



Planning Commission 5/18/2026

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on May 18, 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.

IV. Regular Agenda

A. 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. **FP26105 Kryslynn Subdivision, Section Two (SMD#1):** A request for a final plat of Kryslynn Subdivision, Section Two, located at 2325 and 2365 Old Eola Rd with the following variance requests:
 1. LDSO Chapter 9.II.2 Block length is more than 2200' along Old Eola Rd.
 2. LDSO Chapter 10.III.A.5.2 To allow no curb and gutter along the roadside adjacent to the property.
 3. LDSO Chapter 10.III.A.2 Minimum width being less than 26' in paving width.

B. Right-of-Way Abandonments

City Council has final authority for approval of Right-of-Way Abandonments.

1. **ROW26-04 MLK & W 5th (SMD#3):** A request to abandon .176 acres of street and alley right-of-way around the 200 Block of W 5th Street.

2. **ROW26-03 655 Caddo St (SMD#5)**: A request to abandon a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.

C. **Rezoning and Comprehensive Plan Amendments**

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

1. **Z26-05 411 W Avenue H (SMD#5)**: A request for approval of a zone change from Two-family Residential (RS-2) to Low-rise Multifamily (RM-1) for 0.195 acres of property located at 411 W Ave H.
2. **Z26-06 309-333 W 8th St (SMD#4)**: A request for approval of a zone change from Two-family Residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8th St.

D. **Conditional Uses**

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

1. **CU26-06 2719 North Street (SMD#2)**: A request for approval of a Conditional Use to allow household living on a property located within Neighborhood Commercial (CN) zoning district at 2719 North Street.
2. **CU26-07 3813 Parkwood Dr (SMD#6)**: A request for approval of a Conditional Use to allow a Short-term Rental property located within Single-family Residential (RS-1) zoning at 3813 Parkwood Dr.
3. **CU26-08 926 Jody Lane (SMD#1)**: A request for approval of a Conditional Use to allow for a Waste-Related Use being a bio-fuel conversion and storage facility on a property located within the Light Manufacturing (ML) zoning district.
4. **CU26-09 4664 S Chadbourne St (SMD#1)**: A request for approval of a Conditional Use to allow a warehouse facility and outdoor storage located on a property within General Commercial (CG) zoning at 4664 S Chadbourne St.
5. **CU26-10 1008 E 18th St (SMD#3)**: A request for approval of a Conditional Use to allow household living on a property located within Neighborhood Commercial (CN) zoning at 1008 E 18th St.

V. **Planning Director's Report**

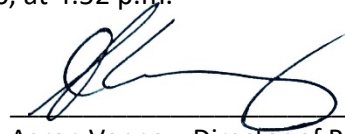
VI. **Follow Up and Administrative Issues**

- A. **The next regular meeting of the Planning Commission is scheduled to begin on Monday, June 15, 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 12th day of May 2026, at 4:52 p.m.

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

Aaron Vannoy, Director of Planning and
Development Services

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

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

PLANNING COMMISSION – 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
		SIZE:	
			7.443 Acres
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 five (5) 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. With Valleyview being a major collector in this location, adding an addition local road intersection between College Hills (Collector) and Stone Canyon (Collector) is not advantageous to the circulation of traffic. Having the traffic move from local roads and alleyways to Stone Canyon and College Hills is more typical since the whole area has developed with rear entry from alleyway access.

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).

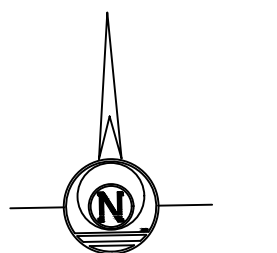
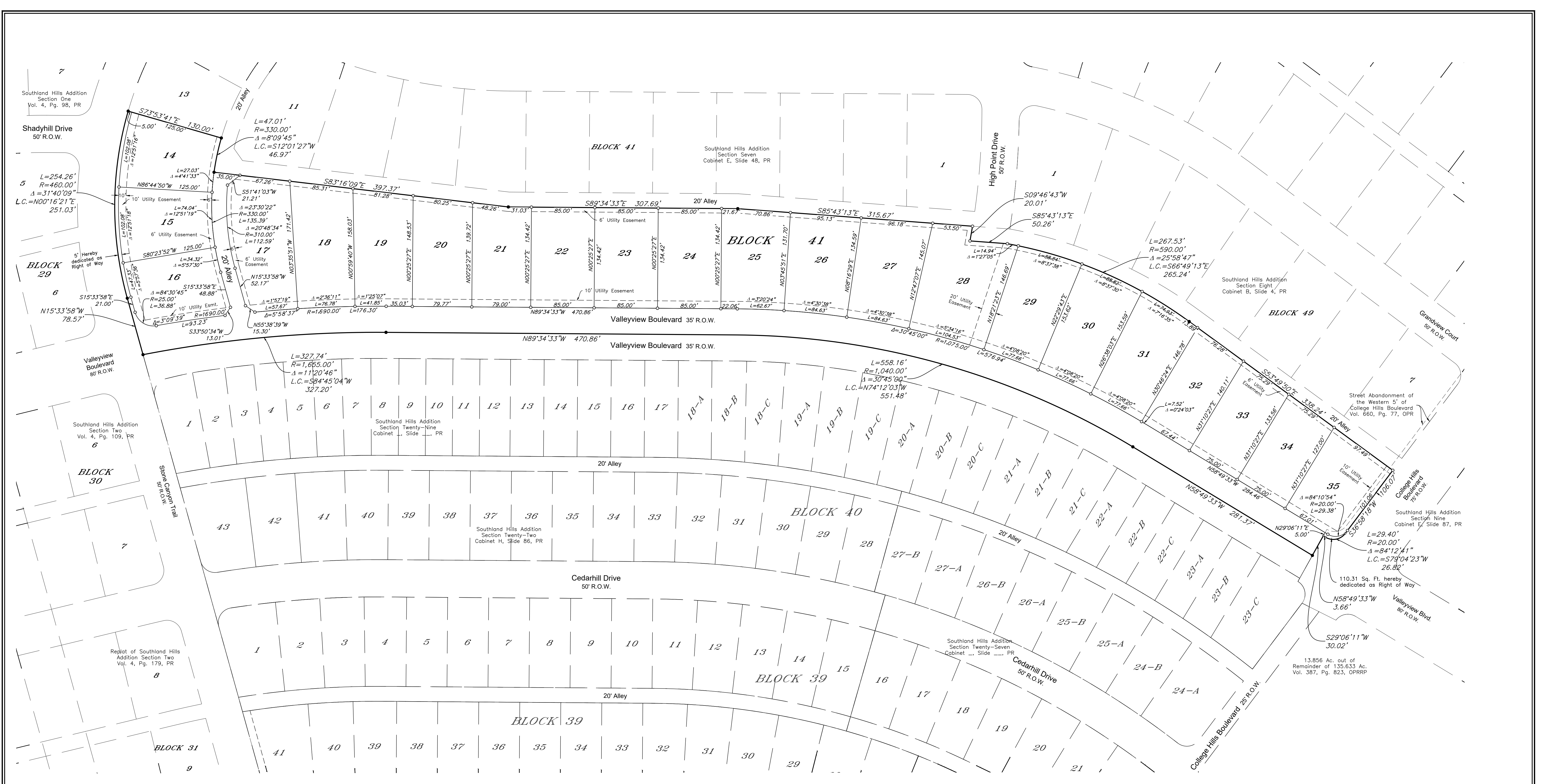
Recommendation:

Staff recommend **APPROVAL** of the Final plat of Southland Hills Section 30, subject to five (5) condition(s) and one (1) note:

1. High Point Dr. shall meet the dead-end street standards per City Standards. 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 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.

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: 325.855.1388
 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 – May 18, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP26-10: Kryslynn Subdivision, Section Two	
SYNOPSIS:			
<p>A request for a Final Plat of Kryslynn Subdivision, Section Two, located at 2325 and 2365 Old Eola Rd with the following variance requests:</p> <ol style="list-style-type: none"> 1. LDSO Chapter 9. II. 2. Block length is more than 2200’ along Old Eola RD. 2. LDSO Chapter 10. III. A. 5. 2. for no curb and gutters along the roadside adjacent to property. 3. LDSO Chapter 10. III. A 2. Minimum width being less than 26’ in paving width. 			
		LEGAL DESCRIPTION:	
2325 and 2365 Old Eola Rd.		Abst: A-7278 S-0160, Survey: C F POTTER, 11.448 ACRES BEING 1.586 ACRES OUT OF SURV 1 & 9.862 ACRES OUT OF SURV 160	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #1 – Tommy Hiebert Neighborhood – Glenmore		CG- Zoning District	Commercial
			SIZE: 11.448 Acres
THOROUGHFARE PLAN:			
Old Eola Rd. – Local Street- 48’ right-of-way, 18’ of paving FM1223 S Chadbourne St. – Major Collector – TXDOT Ownership			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Final Plat of Kryslynn Subdivision, Section Two, subject to five (5) condition(s) of approval and one (1) note and with APPROVAL of the variance for the block length and ROW width, a PARTIAL VARIANCE of no curb and gutter to require a ribbon curb and DENIAL of the variance for widening the street from 18’ to 26’			
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 a Heavy Commercial lot for a utility supply business with access primarily to S. Chadbourne St. The Block length in this area is much less of a concern as we project in the vision plan this area to be commercial and potentially more industrial being close to Goodfellow, Loop 306 and direct access to S. Chadbourne St. With the property and adjacent properties with activities such as material storage and heavy truck transport, Old Eola Rd. needs to be widened to the minimum for proper safe circulation of vehicles. Curb and gutter along the edge of Old Eola will allow the pavement edge to be supported for longer term; however, a header curb in this location would be sufficient.

The vision plan for this area is Commercial. This style business is a needed business however they need the correct zoning district which can come after the lot is platted. The plat without the variances 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 five (5) condition(s) and one (1) note:

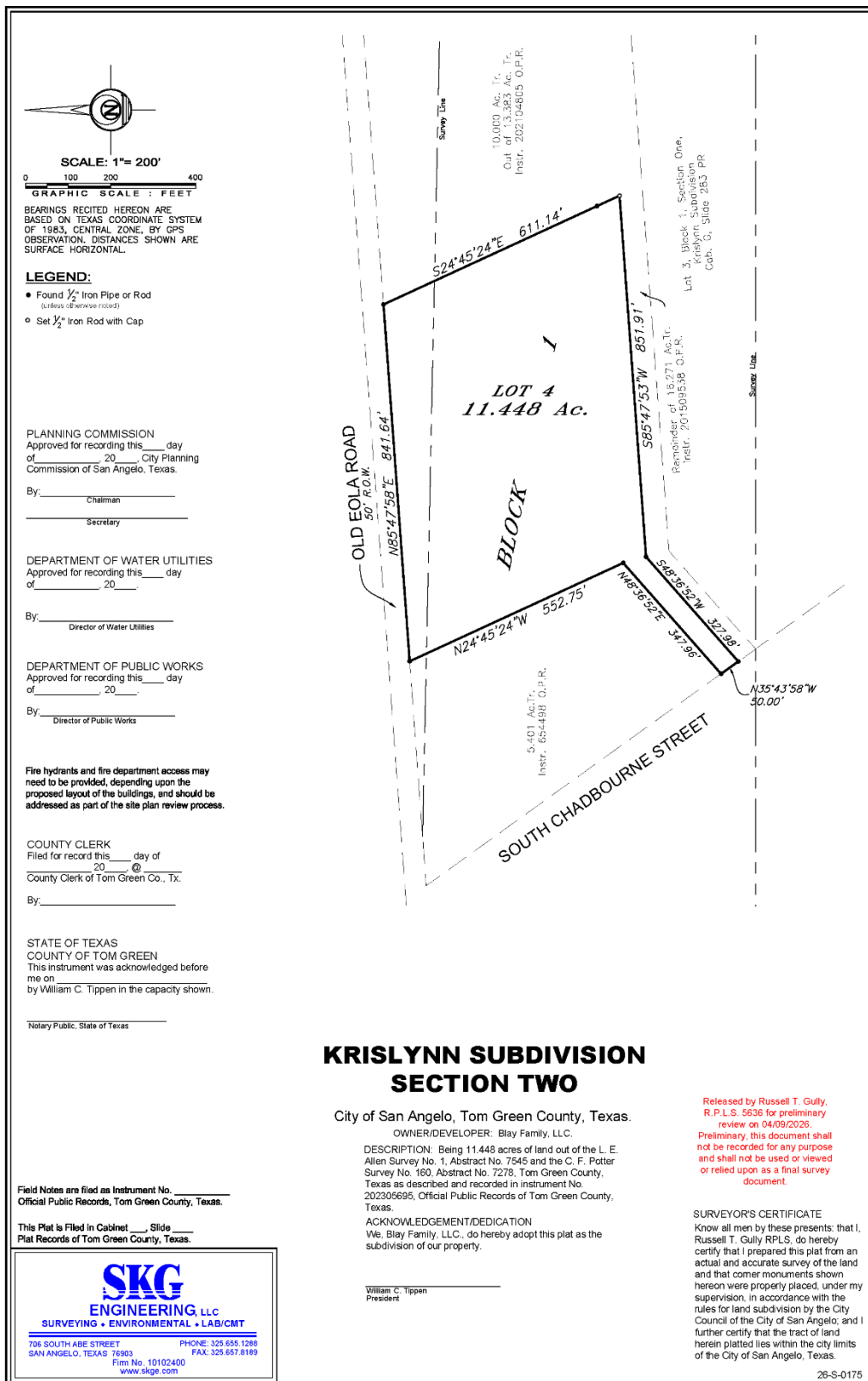
1. Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of required service connections to each new lot then complete the installation in accordance with the approved version of these plans [LDSO Ch.11].
2. Prior to plat recordation, Provide Tom Green County Environment Health department with a suitability study for on-site sewer facility.
3. Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
4. Length. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas should not exceed two thousand, two hundred (2,200) feet nor be less than four hundred (400) feet in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand (1,000) feet in length. In long blocks, the City may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the City for the prospective use. Variance received – supported by Staff
5. Curb and gutter may be waived or a header curb may be required in lieu of a standard curb and gutter based on the predominant existing street construction on adjacent and nearby blocks, as well as drainage and pavement management considerations. Variance received – partial variance supported by Staff
6. Prior to plat recordation, prepare and submit plans for construction of Old Eola Road a local road meeting standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Variance received - variance **not** supported by Staff

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
2. Access to S. Chadbourne St. is controlled by TXDOT. If granted an approach permit is required by the City of San Angelo Permits and Inspections Department for review.

Attachments:

Final Plat



PLANNING COMMISSION – May 18, 2026
STAFF REPORT



City Council 1st reading: June 16, 2026

APPLICATION TYPE:		CASE:	
Right-of-Way Abandonment		ROW26-04: W 5 th & MLK	
SYNOPSIS:			
<p>The applicant has requested the abandonment of two portions of right-of-way around the intersection of W 5th and Martin Luther King Boulevard totaling .171 acres or 7,449 square feet. Being abandoned is a .061-acre strip of 5th Street right-of-way containing a portion of an existing building, and a .110-acre portion of an unused alleyway.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of the intersection of W 5 th Street and Martin Luther King Boulevard		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #3 – Harry Thomas Neighborhood: Downtown	Light Manufacturing (ML)	Downtown	.171 acres or 7,449 sq. ft.
THOROUGHFARE PLAN:			
<p>W 5th – Local Road MLK – Local Road</p>			
NOTIFICATIONS:			
<p>19 notifications mailed Zero (0) received in support or in opposition</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the Right-of-Way Abandonment subject to three (3) conditions.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Petitioner: Southwest Orient Properties</p>			
STAFF CONTACT:			
<p>Austin Reed Planning & Dev. Svs. Administrator (325) 657-4210, ext. 1550 austin.reed@sanangelo.gov</p>			

Additional Information:

There are no existing City utilities located within the area to be abandoned. There are existing improvements in the areas being abandoned owned by Southwest Orient Properties which were purchased from the State of Texas at some point given the subject property's proximity to the railroad.

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 a conflict involving improvements within right-of-way
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. No adjacent property owner will be negatively impacted.
- *Public Benefit:* The abandonment of right-of-way in this location may benefit the public through decreased maintenance costs and the creation/acquisition of more private property for development and the maximization of land use.

Recommendation:

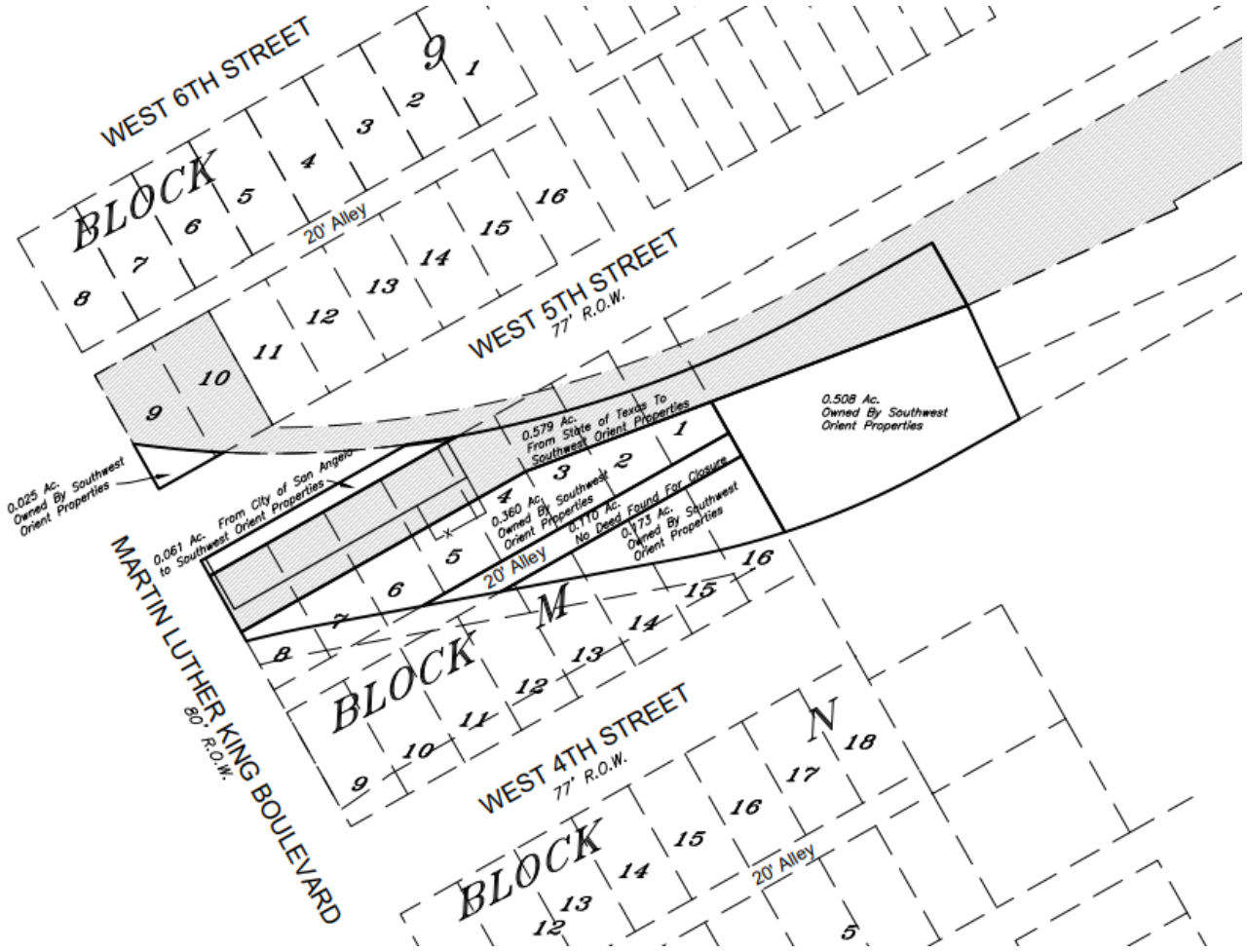
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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.

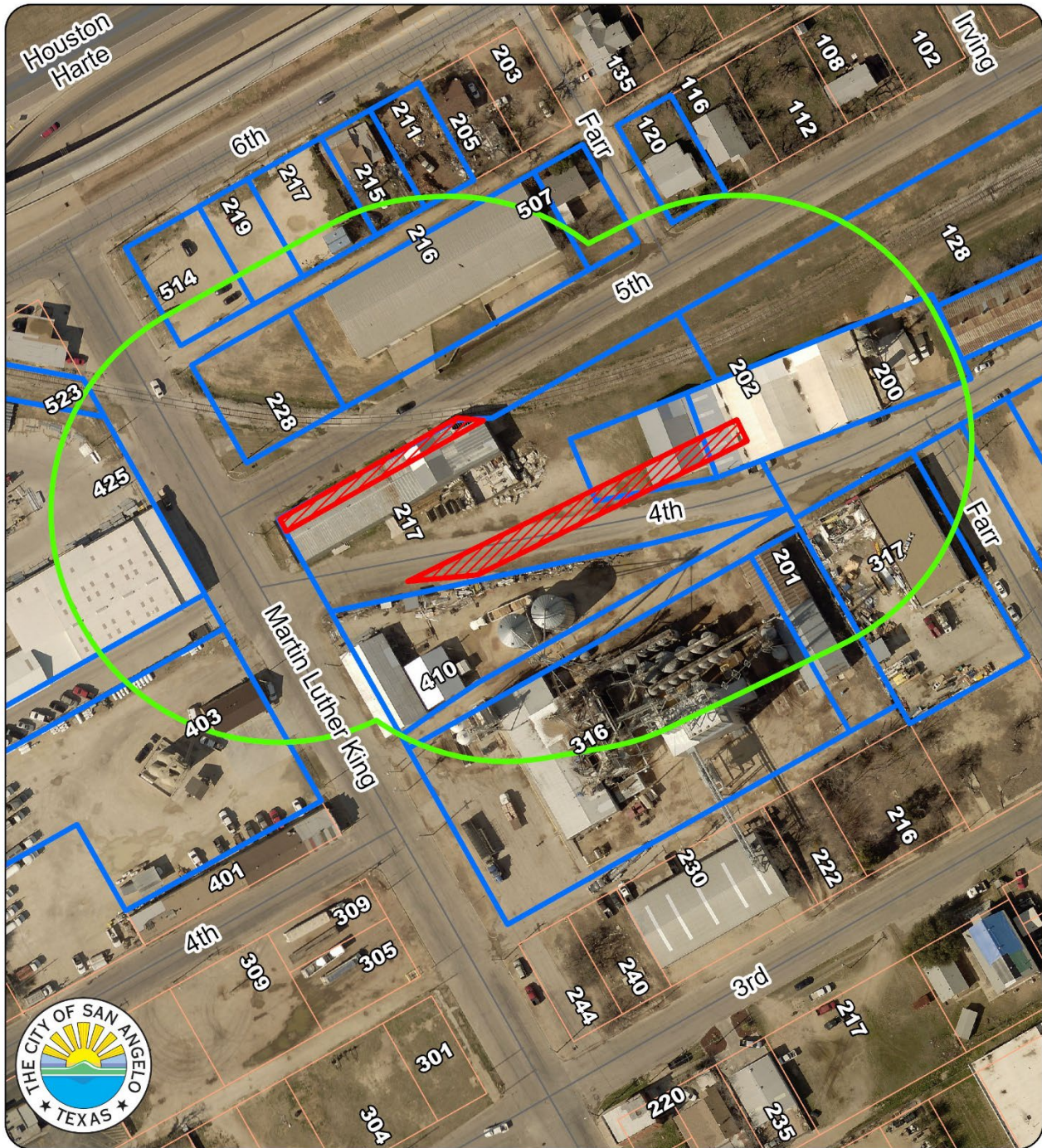
Attachments:

Exhibit
Notification Map
Aerial Map

Exhibit



Notification Map



Notification Map

Case ROW26-04: 200 Blk of W 5th & MLK


Council District: #3 - Harry Thomas

Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N



Aerial Map
(To be added)

Site Photo



PLANNING COMMISSION – May 18, 2026
STAFF REPORT



City Council 1st reading: June 16, 2026

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW26-03: 655 Caddo	
SYNOPSIS:			
The applicant has requested the abandonment of a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.			
LOCATION:		LEGAL DESCRIPTION:	
Right-of-Way along Mesquite St, Hickory St, San Antonio St, & Cottonwood St		Blocks 8, 9, 20, 21, 25, 26, 27 in Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Central	Single-Family Residential (RS-1)	Neighborhood/Campus Institutional	0.328 acres
THOROUGHFARE PLAN:			
Mesquite St. – Local Road Hickory St. – Local Road San Antonio St. – Local Road Cottonwood St. – Local Road			
NOTIFICATIONS:			
10 notifications mailed on 05/04/2026. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owners: San Angelo ISD			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 Rae.lineberry@sanangelo.gov			

Additional Information:

The involved City departments have expressed their support for the abandonment. The school would like to enclose the campus and this is the first step in the process.

Rationale:

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request.
- *Utilities:* There are no existing City utilities in the street right-of-way.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way can help the school with enclosing the campus as there are not any plans to widen those streets in the future.

Recommendation:

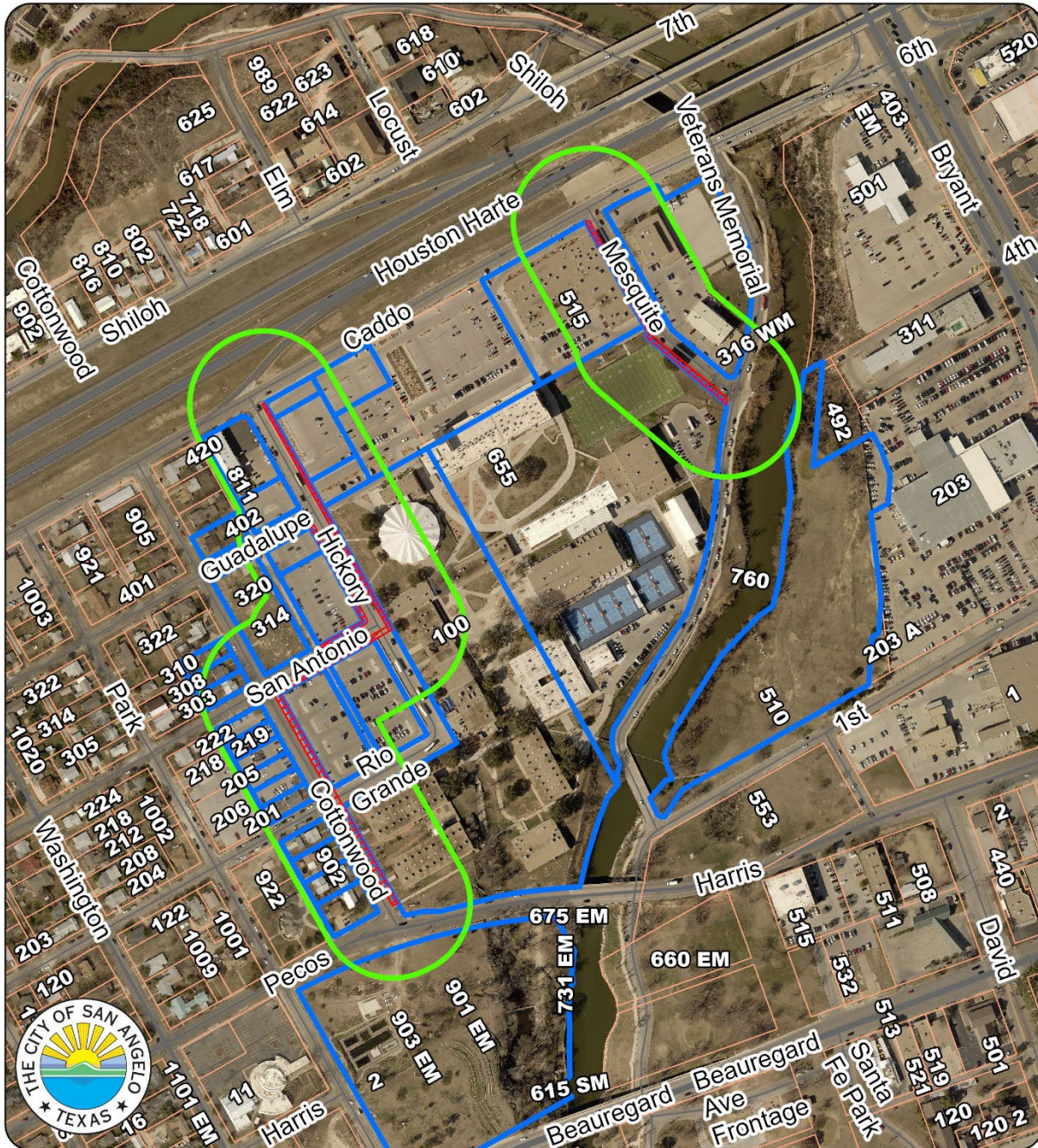
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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

Attachments:

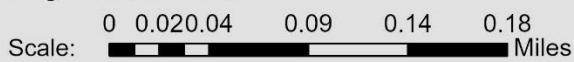
Notification Map
Aerial Map
Exhibit

Notification Map



Notification Map
Case ROW26-03: 655 Caddo St

Council Dis: #4 & 5 - Patrick Keely & Karen Hesse Smith
 Neighborhood: Central



200' Range: —

Subject Property: —

Notified Properties: —



Exhibit



STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-05: 411 W Ave H	
SYNOPSIS:			
A request for approval of a zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1) for .195 acres of property located at 411 W Ave H.			
LOCATION:		LEGAL DESCRIPTION(S):	
411 W Ave H		Acres: 0.195, Lot: 10, Blk: 37, Subd: PARK HEIGHTS ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood – Santa Rita	Current: RS-2 Proposed: RM-1	Neighborhood Center	.195 acres
THOROUGHFARE PLAN:			
W Ave H – Local Road S. Koenigheim St – To the East – Major Arterial S. Abe St – to the West – Major Arterial			
NOTIFICATIONS:			
17 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Matlock Family Partnership, LLC.			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@sanangelo.gov			

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between two major arterials at the end of their block. The area is mixed use from RM-1 to the south, being an apartment complex to office commercial to two-family residential. The property is 8500 sq. ft. in size and 50' wide along Ave H and at a depth of 170'. This property has a paved alleyway behind and 23' of Right-of-way in the front.

Planning Commission evaluation of appropriateness.

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

1. Compatible with Plans and Policies. Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.

The future land use envisioned for this property "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Goodfellow, ASU, or the Downtown areas for employment, school or entertainment.

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

This request would not conflict with the Zoning Ordinance in any way and the properties in their current and proposed shapes and sizes would be consistent with CG development standards.

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

The proposed commercial zoning would be compatible with the surrounding area as the subject property is located within several land uses such as Two-family residential (RS-2), Office Commercial (OC), Neighborhood Commercial (NC), and Low-rise Multifamily (RM-1).

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

A zone change to General Commercial is necessary for the applicant's plans to develop the property for commercial use. The proposal is to have housing for more than one family on the property.

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

Staff do not anticipate any adverse effects on the nearby natural environment as this is a redevelopment, impacting only this lot.

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

The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.

RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)

Attachments:

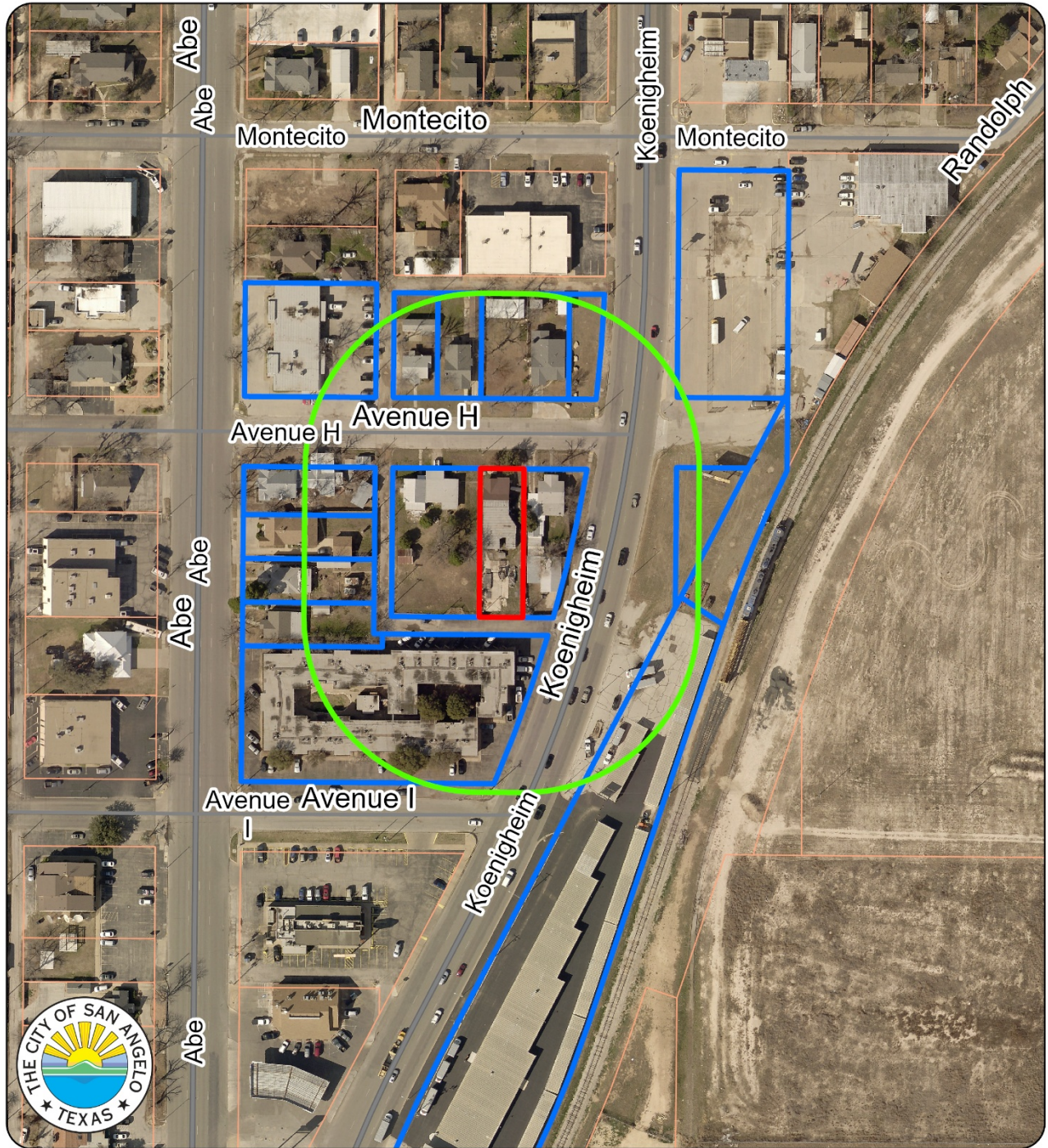
Notification Map

Aerial Map




Zoning Map

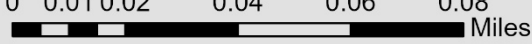
Vision Map


Notification Map



Notification Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles

N 

Aerial Map




Aerial Map


Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

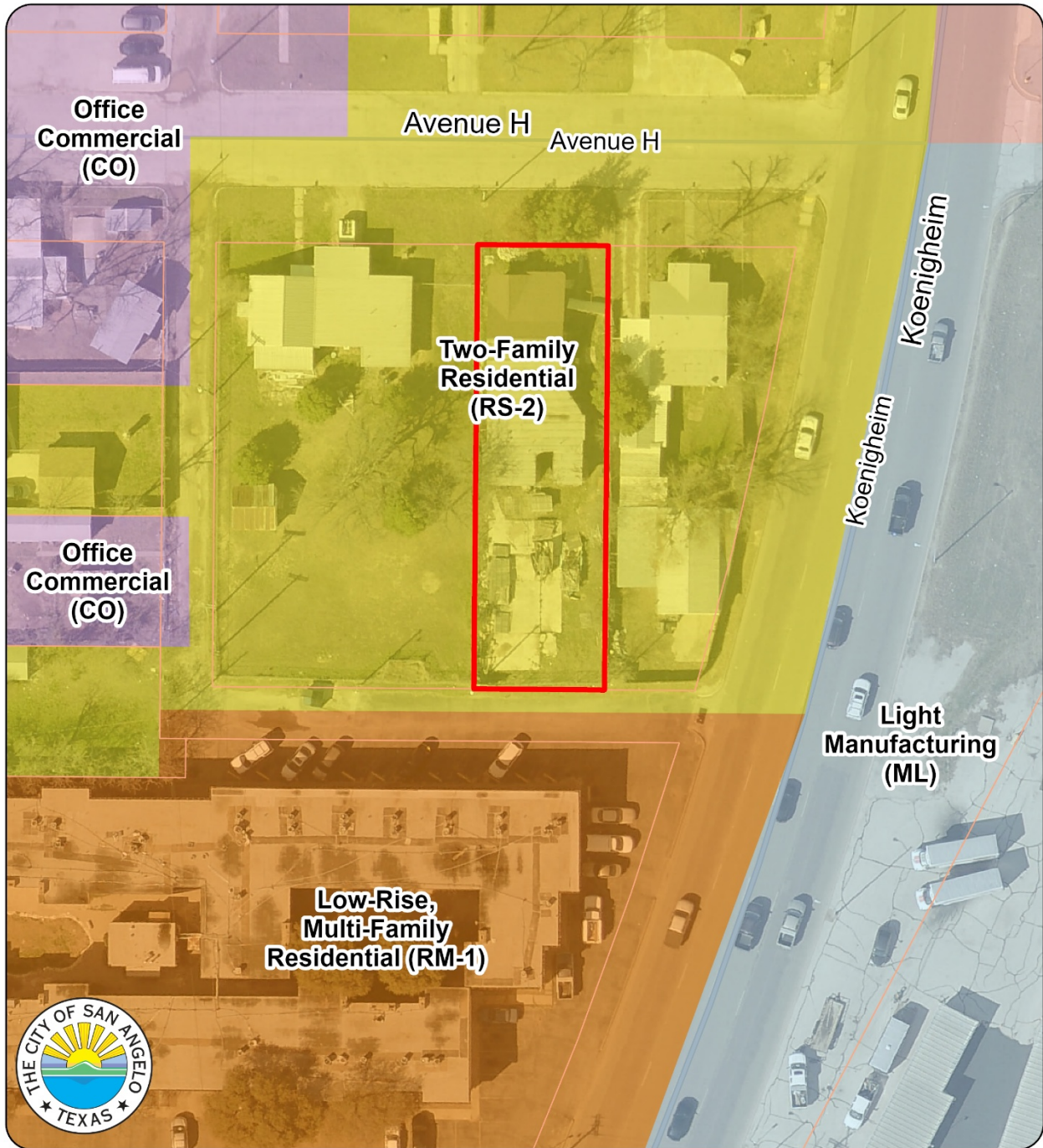
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

200' Range:

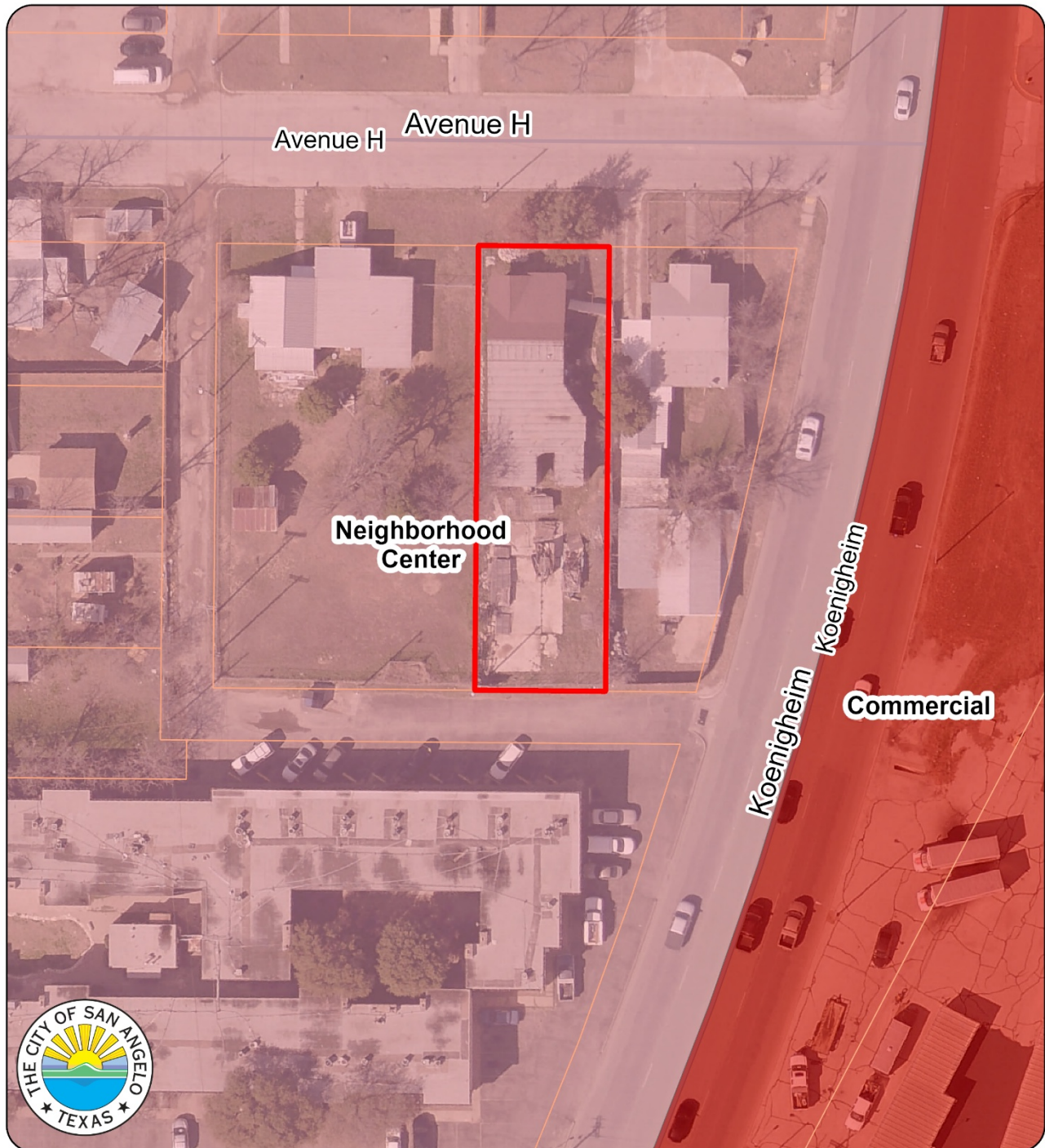
Subject Property:

Notified Properties:

N



Vision Plan




Vision Map


Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N





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

AREC 4 LLC - 740062
PO BOX 29046
PHOENIX, AZ 85038-9046

NOTICE OF PUBLIC HEARING

RE: Z26-05 411 W Ave H

5/4/2026

WHEN: Monday, May 18, 2026 at 9:00 AM

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

CONCERNING: A request for a zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1) located at 411 W. Ave H.

REASON: To allow the construction of a residence.

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

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

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

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-05 411 W Ave H. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: AREC 4 LLC - 740062
Address: 1330 S KOENIGHEIM

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

I am in favor

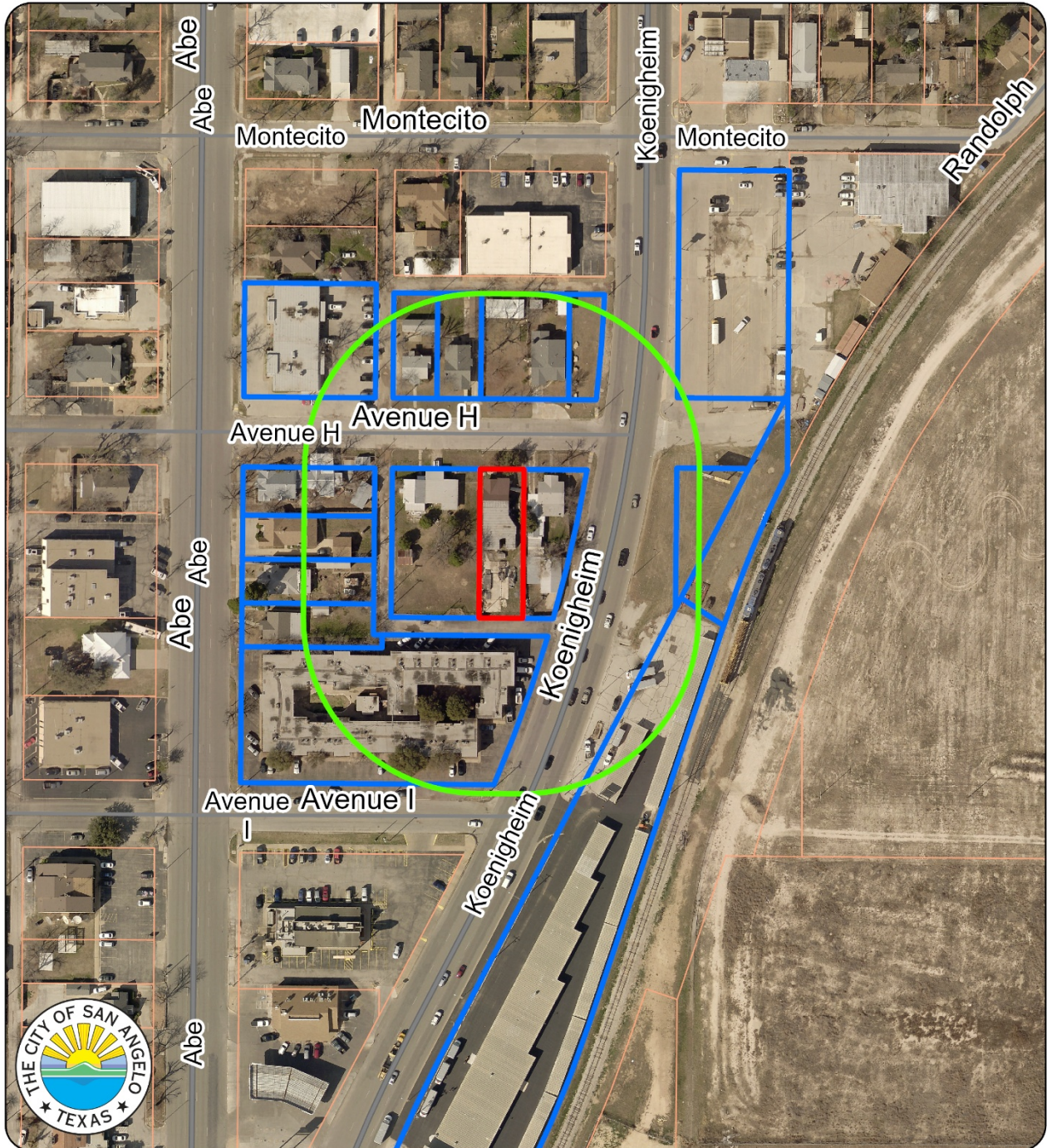
I am opposed

Signature: _____




Additional Comments:




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



Notification Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

N 

STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-06: 309-333 W 8 th St.	
SYNOPSIS:			
A request for approval of a zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8 th St.			
LOCATION:		LEGAL DESCRIPTION(S):	
309, 313, 317, 321, 325, 329, and 333 W. 8 th St.		Subd: MILES ADDITION Blk: 21 Lots: 3, 4, 5, 6, 7, 8, and 9 being 0.78 acres	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Blackshear	Current: RS-2, CG, CG/CH Proposed: RM-1	Neighborhood Center	0.78 acres
THOROUGHFARE PLAN:			
W 8 th St. – Local Road, with dead end before reaching N. Bryant Rd. 7 th St – functions as access road to Houston Harte Freeway Martin Luther King Dr. – To the East – Minor Collector N. Bryant Blvd. – to the West – Major Arterial			
NOTIFICATIONS:			
12 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Matlock Family Partnership, LLC.			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@sanangelo.gov			

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between adjacent to a major arterial but without access at the end of their block. The access is via a minor collector (Martin Luther King Dr.) The area is mixed use with two-family residential. A corridor of CG/CH, and older school facility and the commercial corridor with N. Bruant. The properties are 5000 sq. ft. in size individually, but 350' along W 8th St for frontage and at a depth of 100'. This property has a sidewalk along the access road and being an access road TXDOT has the authority to either grant or deny access at that location. .

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Wendland, WW AFCO, Ethicon, or the Downtown areas for employment, school or entertainment.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request *could* conflict with the Zoning Ordinance if the developer proposes to replat and combined some lots. In their current arrangement, if single-family structures, then the lot sizes would match the zoning; other structure types like duplex or multi-family then the lot sizes would not match.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The proposed commercial zoning would be compatible with the surrounding area as the subject property is located within several land uses such as Two-family residential (RS-2), and General Commercial (CG).
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to General Commercial is necessary for the applicant's plans to develop the property for commercial use. The proposal is to have housing for more than one family on the property.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse effects on the nearby natural environment as this is a redevelopment, impacting only these lots.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.

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

RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)

Attachments:

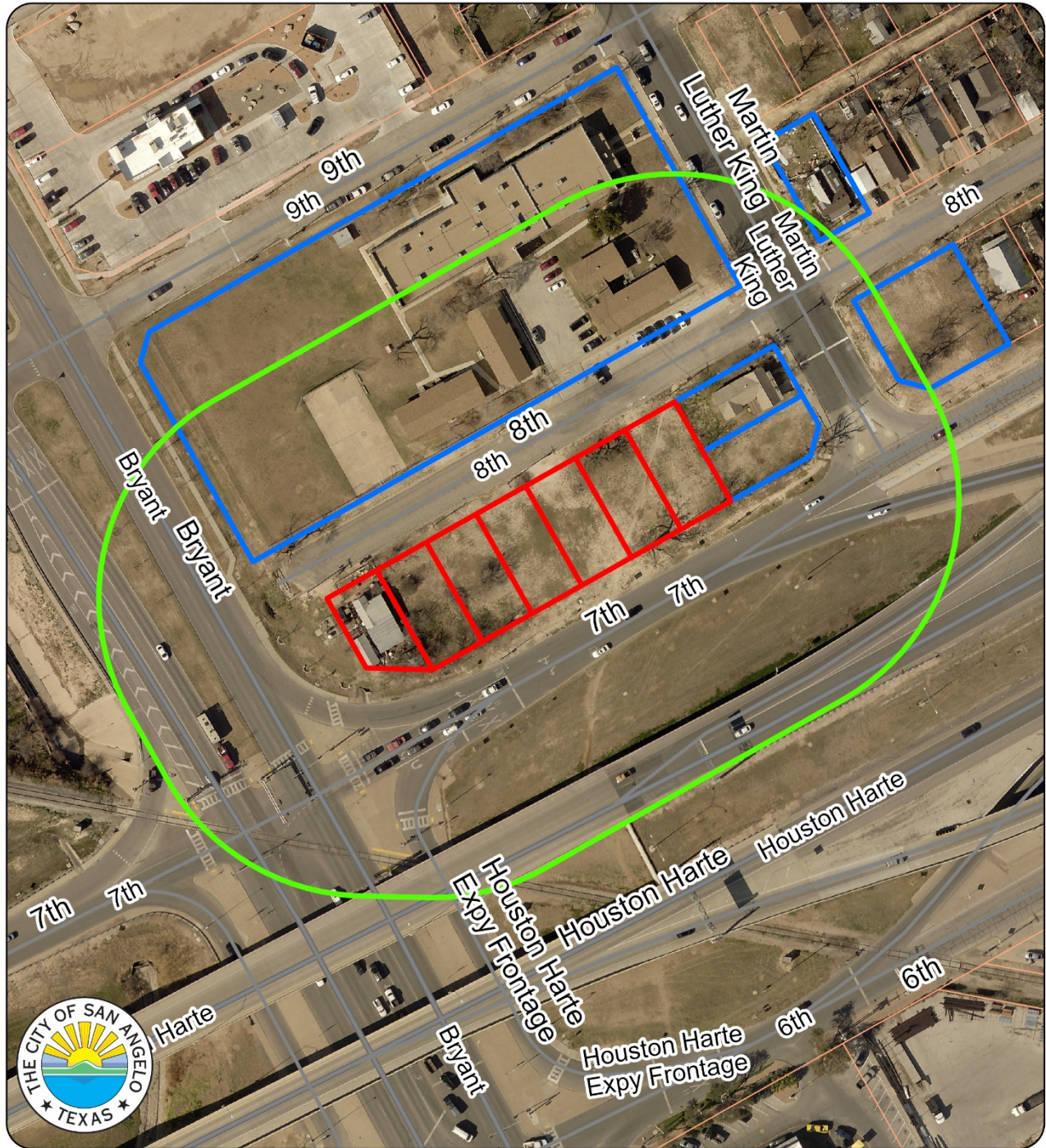
Notification Map

Aerial Map




Zoning Map

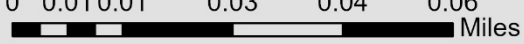
Vision Map


Notification Map



Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles



Aerial Map




Aerial Map


Case: Z26-06 309-333 W 8th St


Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.03 0.04 Miles

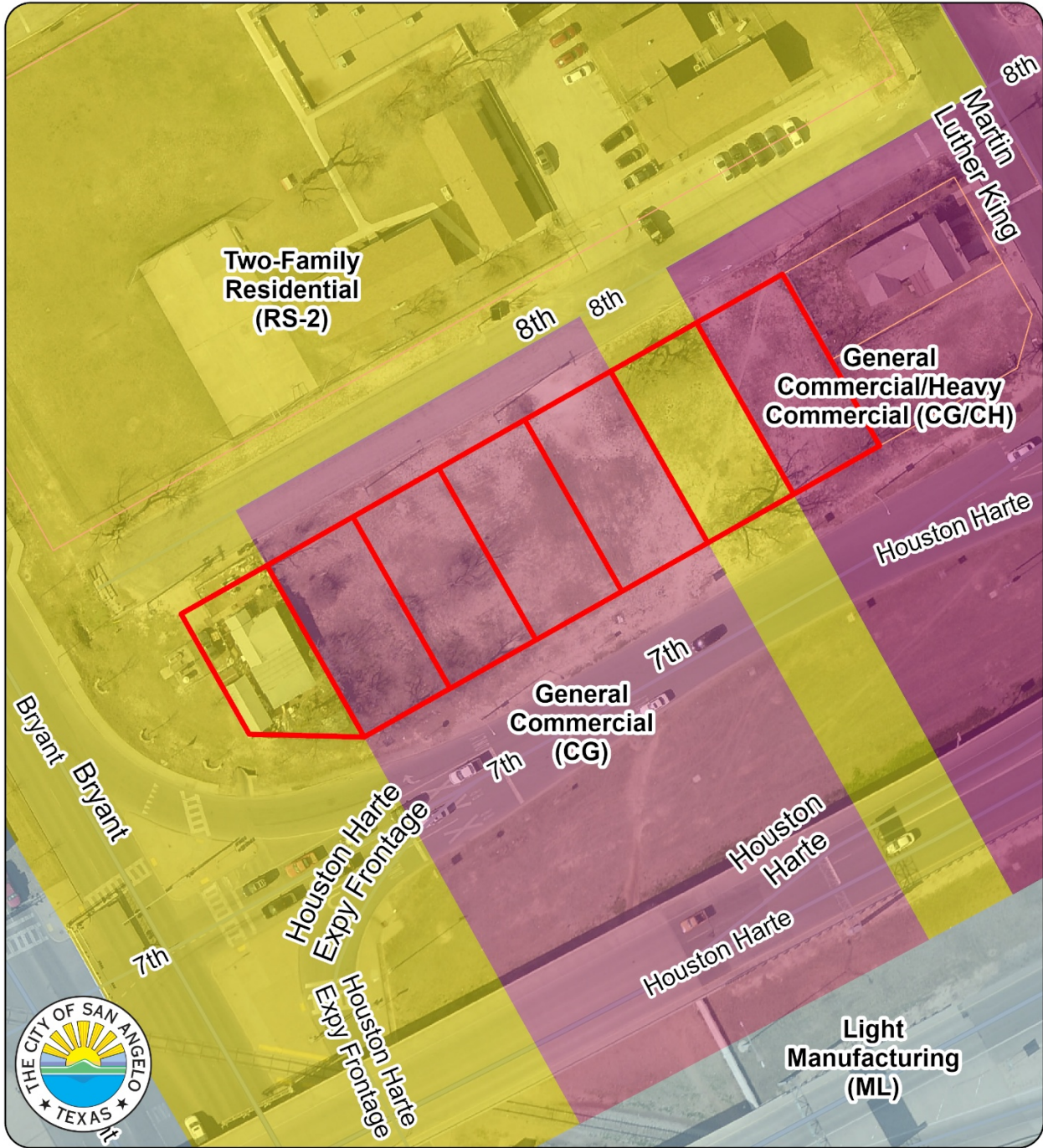
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map

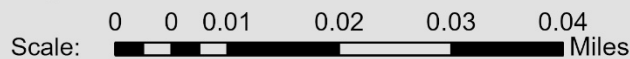


Zone Map

Case: Z26-06 309-333 W 8th St

Council District: #4 - Patrick Keely

Neighborhood: Blackshear



200' Range:

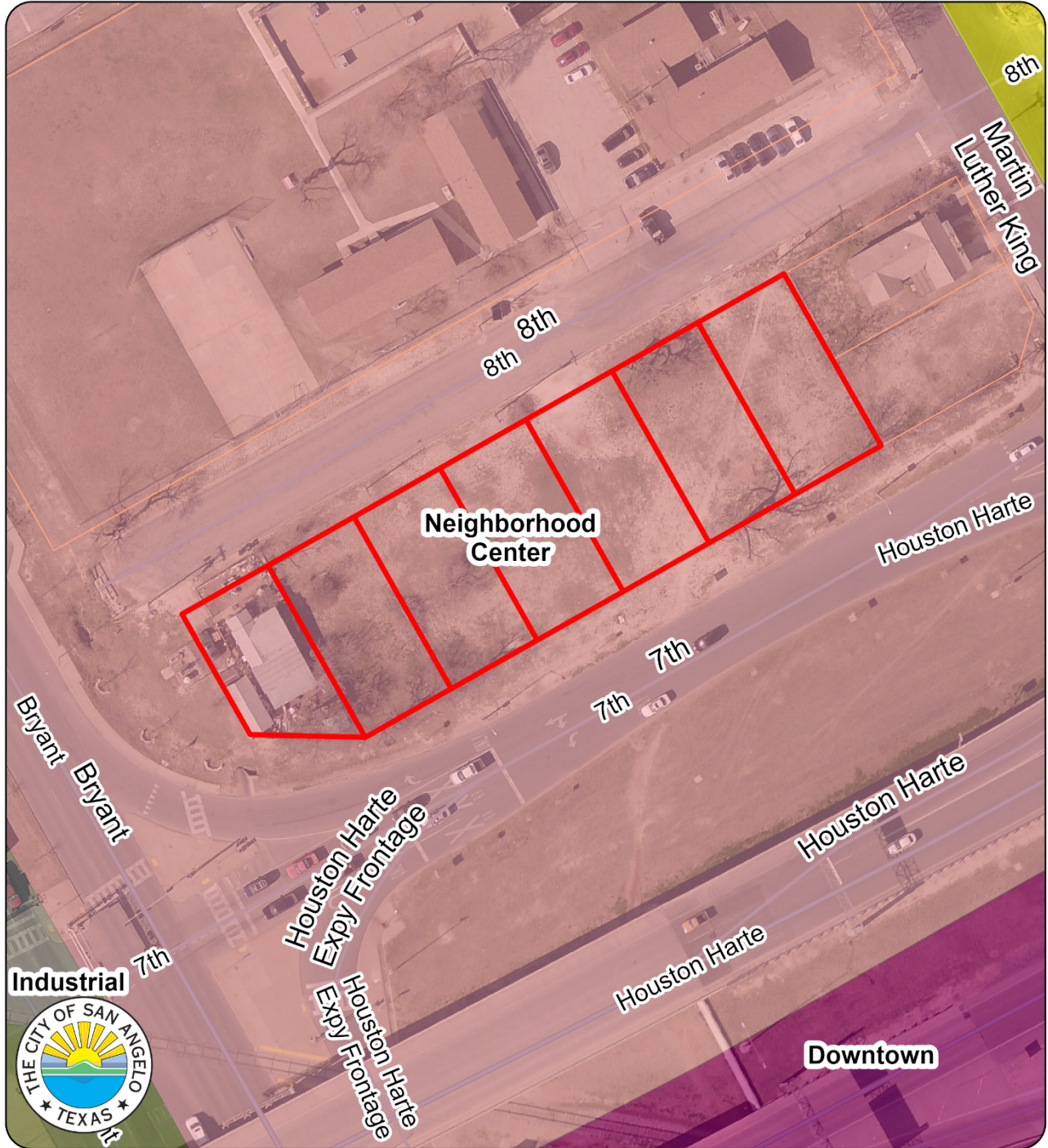
Subject Property:

Notified Properties:




N




Vision Plan



Vision Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.01 0.02 0.03 0.04 Miles

N 



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

GARZA FERMIN T JR
2732 EUNICE DR
SAN ANGELO, TX 76901-1034

NOTICE OF PUBLIC HEARING

RE: Z26-06 309-333 W 8th St

5/4/2026

WHEN: Monday, May 18, 2026 at 9:00 AM

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

CONCERNING: A request for a zone change from Two-Family Residential (RS-2); General Commercial (CG) and General Commercial/Heavy Commercial to Low-Rise Multifamily (RM-1).

REASON: To allow the construction of a residence.

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

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

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

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-06 309-333 W 8th St. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GARZA FERMIN T JR
Address: 713 N MARTIN LUTHER KING

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

I am in favor

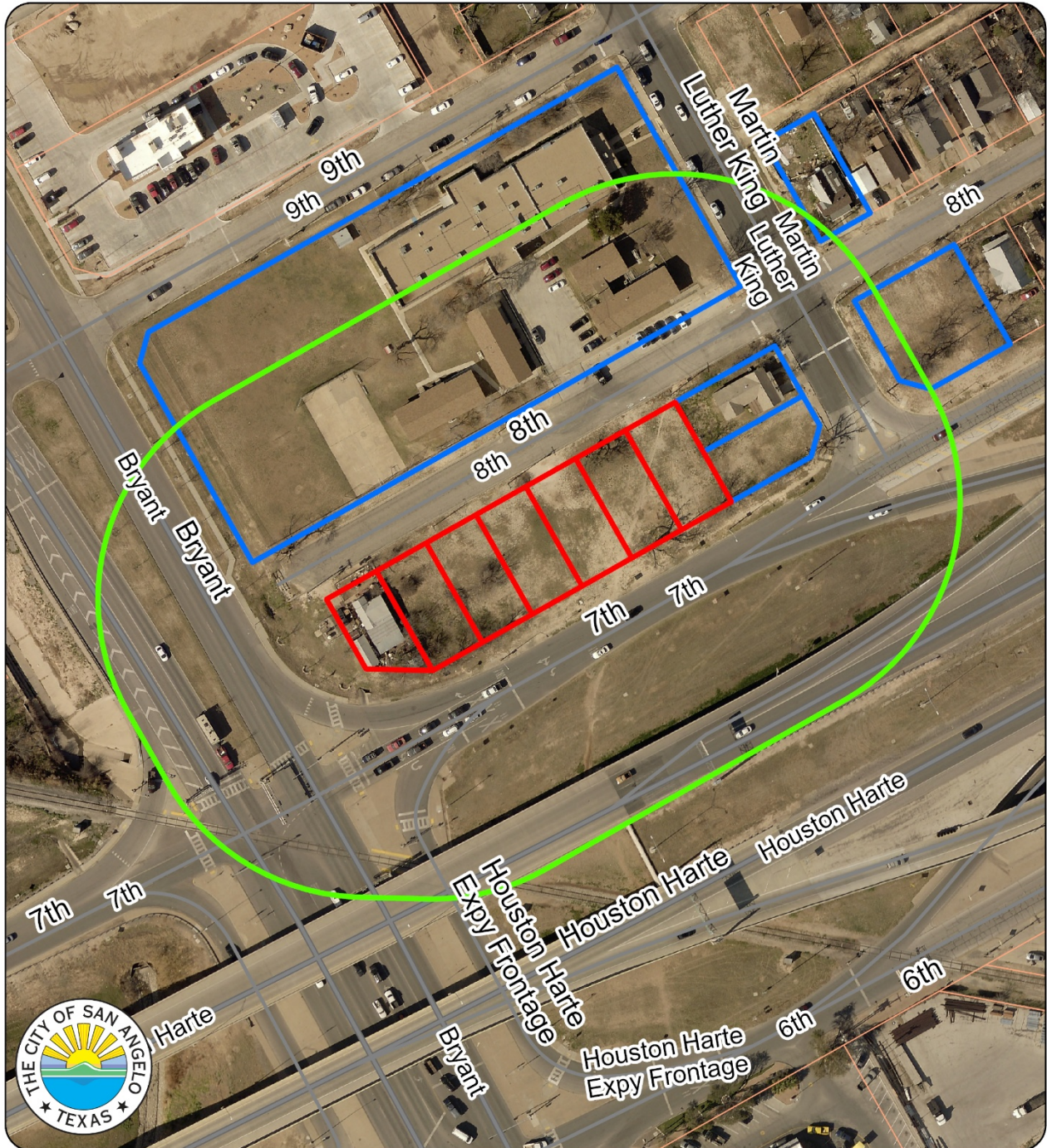
I am opposed

Signature: _____

Additional Comments:







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



Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


**PLANNING COMMISSION – May 18, 2026
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Conditional Use	CU26-06: 2719 North St.		
SYNOPSIS:			
<p>This is a request for approval of a Conditional Use permit to allow household living on commercial property located at 2719 North Street. The current zoning designation is Neighborhood Commercial (CN) and the land is vacant. The applicant intends to construct a single-family residence.</p>			
LOCATION:		LEGAL DESCRIPTION:	
2719 North Street		Acres: 0.106, Lot: 5, Blk: 37, Subd: HATCHER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Bluffs	Neighborhood Commercial (CN)	Neighborhood Center	0.106 acres
THOROUGHFARE PLAN:			
North Street – Local Road			
NOTIFICATIONS:			
24 notifications sent. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use permit to allow household living at 2719 North Street, subject to two (2) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: McCrory Homes, Inc.			
STAFF CONTACT:			
Austin Reed Planning & Dev. Svs. Administrator (325) 657-4210 austin.reed@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 amendment should not create any adverse effects as the neighboring properties are a mix of commercial and residential uses.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.*
Staff do not anticipate that the proposed amendment would be contrary to any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.*
Staff believe the request to be compatible with the surrounding area as around $\frac{3}{4}$ of this block has already developed with single-family residential.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff do not anticipate any adverse impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*
The proposed use may represent and help to meet a demonstrated community need for additional housing. Additionally, this property is located within the city's designated infill area.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*
The proposed amendment would result in a logical and orderly pattern of development in taking into account the property's proximity to existing single-family residential. Staff believe the applicant has met the criteria necessary for approval as required in the Zoning Ordinance.

Recommendation:

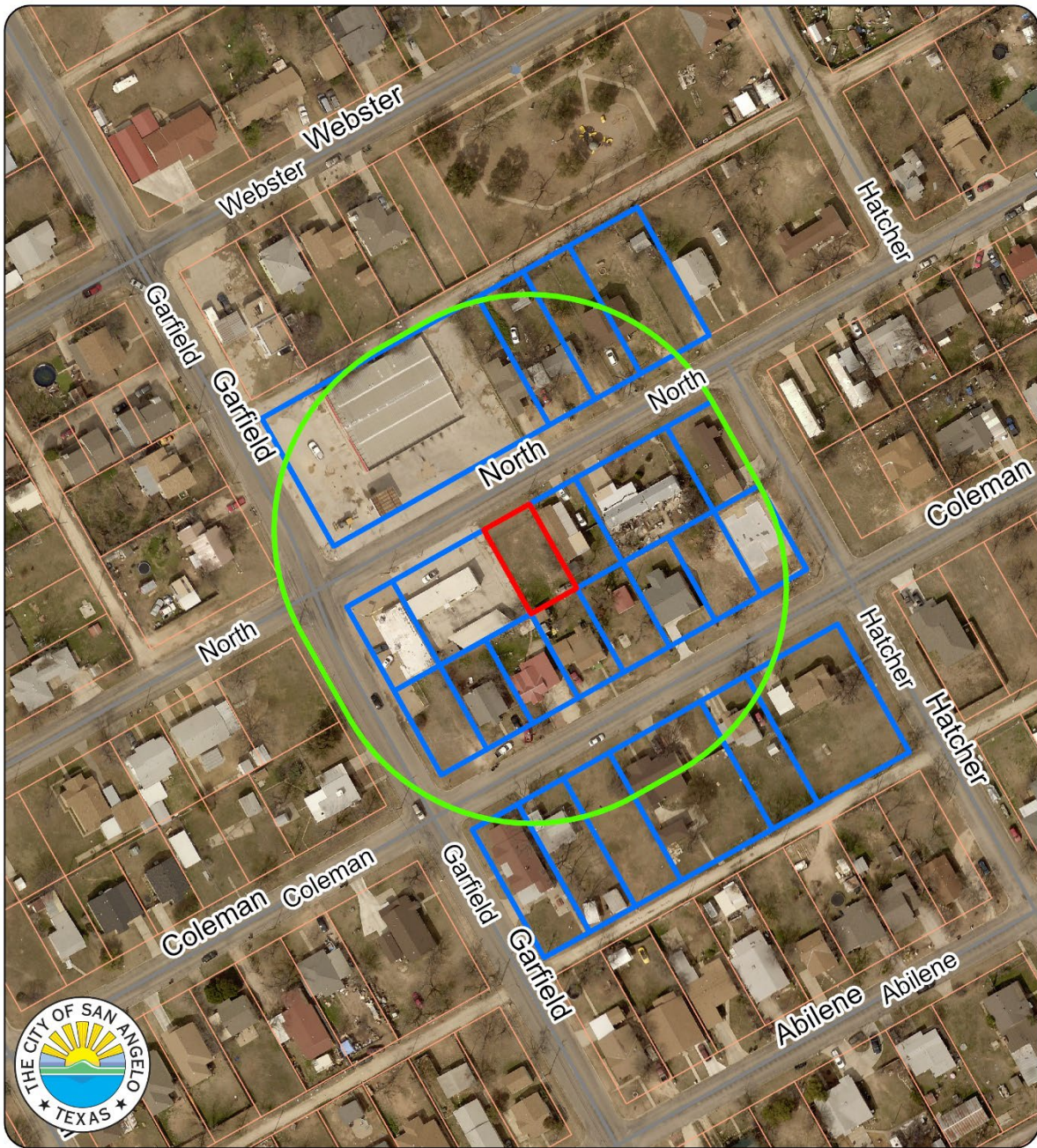
Staff recommend **APPROVAL** of CU26-06, **subject to two (2) conditions:**

1. Applicant must obtain all necessary building permits through the Building Permits and Inspections Division.
2. Property must conform to Single-Family Residential (RS-1) development standards except for those varied through the Zoning Board of Adjustment.

Attachments:

Notification Map
Aerial Map
Zoning Map

Notification Map



Notification Map

Case CU26-06: 2719 North St

Council District: #2 - Joe Self

Neighborhood: Bluffs

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 







Aerial Map



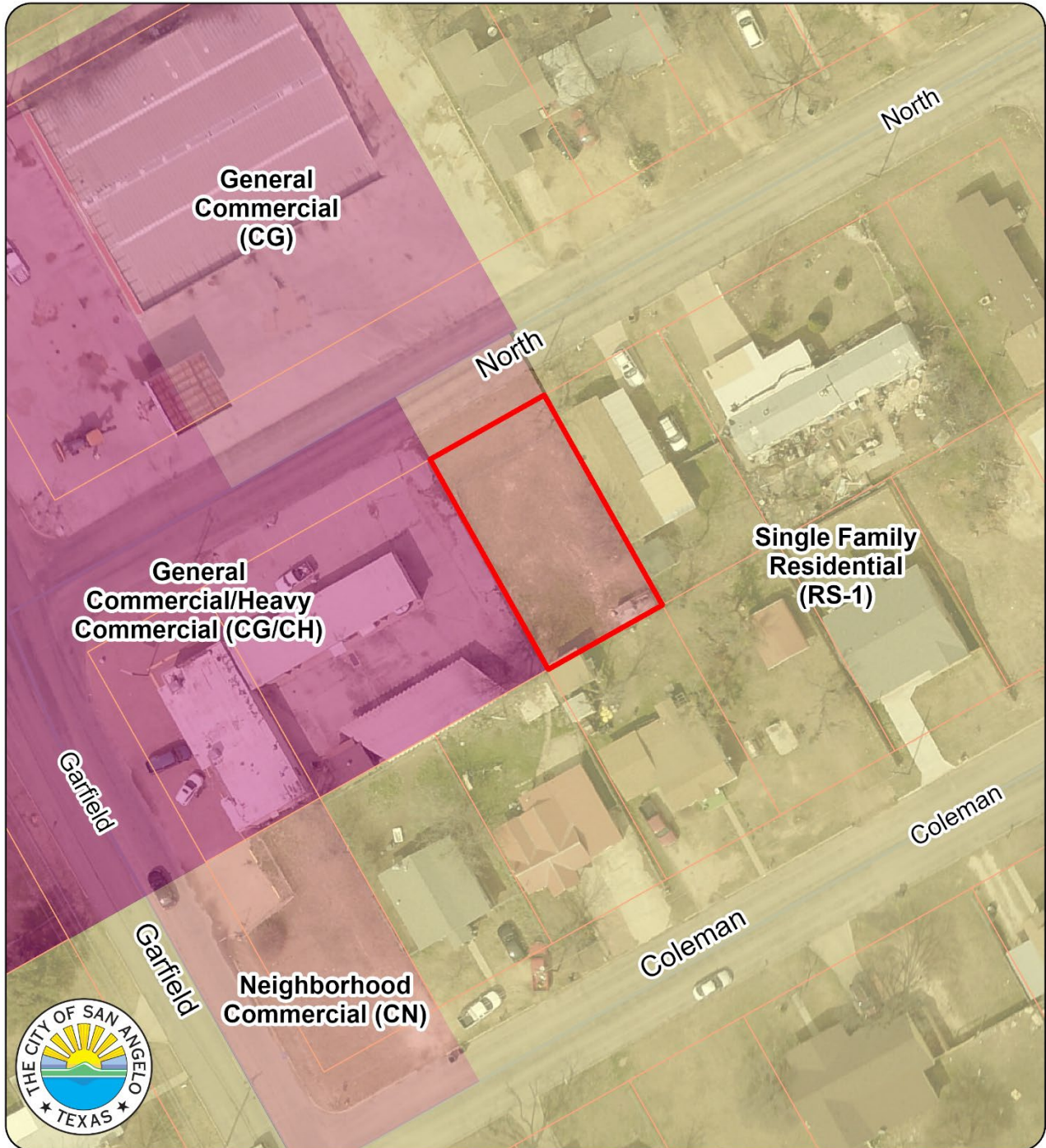
Aerial Map
Case CU26-06: 2719 North St
Council District: #2 - Joe Self
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.02 0.03 Miles

200' Range: 
Subject Property: 
Notified Properties: 







Zoning Map



Zone Map
Case CU26-06: 2719 North St
Council District: #2 - Joe Self
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 



MEMO

Meeting

Date: May 18, 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 6, RS-1 zoning area.

Background: CU26-07 - A request for a Conditional Use for a short-term rental located at 3813 Parkwood Dr. This property is located in the Sunset neighborhood, which is near the Sunset Mall and other shopping amenities. A safety inspection was completed and passed on 4/13/2026.

Notification: 24 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

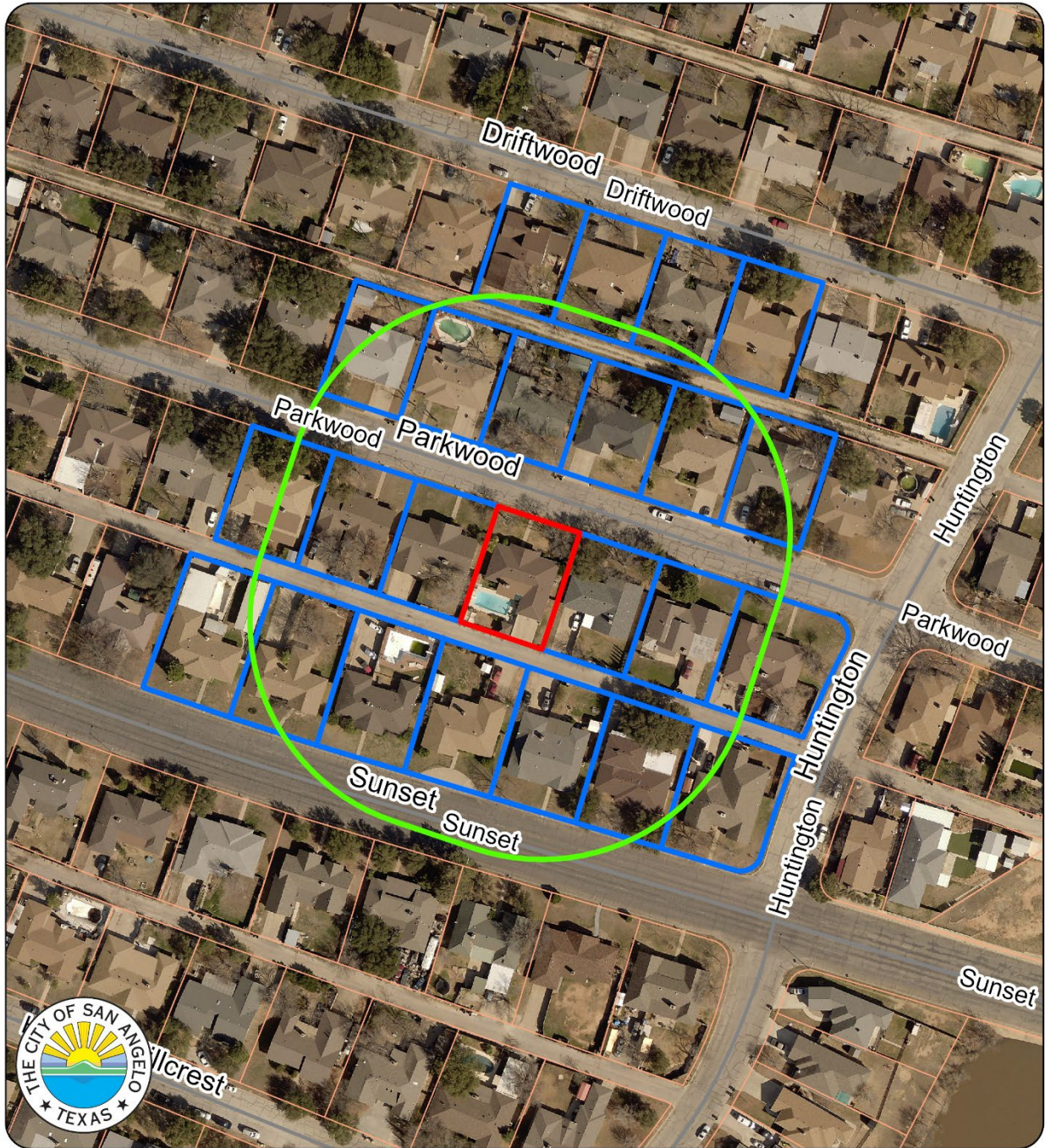
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 3813 Parkwood Dr. with the following condition:

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

Front of House



Notification Map



Notification Map

Case CU26-07: 3813 Parkwood Dr

Council District: #6 - Mary Coffey

Neighborhood: Sunset

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 



**PLANNING COMMISSION – May 18, 2026
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Conditional Use	CU26-08: 926 Jody Lane		
SYNOPSIS:			
<p>This is a request for approval of a Conditional Use permit to allow a “Waste-related Use” at 926 Jody Lane within the Light Manufacturing (ML) zoning district. More specifically, the applicant intends to use the property for the conversion of biodegradable materials like vegetable oil into diesel fuel, also known as “biodiesel.”</p>			
LOCATION:		LEGAL DESCRIPTION:	
926 Jody Lane		Acres: 0.950, Subd: CONCHO RIVER ESTATES, 0.9500 ACS - BEING OUT OF EAST PART OF BLOCK 1 R/P OF TRACTS 23 & 24	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Glenmore	Light Manufacturing (ML)	Commercial	0..950 acres
THOROUGHFARE PLAN:			
Jody Lane – Local Road			
NOTIFICATIONS:			
32 notifications sent. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use permit to allow a biodiesel conversion facility at 926 Jody Lane, subject to one (1) condition .			
PROPERTY OWNER/PETITIONER:			
Owner: Robert Jett Applicant: Nelson Mensch			
STAFF CONTACT:			
Austin Reed Planning & Dev. Svs. Administrator (325) 657-4210 austin.reed@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 amendment should not create any adverse effects as most of the neighboring properties are manufacturing-type uses.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.*
Staff do not anticipate that the proposed amendment would be contrary to any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.*
Staff believe the request to be compatible with the surrounding area as a biodiesel conversion facility is consistent with the intensity of other nearby established land uses.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff do not anticipate any adverse impacts on the natural environment. While biodiesel conversion is a “waste-related use,” the materials produced are biodegradable, nontoxic, and non-HAZMAT.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*
The proposed use may help to address a demonstrated community need for fuel and clean energy.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*
The proposed amendment would result in a logical and orderly pattern of development in considering the property’s proximity to existing manufacturing-type uses. Staff believe the applicant has met the criteria necessary for approval as required in the Zoning Ordinance.

Recommendation:

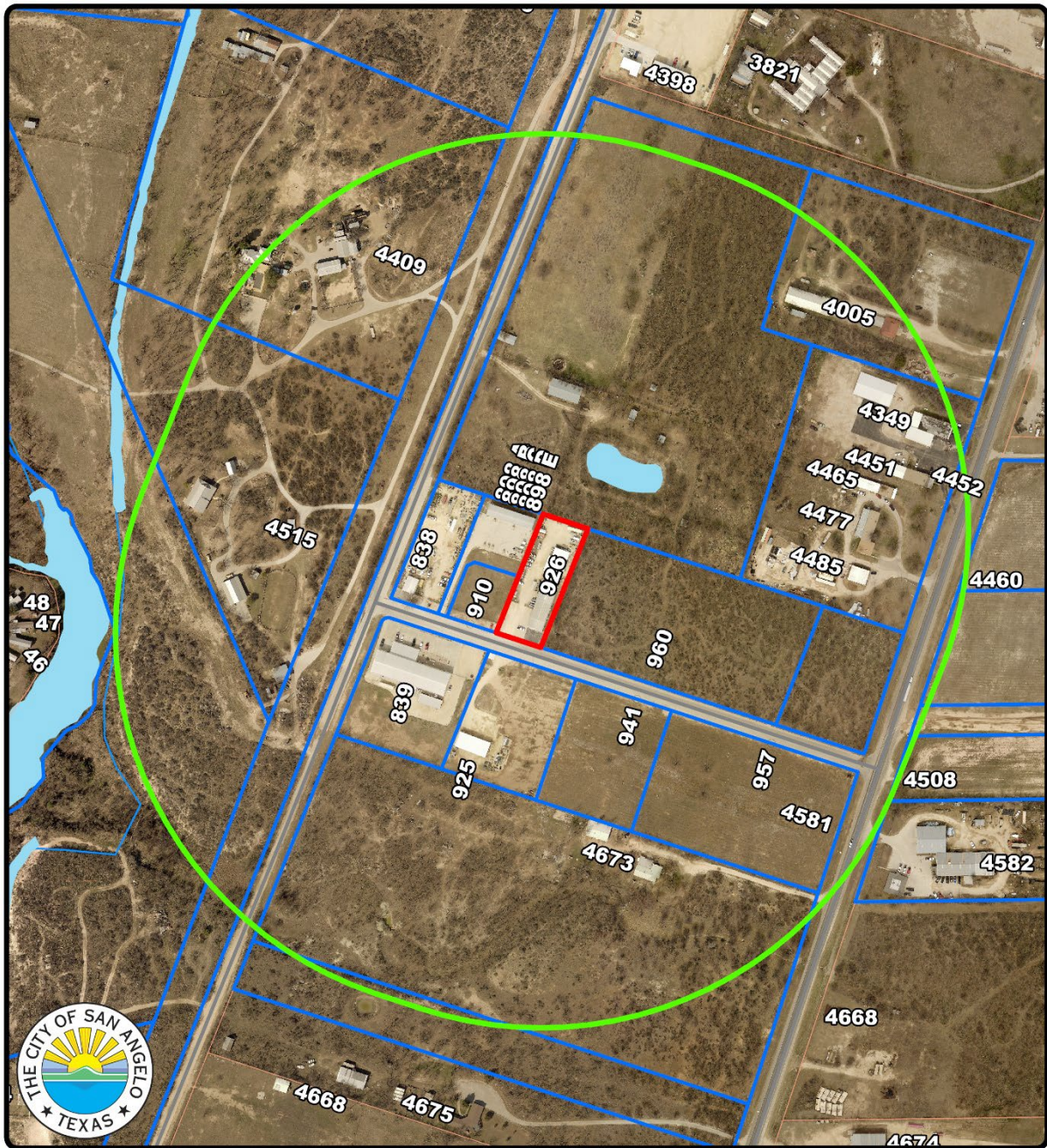
Staff recommend **APPROVAL** of CU26-08, **subject to one (1) condition:**

1. Applicant must obtain all necessary building permits through the Building Permits and Inspections Division.

Attachments:

Notification Map
Aerial Map
Zoning Map

Notification Map



200' Notification Map
CU26-08: 926 Jody Lane

Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range: 

Subject Property: 

Notified Properties: 







Aerial Map



Aerial Map
Case CU26-08: 926 Jody Ln
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


Zoning Map



Zone Map

Case CU26-08: 926 Jody Ln

Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

Notified Properties:



**PLANNING COMMISSION – May 18, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU26-09: 4664 S Chadbourne	
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) request to allow a warehouse facility and outdoor storage within the General Commercial (CG) zoning district located at 4664 S Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
4664 S Chadbourne St		Acres: 11.448, Abst: A-7278 S-0160, Survey: C F POTTER, 11.448 ACRES BEING 1.586 ACRES OUT OF SURV 1 & 9.862 ACRES OUT OF SURV 160	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Hiebert Neighborhood: Glenmore	General Commercial (CG)	C- Commercial	11.448 acres
THOROUGHFARE PLAN:			
S Chadbourne St: Major Arterial Old Eola Rd: Local Road			
NOTIFICATIONS:			
6 notifications mailed within 200-foot radius on May 4, 2026. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of CU26-09 subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Applicant: Will Tippen, APSCO, Inc			
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 is warehousing and storage yard for plumbing supplies. The property is located right outside the boundary of Goodfellow Air Force Base where there is a mixture of commercial and vacant properties. General Commercial allows warehousing with a conditional use but only allows 10% outdoor storage. This conditional use would be allowing the applicant to get started however, Staff is recommending a rezone to Heavy Commercial which allows warehousing and unlimited outdoor storage.
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 mix of commercial and vacant properties.
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.* This proposed use supports the operational needs of a local plumbing business that provides essential services to the community.
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.

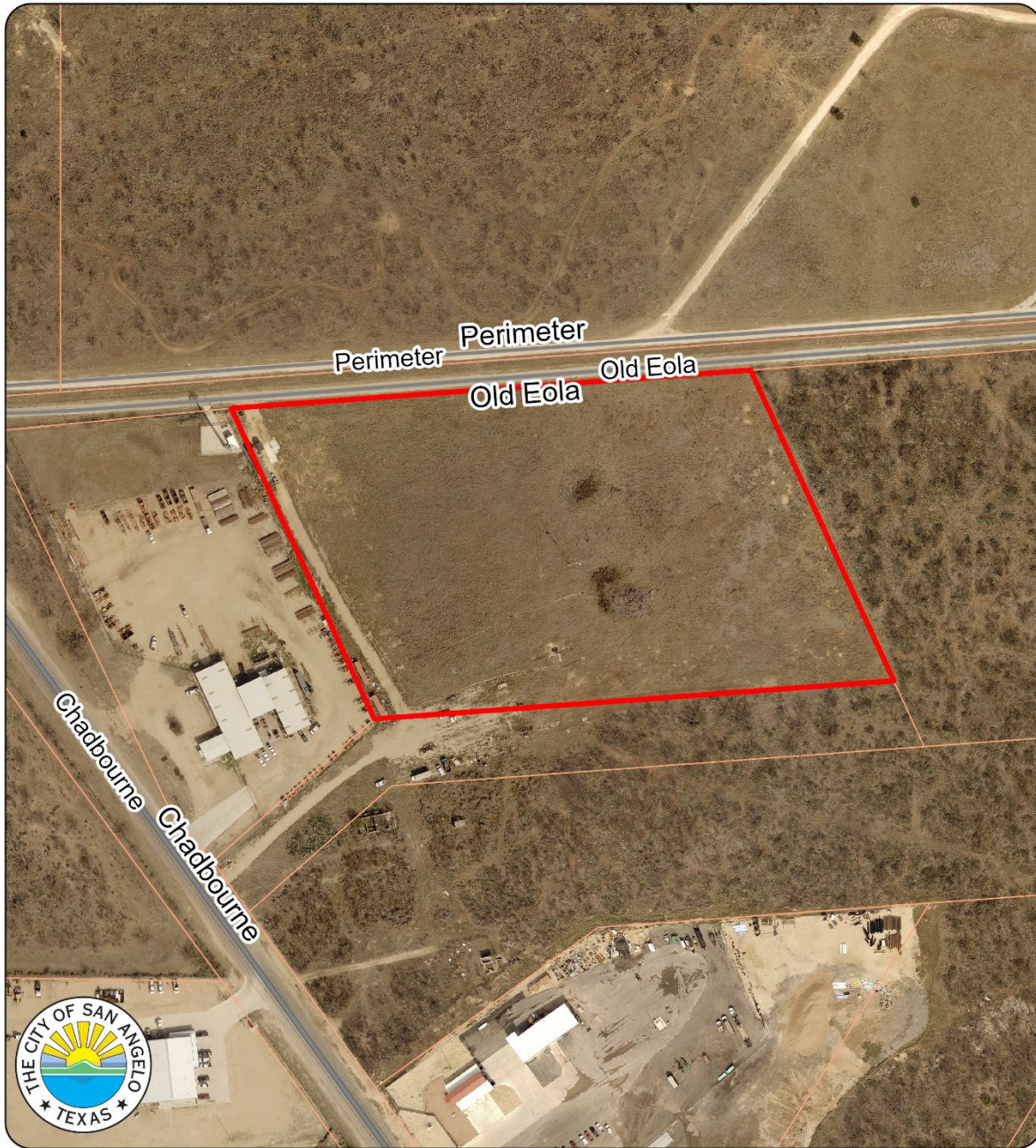
Recommendation:

Staff recommends **APPROVAL** of CU26-09, **subject to three conditions of approval:**

1. The applicant shall apply and receive approval of a zone change to Heavy Commercial within 12 months of approval of this conditional use. If received, this conditional use will no longer be required.
2. The applicant shall provide opaque fencing surrounding outdoor storage.
3. The applicant shall obtain all required permits from the Permits and Inspections Division.




Attachments:


Aerial Map
Notification Map
Zoning Map
Vision Map

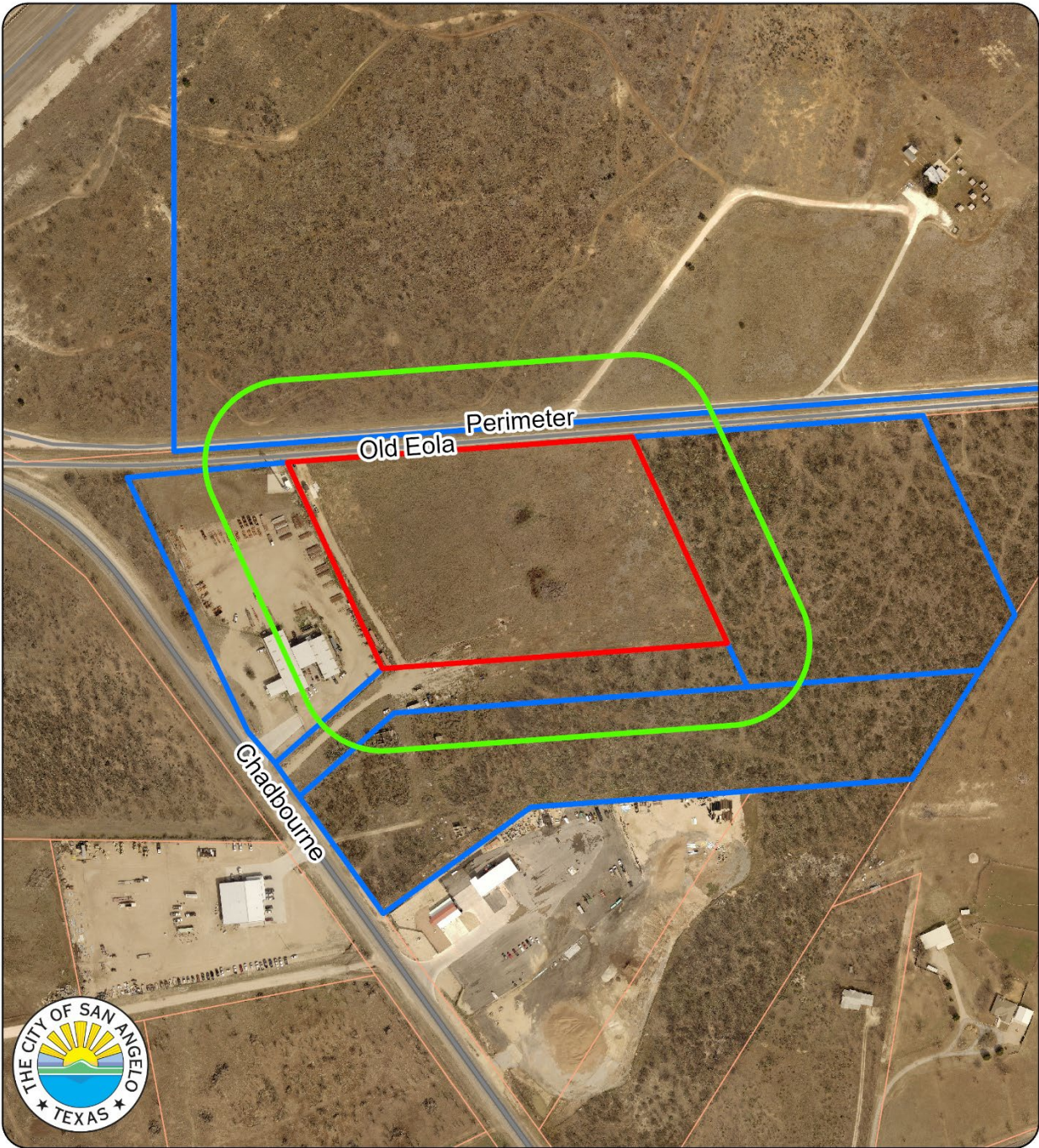


Aerial Map
Case: CU26-09 4664 S Chadbourne St
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore




Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

200' Range: 
Subject Property: 
Notified Properties: 




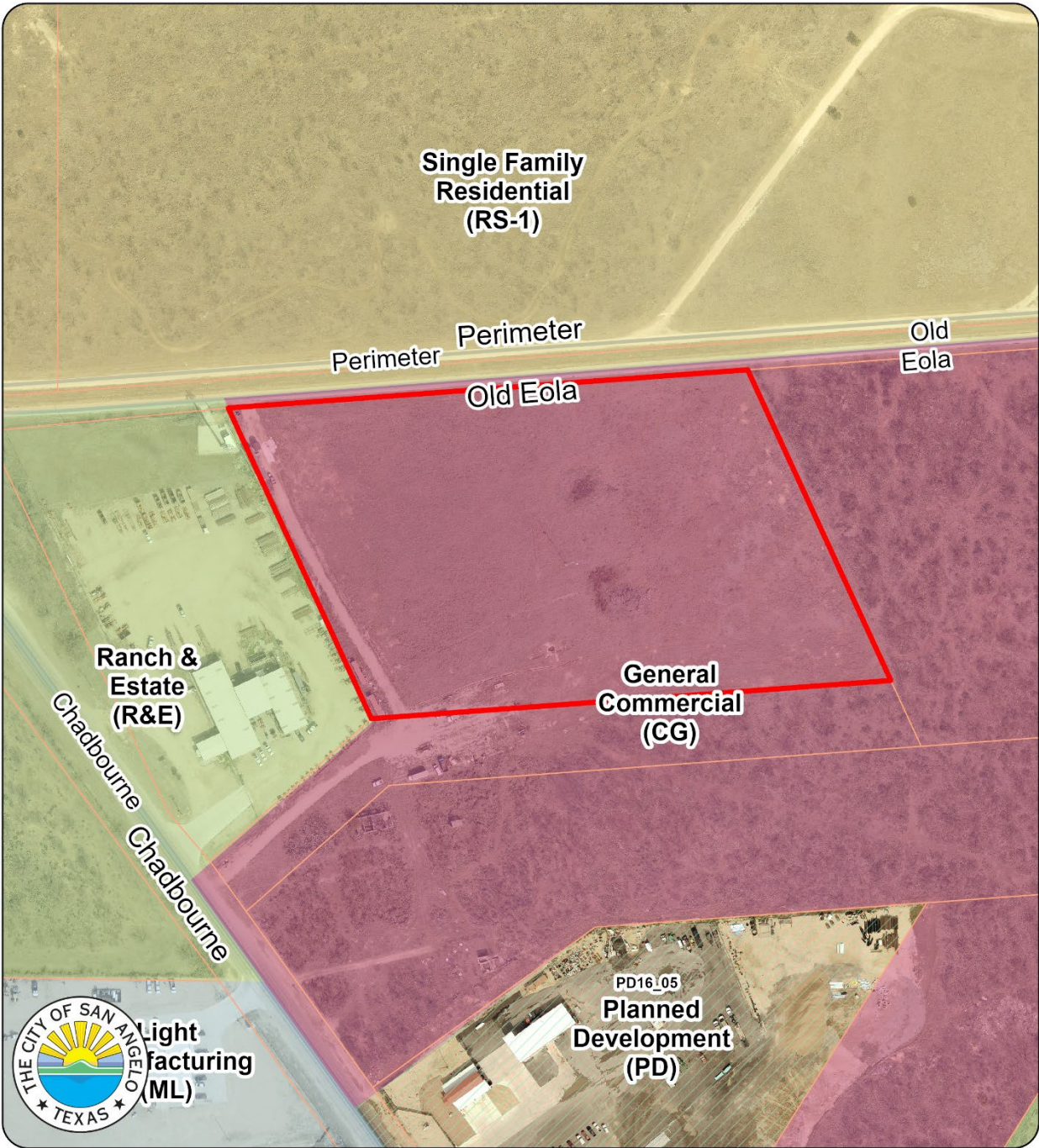


Notification Map
Case: CU26-09 4664 S Chadbourne St
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore




200' Range: 
Subject Property: 
Notified Properties: 


Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles


N 

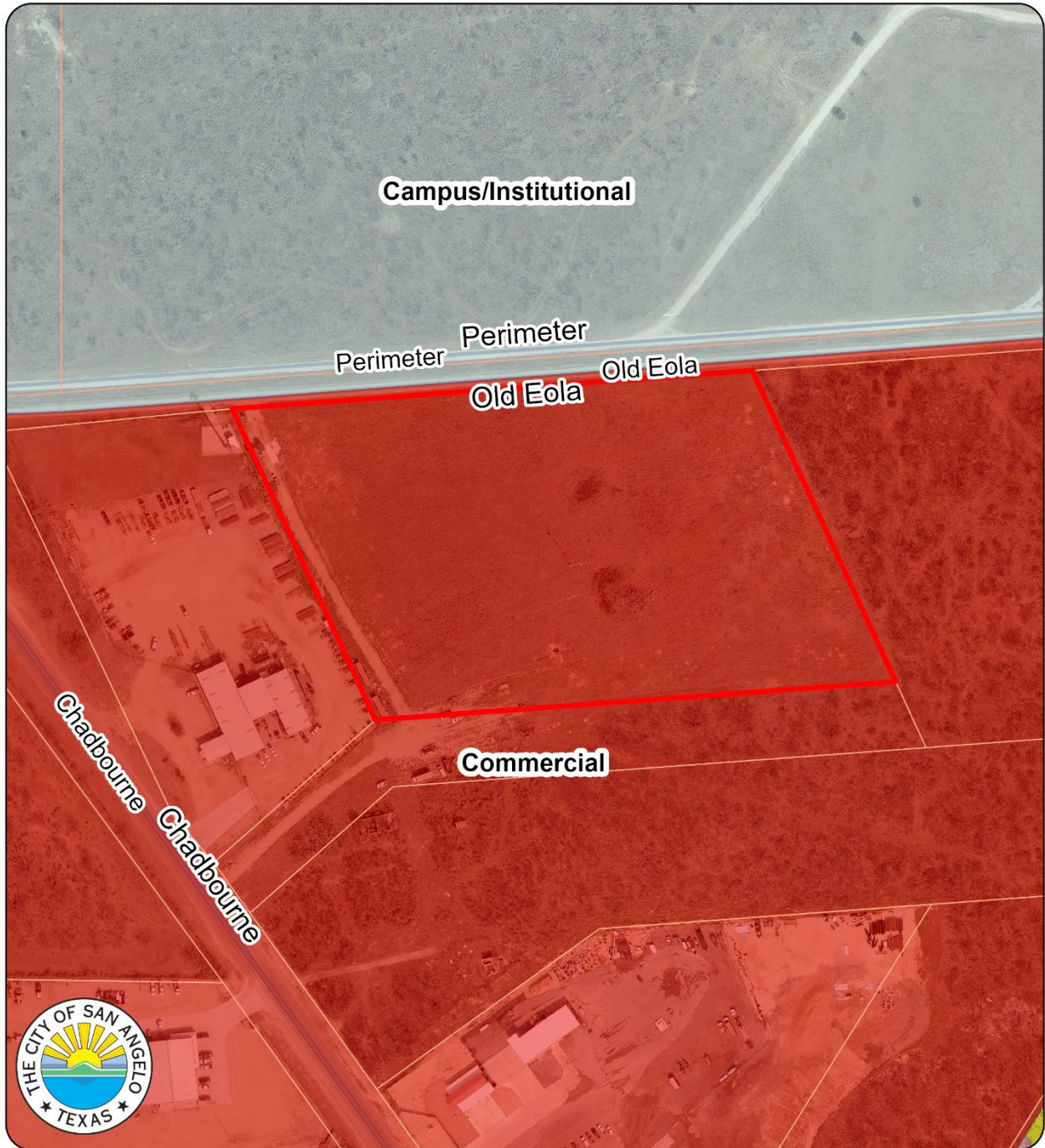


Zone Map
Case: CU26-09 4664 S Chadbourne St
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore




200' Range: 
Subject Property: 
Notified Properties: 


Scale:  0 0.01 0.03 0.05 0.08 0.1 Miles


N 



Vision Map
Case: CU26-09 4664 S Chadbourne St
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  0 0.01 0.03 0.05 0.08 0.1 Miles

N 

**PLANNING COMMISSION – May 18, 2026
STAFF REPORT**

APPLICATION TYPE:	CASE:		
Conditional Use	CU26-10: 1008 E 18 th St		
SYNOPSIS:			
<p>This is a request for approval of a Conditional Use to allow household living in a Neighborhood Commercial (CN) zoning district for the property located at 1008 E 18th St.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1008 E 18 th St		Acres: 0.161, Lot: 16, Blk: 10, Subd: EXALL ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Reagan	Neighborhood Commercial (CN)	Neighborhood	0.161 acres
THOROUGHFARE PLAN:			
E 18 th St – local road			
NOTIFICATIONS:			
18 notifications sent on 5/4/2026. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use to allow household living at 1008 E 18 th St, subject to two (2) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: Gloria Francisco			
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 to build a single-family home should not create any adverse effects as the area to the west and south is currently residential and the vision plan is neighborhood.

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

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

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

Staff believe the request to be compatible with the surrounding area as it is surrounded by residential to the west and south.

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

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

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

The recent 2019 & 2024 housing study shows a need for affordable housing.

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

The proposed use would result in a logical and orderly pattern of development as there is existing residential in the surrounding area.

Recommendation:

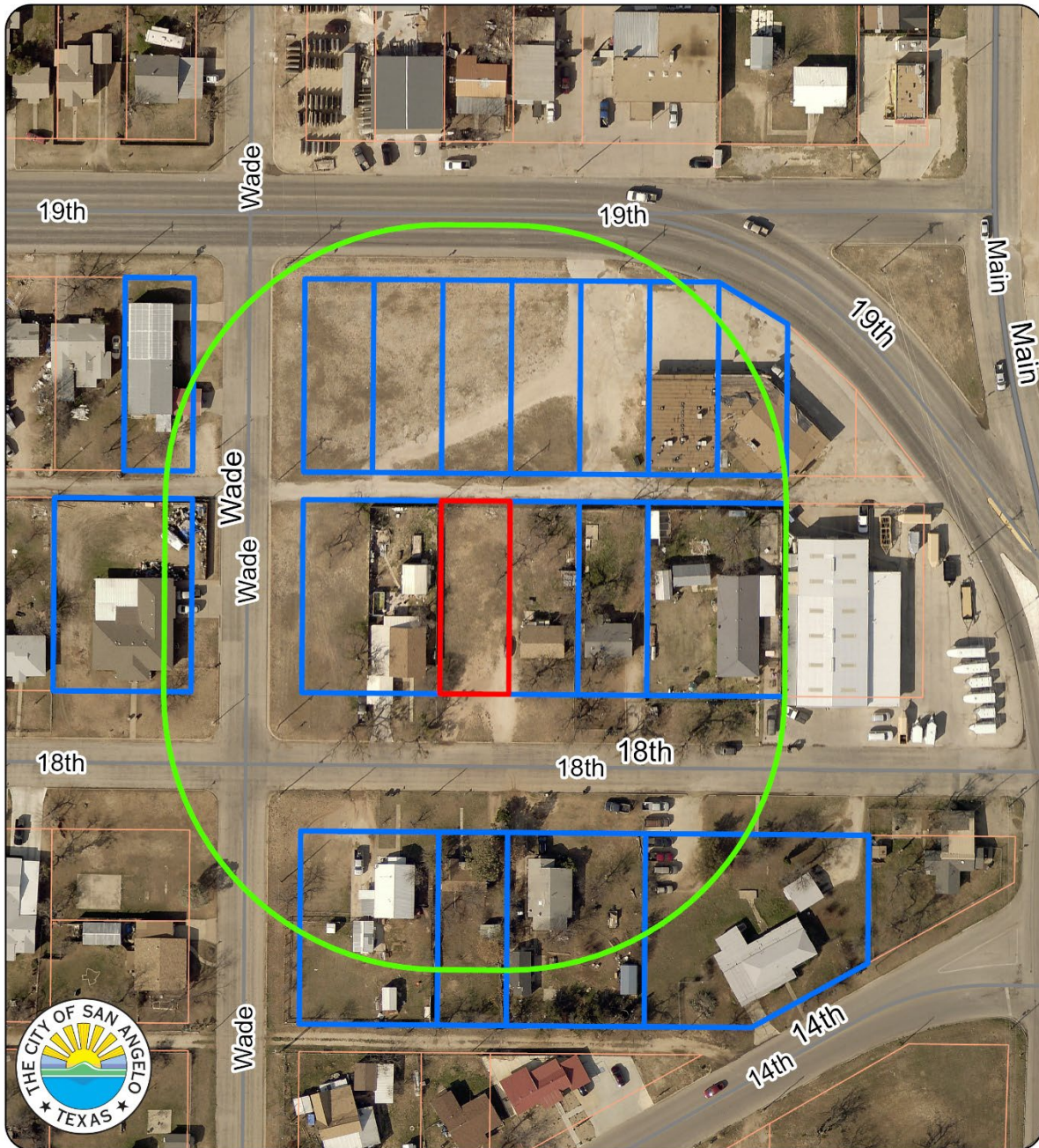
Staff recommend **APPROVAL** of CU26-10, **subject to two (2) conditions:**

1. The applicant must obtain all necessary building permits through the Building Permits and Inspections Division.
2. The property shall generally conform to Single-family Residential (RS-1) zoning use.

Attachments:




Notification Map
Aerial Map
Zoning Map
Vision Map


Notification Map



Notification Map
Case: CU26-10 1008 E 18th St
Council District: #3 - Harry Thomas
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Aerial Map



Aerial Map

Case: CU26-10 1008 E 18th St


Council District: #3 - Harry Thomas

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 Miles

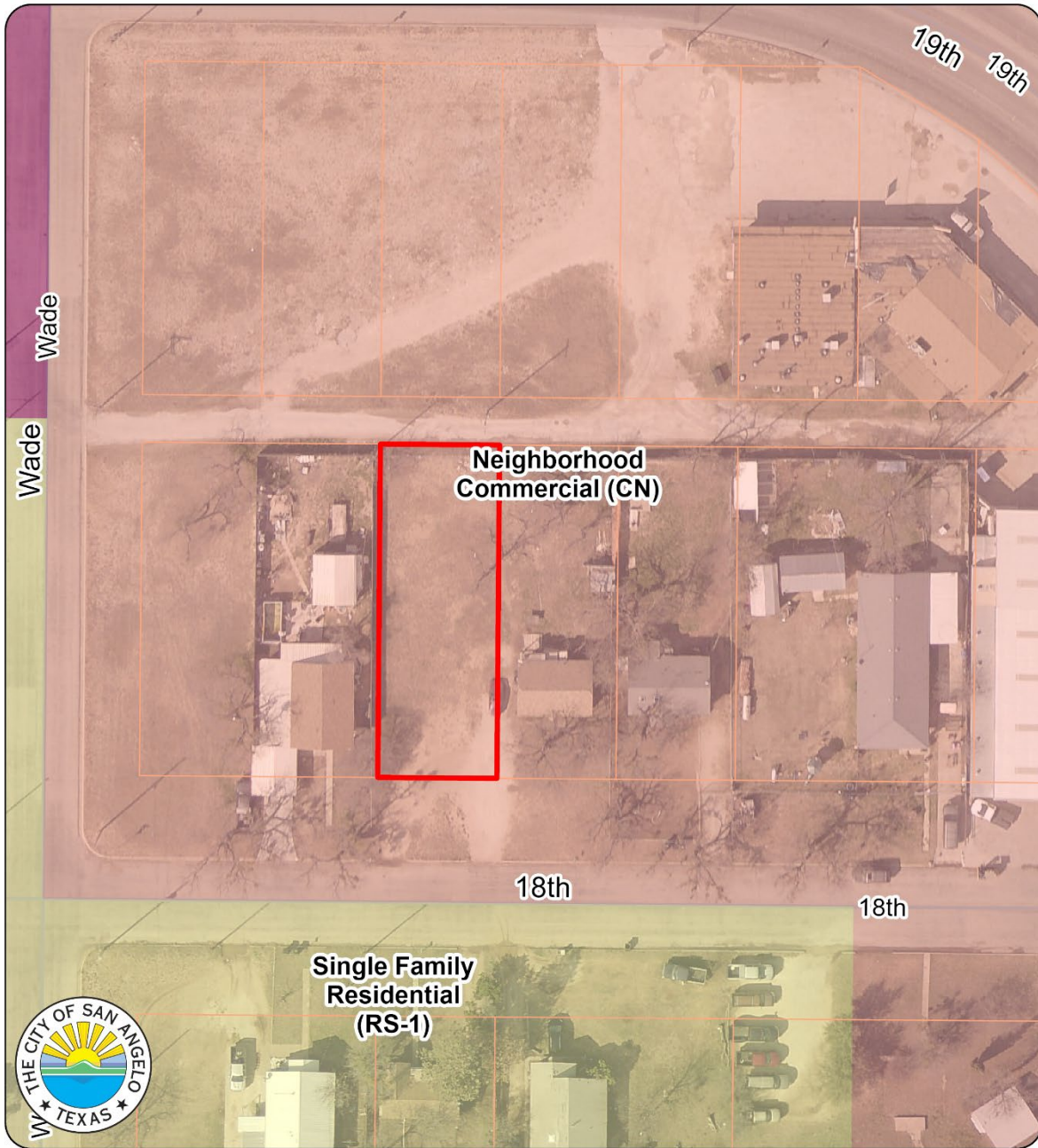
200' Range: 

Subject Property: 




Notified Properties: 





Zoning Map



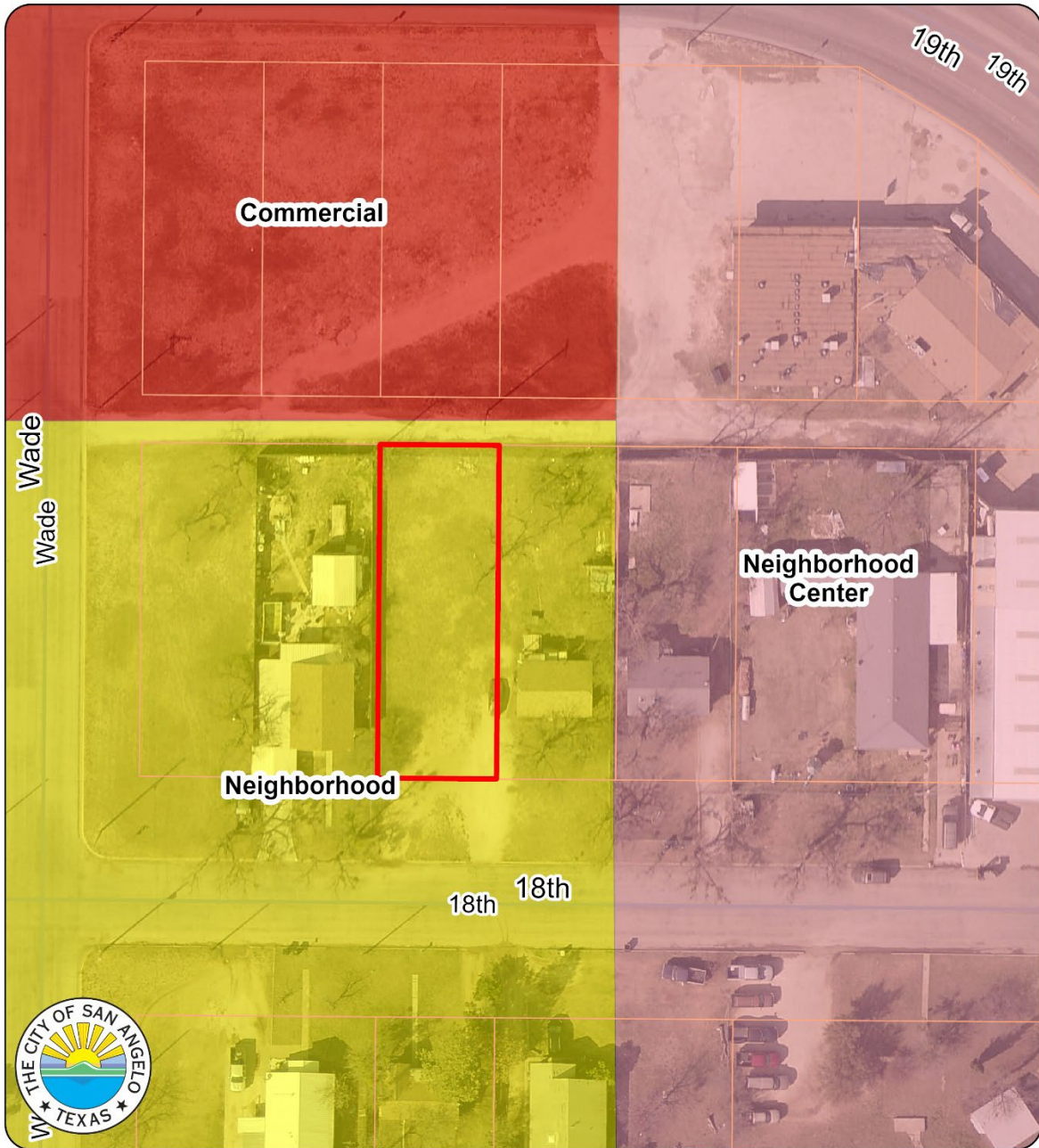
Zone Map
Case: CU26-10 1008 E 18th St
Council District: #3 - Harry Thomas
Neighborhood: Reagan

200' Range: 
Subject Property: 
Notified Properties: 




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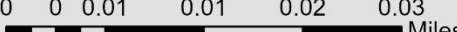



Vision Map



Vision Map
Case: CU26-10 1008 E 18th St
Council District: #3 - Harry Thomas
Neighborhood: Reagan

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles



Concept Plan

