 45' instead of the standard 50' in the RS-1 Zoning District and an administrative variance for being a 4500 sq. ft. lot instead of the standard 5000 sq. ft. lot for the RS-1 Zoning District. The vision plan for this area is neighborhood. This style of housing is needed in our community, and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation:

Staff recommend **APPROVAL** of the First Replat of Sunny Side Addition Block G, Lots 10 and 11 with One (1) condition(s) and one (1) note:

1. 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: Services can be paid for through water utilities customer service with installation deferred to a later date; credit will travel with the land indefinitely until installation is requested.

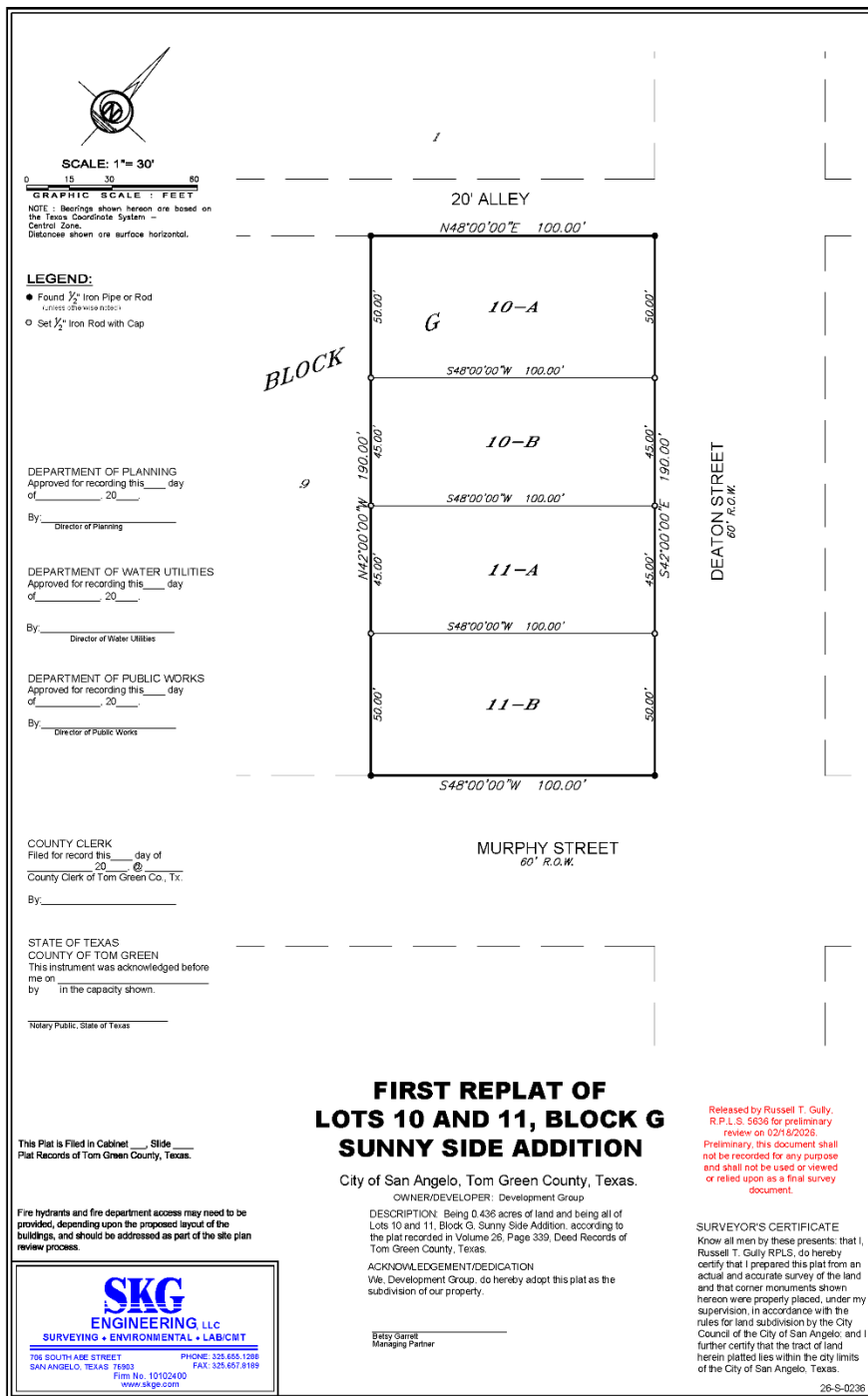
Note:

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

Attachments:

Final Plat

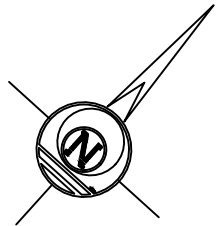
Final Plat



SKG
ENGINEERING LLC
 SURVEYING • ENVIRONMENTAL • LAB/CINT

706 SOUTH ADE STREET
 SAN ANGELO, TEXAS 76903

PHONE: 326.653.1288
 FAX: 325.657.8189
 Firm No. 10102400
 www.skg-engineering.com



SCALE: 1"= 30'



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

LEGEND:

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

DEPARTMENT OF PLANNING
Approved for recording this ___ day of ___, 20__.

By: _____
Director of Planning

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: _____

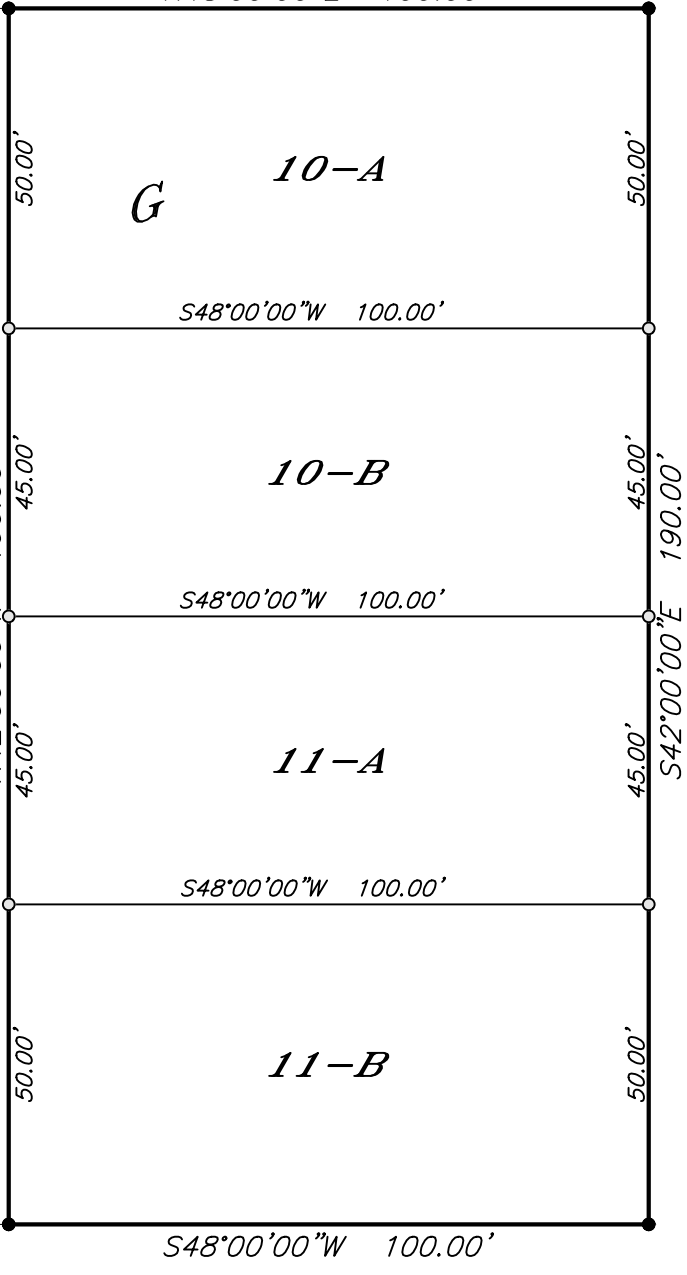
STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____
by _____ in the capacity shown.

Notary Public, State of Texas

1

20' ALLEY

N48°00'00"E 100.00'



BLOCK

9

DEATON STREET
60' R.O.W.

MURPHY STREET
60' R.O.W.

FIRST REPLAT OF LOTS 10 AND 11, BLOCK G SUNNY SIDE ADDITION

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

DESCRIPTION: Being 0.436 acres of land and being all of Lots 10 and 11, Block G, Sunny Side Addition, according to the plat recorded in Volume 26, Page 339, Deed Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, Development Group, do hereby adopt this plat as the subdivision of our property.

Betsy Garrett
Managing Partner

Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 02/18/2026. 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.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Russell T. Gully RPLS, 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.

This Plat is Filed in Cabinet ___, Slide ___
Plat Records of 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

706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skge.com

**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Final Plat		FP26-06: The Enclave at Twin Oaks Addition Sec 4	
SYNOPSIS:			
A request for Final Plat of The Enclave at Twin Oaks Addition Sec 4 creating 21 residential lots between Grandview Drive and Royal Oak Drive.			
LOCATION:		LEGAL DESCRIPTION:	
Royal Oak Drive and Grandview Drive		Acres: 4.207 Acres A-8238 S-0008 D W Christian	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Mary Coffey Neighborhood – Bonham		RS-1 Zoning District	Neighborhood
SIZE:			
4.207 acres			
THOROUGHFARE PLAN:			
Southern Oak Lane - new local street with 50' right-of-way "Southern Oak Ln" not accepted by 911 Addressing - duplicate			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat for The Enclave at Twin Oaks Sec 4, subject to Six (6) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: West Texas Land Guys San Angelo, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 21 lots for single-family housing with the structure type being single family detached units. All 21 lots meet the minimum lot dimensions required for RS-1 lots. The vision plan for this area is neighborhood. This style of housing is needed in our community and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation:

Staff recommend **APPROVAL** of the Final Plat of The Enclave at Twin Oaks Sec 4 with Six (6) condition(s) and one (1) note:

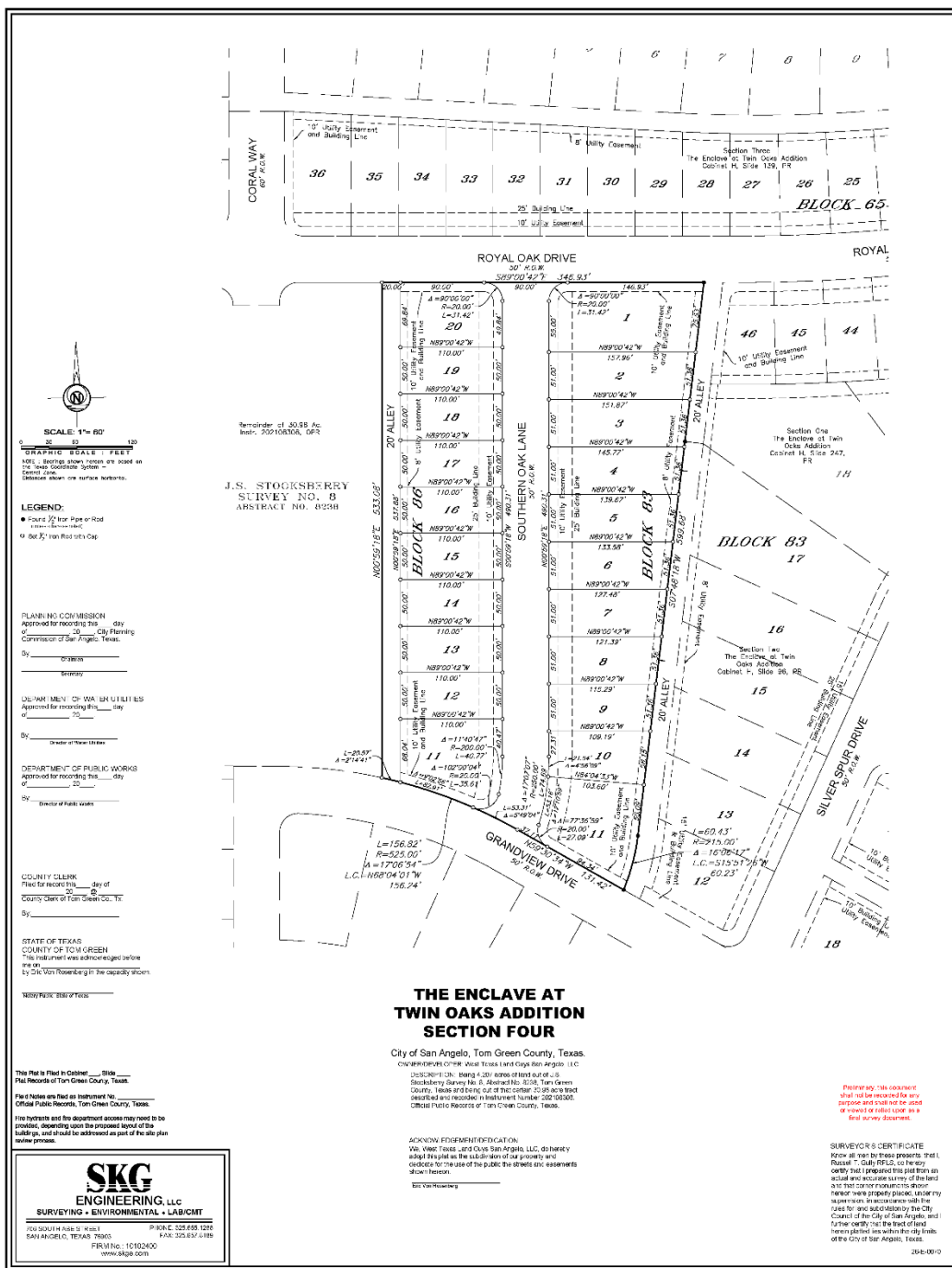
1. Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of alley to city standards. Once plans are approved, construct alley to City specifications [LDSO, Ch 10].
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, a revised drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
6. Prior to plat recordation submit a revised plat renaming the street "Southern Oaks Lane"

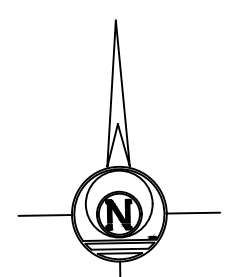
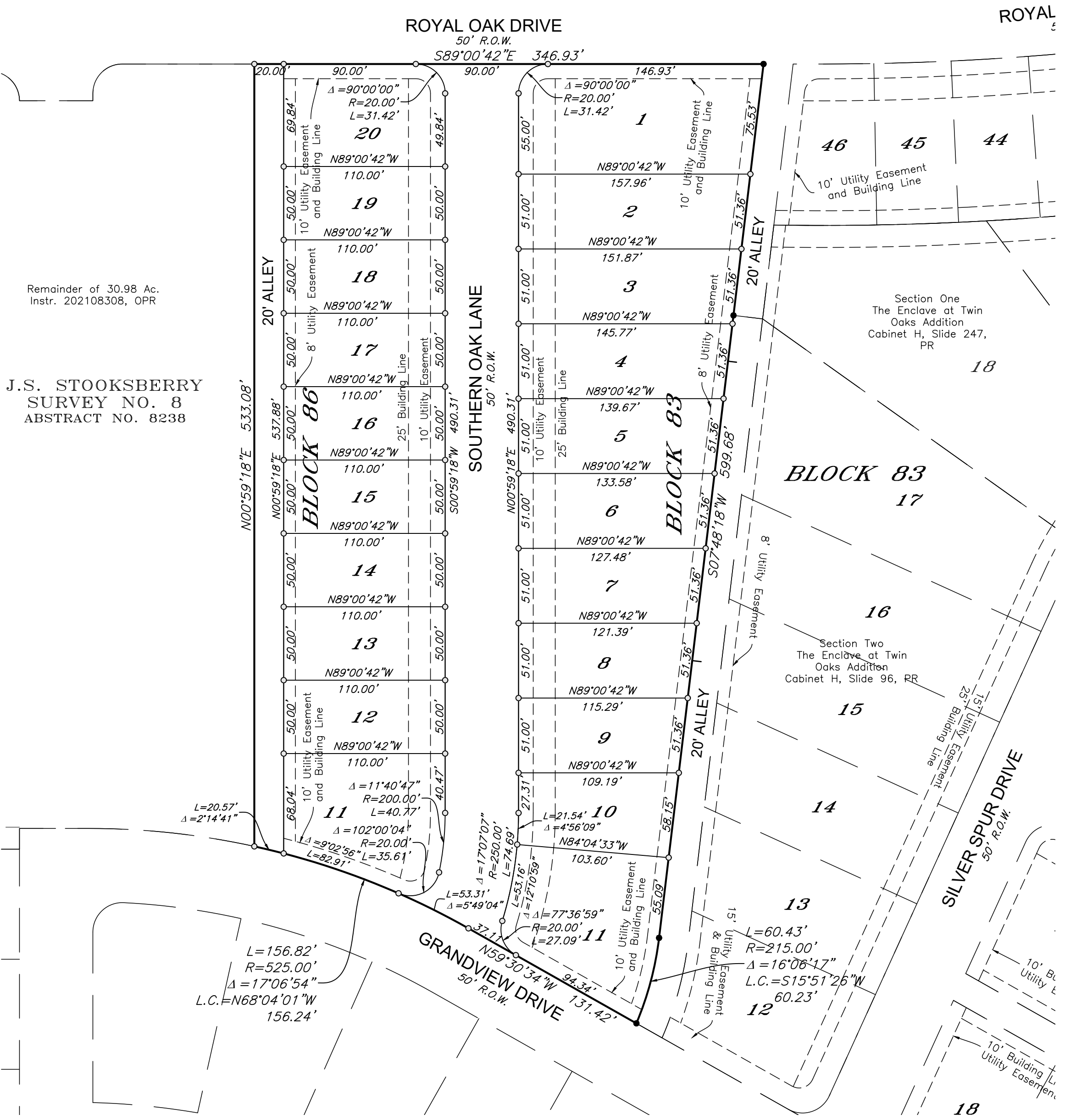
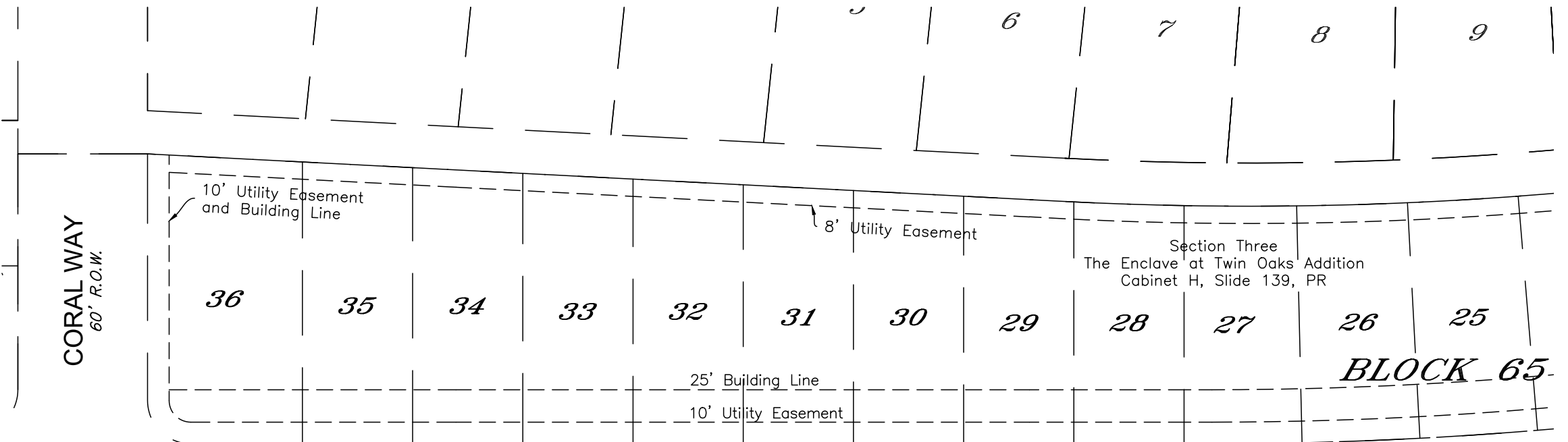
Note:

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

Attachments:
 Final Plat

Final Plat





SCALE: 1" = 60'
 GRAPHIC SCALE: FEET
 0 30 60 120

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

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

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

By: _____
 Chairman

 Secretary

DEPARTMENT OF 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.

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____
 by Eric Von Rosenberg in the capacity shown.

Notary Public, State of Texas

THE ENCLAVE AT TWIN OAKS ADDITION SECTION FOUR

City of San Angelo, Tom Green County, Texas.
 OWNER/DEVELOPER: West Texas Land Guys San Angelo, LLC

DESCRIPTION: Being 4.207 acres of land out of J.S. Stooksberry Survey No. 8, Abstract No. 8238, Tom Green County, Texas and being out of that certain 30.98 acre tract described and recorded in Instrument Number 202108308, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 We, West Texas Land Guys San Angelo, LLC, 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.

Eric Von Rosenberg

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 RPLS, 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.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

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

FIRM No.: 10102400
 www.skg.com

**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Final Plat		FP26-06: The Enclave at Twin Oaks Addition Sec 5	
SYNOPSIS:			
A request for Final Plat of The Enclave at Twin Oaks Addition Sec 5 creating 20 residential lots along Coral Way.			
LOCATION:		LEGAL DESCRIPTION:	
Royal Oak Drive and Grandview Drive		Acres: 3.534 Acres A-8238 S-0008 J S Stooksberry	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Mary Coffey Neighborhood – Bonham		RS-1 Zoning District	Neighborhood
SIZE:			
3.534 acres			
THOROUGHFARE PLAN:			
Coral Way – extension of local street with 50’ right-of-way			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat for The Enclave at Twin Oaks Sec 5, subject to Five (5) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: West Texas Land Guys San Angelo, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 20 lots for single-family housing with the structure type being single family detached units. All 20 lots meet the minimum lot dimensions required for RS-1 lots. The vision plan for this area is neighborhood. This style of housing is needed in our community and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation:

Staff recommend **APPROVAL** of the Final Plat of The Enclave at Twin Oaks Sec 5 with Five (5) condition(s) and one (1) note:

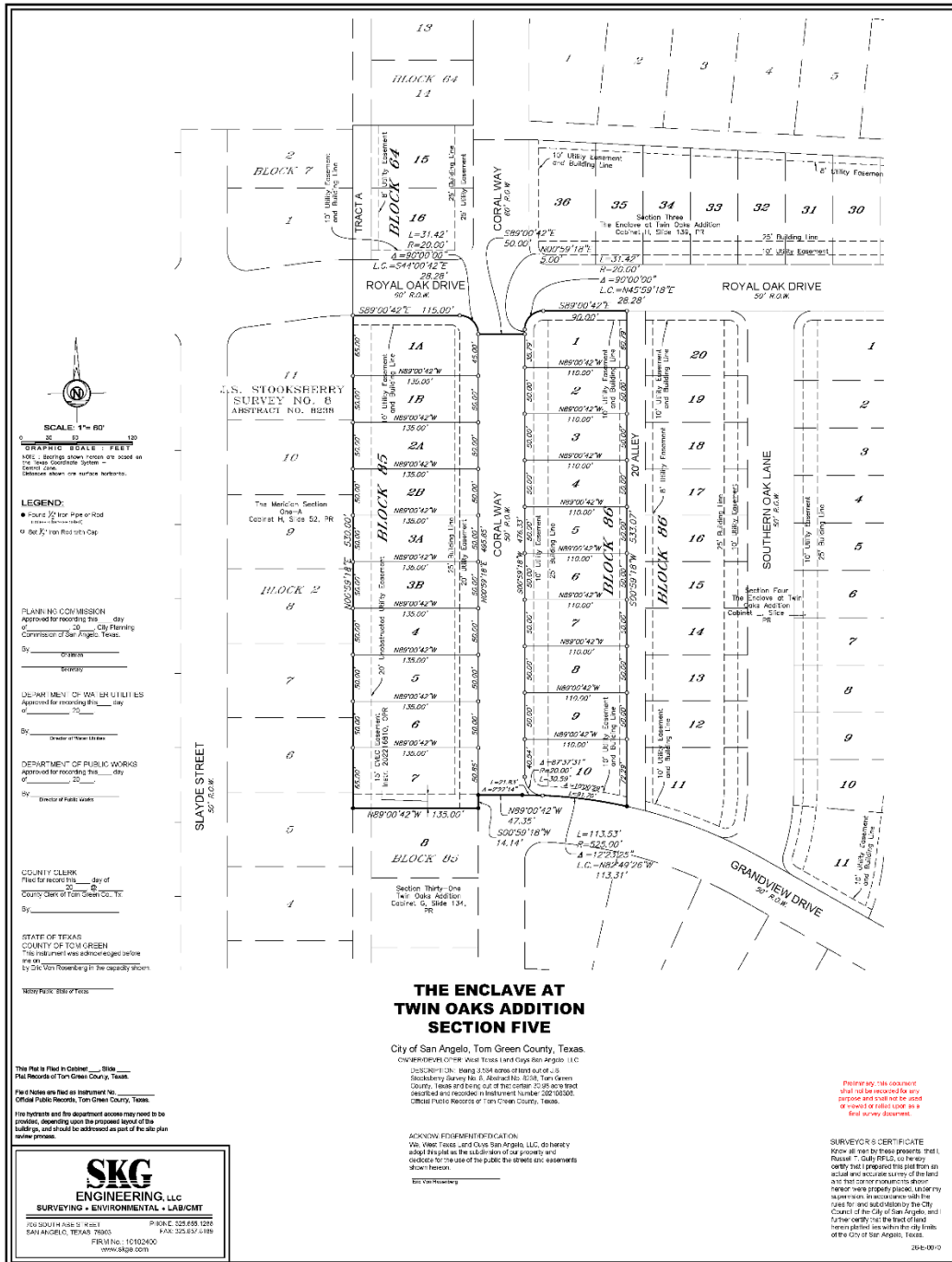
1. Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of alley to city standards. Once plans are approved, construct alley to City specifications [LDSO, Ch 10].
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, a revised drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].

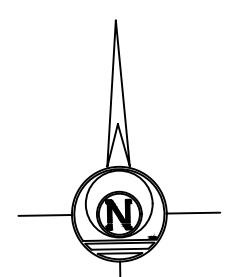
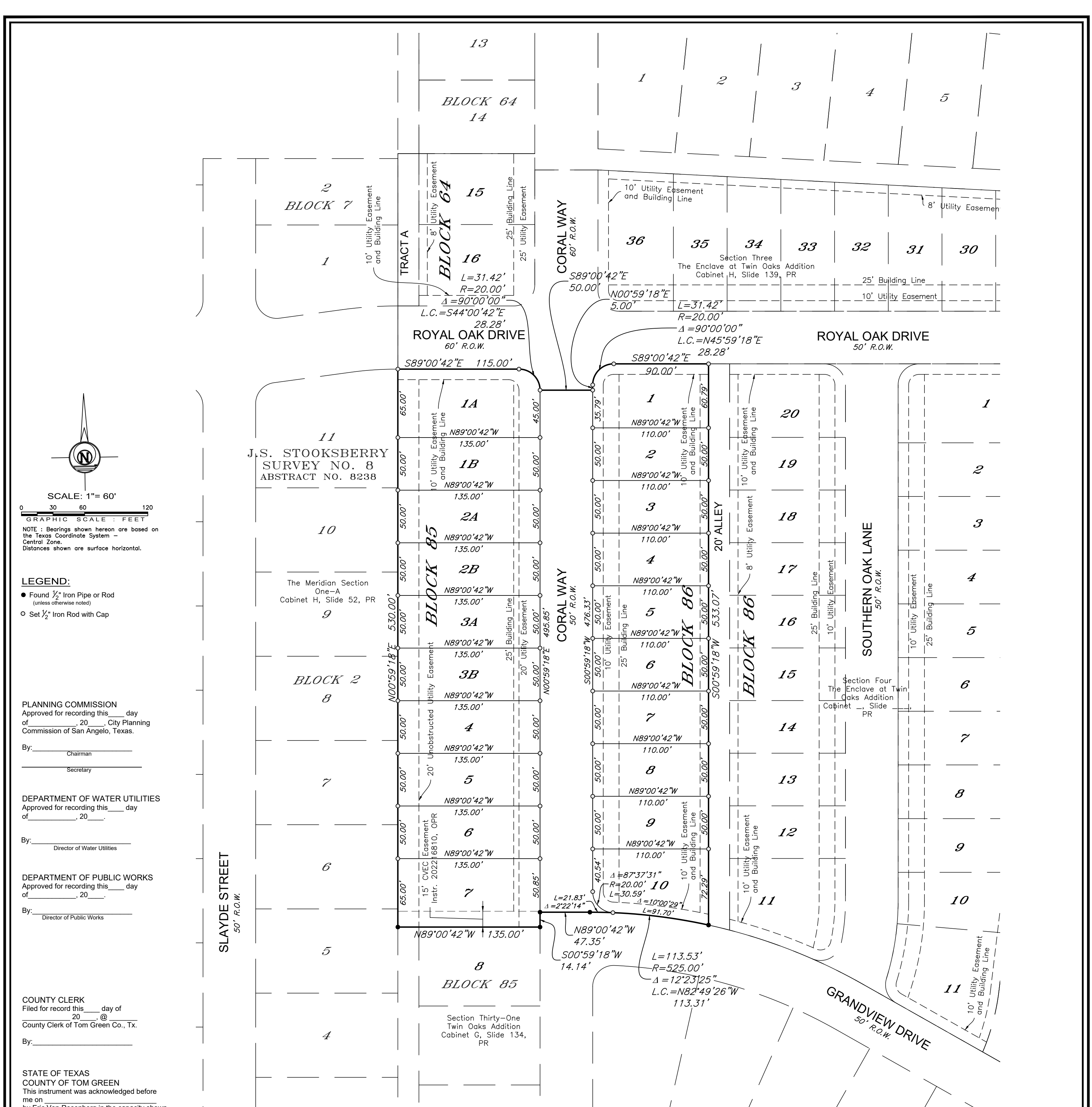
Note:

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

Attachments:
 Final Plat

Final Plat





SCALE: 1"= 60'
 GRAPHIC SCALE: FEET
 NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

LEGEND:
 ● Found 1/2" Iron Pipe or Rod (unless otherwise noted)
 ○ Set 1/2" Iron Rod with Cap

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

 Secretary

DEPARTMENT OF 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: _____

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____ by Eric Von Rosenberg in the capacity shown.

Notary Public, State of Texas

THE ENCLAVE AT TWIN OAKS ADDITION SECTION FIVE

City of San Angelo, Tom Green County, Texas.
 OWNER/DEVELOPER: West Texas Land Guys San Angelo, LLC

DESCRIPTION: Being 3.534 acres of land out of J.S. Stooksberry Survey No. 8, Abstract No. 8238, Tom Green County, Texas and being out of that certain 30.98 acre tract described and recorded in Instrument Number 202108308, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 We, West Texas Land Guys San Angelo, LLC, 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.
 Eric Von Rosenberg

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 RPLS, 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.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

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

FIRM No.: 10102400
 www.skge.com

**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Sign Variance		SV26-01: 4083 W Loop 306	
SYNOPSIS:			
The applicant has applied for a sign variance to Sec 12.04.005 (a)(1)(B). The variance is a request to allow a second freestanding sign fronting W Loop 306 frontage with the roof sign located at 4083 W Loop 306.			
LOCATION:		LEGAL DESCRIPTION:	
4083 W Loop 306		Acres: 3.240, Lot: 5A, Blk: 2, Subd: ELLISON ESTATES, 2ND R/P OF BLK 2 SEC 2	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #6 – Mary Coffey Bonham Neighborhood		General Commercial (CG)	Commercial
			SIZE: 3.240 ac.
THOROUGHFARE PLAN:			
<i>W Loop 306</i> – Frontage (TXDOT) –			
NOTIFICATIONS:			
9 notifications were mailed within a 200-foot radius on April 2, 2026. Staff has received zero in favor and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends Approval of the Sign Variance to allow a second freestanding sign fronting W Loop 306 frontage located at 4083 W Loop 306.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner: Yellow Monkey Dental Applicant: All About Signs</i>			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 rae.lineberry@sanangelo.gov			

Additional Information: The proposed sign will be located at the property line along W Loop 306 frontage road. The owner was not aware that the monkey figure on the roof was considered a sign. It was not included in the building permit plans. As both signs are under review for a building permit, a variance to allow two freestanding signs within 200ft of each other is required.

Sign Variances: Section 12.04.013 of the Sign Ordinance requires that before the Planning Commission acts on a sign variance application, the applicant must show a hardship exists, and the Planning Commission shall determine that all of the criteria below are present.

- **Hardship:** Section 12.04.013(d) of the Sign Ordinance states that a hardship may result from: (1) The size, shape or dimensions of a structure; (2) The location of the structure; (3) Topographic or physical conditions on the site or in the immediate vicinity; or (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

Background on Staff recommendation of approval:

- The monkey on the roof says “Welcome” and is holding a toothbrush. While this meets the technical definition of a sign due to its size and height, it functions primarily as an architectural or welcoming element rather than business identification. It also does not provide wayfinding or visibility from Loop 306. The second sign requested along the road frontage will have the business name and phone number.
- The ordinance is intended to prevent visual clutter and over-signage along roadways however the roof sign does not include business identification. A second sign along the frontage will clearly identify the point of access.
- Allowing this second sign won’t contribute to roadside clutter and is not negatively impacting the area.
- This request is limited to one additional freestanding sign and is not requesting excessive height, size, or setbacks.

Variance Criteria:

Before the planning commission acts on the variance application, the applicant must show a hardship exists, and the planning commission shall determine that all of the following are present:

- ***There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises;***
- ***Such special circumstances were not created by the applicant;***
- ***The granting of the variance will be in general harmony with the purpose of this article and will***

not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;

- *The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;*
- *The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.*

Recommendation:

Staff recommends **Approval** of the Sign Variance to allow a second freestanding sign fronting W Loop 306 frontage located at 4083 W Loop 306.




Attachments:


Aerial Map
Future Land Use Map
Zoning Map
Current roof sign
Proposed roadside sign rendering

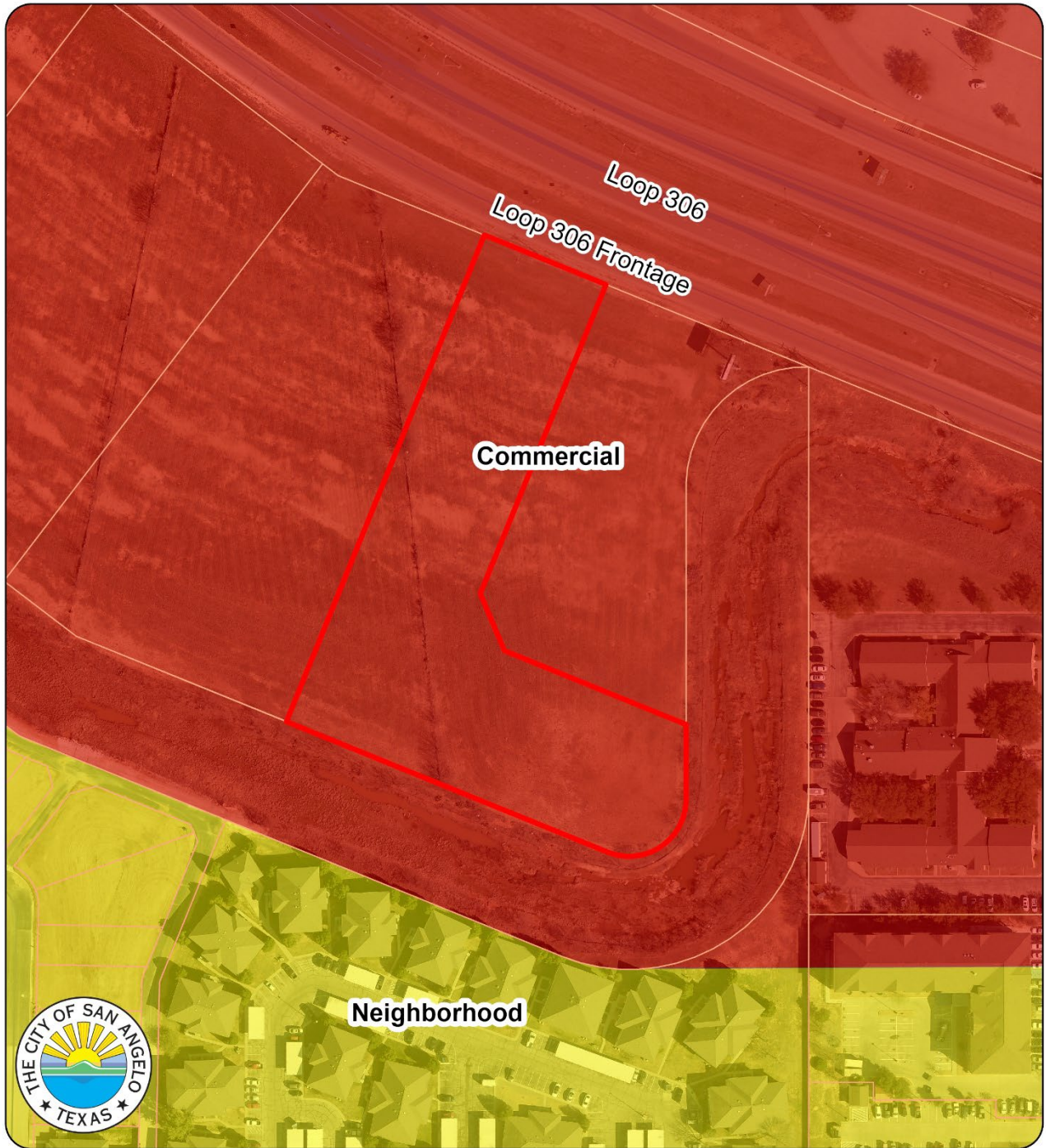


Aerial Map
Case SV26-01: 4083 W Loop 306
Council District: #6 - Mary Coffey
Neighborhood: Bonham

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles




200' Range: 
Subject Property: 
Notified Properties: 




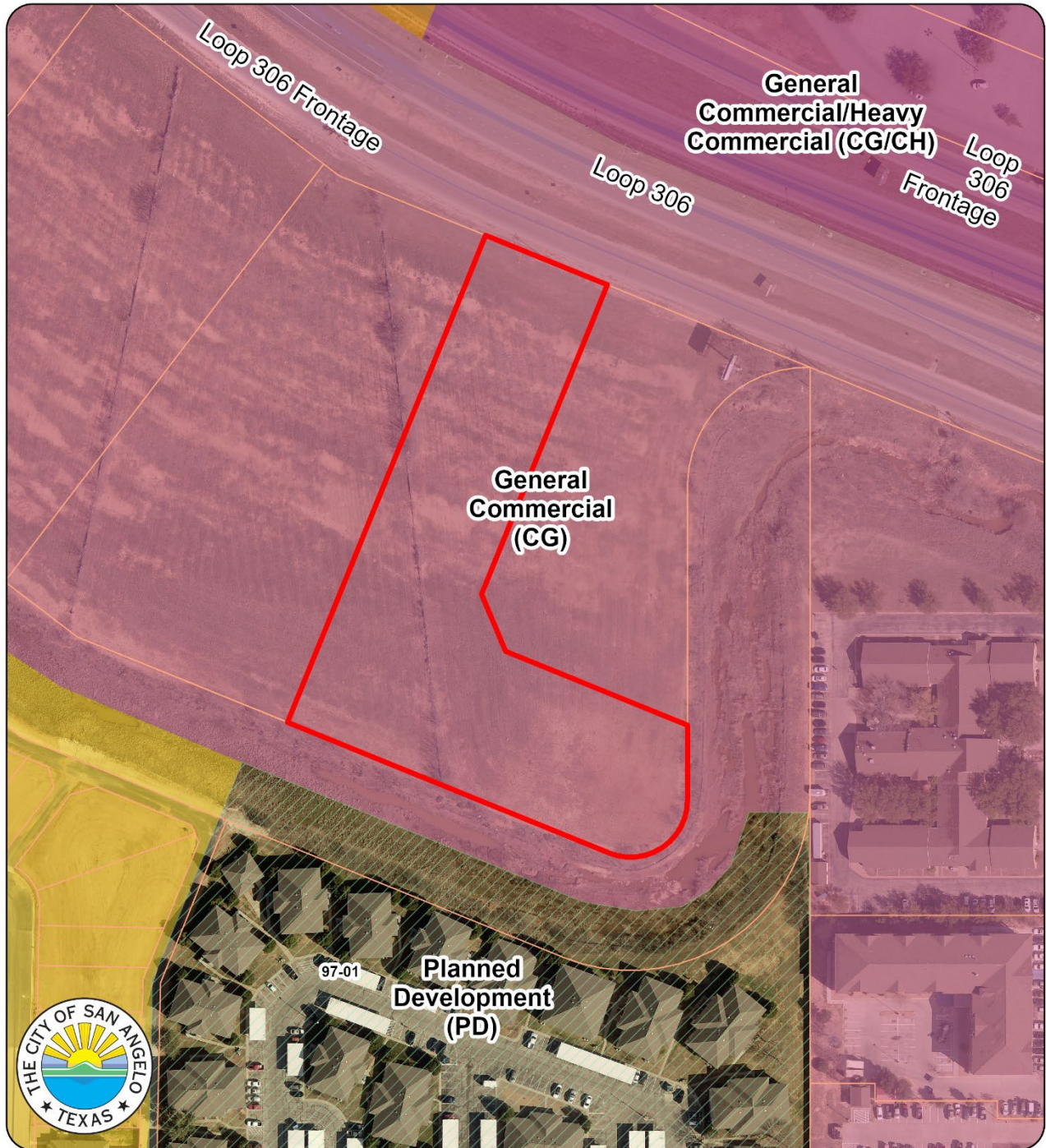


Vision Map
Case SV26-01: 4083 W Loop 306
Council District: #6 - Mary Coffey
Neighborhood: Bonham

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles




200' Range: 
Subject Property: 
Notified Properties: 


N




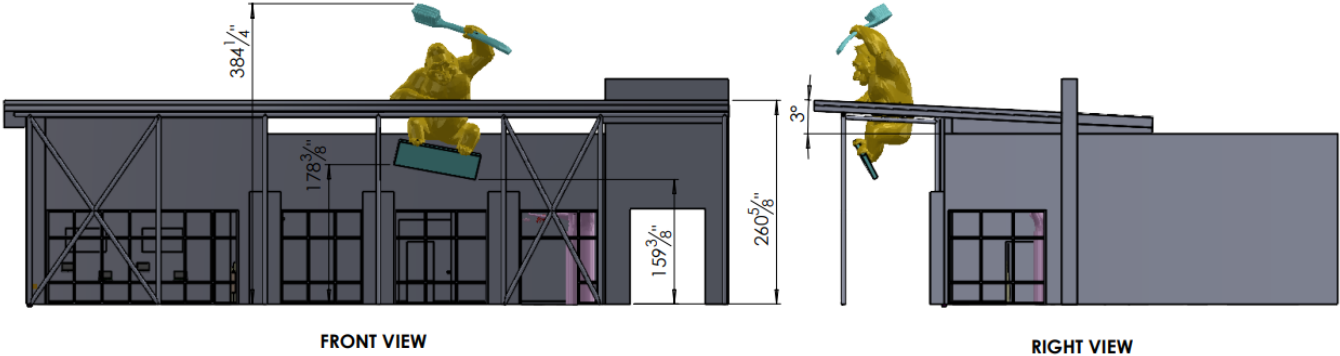
Zone Map
Case SV26-01: 4083 W Loop 306
Council District: #6 - Mary Coffey
Neighborhood: Bonham

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 

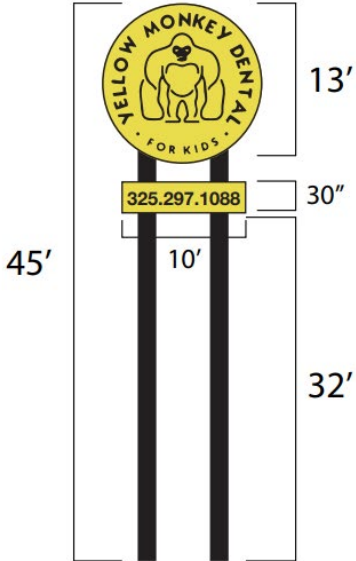


A



PROPOSED SIGN - OPTION A

FRONT VIEW



**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Final Plat		FP26-05: Southland Hills Addition Section 30	
SYNOPSIS:			
A request for a Final Plat of Southland Hills Section 30 located between College Hills Blvd and Stone Cayon Tr. along Valleyview Blvd.			
LOCATION:		LEGAL DESCRIPTION:	
College Hills Blvd and Stone Cayon Tr. along Valleyview Blvd.		Abstract 0141, Survey 0180 C Dammann	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #1 – Tommy Hiebert Neighborhood – Bonham		RS-1 Zoning District	Neighborhood
THOROUGHFARE PLAN:			
Stone Canyon Trail – Major Collector – 50’ of right-of-way, 43’ of paving – dedicating an additional 5’ College Hills Blvd. – Major Collector – 75’ right-of-way, 49’ paving High Point RD – Local Street- 50’ right-of-way, 40’ of paving Valleyview – Major Collector – 80’ right of way, 50 paving – new section will be 75’ right-of way			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat of Southland Hills Section 30, subject to six (6) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 22 lots for single-family housing with the structure type being single family detached units. The lots are oversized for RS-1 lots with alleyway entry. High Point Dr. on the 1984 plat approved by Planning commission appears to have the road continue south; then in 1998 through Sec 8 of the Southland Hills Addition the platted lots show a termination with an alleyway adjacent. City Staff believe this connection of High Point Dr. is critical to be made with Valleyview for drainage and circulation purposes. This would be a reconfiguration of the lots along Valleyview, many of them being in the 65' to 75' frontage width.

The vision plan for this area is neighborhood. This style of housing is needed in our community, and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

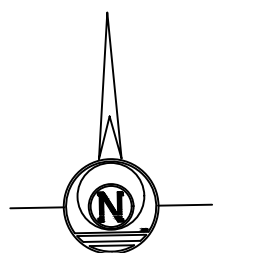
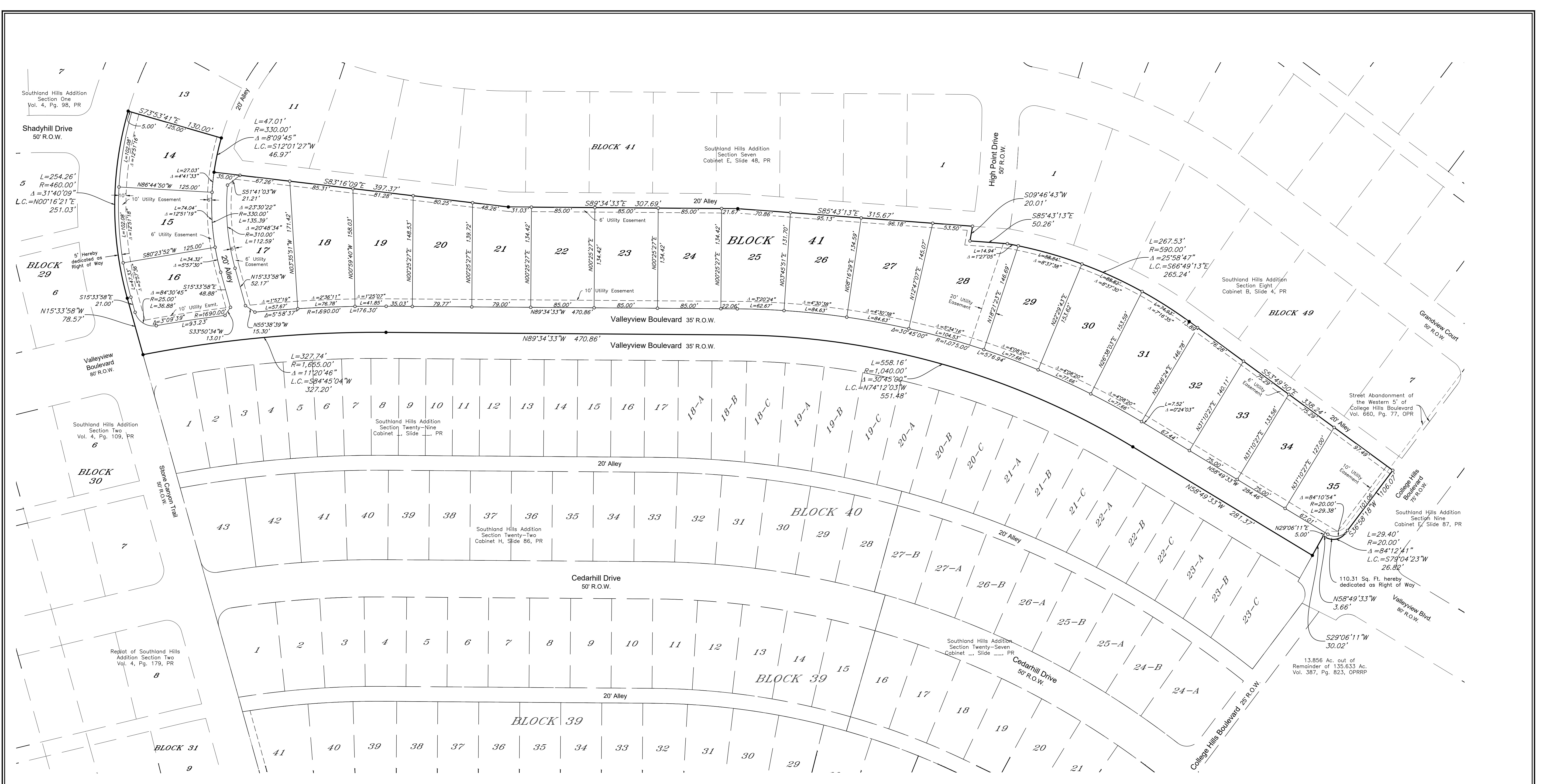
Recommendation:

Staff recommend **APPROVAL** of the Final plat of Southland Hills Section 30, subject to six (6) condition(s) and one (1) note:

1. Extend High Point drive to intersection with Valleyview Blvd. Alternatively provide an intersection meeting COSA street standards or permanent turnaround (LDSO ch.9.III.C.2) Additionally, a drainage easement and improvements to convey stormwater across the proposed lots may be necessary. Standards in the COSA Stormwater Design Manual must be maintained both on and offsite regarding the proposed development
2. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main (Valleyview and High Point Dr.) with required service connections to each new lot then complete the installation in accordance with the approved version of these plans [LDSO Ch.11].
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main with required service connections for each new lot. Then, complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12].
4. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
5. Prior to plat recordation improve Valleyview blvd a Major Collector in accordance with City Council agreement made prior to plat submission.
6. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note:

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



SCALE: 1" = 60'
GRAPHIC SCALE: FEET

NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone NAD83. Distances shown are surface horizontal.

LEGEND:
 ● Found 1/2" Iron Pipe or Rod (unless otherwise noted)
 ○ Set 1/2" Iron Rod with Cap

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

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

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABC STREET
 SAN ANGELO, TEXAS 76903
 PHONE: 325.655.1388
 FAX: 325.657.8189
 Firm No. 10102400
 www.skg.com

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.

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, Southland Hills, Inc., 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.

By: Lance Lacy
 President

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by Lance Lacy in the capacity shown.

Notary Public, State of Texas

SOUTHLAND HILLS ADDITION SECTION THIRTY

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Southland Hills, Inc.

DESCRIPTION: Being 7.470 acres out of that certain 135.633
 acre tract described and recorded in Volume 387, Page 823,
 Official Public Records of Real Property of Tom Green County,
 Texas.

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 RPLS, 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 – April 20, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP26-09: Ellison Estates Section 7-C	
SYNOPSIS:			
A request for Final Plat of Ellison Estates Section 7-C creating 30 residential lots along Rimrock Circle, Rae Creek Trail and Sedona Trail.			
LOCATION:		LEGAL DESCRIPTION:	
Sedona Trail and Rimrock Circle		Acres: 5.831 acres, Abst-3944, Survey 0001	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Mary Coffey Neighborhood – Bonham		RS-3 Zoning District	Neighborhood
THOROUGHFARE PLAN:			
Rimrock Circle – extension of local street with 50’ right-of-way Rae Creek Trail – new local road with 50’ right-of-way			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat for Ellison Estates Sec 7 C, subject to Six (6) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Triple T Abilene, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 30 lots for single-family housing with the structure type being zero lot line, twinhome unit or townhouse unit. All 30 lots meet the minimum lot dimensions required for RS-3 lots. The vision plan for this area is neighborhood. This style of housing is needed in our community and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

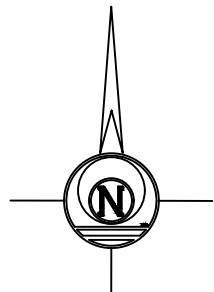
Recommendation:

Staff recommend **APPROVAL** of the Final Plat of Ellison Estates Sec 7-C with Six (6) condition(s) and one (1) note:

1. Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of alley to city standards. Once plans are approved, construct alley to City specifications [LDSO, Ch 10].
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, a revised drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
6. Prior to plat recordation submit a revised plat including a turn around. [LDSO III.C.3]

Note:

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



SCALE: 1" = 50'



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

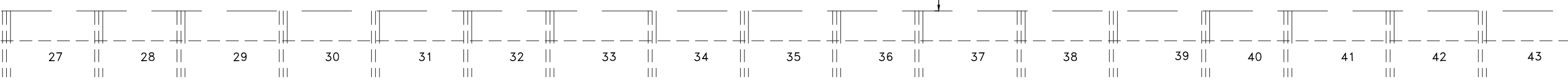
LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap
- ⊕ Perpetual two foot (2') Overhang Easement and Perpetual four foot (4') Maintenance Easement

**A.E. WHITE
SURVEY NO. 1
ABSTRACT NO. 3944**

6.435 Acres.
Instrument No. 2026 OPR

11,547 Ac. Tr.
Drainage Way Dedication
Vol. 380, Pg. 8, OPRRP



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

By: _____

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.

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

ACKNOWLEDGEMENT/DEDICATION
We, Triple T Abilene, LLC, 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.

Rocky Templin
Triple T Abilene, LLC

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on ___ by Rocky Templin in the capacity shown.

Notary Public, State of Texas

**ELLISON ESTATES
SECTION SEVEN-C**

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Triple T Abilene, LLC

DESCRIPTION: Being 5.831 acres out of the South 1/2 of A.E. White, Survey No. 1, Abstract No. 3944, and being all of that certain 5.831 acre tract described and recorded in Instrument Number 202600037, Official Public Records of Tom Green County, Texas.

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 RPLS, 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.

SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skge.com

PHONE: 325.655.1288
FAX: 325.657.8189

PLANNING COMMISSION – April 20, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP26-09: Ellison Estates Section 7-D	
SYNOPSIS:			
A request for Final Plat of Ellison Estates Section 7-D creating 34 residential lots along Willow Circle terminating into Rimrock Circle.			
LOCATION:		LEGAL DESCRIPTION:	
Sedona Trail and Rimrock Circle		Acres: 6.435, Abst-3944, Survey 0001	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #6 – Mary Coffey Neighborhood – Bonham		RS-3 Zoning District	Neighborhood
SIZE:			
6.435 acres			
THOROUGHFARE PLAN:			
Willow Circle – extension of new local street with 50’ right-of-way			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat for Ellison Estates Sec 7 D, subject to Six (6) condition(s) of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Triple T Abilene, LLC Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

The proposed plat is to create 34 lots for single-family housing with the structure type being zero lot line, twinhome unit or townhouse unit. All 34 lots meet the minimum lot dimensions required for RS-3 lots. The vision plan for this area is neighborhood. This style of housing is needed in our community and the plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Recommendation:

Staff recommend **APPROVAL** of the Final Plat of Ellison Estates Sec 7-D with Six (6) condition(s) and one (1) note:

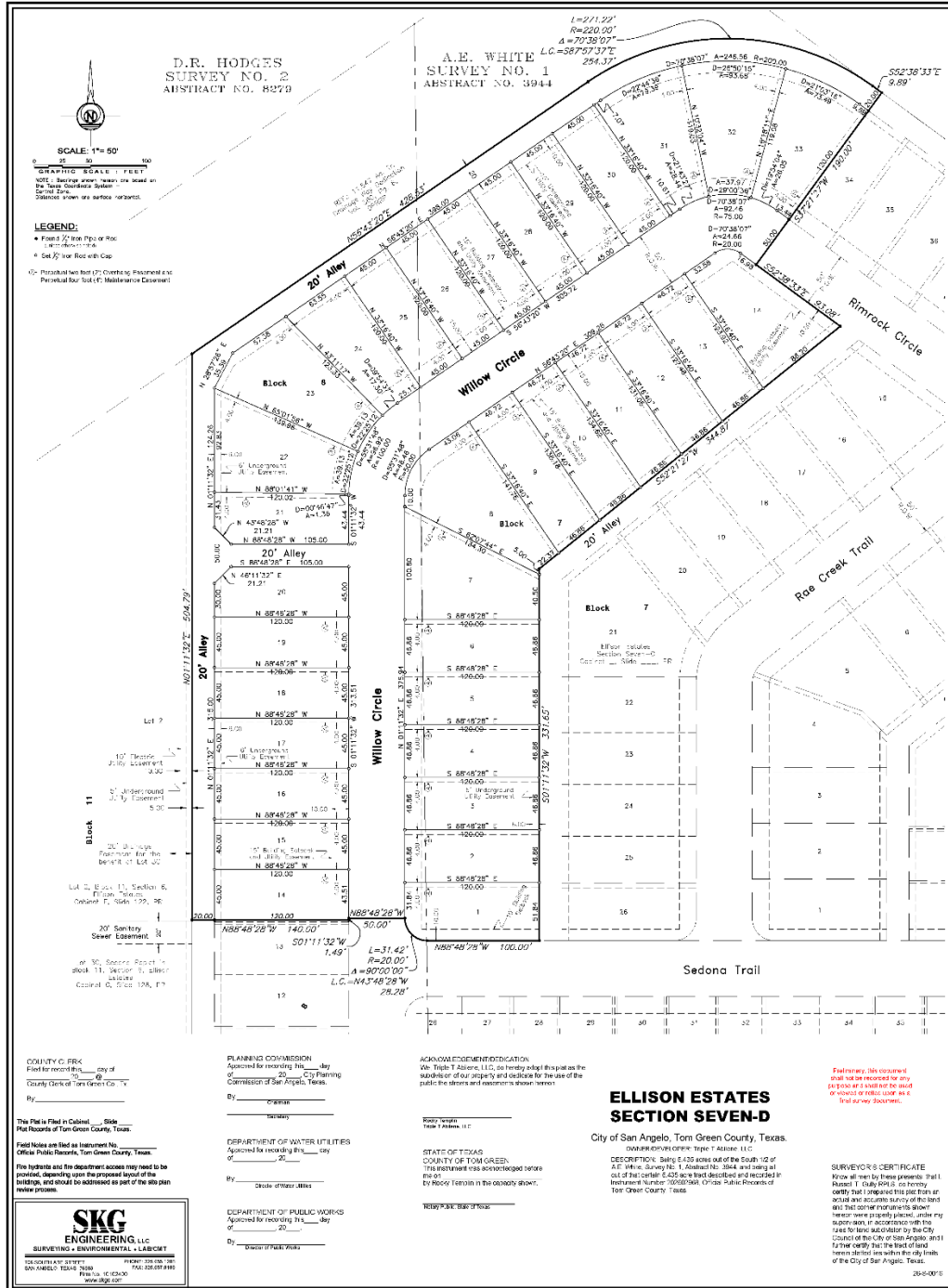
1. Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of alley to city standards. Once plans are approved, construct alley to City specifications [LDSO, Ch 10].
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, a revised drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
6. Prior to plat recordation submit a revised plat including a turn around. [LDSO III.C.3]

Note:

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

Attachments:
 Final Plat

Final Plat



D.R. HODGES
 SURVEY NO. 2
 ABSTRACT NO. 8279

A.E. WHITE
 SURVEY NO. 1
 ABSTRACT NO. 3944

SCALE: 1" = 50'

NOTE: See the survey plat for the location of the survey monument. Distances shown are surface horizontal.

LEGEND:

- Form 1/2" Iron Pipe or Rod
- 1/2" Iron Rod with Cap
- (Shaded) See Plat (2) Overlap of Instrument and Previous for Sub (1) Maintenance Easement

COUNTY CLERK
 Filed for record this _____ day of _____ 20____
 County Clerk of Tom Green County, Texas

By _____
 Secretary

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

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

This plat and the instrument copies 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.

PLANNING COMMISSION
 Approved for recording this _____ day of _____ 20____
 City Planning
 COMMISSIONER of San Angelo, Texas.

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

ACKNOWLEDGMENT/NOTIFICATION
 We, Tright T. Alsene, LLC, do hereby certify that this plat as the subdivision of said property and evidence for the use of the public the streets and easements shown herein.

By _____
 Tright T. Alsene, LLC

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me by _____
 on this _____ day of _____ 20____.

My Notary Public Expires: _____

ELLISON ESTATES SECTION SEVEN-D
 City of San Angelo, Tom Green County, Texas.
 Delineated by Survey: Tright T. Alsene, LLC.

DESCRIPTION: Being 4.326 acres out of the South 1/2 of A.E. White Survey No. 1, Abstract No. 3944, and being all out of that certain E. 4326 as a tract described and recorded in Instrument Number 20250491, Official Public Records of Tom Green County, Texas.

Finally, this document shall not be recorded for any fee until it shall not be used in record or filed, and a final survey document.

SURVEYOR'S CERTIFICATE
 I, _____, Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the correct monuments shown herein were properly placed, and that my survey was in accordance with the laws for land and plat by the City of San Angelo, Texas, and that I further certify that the final of land herein described lies within the city limits of the City of San Angelo, Texas.

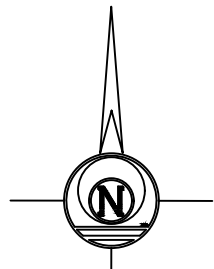
20-000018



D.R. HODGES
SURVEY NO. 2
ABSTRACT NO. 8279

A.E. WHITE
SURVEY NO. 1
ABSTRACT NO. 3944

$L=271.22'$
 $R=220.00'$
 $\Delta=70^{\circ}38'07''$
 $L.C.=S87^{\circ}57'37''E$
 $254.37'$



SCALE: 1" = 50'

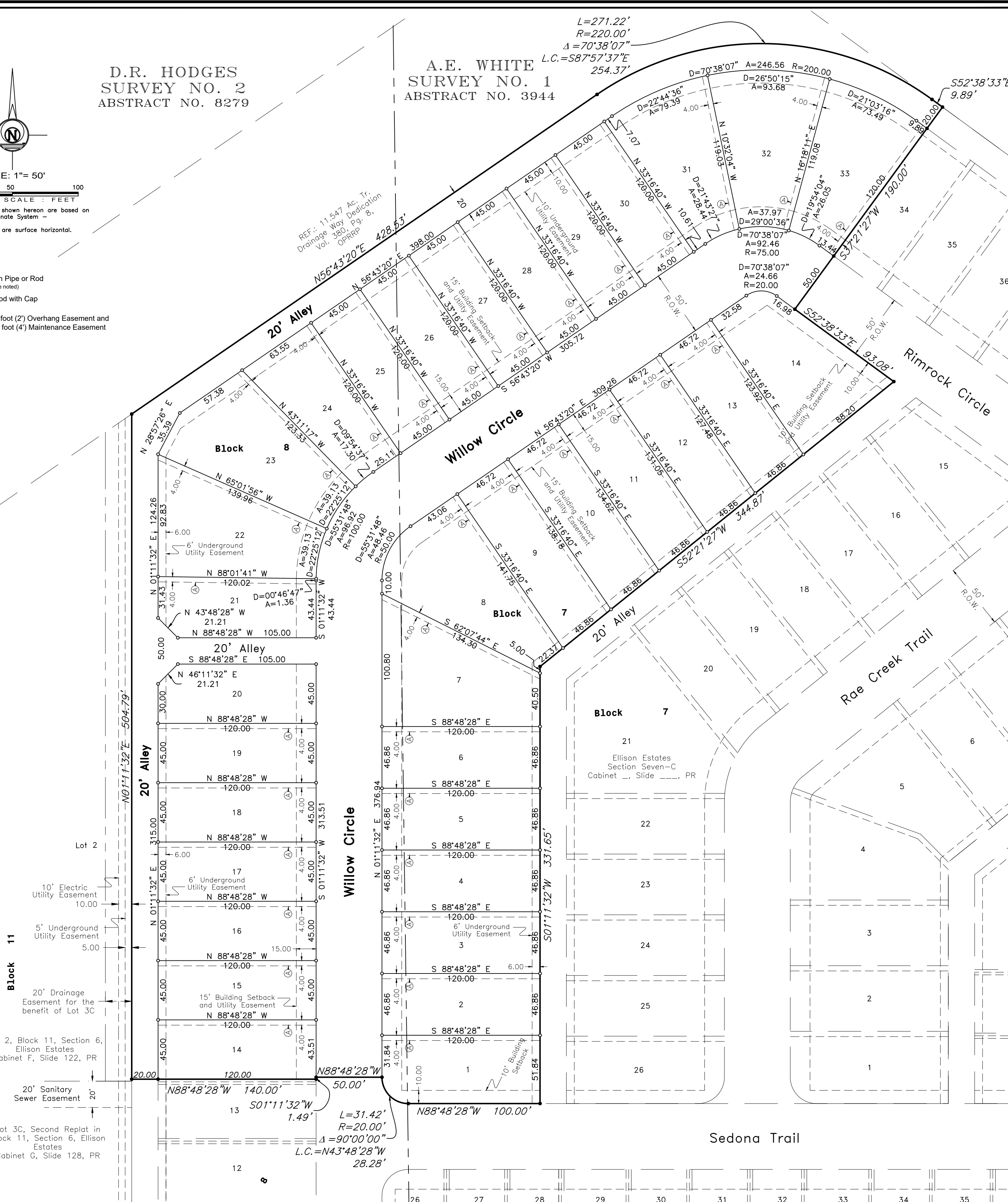
GRAPHIC SCALE: FEET
0 25 50 100

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

LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap
- ⊕ Perpetual two foot (2') Overhang Easement and Perpetual four foot (4') Maintenance Easement

REF.: 11.547 Ac. Tr.
Drainage Way Dedication
Vol. 380, Pg. 8,
OPRRP



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

By: _____

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.

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

ACKNOWLEDGEMENT/DEDICATION
We, Triple T Abilene, LLC, 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.

Rocky Templin
Triple T Abilene, LLC

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on _____
by Rocky Templin in the capacity shown.

Notary Public, State of Texas

**ELLISON ESTATES
SECTION SEVEN-D**

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Triple T Abilene, LLC

DESCRIPTION: Being 6.435 acres out of the South 1/2 of
A.E. White, Survey No. 1, Abstract No. 3944, and being all
out of that certain 6.435 acre tract described and recorded in
Instrument Number 202602968, Official Public Records of
Tom Green County, Texas.


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 RPLS, 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.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skge.com

**CITY COUNCIL– April 7, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Street Right-of-way Abandonment		ROW26-01 Hatcher Addition Blk55, Lots 11-14 'Waco St.'	
SYNOPSIS:			
The applicant has requested to abandon an existing 7,934-square foot (0.182 acres) unimproved street between the Guthrie St. and W. Houston Harte Expy. Frontage Rd. The abandonment will allow the applicant to acquire the additional land for future development.			
LOCATION:		LEGAL DESCRIPTION:	
West of Guthrie St; in front of 3110-3122 Waco St.		Being a 7,934-square foot (0.182 acres) alley in Block 55 of the Hatcher Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Bluffs Neighborhood	Neighborhood Commercial	Neighborhood Center	0.182 ac. (7,934 sq. ft.)
THOROUGHFARE PLAN:			
<i>Waco Street</i> – Urban Local Street, unimproved			
NOTIFICATIONS:			
21 notifications were mailed within a 200-foot radius of the property on April 6, 2026. One response has been received in favor and none against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment of a 7,934 square-foot alley in Block 55 of the Hatcher Addition, subject to three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Ronnie Walcott			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 Aaron.vannoy@sanangelo.gov			

Rationale:

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

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the Street Closure, the portion to be close is unimproved.
- *Utilities:* Currently no City or known 3rd party utilities in this right of way.
- *Community Impact:* There would be no negative community impact if this street was abandoned provided the adjacent owners have no objection. As indicated the additional land will be to allow future development for the applicant. There is already an approach or driveway from Houston Harte Expy. Frontage Rd. to the property.
- *Public Benefit:* Abandoning this street would not remove any current public benefit.

Recommendation:

Staff recommends **APPROVAL** of the Alley Right-of-Way Abandonment of a 7,934 Sq. ft. of unimproved Waco St located at lots 11-14 Blk. 55 Hatcher Addition, subject to **three conditions of approval**.

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance, within 36 months of City Council's decision.
2. Per the Schedule of Fees and Charges, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.







Aerial Map

Case ROW26-01: Hatcher Addn, Blk 55, Lot 11-14


Council District: #2 - Joe Self

Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.02 0.03 Miles

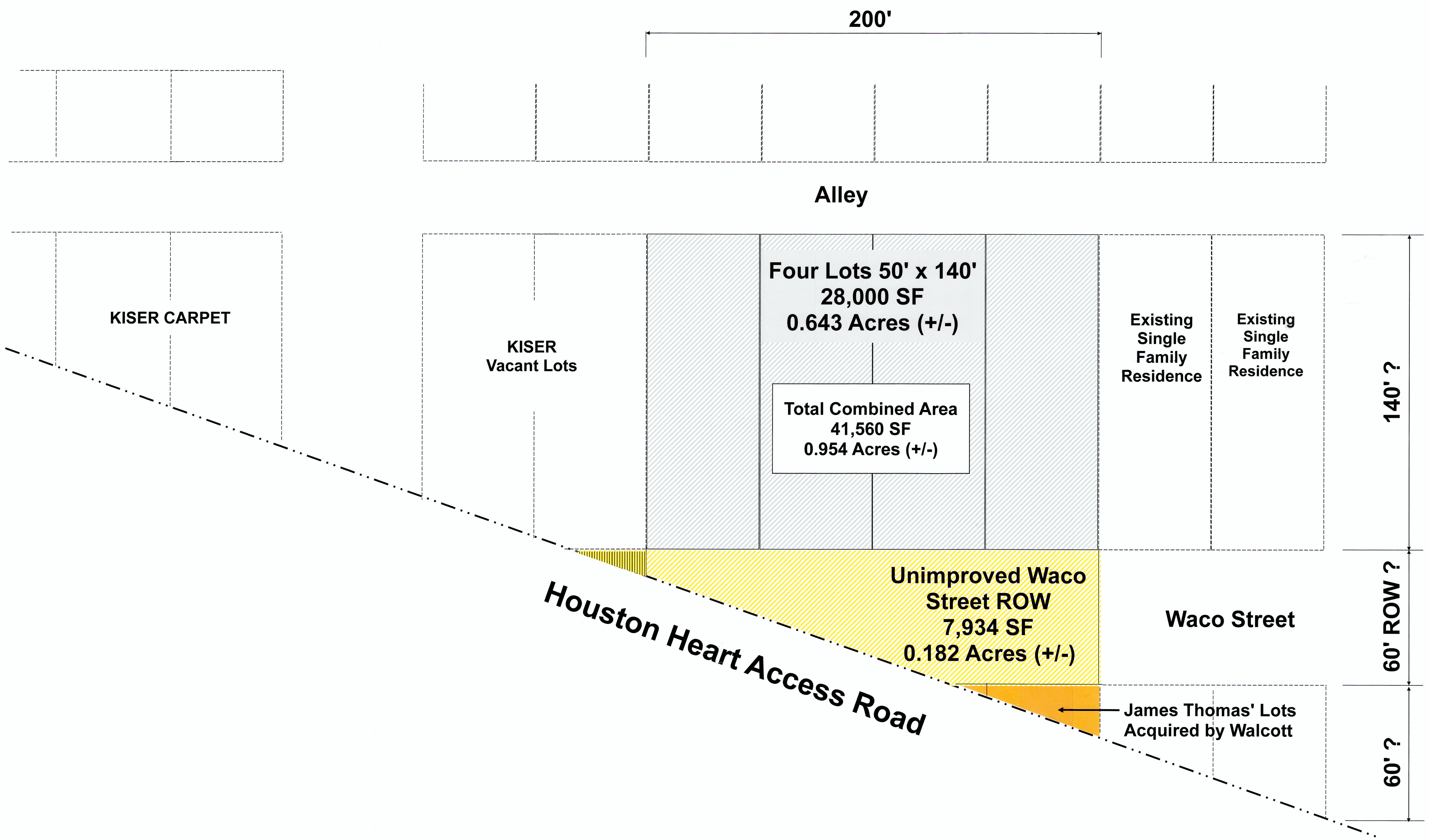
200' Range: 

Subject Property: 

Notified Properties: 

N





WACO STREET LOTS & WACO STREET ROW
(Dimensions are not to exact scale)

SCALE: 1" = 20'

REV. NO.	DATE	DESCRIPTION	C.O.#

JOB #:	
DRAWN BY:	PVM
DATE:	March 18, 2026
APPROVED:	
DATE:	

PROJECT:	Waco Street Abandonment
ADDRESS:	Houston Heart Expressway - Waco Street
CITY, STATE, ZIP:	San Angelo, Texas 76901
CUSTOMER:	Ronnie Walcott

AMERICA'S COMPONENT STRUCTURES, LLC
 ■ Project Planning ■ Design / Build General Contractor
 ■ Commercial ■ Industrial ■ Multi-family ■ Hospitality ■ Tenant Finish
 P O Box 61305, San Angelo, Texas 76906 (254) 254-4424



PLANNING COMMISSION – April 20, 2026
STAFF REPORT



City Council 1st reading: May 19, 2026

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW25-09: W 10 th and Merchant St.	
SYNOPSIS:			
<p>The applicant has requested the abandonment of the 18th Street Bypass, a street bypass connecting East 18th Street and North Poe. The area being abandoned measures 48,423 square feet and is located just northeast of the Baptist Memorial Retirement Community.</p>			
LOCATION:		LEGAL DESCRIPTION:	
18 th Street Bypass, connecting E 18 th Street to N Poe		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Paulann	Single-Family Residential (RS-1), PD25-01	Neighborhood	48,423 square feet, or 1.111 acres
THOROUGHFARE PLAN:			
<p>E 18th Street – Local Road E 18th Street Bypass – Local Road N Poe Street – Local Road</p>			
NOTIFICATIONS:			
<p>37 notifications mailed. Zero (0) received in support or in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the Street Right-of-Way Abandonment subject to three (3) conditions.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Petitioner: Baptist Memorial Ministries</p>			
STAFF CONTACT:			
<p>Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov</p>			

Additional Information:

There are no existing City utilities located within the area to be abandoned. This abandonment comes as a result of the Baptist Memorial Retirement Community subdividing their adjacent property, where this road will be abandoned and maintained privately. There are two existing residences abutting the abandonment which have frontage on East 18th or North Poe and may retain their access from the bypass should they choose to acquire their portion of the abandonment.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in a negative way and the abandonment would help to alleviate issues arising from what could be considered a confusing or redundant road.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. No adjacent property owner will be rendered landlocked and may choose to acquire their respective portions of the abandonment.
- *Public Benefit:* The 18th Street Bypass may be redundant and, by abandoning the area behind the homes which are being subdivided, could transfer maintenance responsibilities from the City and individual homeowners to a separate party.

Recommendation:

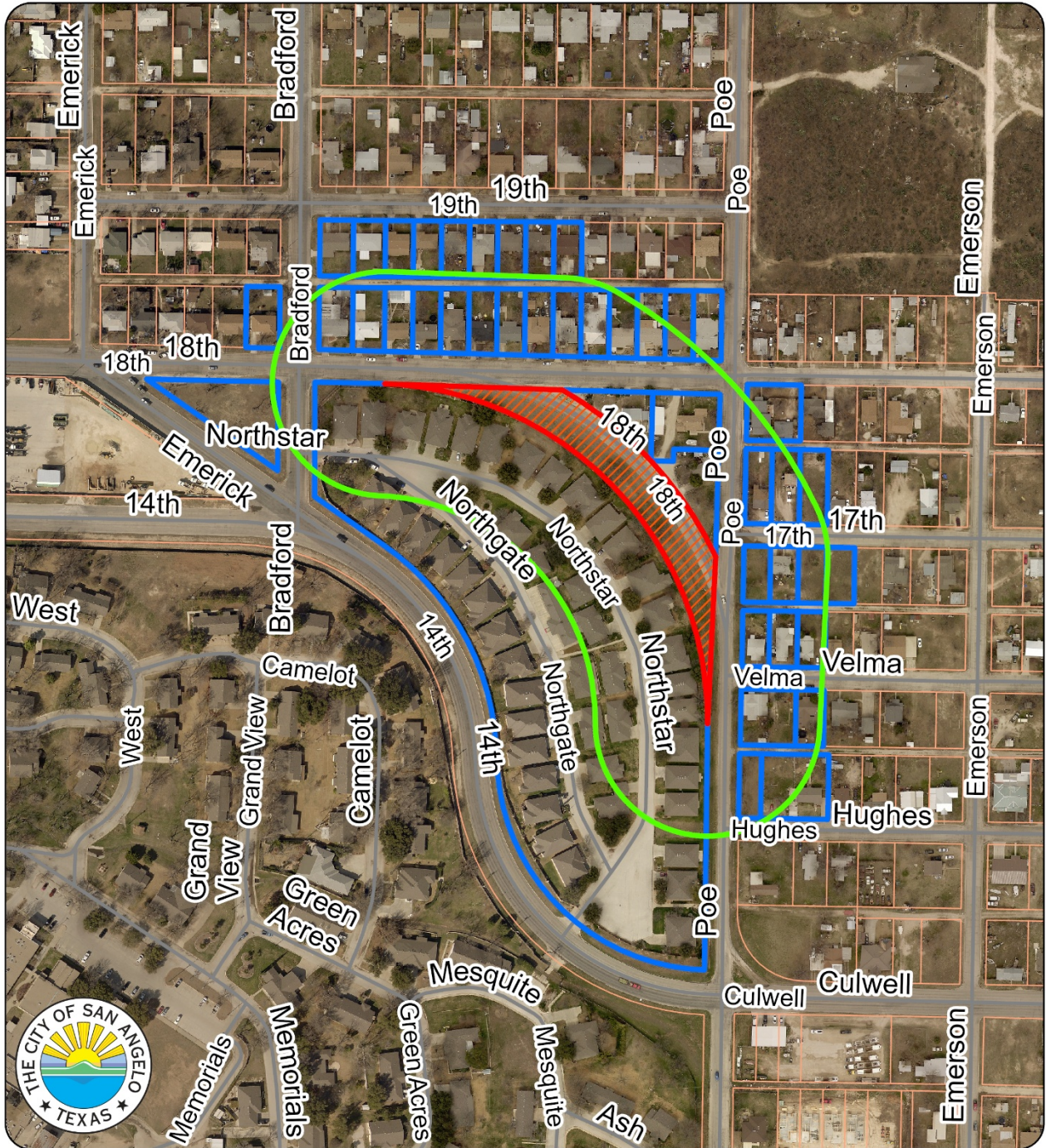
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Exhibit
Notification Map
Aerial Map
Site Photo

Notification Map



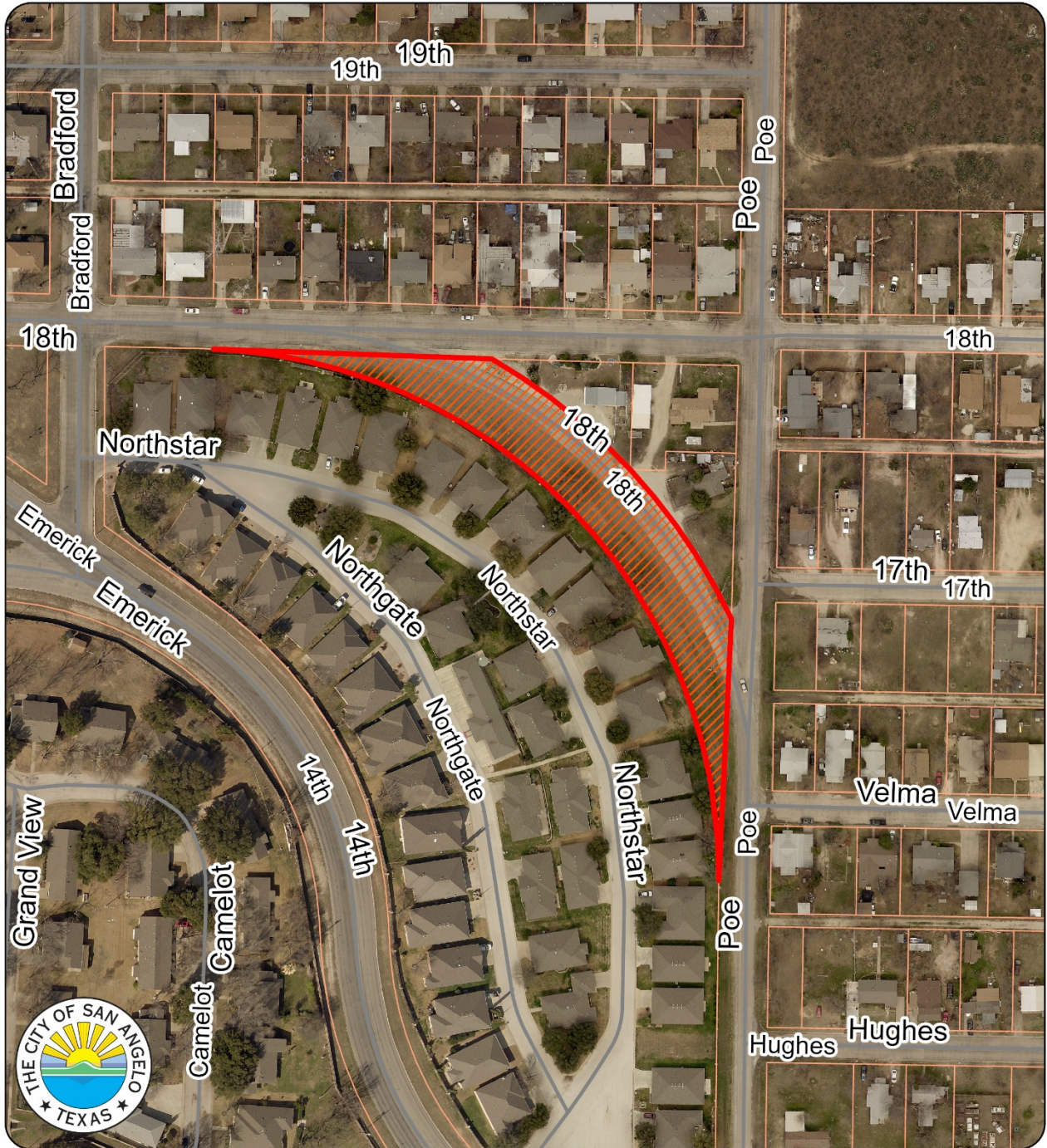
Notification Map
Case ROW26-02: 18th St Bypass
 Council District: #4 - Patrick Keely
 Neighborhood: Paulann

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

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N

Aerial Map





Aerial Map
Case ROW26-02: 18th St Bypass

Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Site Photo





STAFF REPORT - Z26-04 1212 N Chadbourne

Planning Commission: April 20, 2026

City Council 1st reading: May 19, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-04: 1212 N Chadbourne St	
SYNOPSIS:			
A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
1212 N Chadbourne St		Acres: 0.230, Lot: 9A, Blk: 59, Subd: MILES ADDITION, R/P OF LOTS 9 & 10	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Reagan	Currently: CG/CH Requesting: CG	Neighborhood Center	Acres: 0.230
NOTIFICATIONS:			
34 notifications sent on 04/02/26. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Maria Kuhlman			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The owner of 1212 N Chadbourne applied for TIRZ and a requirement is to remove the zoning of both General/Heavy Commercial (CG/CH) to one that is appropriate for the land use. The owners would like to open a burger joint in the existing building and create a new parking lot which will fit under General Commercial (CG).

1. **Compatible with Plans and Policies. Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The proposed zoning is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to stay commercial along Chadbourne St.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow a new business to open in general commercial.
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 mainly commercial along N Chadbourne St.
4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** TIRZ requires the removal of General/Heavy Commercial (CG/CH). This will meet that requirement and will fit 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.** 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.** Commercial along a minor arterial fit the community need.
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 commercial along N Chadbourne St.

Recommendation:

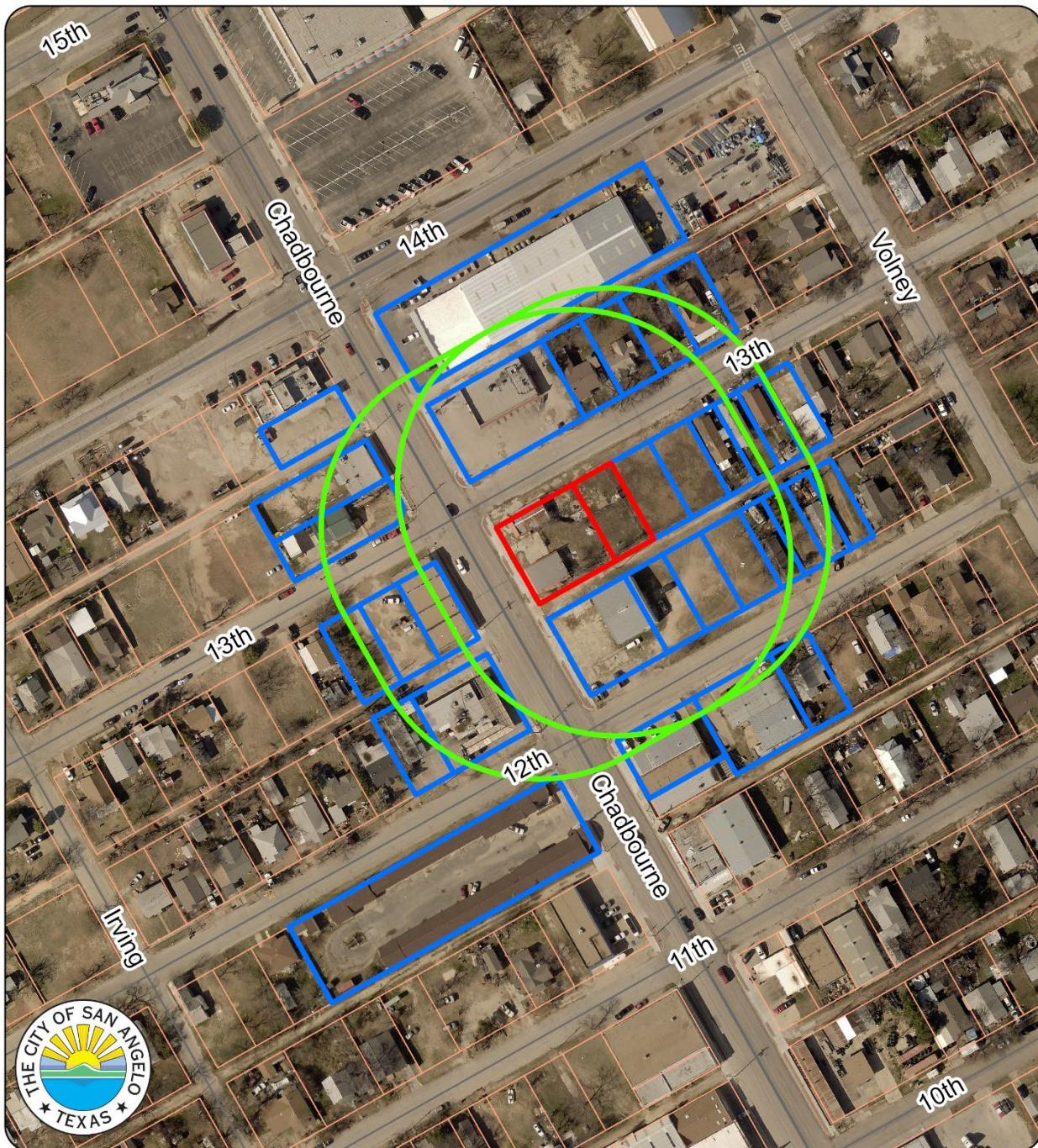
Staff recommend **approval** of a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



Notification Map
Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

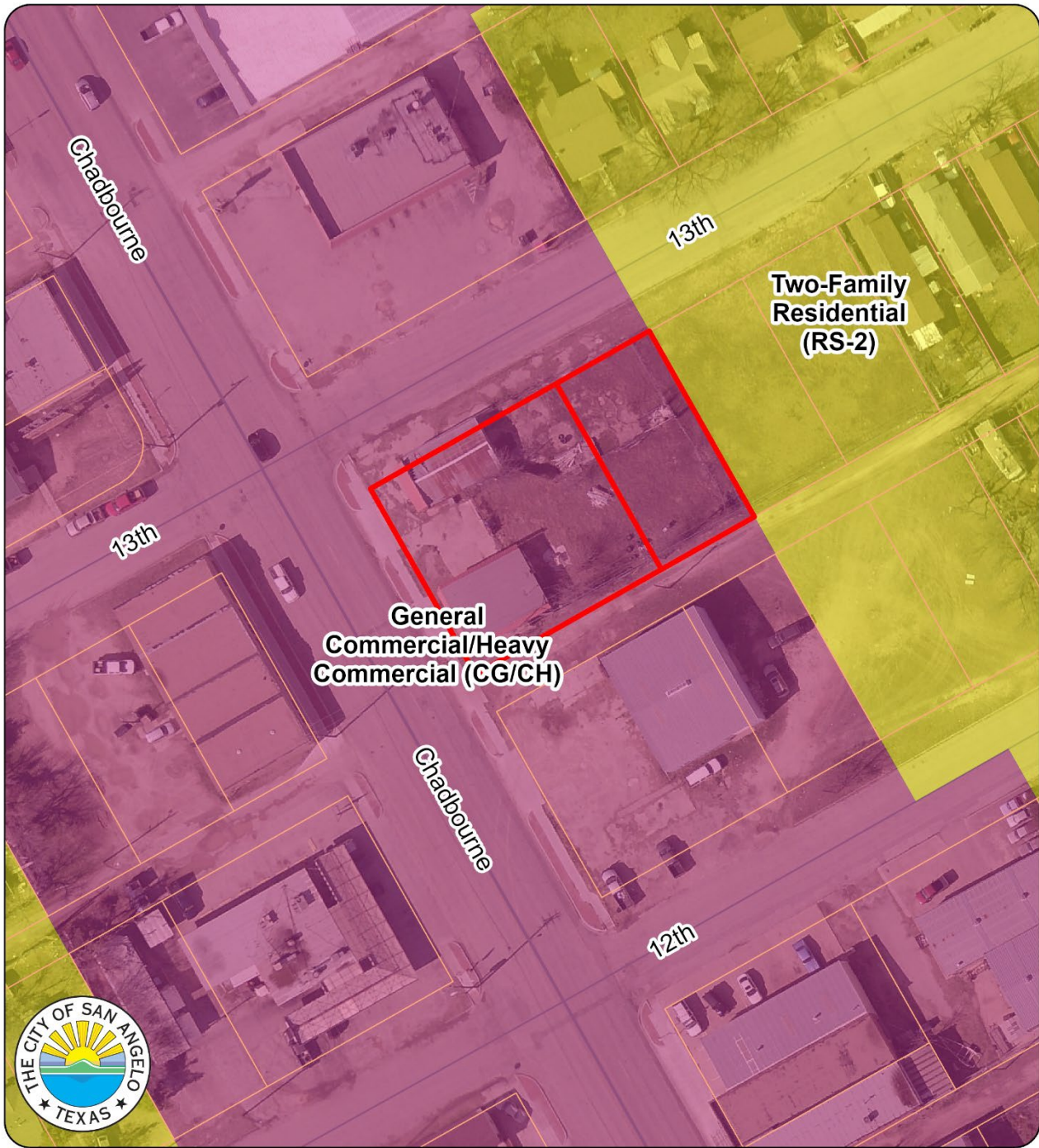
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 





Zone Map

Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas

Neighborhood: Reagan

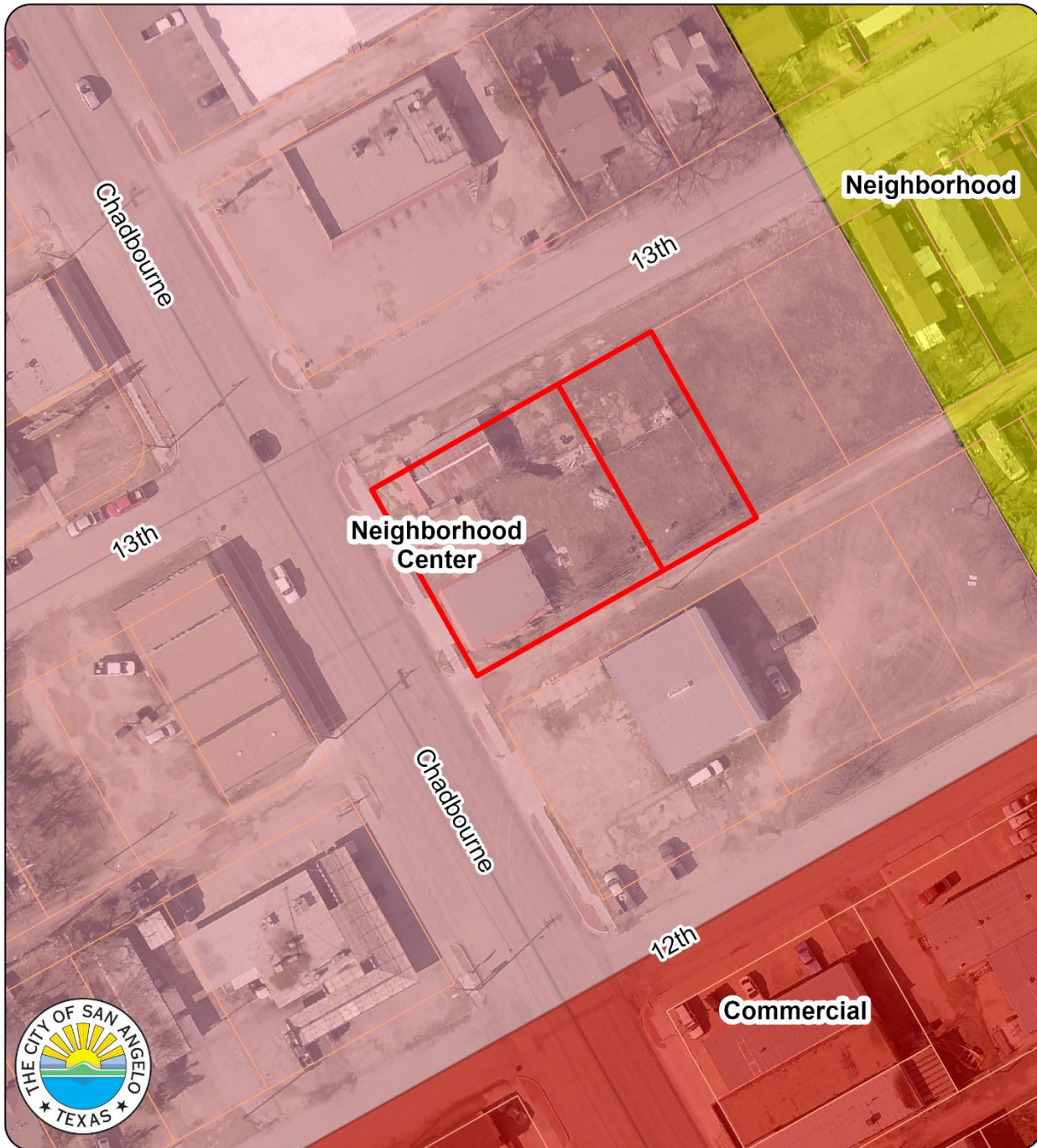


200' Range:

Subject Property:

Notified Properties:





Vision Map

Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 Miles

200' Range: 

Subject Property: 

Notified Properties: 





MEMO

Meeting: April 20, 2026
To: Planning Commission
From: Austin Reed
Senior Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental located at 2417 Raney Street. RS-1 zoning, District #2, and Angelo Heights neighborhood.

Background:

CU26-02 - A request for approval of Conditional Use for a short-term rental located at 2417 Raney Street. There are no other short-term rentals within 500 feet. This property passed its safety inspections on February 26th and meets parking requirements. Because all short-term rentals are required to renew in June each year, this Conditional Use would technically expire after about a month. As a result, the Planning Department is recommending approval until June of 2027 when they would need to renew with that year’s short-term rentals.

Notification:

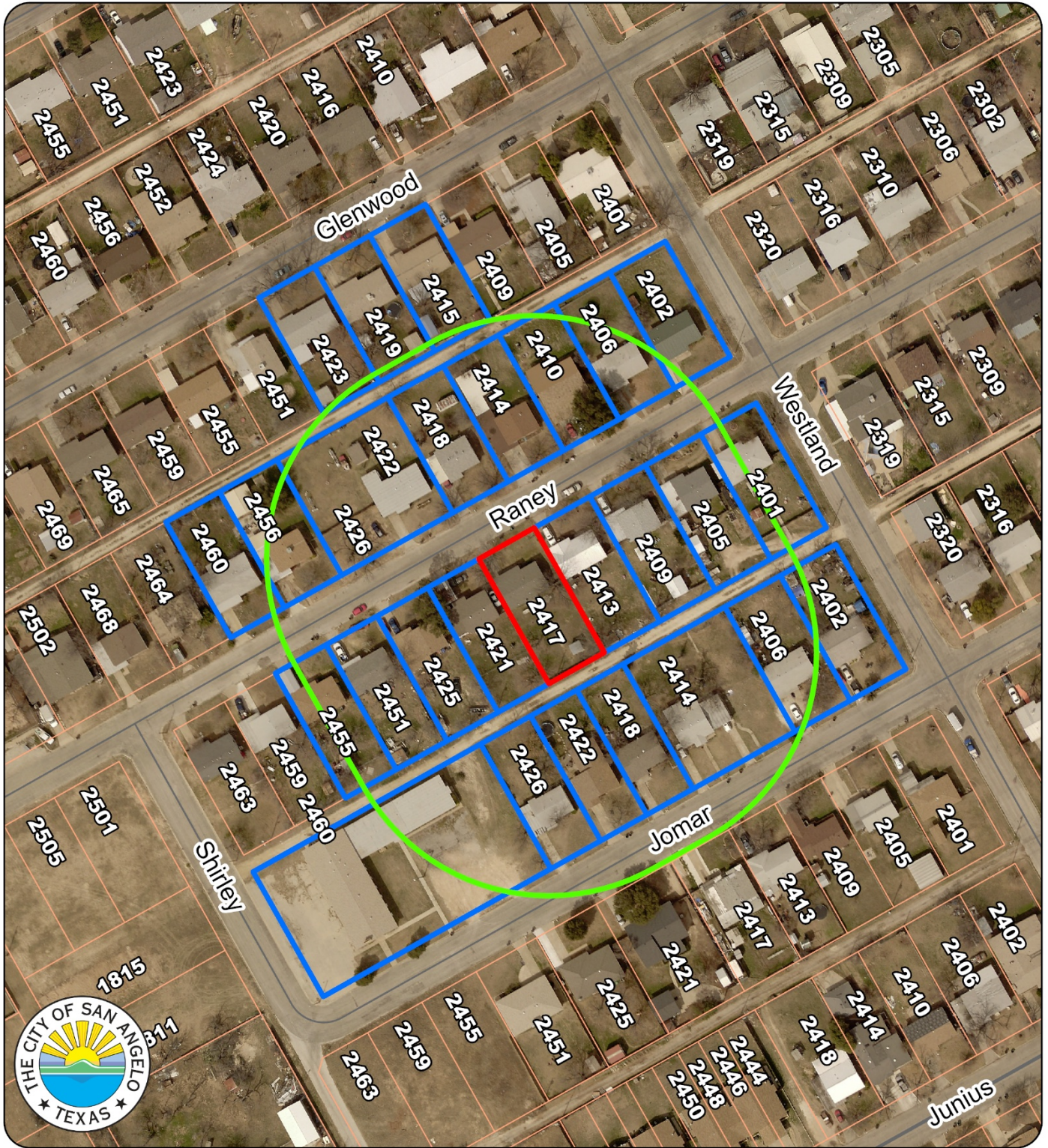
27 notifications sent. Received 0 opposed and 0 in favor.

Planning Commission Requested Action:

Staff recommend **APPROVAL** of the request for a Conditional Use for a short-term rental located at 2417 Raney Street **until June of 2027**, subject to **one (1) condition of approval:**

1. Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.





Notification Map

Case CU26-02: 2417 Raney St

Council District: #2 - Joe Self
 Neighborhood: Angelo Heights

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

Notified Properties:





MEMO

Meeting

Date: April 20, 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 5, RS-1 zoning area.

Background: CU26-03 - A request for a Conditional Use for a short-term rental located at 404 S Monroe. This property is located in the Santa Rita neighborhood, a five or six blocks from downtown and the river. A safety inspection was completed and passed on 4/1/2026. Because all short-term rentals are required to renew in June each year, this Conditional Use would technically expire after about a month. As a result, the Planning Department is recommending approval until June of 2027 when they would need to renew with that year's short-term rentals.

Notification: 19 notifications were sent. 1 received in opposition and 0 in favor.

Planning Commission Requested Action:

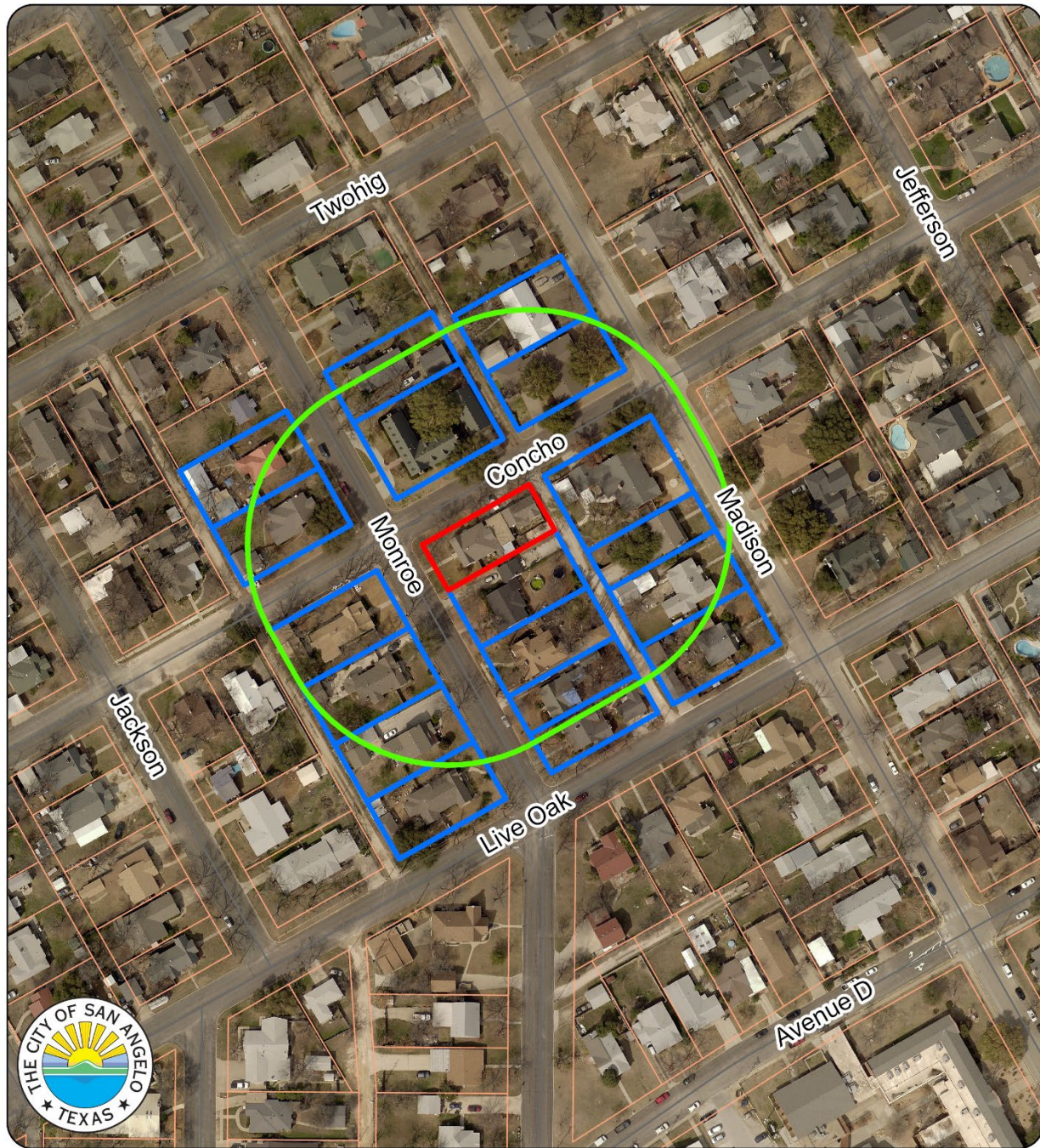
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 404 S Monroe. with the following condition:

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

Front of House







Notification Map



Notification Map
Case CU26-03: 404 S Monroe St.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


From: [Nicholas Gillett](#)
To: [*Planning](#)
Subject: 404 S Monroe public hearing on April 20
Date: Tuesday, April 14, 2026 10:37:57 AM

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

Case #: CU26-03

My wife and I are opposed unless the following conditions are met: No street parking on West Concho Avenue, a maximum of 6 guests (at any given time), and a (at latest) 10:00 PM noise ordinance enforced by a local manager. If these three conditions could be met, we would not oppose.

Nicholas Gillett

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.



MEMO

Meeting

Date: April 20, 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 2, RS-1 zoning area.

Background: CU26-04 - A request for a Conditional Use for a short-term rental located at 1417 Lindell Ct. This property is located in the Angelo Heights neighborhood, which is near the San Angelo Soccer Complex. A safety inspection was completed and passed on 3/26/2026. Because all short-term rentals are required to renew in June each year, this Conditional Use would technically expire after about a month. As a result, the Planning Department is recommending approval until June of 2027 when they would need to renew with that year's short-term rentals.

Notification: 42 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

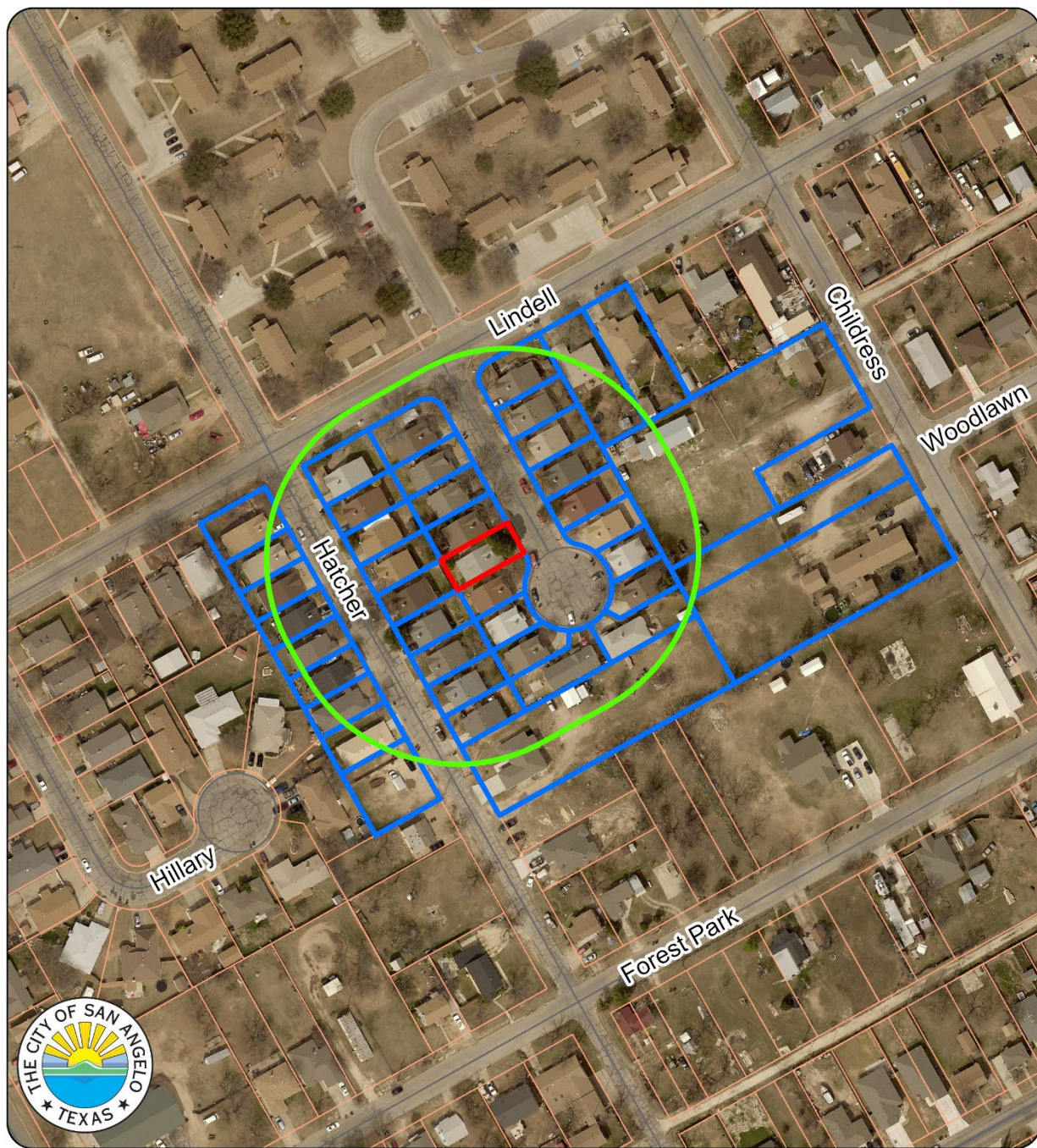
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1417 Lindell Ct. with the following condition:

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

Front of House







Notification Map



Notification Map
Case CU26-04: 1417 Lindell Ct.
Council District: #2 - Joe Self
Neighborhood: Angelo Heights

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 

**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU26-05: 2121 Knickerbocker Rd Suite C	
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) request to allow a Retail Sales and Service Use in a Light Manufacturing (ML) Zoning District.			
LOCATION:		LEGAL DESCRIPTION:	
2121 Knickerbocker Rd, Suite C		Acres: 0.560, Abst: A-1641 S-0176.25, Survey: J MC NEESE, 0.5599 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #5 Karen Hesse Smith Neighborhood: ASU – College Hills	Light Manufacturing (ML)	C- Commercial	0.560 acres
THOROUGHFARE PLAN:			
Knickerbocker Rd: Major Arterial – minimum ROW is 76ft, measures about 114ft; minimum paving width is 56ft, measures about 80ft.			
NOTIFICATIONS:			
9 notifications mailed within 200-foot radius on April 2, 2026. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CU26-05 subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Applicant: Sarah O'Donnell			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210 ext 1533 Rae.lineberry@sanangelo.gov			

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 use will not have any adverse effects as the area is used almost exclusively as commercial and some heavy commercial. The CU option would be in keeping with the Comprehensive Plan which is Commercial in this area allowing the Planning Commission the right to condition any approval with requirements deemed necessary.
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 does not anticipate that the proposed CU would 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.* Staff believes the request is compatible with the surrounding area, which as mentioned is mostly commercial uses already.
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 impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* There is a consistent history of commercial and retail use in this location.
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.* Staff believes the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

Recommendation:

Staff recommends **APPROVAL** of CU26-05, **subject to three conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the General Commercial (CG) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. The applicant shall obtain all required permits including a change of occupancy from the Permits and Inspections Division within 6 months of approval. The change of occupancy will include a final development plan showing all parking and any outdoor storage areas.

Attachments:

Aerial Map
Zoning Map
Vision Map




Aerial Map
Case CU26-05: 2121 Knickerbocker Rd

Council District: #5 - Karen Hesse Smith
Neighborhood: ASU-College Hills

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 




Notified Properties: 




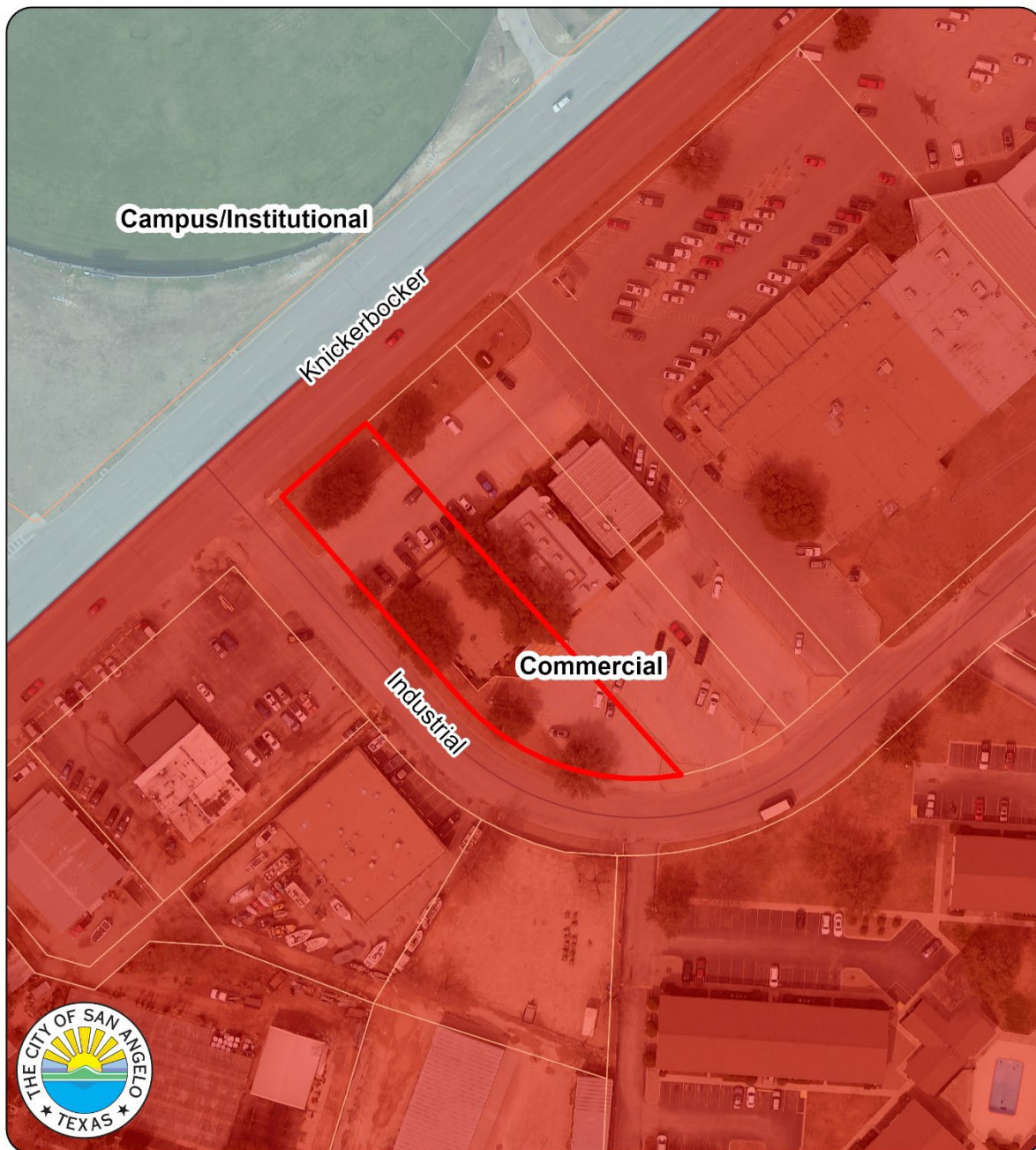


Zone Map
Case CU26-05: 2121 Knickerbocker Rd
Council District: #5 - Karen Hesse Smith
Neighborhood: ASU-College Hills

Scale: 0 0.01 0.02 0.03 0.04 Miles




200' Range: 
Subject Property: 
Notified Properties: 


N




Vision Map
Case CU26-05: 2121 Knickerbocker Rd
Council District: #5 - Karen Hesse Smith
Neighborhood: ASU-College Hills

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE" ARTICLE 3 "USE REGULATIONS" SECTION 313 "USE TABLE" AND ARTICLE 4 "SPECIFIC USE STANDARDS" AND CREATING SECTION 430 "DATA CENTERS", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 20 day of April, 2026, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" Article 3 "Use Regulations" Section 313 "Use Table and Article 4 "Specific Use Standards" and creating Section 430 "Data Centers".

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance" Article 3 "Use Regulations" is hereby amended as set forth in Exhibit "A", amending Section 313 "Use Table and Article 4 "Specific Use Standards" and creating Section 430 "Data Centers", attached hereto and incorporated herein for all purposes.

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after May 19, 2026.

INTRODUCED with public hearing the 5th day of May 2026, and finally PASSED this 19th day of May, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec. 430. Data Center

1. Definitions

- A. DATA CENTER - PRINCIPAL USE shall mean a business whose primary function is the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. A data center shall not include cryptocurrency mining.
- B. DATA CENTER – ACCESSORY USE shall mean a subordinate, incidental facility on the same platted lot or tract as a primary use (such as a hospital, office, manufacturing operation, or campus) designed to support its data storage, processing, and IT functions.
- C. CRYPTOCURRENCY MINING shall mean the process of validating cryptocurrency transactions on a blockchain network and creating new coins by using high-powered computers to solve complex mathematical puzzles.
- D. GENERATOR YARD means an area used to place and operate electrical power generating equipment, fuel tanks and regulators, and associated appurtenances.
- E. PRIVATE UTILITY means utilities and utility facilities and infrastructure (including but not limited to gas, electricity, cable, and telecommunication lines) owned and operated by individuals or private entities that are not political subdivisions.

2. Applicability

- a. The standards and criteria contained within this section are minimum standards and shall apply to all new data centers.
- b. For this section, Residential Zoning Districts include: R&E, RS1, RS2, RS3, RS4, RS5, RS6, RML, RM1, RM2, MHP, and MHS as well as Planned Development zoning districts with a base zoning of residential.
- c. New data centers shall be permitted as a principal use by Conditional Use (CU) only, in accordance with procedures set forth in Section 208.
- d. An application for a CU may be made within ML (Light Manufacturing) and MH (Heavy Manufacturing) Districts.
- e. In addition to those accessory uses allowed in the ML and MH zoning districts, the following uses are permitted:
 - i. Data Center
 - ii. Private Utility
 - iii. Generator Yard
 - iv. Guard/Security House
 - v. Battery Backup Storage
- f. All temporary uses related to construction and development, including, but not limited to: construction yards, construction trailers, and portable buildings. Temporary buildings require a building permit.
- g. A Conditional Use is not required for a property zoned for a Planned Development District Site Plan (PD) zoning case specifically approving a "data center" use.

3. Data Center Site Plan requirements

1. A written description of the proposed work must accompany the following required graphical information
2. A proposed site plan depicting the following site layout elements shall be submitted to staff for review:
 - i. Building location
 - ii. Building orientation
 - iii. Ground mounted equipment
 - iv. Setbacks (Building & Paving)
 - v. Sidewalk/pedestrian routes
 - vi. Vehicle parking orientation, layout, and space counts
 - vii. Driveways
 - viii. Vehicle and truck circulation routes within development
 - ix. Truck and trailer storage and parking areas
 - x. Screening for truck and trash areas
 - xi. Landscape Plan
 - xii. Grading Plan
 - xiii. Fencing
 - xiv. Retaining/Landscape Walls
 - xv. Light pole/fixture locations,
 - xvi. Lighting photometrics and specifications
 - xvii. Sound Study
 - xviii. Traffic impact analysis (TIA)
3. The following building elements shall be submitted for staff review:
 - i. Building elevations
 - ii. Building material specifications
 - iii. Signage
 - iv. Exterior building mounted light fixture locations and specifications

4. Setbacks

- a. Residential Adjacency
 - i. Minimum front building setback: 100 feet to nearest property line of residentially zoned property, and 50 feet to nearest property line of residentially occupied property located outside of City limits.
 - ii. Ground-mounted equipment, including but not limited to generators, fuel tanks, cooling equipment, heat exchangers, universal power supply units, or any other outdoor equipment related to the functioning of a data center as a principal use shall be prohibited from being located in any of the following:
 - a. Between a building wall and a public or private street; and
 - b. Within 150 feet of any residentially zoned property
- b. Building Setbacks to street right-of-way, side and rear yards
 - i. Greater of 50 feet, or

- ii. Building collapse zone
- c. Pavement Setbacks to street right-of-way
 - i. 25 feet minimum
- d. Pavement Setback to US 67 right-of-way
 - i. 40 feet minimum
- e. Pavement Setbacks to side and rear yards
 - i. 15 feet minimum
- f. Features that can be incorporated into the setback areas:
 - i. Signage
 - ii. Entry drives
 - iii. Sidewalks and Pedestrian Plazas
 - iv. Benches and other pedestrian amenities (including shade structures)
 - v. Planter and retaining walls
 - vi. Below-ground structures (utilities, etc.)
 - vii. Fencing and Landscaping

5. Building Height

- a. Maximum Height: 75 feet, measured at the top of the building plate (roof deck).
- b. Maximum Stories: 3 Stories above finished grade.
- c. Parapets, rooftop screening, and rooftop equipment shall not count toward maximum building height.
- d. Accessory structures located between the primary structure and property line shall be a maximum of 30 feet.

6. Building Configuration/Design

- a. Any building facade visible from public streets or property abutting the data center overlay district, which is zoned residential or rural areas, must incorporate a differentiation that breaks the mass of the facade every 100 horizontal linear feet by including at least one of the following changes in form and one of the following design elements:
 - i. change in building height of a minimum of 5' for buildings less than 30' tall and 10' for buildings 30' tall and taller, or
 - ii. building step-backs or recesses with a minimum depth of 2.5'
 - iii. design elements that are either:
 - a. change in building materials,
 - b. change in pattern, texture and/or color
- b. A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
- c. The preferred exterior construction materials for all building facing existing or future public right-of-way, and for any building façade that is more than 20% or more visible from existing or future public right-of-way shall be

100% of traditional masonry (i.e., brick, stone, architectural cast-stone, concrete block, or similar materials), concrete tilt wall, pre—cast concrete panels, and 3-stage stucco. The use of metal as an exterior construction material is permitted for any building facade that is less than 20% visible from a public street with no limit on other facades. All exterior building and screen-wall materials must be non-reflective.

7. Off-Street Parking Requirements

- a. One (1) space for each five hundred (500) square feet of floor area used for office, meeting, training, or security personnel uses.
- b. One (1) space for each employee of data hall area.
- c. Five (5) spaces for delivery vehicles.

8. Screening: Ground Mounted Equipment

- a. All ground-mounted equipment shall be fully screened by a masonry wall on all sides. Screening shall be one (1) foot taller than the height of the ground- mounted equipment. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.

9. Screening: Rooftop Equipment

- a. All rooftop equipment shall be fully screened on all sides by an opaque wall. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.
- b. Screening shall be one (1) foot taller than the height of the rooftop equipment or five (5) feet tall, whichever is greater.

10. Fencing

- a. Fencing materials may consist of masonry, wrought iron, or black PVC coated chain link. Non-PVC coated chain link or wooden fences are not allowed.
- b. If fencing along street frontage, masonry with two complementary masonry materials or wrought iron fencing material is required.
- c. If fencing along side or rear yards, masonry with two complementary masonry materials, wrought iron, or black PVC coated chain link fencing is allowed.
- d. Masonry walls shall be constructed of brick, natural stone, precast concrete panel, or architectural concrete masonry units (DMU) and have a decorative finish.
- e. All masonry walls shall have a finished face to abutting public rights-of-way and all adjacent properties.
- f. Perimeter fencing shall be a minimum of six (6) feet and maximum of eight (8) feet.
- g. Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to the public roads.

11. Landscaping

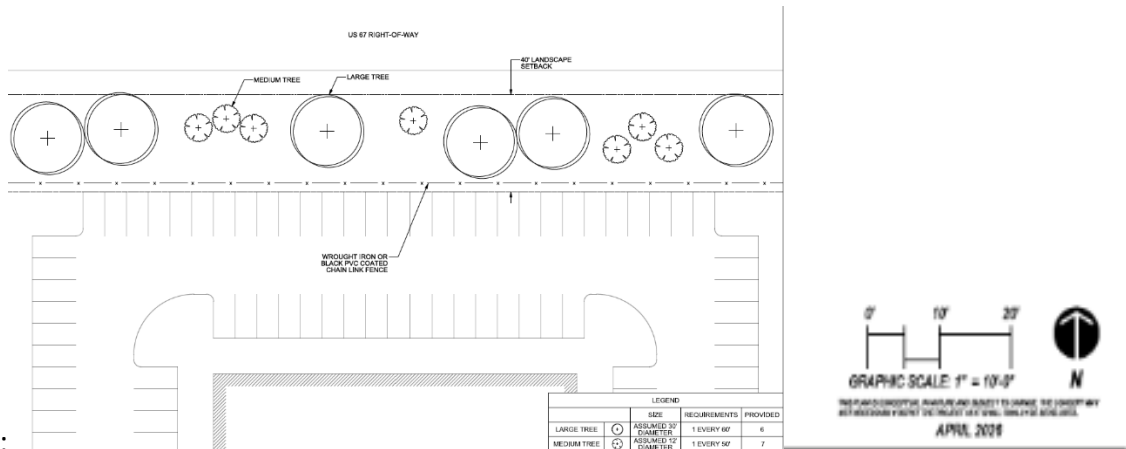
a. Front, Side and Rear Yard Landscape Areas

i. Front yard Landscape Areas, located between public right-of-way and the pavement setback line shall be landscaped in accordance with Appendix A – Landscape Pre-Approved Plan List and the following:

a. 40' Collectors, Arterials and Freeways Setback Standards:

- i. One large tree with a minimum caliper of three (3) inches in diameter for every sixty (60) feet of parkway length,
- ii. One medium tree with a minimum caliper of two (2) inches every fifty (50) feet of parkway length,

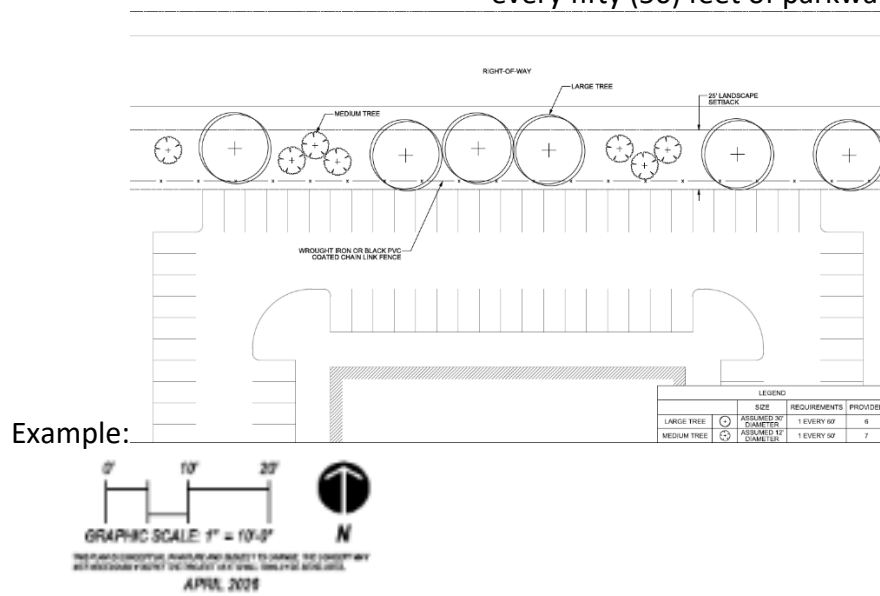
Example:



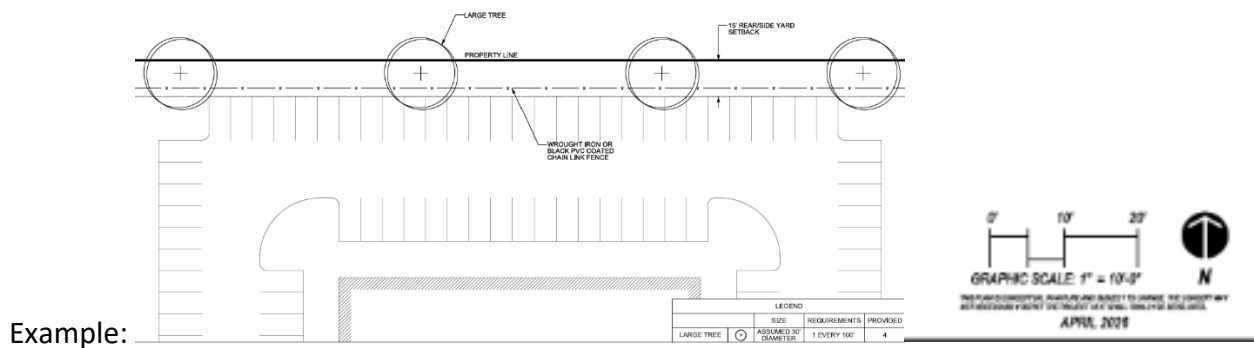
b. 25' All other publicly dedicated roads Setback Standards:

- iii. One large tree with a minimum caliper of three (3) inches in diameter for every sixty (60) feet of parkway length,
- iv. One medium tree with a minimum caliper of two (2) inches every fifty (50) feet of parkway length,

Example:



- b. Or applicant can submit an Alternate landscape plan. Submissions could include the following:
 - i. Natural environment preservation zones being a minimum of 40' wide
 - ii. Integrated water conservation methods
 - iii. Mulch, stones like river rock and boulders
 - iv. Decomposed granite or similar style
- c. Plantings shall be outside of utility easements.
- d. Trees may be clustered in small groups at least fifty (50) feet apart. The landscape design shall have a free-flowing, natural, and unstructured style.
- e. Native and regionally adapted drought tolerant plant species are required to ensure long-term sustainability and reduced irrigation demand.
- ii. Side and Rear Yard Landscape Areas shall be landscaped in accordance with the following:
 - a. Plantings shall be outside of utility easements
 - b. Native and regionally adapted drought tolerant plant species are required to ensure long-term sustainability and reduced irrigation demand
 - c. one (1) large tree every one hundred (100) linear feet;



- d. Or applicant can submit an Alternate landscape plan. Submissions could include the following
 - i. Natural environment preservation zones being a minimum of 30' wide
 - ii. Integrated water conservation methods
 - iii. Mulch, stones like river rock and boulders
 - iv. Decomposed granite
- e. Thorned or security buffer plant species may be utilized within perimeter screening areas but shall not be installed adjacent to pedestrian circulation routes or public access points.

- iii. Grass and Sod
 - a. All sites shall have properly maintained grass or native/adaptive groundcover alternatives within the landscape areas.

12. Parking Lots

- a. Parking lots will be limited to a maximum of 100 spaces per parking area without a landscaped island between parking areas.
- b. Landscape islands serving to break up the areas of paving and the perimeter of parking lots shall be a minimum of ten (10) feet wide and include planting material from the approved planting list.
- c. Parking areas shall have buffers of at least ten (10) feet from any building face fronting on a street and ten (10) feet from side and rear building faces to allow for a combination of landscaping and sidewalks.
- d. Parking islands are required at one (1) per every ten (10) parking spaces with one (1) large canopy tree per every ten (10) parking spaces.
- e. Landscape designs should incorporate xeriscape irrigation zoning and plant groupings based on water demand where practical.

13. Lighting

- a. Concealment and shielding. Light sources shall be concealed or shielded with luminaires containing shielding, skirts, or cut-offs with a cutoff angle not exceeding ninety (90) degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. For purposes of this requirement, the angle shall be measured using a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
- b. Glare prohibited. Lighting shall not cast glare onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.
- c. Maximum spillover. In no case shall exterior lighting add more than .25 footcandles to illumination levels at the property line.
- d. Free standing light fixtures shall not exceed thirty (30) feet in height. For the purposes of this requirement, height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.
- e. Uplighting. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
- f. Building-mounted fixtures. Building-mounted light fixtures shall be attached to walls, and the top fixture shall not be lower than ten (10) feet or higher than eighteen (18) feet above finished grade, except entry/exit lighting positioned above the entry/exit.
- g. Security lighting. Any exterior lighting device (luminaire) designed for security lighting shall be protected by weather- and vandal-resistant covering, be a managed light source, and directed down to minimize glare and intrusiveness.

- h. Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (*CCT*) for outdoor *Luminaires* is 3000 K.
- i. Lighting will be subject to inspections and enforcement pursuant to Article 8.11 of the San Angelo Code of Ordinances, as amended.

14. Noise

- a. Any noise that emanates from all activity associated with any data center is limited to a maximum sound level of 60 dBa during the daytime and 55 dBa at nighttime. Such levels are measured at the property line. Notwithstanding the foregoing, noise shall be further subject to Article 8.01 of the San Angelo Code of Ordinances, as amended. The maximum sound level in this section does not apply to:
 - i. Demolition work on buildings, structures, or appurtenances and/or the testing of generators consistent with the requirements of the Planning and Development Services;
 - ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles or temporary use of emergency generators.
 - iii. Generator testing conducted between 9:00 a.m. until 4:00 p.m. unless testing at a time outside of this range is required by Planning and Development Services.
- b. Noise studies. The following noise propagation studies must be conducted and submitted to the Planning and Development Services Director:
 - i. A sound modeling study that demonstrates compliance with the maximum sound levels must be submitted prior to approval of a final site plan. This study must be specific to the proposed site topography, layout and building type, scale, height and construction proposed. This study must show noise conditions at the site prior to project development at set locations determined by the Planning and Development Services Director and must provide model-predicted noise conditions resulting from the proposed project post-development.
 - ii. The study must include all proposed development on a lot or site plan. If the development will be completed in phases, the study must address both the proposed phase and the ultimate buildout at full occupancy of the proposed development. The study must address the expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
 - iii. The sound study must be prepared by a professional engineer licensed professional engineer, specializing in acoustics or an engineer Board Certified by the Institute of Noise Control Engineers. Study methodology should be in accordance with ISO 9613 standards.
 - iv. The sound modeling study must include recommendations for sound mitigation measures, if they are necessary for the use to comply with maximum sound levels. These mitigation measures, if applicable, must

be reflected on the site plan and incorporated into conditions of site plan approval. If mitigation measures are building related, they must be included in the building plans prior to issuance of building permit(s). In the event the sound modeling study shows compliance with the maximum sound levels without the use of sound mitigation, no mitigation measures are required.

- v. Within 60 days of issuance of a certificate of occupancy for each phase or development and at any time the Planning and Development Services Director requests it, a post-development sound study must be submitted. The study must be conducted at a time generally known for peak data center cooling operations. In the event the study shows that the use exceeds maximum allowable decibel levels, the operator must immediately undertake all necessary efforts to comply.

c. Low Frequency Noise

- i. Standard. Low frequency noise shall be evaluated in accordance with ANSI S12.9 Part 4, Annex D (most current edition).
- ii. Maximum Thresholds. The following octave-band sound pressure level limits shall not be exceeded:

Octave Band Center Frequency	Maximum (dB re 20 μPa)
16 Hz	65 dB
31.5 Hz	65 dB
63 Hz	60 dB

- iii. Measurement Location. All low frequency noise measurements shall be taken at the property line nearest the noise source, or at the exterior wall of the nearest occupied residential structure, whichever location produces the higher reading.
- iv. Measurement Protocol.
 - a. Instrumentation: Measurements shall be performed using a Class 1 integrating sound level meter (per IEC 61672) with 1/1 octave band filters (per IEC 61260) and a current calibration certificate.
 - b. Duration: Each measurement shall consist of a minimum 15-minute equivalent continuous sound pressure level (Leq) at each octave band.
 - c. Weather Conditions: Measurements shall not be conducted when sustained wind speed exceeds 5 meters per second (11 mph) at microphone height, during precipitation, or during temperature inversions. A windscreen shall be used on the microphone for all outdoor measurements.
 - d. Background Correction: If the difference between the measured level (source plus background) and the background-only level is less than 10 dB in any octave band, a correction per ANSI S12.9 Part 4 methodology shall

be applied. If the difference is less than 3 dB, the measurement for that band shall be considered inconclusive.

- v. Relationship to A-Weighted Limits. The low frequency noise limits in this subsection apply independently of, and in addition to, the A-weighted maximum sound levels established in Section 15(a). Compliance with both standards is required.
- vi. Qualified Practitioner. All low frequency noise measurements required under this subsection shall be performed by or under the direct supervision of a licensed professional engineer specializing in acoustics, or an engineer Board Certified by the Institute of Noise Control Engineers.

d. Generators

- i. Routine generator exercise maintenance is limited to Monday – Friday between the hours of 9 a.m. and 4 p.m.
- ii. Emergency maintenance may occur outside of the stated hours with notification of the Planning & Development Services Director within 72 hours of the event.
- iii. Generators must be enclosed in a Level 3 enclosures or other enclosures design to attenuate sound and protect from the elements, limiting sound to 68-70 dBA measured 25 feet from the generator. All equipment onsite must comply with this section, including maximum sound levels at all lot lines.
- iv. Onsite generators must meet or exceed EPA Tier 4 emission standards.
- v. Battery Energy Storage Systems (BESS), comprised of rechargeable batteries that store electrical energy from the power grid or renewable sources to manage peak demand, stabilize the grid, or provide backup power are permitted.

15. Water Usage

- a. All Data Centers must follow Chapter 11 Utilities, Article 11.02 Water and Sewer Systems, Division 2 – Water Service, ordinance for the City of San Angelo municipal ordinances.

16. Coolant Water Discharge

- a. All Data Centers must follow Chapter 11 – Utilities, Water and Sewer Systems, Division 3 Sewer Service, Part III. Discharges into Sewer System of the City of San Angelo municipal ordinances.

313 Use Table

Add:

Use Category	Short Definition (see also Chap. 8)	*	Residential Districts								Nonresidential Districts							
			R & E	R S 1	R S 2	R S 3	R M 1	R M 2	M H P	M H S	C N	C O	C G	C H	C D	O B	M W	M L
A = Allowed		C = Conditional	S = Special Use					* = Specific Use Regulations May Apply. See Article 4.										

Industrial

Data Centers	business whose primary function is the storage, management, processing, and/or transmission of digital data	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
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Appendix A

Landscape Plant List

Large (canopy) trees

Quercus laceyi – Lacey Oak

Quercus macrocarpa – Bur Oak

Quercus virginiana – Live Oak

Ulmus crassifolia – Cedar Elm

Medium (ornamental) trees

Chilopsis linearis – Desert Willow

Diospyros texana – Texas Persimmon

Rhus lanceolata – Flameleaf Sumac

Sophora secundiflora – Texas Mountain Laurel

Ungnadia speciosa – Mexican Buckeye

Large evergreen shrubs

Aloysia gratissima – Whitebrush

Colubrina texensis – Texas Snakewood

Leucophyllum frutescens – Texas Sage

Rhus microphylla – Littleleaf Sumac

Rhus virens – Evergreen Sumac

Small to medium shrubs

Anisacanthus quadrifidus – Flame Acanthus

Berberis trifoliolata – Algerita

Buddleja marrubifolia – Woolly Butterfly Bush

Larrea tridentata – Creosote Bush

Tecoma stans – Texas Yellow Bells

Ornamentals and accent plants

Chrysactinia mexicana – Damianita

Dalea formosa – Feather Dalea

Dalea frutescens – Black Dalea

Dasyllirion texanum – Desert Spoon

Dasyllirion wheeleri – Sotol

Fallugia paradoxa – Apache Plum

Fouquieria splendens – Ocotillo

Hesperaloe parviflora – Red Yucca

Menodora longiflora – Showy Menodora

Muhlenbergia rigens – Deer Grass

Nolina lindheimeriana – Devil's Shoestring

Nolina Texana -- Texas beargrass

Pavonia lasiopetala – Rock Rose
Salvia greggii – Autumn Sage
Stipa tenuissima – Feather Grass
Yucca recurvifolia – Soft leaf Yucca

Native (and well-adapted) short grasses

Aristida purpurea – Purple Threeawn grass
Bouteloua curtipendula – Sideoats grama grass
Bouteloua dactyloides – Buffalo grass
Sorghastrum nutans – Indian Grass

Recommended Diversity Guidance

To promote plant health and reduce risk of widespread landscape failure, no single species should exceed thirty percent (30%) of total tree or shrub plantings.

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 11 "UTILITIES," ARTICLE 11 "WATER AND SEWER SYSTEMS" DIVISION 3 "SEWER SERVICE" PART III "DISCHARGES INTO SEWER SYSTEM", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the day of May 5th, 2025, the City Council after having held a public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amending Chapter 11 "Utilities," Article 11 "Water and Sewer Systems" Division 3 "Sewer Service" Part III. "Discharges into the Sewer System" Section (c) Data Center Discharges

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. Chapter 11 "Utilities," Article 11 "Water and Sewer Systems" Division 3 "Sewer Service" Part III. "Discharges into the Sewer System" adding Section (c) Data Center Discharges

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after May 19, 2026.

INTRODUCED with public hearing the 5th day of May 2026, and finally PASSED this 19 day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

John Kaufman, Director of Water Utilities

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec 11.02.122 Prohibited Discharges

(c) Data Center Discharges

(1) For purposes of this section, a discharge event means any intentional release of treated cooling fluid to the sanitary sewer system. A planned discharge event means an intentional release associated with scheduled maintenance, loop replacement, or repair activity.

(2) An emergency discharge event means an unplanned release caused by equipment failure, system rupture, or a safety-related incident.

(3) Sampling and laboratory verification of treated discharge must be completed prior to each discharge event. Records of discharge volumes, analytical results, and discharge dates must be maintained for at least three years and provided to the Director of Water Utilities upon request.

(4) Planned discharge events require written notification to the Director of Water Utilities at least 72 hours prior to discharge.

(5) Emergency discharge events must be reported to the Director of Water Utilities within 4 hours of occurrence, and a written incident report must be submitted within 7 days detailing the discharge volume, analytical results, and corrective actions taken.

(5) The Director of Water Utilities retains authority to establish discharge flow limits and additional operational requirements necessary to protect the City's sanitary sewer infrastructure and ensure compliance with applicable industrial pretreatment standards

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 11 "UTILITIES," ARTICLE 11 "WATER AND SEWER SYSTEMS" DIVISION 2 "WATER SERVICE", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the day of May 5th, 2025, the City Council after having held a public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amending Chapter 11 "Utilities," Article 11 "Water and Sewer Systems" Division 2 "Water Service" Section 11.02.43 Data Center

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. Chapter 11 "Utilities," Article 11 "Water and Sewer Systems" Division 2 "Water Service" adding Section 11.02.43 Data Center

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after May 19, 2026.

INTRODUCED with public hearing the 5th day of May 2026, and finally PASSED this 19 day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

John Kaufman, Director of Water
Utilities

APPROVED AS TO FORM:

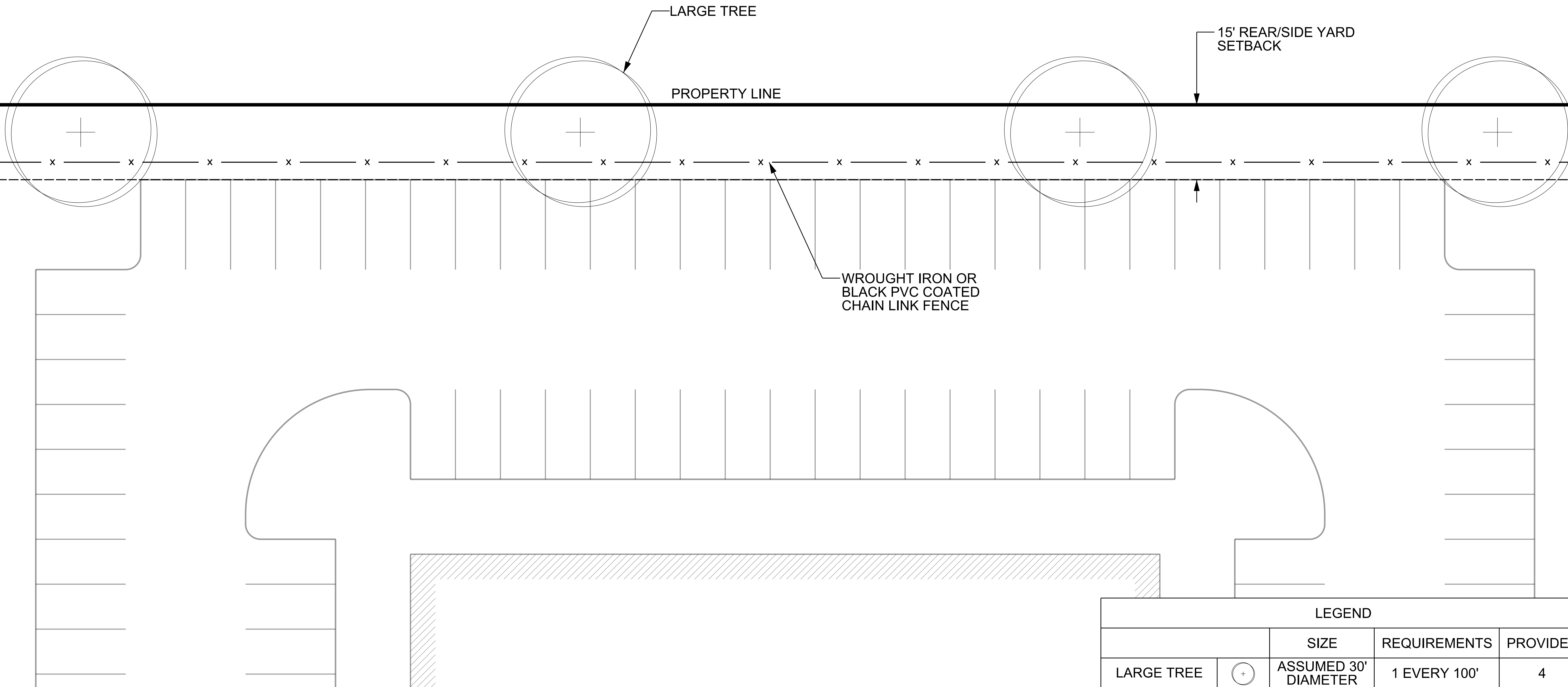
Brandon Dyson, City Attorney

Exhibit "A"

Section 11.02.43 Data Center

1. For Purposes of this article the definition of Data Center shall be the same definition under Chapter 12 – Planning and Development Exhibit A, Zoning Ordinance Article 4 “Specific Use Standards, Section 430 Data Center
2. Cooling System Requirements
 - a. All Data Center facilities shall employ closed-loop cooling systems, or similar cooling technology, which minimizes water use, and eliminates the need for continuous withdrawals from the City’s public water supply for heat rejection.
 - b. Cooling System Water Allowances
 - i. Use of potable water from the City's public water supply for cooling system purposes shall be limited to the following categories:
 - a. Initial Fill: Initial cooling system fill shall not exceed 15.0 gallons per square foot of Gross Building Area (as defined in the approved building permit) for each Data Center building. Initial fill shall occur within 12 months of the building receiving a Certificate of Occupancy.
 - b. Scheduled Maintenance Refill: A full cooling system drain and refill, not to exceed the initial fill volume, may occur for each Data Center building at intervals no more frequent than once every three (3) years. The operator shall provide the City Utilities Director with 30 days written notice prior to a scheduled maintenance refill. Draining shall comply with all TCEQ requirements and other applicable law.
 - c. Annual Makeup Water: Routine cooling system makeup water (to replace minor losses from valve packing, gasket weepage, and maintenance drain-downs) shall not exceed three percent (3%) of the total installed cooling loop volume per Data Center building per calendar year.
 - c. Additional Exempt Water Uses
 - i. The following water uses are not subject to the limits described in subsection (b):
 - a. Fire suppression system fill, testing, and maintenance per NFPA 13, NFPA 75, and applicable fire code requirements.
 - b. Construction-phase temporary water service for dust control, concrete curing, and hydrostatic testing.
 - c. Site landscaping limited to drought-tolerant (xeriscaped) plantings consistent with the City's Water Conservation Plan.
 - d. Reclaimed or recycled water obtained from the City's reclaimed water system (when available) for any authorized purpose.
 - d. Exceedance Protocol
 - i. If a Data Center operator anticipates that cooling water usage will exceed the allowances in subsection (b) due to equipment failure, emergency repair, or other operational necessity:
 - a. Notification: The operator shall notify the City Water Utilities Director in writing within 48 hours of identifying the anticipated exceedance, stating the cause, estimated additional volume, and expected duration.

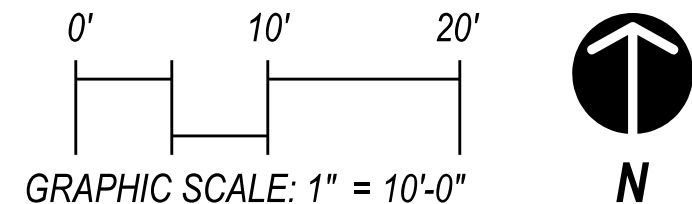
- b. Approval: The City Manager (or designee) shall approve or deny the request within five (5) business days. Approval shall not be unreasonably withheld when the exceedance results from equipment failure, manufacturer-recommended maintenance, or system safety requirements documented by the operator.
- c. Emergency Exception: In the event of an equipment failure or coolant leak posing an imminent risk to facility equipment or personnel safety, the operator is authorized to draw water as needed to stabilize the facility without prior approval, provided that written notice and documentation are submitted to the City Water Utilities Director within 72 hours.



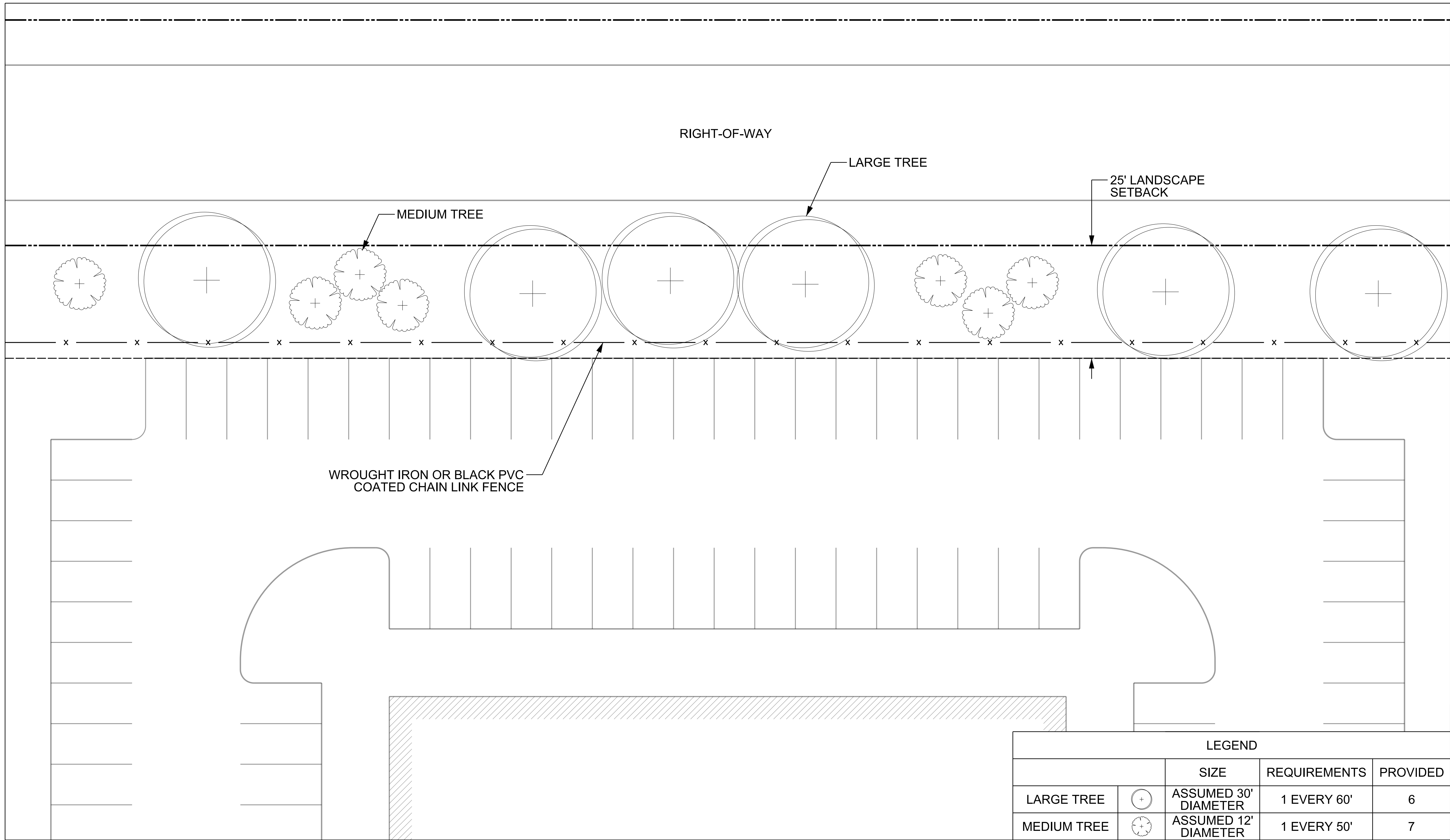
LEGEND			
	SIZE	REQUIREMENTS	PROVIDED
LARGE TREE	⊕ ASSUMED 30' DIAMETER	1 EVERY 100'	4

SECTION 12 LANDSCAPING REQUIREMENTS

15' REAR/SIDE YARD SETBACK
SAN ANGELO



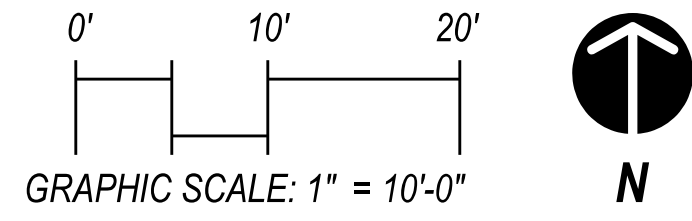
GRAPHIC SCALE: 1" = 10'-0"
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.
APRIL 2026



LEGEND				
		SIZE	REQUIREMENTS	PROVIDED
LARGE TREE		ASSUMED 30' DIAMETER	1 EVERY 60'	6
MEDIUM TREE		ASSUMED 12' DIAMETER	1 EVERY 50'	7

SECTION 12 LANDSCAPING REQUIREMENTS

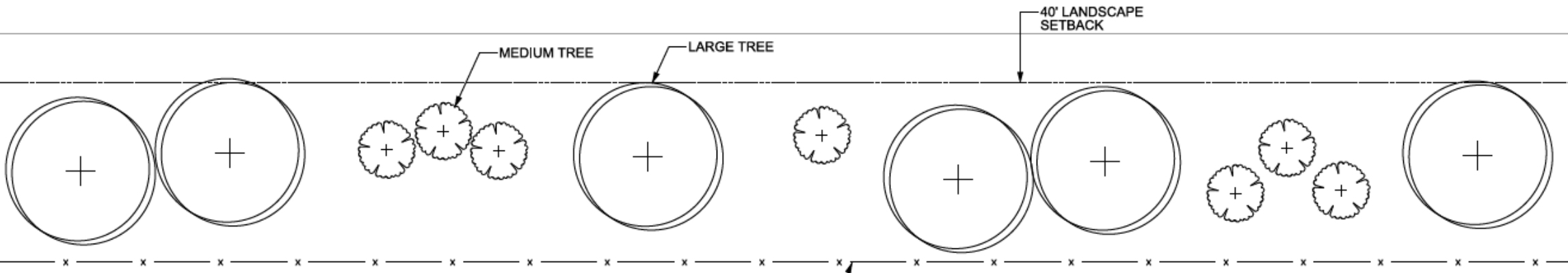
25' SETBACK
SAN ANGELO



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.
APRIL 2026

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US 67 RIGHT-OF-WAY



WROUGHT IRON OR
BLACK PVC COATED
CHAIN LINK FENCE

LEGEND				
		SIZE	REQUIREMENTS	PROVIDED
LARGE TREE	⊕	ASSUMED 30' DIAMETER	1 EVERY 60'	6
MEDIUM TREE	⊕+	ASSUMED 12' DIAMETER	1 EVERY 50'	7