



Planning Commission 7/20/2026

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

- A. **Vice Chair Election:** Nominate and vote for 2026 Vice Chair.

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 June 15, 2026.
- B. **RP26-13 1st Replat of E.S. Kirby Subdivision, Block 6 & 7 (SMD#4):** A request for a 1st Replat of E.S. Kirby Subdivision, Block 6 & 7 to create two lots with the CN zoning district located at 902 W 19th St.
- C. **RP26-14 1st Replat of Santa Rita Addition, Block 11 (SMD#5):** A request for a 1st Replat of Santa Rita Addition, Block 11 to create two lots with the RS-1 zoning district located at the corner of S Madison & Algerita Dr. A variance request to not dedicate addition right-of-way on Algerita Dr.
- D. **RP26-15 2nd Replat of Mather Addition, Block 7 (SMD#2):** A request for a 2nd Replat of Mather Addition, Block 7 to create one lot with the RS-1 zoning district located at 10 W 31st St.

IV. Regular Agenda

- A. **Conditional Uses - Revocations**

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

1. **2025 Non-Renewal Revocations:** Revocation of Conditional Uses for Short-term Rentals from 2025 renewal process. These include those that did not apply for renewal or informed staff that they no longer wish to continue operating.
2. **2026 Non-Renewal Revocations:** Revocation of Conditional Uses for Short-term Rentals from 2026 renewal process. These include those that did not apply for renewal or informed staff that they no longer wish to continue operating.
3. **CU23-53 2301 Palms Ct Renewal Revocation**
4. **CU23-36 2458 Fishermans Rd Renewal Revocation**

B. Subdivision Plats

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

1. **FP26-14 Lake View High School Addition (SMD#2):** A request for a final plat of Lake View High School Addition being 56.550 acres to create one lot with the RS-1 zoning district located at 4617 Blum St. A variance request to keep 47th Street at its current paving width without curb and gutter. A variance request to not have to dedicate additional right-of-way on 47th Street.

C. Rezoning and Comprehensive Plan Amendments

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

1. **Z26-09 6 & 10 W 16th St (SMD#4):** A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 6 & 10 W 16th St.
2. **Z26-10 2000 Marx St (SMD#4):** A request for a zone change from Single-family Residential (RS-1) to Three-and Four-Family Residential (RS-6) located at 2000 Marx St.
3. **Z26-11 622 E 44th St (SMD#2):** A request for a zone change from Single-family Residential (RS-1) to Three-and Four-Family Residential (RS-6) located at 622 E 44th St.

D. Special Uses

City Council has final authority for approval of Special Uses.

1. **SU26-01 3602 & 3618 Devonian Dr (SMD#1):** A request for a Special Use to allow a funeral home and crematorium located at 3602 & 3618 Devonian Dr.

E. Conditional Uses

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

1. **CU26-11 209 Midget St (SMD#5):** A request for approval of a Conditional Use to allow a short-term rental within the Single-Family Residential (RS-1) Zoning District, located at 209 Midget St. **(Tabled from June 15th meeting)**
2. **CU26-14 2825 McGill Blvd (SMD#4):** A request for approval of a Conditional Use to allow a short-term rental within the Single-Family Residential (RS-1) Zoning District, located at 2825 McGill Blvd.

V. Planning Director's Report

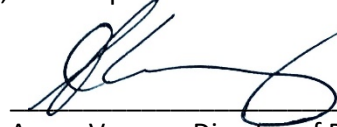
VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, August 17, 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 July 2026, at 4:55 p.m.

A handwritten signature in blue 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.



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
June 15, 2026 9:00 AM**

Board Present: Brittany Davis, Chair
Mitchell Gatlin
Lyndon Roberts-Galindo
Mark Clark

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Holly Crooks, Assistant City Attorney
Rae Lineberry, Lead Planner
Austin Reed, Planning and Development Services Administrator
Daniel Williams, Planning Tech
Nick Janney, Planner

I. Call to Order

Chair Davis opened the meeting and established a quorum of 4 at 9:14 am.

II. Public Comment

Chair Davis opened public comment. As there was none, public comment was closed.

III. Consent Agenda

- A. **Meeting Minutes:** Consider approving the meeting minutes from May 18, 2026.

Commission Member Lyndon made a motion to approve, Commission Member Mitchell seconded the motion, motion passed 4-0.

IV. Regular Agenda

- A. **Subdivision Plats**

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

1. **RP26-11 Ft. Concho Addition, 1st Replat in Blk 126 (SMD#3):** A request to replat two lots into three lots over .362 acres which front onto Ben Ficklin Road within the Neighborhood Commercial (CN) zoning district.

Planning and Development Services Administrator, Austin Reed, presented the case.

Chair Brittany opened public comment.

Jack Downey with SKG Engineering was available to answer questions

Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Commission

Member Mitchell seconded the motion, motion passed 4-0.

B. Rezoning and Comprehensive Plan Amendments

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

1. **226-08 331 E 31st St (SMD#2):** A request for a zone change from Single-Family Residential (RS-1), Two-Family Residential (RS-2), and Zero Lot Line, Twinhome and Townhome Residence District (RS-3) to Low-Rise Multifamily (RM-1) located between E 31st St and Travis St.

Planning and Development Services Administrator, Austin Reed, presented the case.

Chair Brittany opened public comment.

Erica Wilde with Wilde Engineering was available to answer questions

Rocky Templin shared concerns about short term rentals

Chair Brittany closed public comment.

The commission had some questions for the planners and for Erica.

Commission Member Mitchell made a motion to approve, Commission

Member Brittany seconded the motion, motion passed 4-0.

C. Conditional Uses

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

1. **CU26-11 209 Midget St (SMD#5):** A request for approval of a Conditional Use to allow a short-term rental within the Single-Family Residential (RS-1) Zoning District, located at 209 Midget St.

Lead Planner, Rae Lineberry, presented the case.

Chair Brittany opened public comment. As there was none, Chair Brittany closed public comment.

Commission Member Lyndon made a motion to table the item, Commission Member Mitchell seconded the motion, motion passed 4-0.

2. **CU26-12 301 W 13th St (SMD#4):** A request for approval of a Conditional Use to allow household living in the General/Heavy Commercial (CG/CH) zoning district at 301 W 13th Street.

Director of Planning and Development Services, Aaron Vannoy, presented the case.

Chair Brittany opened public comment.

Stephanie Hemby, executive director of Galilee CDC, was available to answer questions about the development

Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Commission Member Mitchell seconded the motion, motion passed 4-0.

3. **CU26-13 Gunter Lots 12-13, Blk 4 (SMD#3):** A request for approval of a Warehouse in the General Commercial (CG) zoning district for lot 12 & 13, block 4, Gunter Addition.

Lead Planner, Rae Lineberry, presented the case.

The commission had questions.

Chair Brittany opened public comment. As there was none, Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Commission Member Mitchell seconded the motion, motion passed 4-0.

D. Sign Variances

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

1. **SV26-02 2202 Sherwood Way (SMD#5):** A request for approval of a sign variance to cover 45 percent of two walls in lieu of the maximum 25 percent for each wall at 2202 Sherwood Way.

Director of Planning and Development Services, Aaron Vannoy, presented the case.

The commission had questions.

Chair Brittany opened public comment. As there was none, Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Commission Member Mitchell seconded the motion, motion passed 4-0.

E. Text Amendments

City Council has final authority for approval of text amendments to the Zoning Ordinance.

1. **TA26-05 Sign Ordinance Text Amendment:** A request to add back to temporary signs for garage sales, auctions, estate sales, real estate signs, political signs and establishes requirements for feather/banner style flags.

Director of Planning and Development Services, Aaron Vannoy, presented the case.

Chair Brittany opened public comment. As there was none, Chair Brittany closed public comment.

The commission added the following changes: 6 times per year on feather banners and banners in waterfront or Ranch & Estate zoning districts have longer stay durations.

Commission Member Mark made a motion to approve, Commission Member Lyndon seconded the motion, motion passed 4-0.

2. **TA26-06 New Residential Zoning Designations:** A request to add the new approved residential zoning designations to the following Sections: 109, 301, 406, 407, 415, 421, 424

Lead Planner, Rae Lineberry, presented the case.

Chair Brittany opened public comment. As there was none, Chair Brittany closed public comment.

Commission Member Mark made a motion to approve, Commission Member Mitchell seconded the motion, motion passed 4-0.

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, July 20, 2026 at 9am in the East Mezzanine in City Hall at 72 W College Ave.**

VII. Adjournment

Commission Member Lyndon made a motion to adjourn, Commission Member Mitchell seconded the motion, motion passed 4-0.

Meeting was adjourned at 10:28 am.

PLANNING COMMISSION – July 20, 2026
STAFF REPORT

APPLICATION TYPE:	CASE:		
Replat	RP26-14: Santa Rita Addition Block 11, 1 st replat		
SYNOPSIS:			
A request for Replat of Santa Rita Addition Block 11, to normalize two lots located at 1232 and 1315 Algerita Dr. with a variance for right-of-way width on Algerita Dr.			
LOCATION:	LEGAL DESCRIPTION:		
1232 and 1315 Algerita Dr.	Acres: 0.406, Blk: 11, Subd: SANTA RITA ADDITION, W150' OF LOT 11 & W150' OF N16' OF LOT 10 Acres: 0.277, Blk: 11, Subd: SANTA RITA ADDITION, E10' OF LOT 11 & E10' OF N50' OF LOT 10 & PTS OF LOTS 19 & 20		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Santa Rita	RS-1 – Single family	Neighborhood	0.683 acres
THOROUGHFARE PLAN:			
Algerita Dr – local street with 30' right-of-way; paving width is 30' S. Madison – local road with 63' right-of-way; paving width is 30'			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the 1 st Replat of Santa Rita Addition Block 11 and APPROVAL of the variance for right-of-way with zero (0) conditions and no notes.			
PROPERTY OWNER/PETITIONER:			
Owner: Patrick and Lee More; Samantha Badger 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:

These lots do conform to The Comprehensive plan for the area being neighborhood and the purpose statements of the Zoning ordinance. They are both zoned RS-1 and have existing homes. One property is looking to do an addition to their home, and this is to simply clean up and normalize the legal lots.

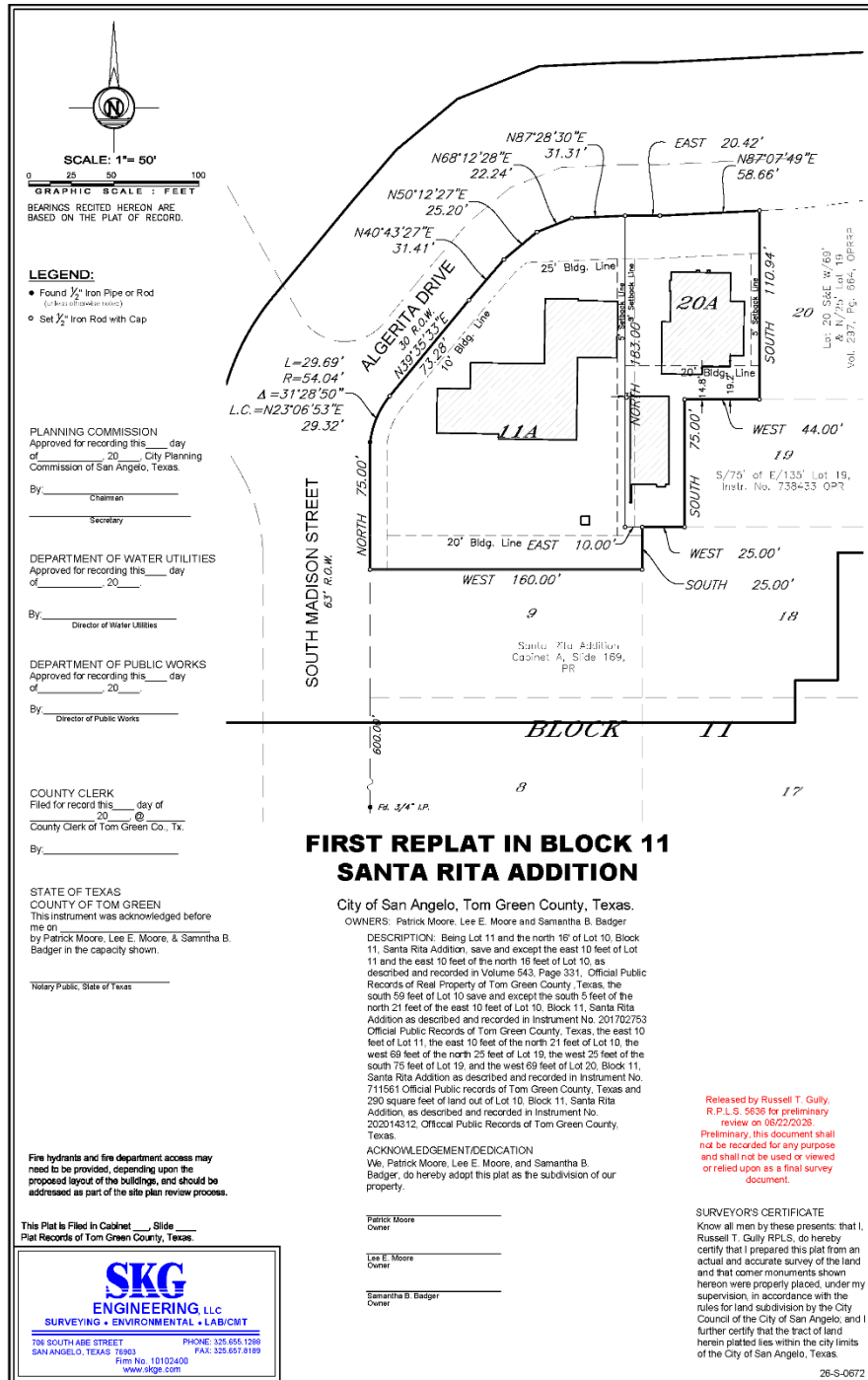
Recommendation:

Staff recommend **APPROVAL** of the 1st Replat of Santa Rita Addition Block 11 and **APPROVAL** of the variance for right-of-way with zero (0) conditions and no notes.

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – July 20, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP26-15: Mather Addition, Blk 7, 2 nd replat	
SYNOPSIS:			
A request for 2 nd Replat of Mather Addition, Blk 7, located at 10 W. 31 st St.			
LOCATION:		LEGAL DESCRIPTION:	
10 W. 31 st St.		Acres: 0.240, Blk: 7, Subd: MATHER ADDITION NO 1, W50 FT OF E104.35 FT OF S208.7 FT OF TRACT F	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – Joe Self Neighborhood – Riverside		RS-1- Single Family	Commercial
			SIZE:
			0.240 acres
THOROUGHFARE PLAN:			
31 st St – extension of local street with 50' right-of-way, with 31' of paving width			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the 2nd Replat of Mather Addition, Blk 7 with one (1) condition.			
PROPERTY OWNER/PETITIONER:			
Owner: Soria Noe 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:

Recommendation:

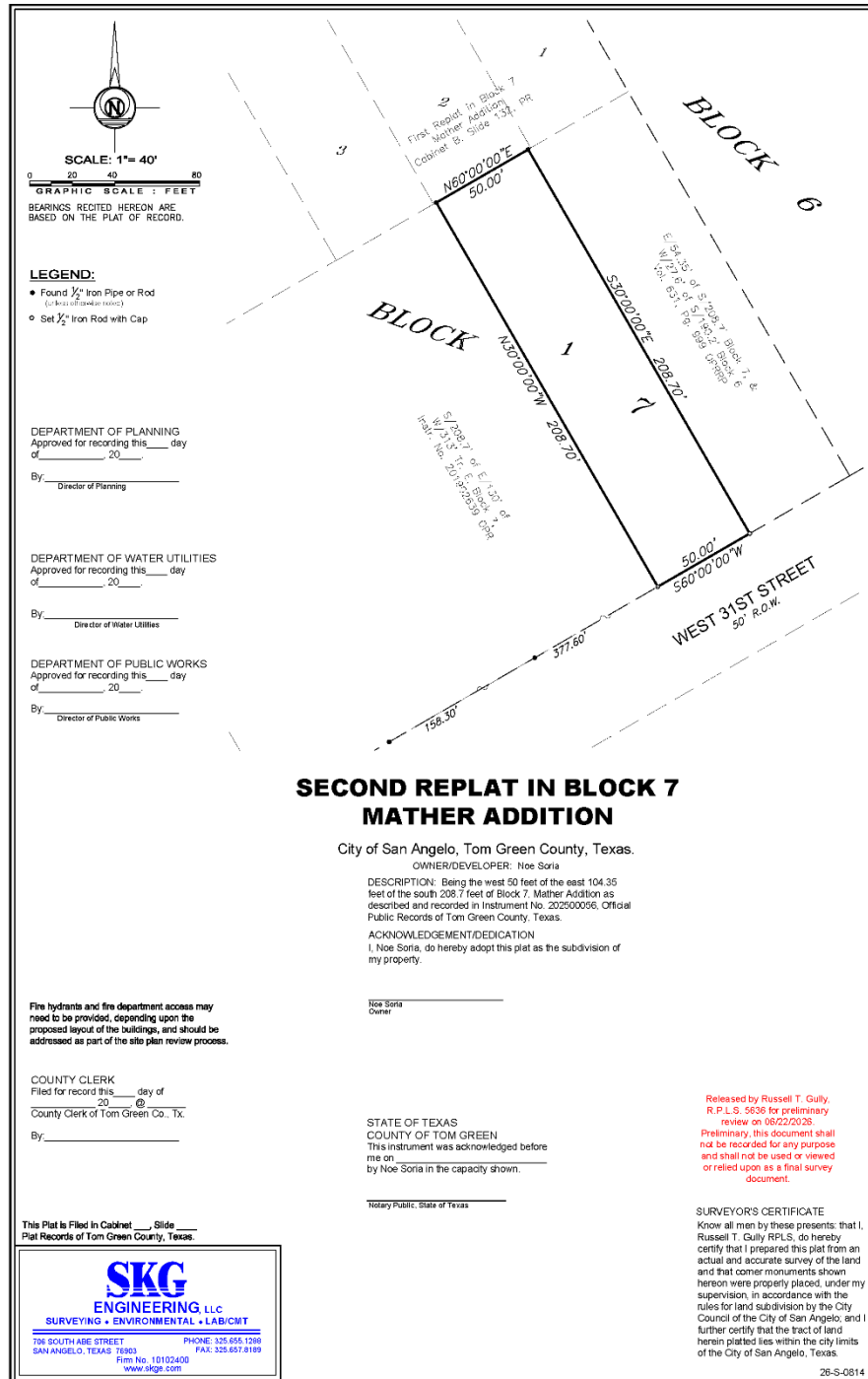
Staff recommend **APPROVAL** of the 2nd Replat of Mather Addition, Blk 7 with one (1) condition.

1. It appears this replat of Block 7 already has a lot number 1, we need to simply renumber the lot.

Attachments:

Final Plat

Final Plat



MEMO

**Meeting**

Date: July 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Revocation of 2025 Conditional Uses for a short-term rental that did not apply for renewal.

Properties for possible revocation:

1. No response or application for renewal received

- a. CU23-48 205 Crestwood Dr
- b. CU22-21 2517 Junius St
- c. CU24-27 254 Glenna
- d. CU22-26 2542 Baylor Ave
- e. CU24-11 417 W 49th St
- f. CU24-17 5945 Tarin St

2. Applicant request to expire or no longer operate

- a. CU23-38 1126 Cyndi Ln
- b. CU23-42 1817 S A&M Ave
- c. CU23-28 2310 W Twohig
- d. CU24-09 2650 University Ave
- e. CU24-30 30 Dellwood
- f. CU23-57 306 N Monroe St
- g. CU23-39 6006 Terlingua St

Violation: Zoning Ordinance Section 406.D.6.iv & v: Hotel tax report reflects no reported revenue for two or more quarters and failure to submit to safety inspection annually.

Background:

The ordinance states that a conditional use will automatically renew for subsequent one-year periods unless revoked by the Planning Commission. These are the ones that did not renew last year.

Planning Commission Requested Action:

Staff recommends **Revocation** for the Conditional Uses listed above for violation of Zoning Ordinance Section 406.D.6.iv & v.

MEMO



Meeting

Date: July 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Revocation of 2026 Conditional Uses for a short-term rental that did not apply for renewal.

Properties for possible revocation:

1. No response or application for renewal received

- a. CU24-12 1009 Rio Grande
- b. CU25-05 130 Greer
- c. CU25-08 419 N Jackson

2. Applicant request to expire or no longer operate

- a. CU23-60 1219 S David
- b. CU23-56 1710 W Avenue H
- c. CU23-61 206 N Bishop
- d. CU23-30 2506 Sleepy Hollow Rd

Violation: Zoning Ordinance Section 406.D.6.iv & v: Hotel tax report reflects no reported revenue for two or more quarters and failure to submit to safety inspection annually.

Background:

The ordinance states that a conditional use will automatically renew for subsequent one-year periods unless revoked by the Planning Commission. These are the ones that did not renew last year.

Planning Commission Requested Action:

Staff recommends **Revocation** for the Conditional Uses listed above for violation of Zoning Ordinance Section 406.D.6.iv & v.

MEMO

**Meeting**

Date: July 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Revocation of a Conditional Use for a short-term rental that applied for renewal.

Properties for possible revocation:

1. **CU23-53 2301 Palms Ct** – Original conditional use was approved on appeal 2/20/24. The owner renewed in 2025. The new owners updated their contact information and operator to the Planning department on April 15, 2026. An application for renewal was received 4/27/26. The safety inspection was passed on 5/8/26. The property has not received any code complaints.

Violation: Zoning Ordinance Section 406.D.6.ii & iii & iv: The severity, number, and disposition of minor complaints submitted by neighbors. Failure to timely report and remit hotel tax & hotel tax report reflects no reported revenue without prior written notice to the Planning Department that they have temporarily ceased operations.

Background:

On April 25, 2026 Staff received a neighbor complaint regarding the new owners not being local, not furnishing the operator name and phone number, and not providing the city with written notice of new contact information. Having received updated contact information, the new owners were informed of the renewal process and dates. An application for renewal was received on 4/27/26. During the renewal process, staff asked for verification from finance that property was current on HOT tax and were told that no payment or form had been filed on the property since September 2025. The owner was notified that they were in violation of Section 406.D.6.iii, failure to timely report and remit hotel tax, and asked to work with the city's finance department to become compliant. There was some discussion on who owed HOT tax from October 2025-March 2026. It was determined that since the Conditional Use goes with the land, the HOT taxes need to be current on the property.

The AirBnB listing is attached and documents how many stays per month. From Oct 2025 -Mar 2026 under the previous owner, there were at least 4 documented stays. From April 2026-present under the new owner, there were at least 8 documented stays.

Planning Commission Requested Action:

Staff recommends **Revocation** for the request to renew the Conditional Use for a short-term rental located at 2301 Palms Ct.

Attached

AirBnb listing

Neighbor complaint

From:

To:

Inquiry Regarding Conditional Use Permit and Ordinance Violations for Short-Term Rental at 2301 Palms Ct

Cc:

Saturday, April 25, 2026 11:32:41 AM

Subject:

Date:

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

Dear Members of the Planning Commission,

I am writing to respectfully bring an urgent compliance concern to your attention regarding the short-term rental property located at 2301 Palms Ct in my neighborhood.

It is my understanding that this property operates under a Conditional Use Permit, transferred from the previous owners. Recently, the property was purchased by new owners who reside in Midland, TX. Link: [Airbnb](#)

The City of San Angelo's short-term rental ordinances are explicit regarding the requirements for out-of-town owners. Specifically, the ordinance dictates the following conditions:

- The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator.
- The Operator name and phone number shall be furnished in the notice to owners of real property as required by Section 201 of this Zoning Ordinance.
- If the Operator's contact information subsequently changes, the Operator shall provide the City with written notice of any new contact information.

To date, the new owners have completely failed to comply with these ordinances. No property owners within the mandated 200-foot notification radius have received the required Section 201 written notice containing the name and phone number of a designated operator residing in Tom Green County.

Unfortunately, this continues a historical pattern for this specific address, as the previous owners (also based in Midland) did not consistently maintain a reliable local operator or comply with neighborhood notification standards. Given this history, our neighborhood is highly concerned that the property will continue to operate out of compliance under the new out-of-town ownership.

This lack of local accountability is already creating tangible issues for our neighborhood. Recently, a neighbor was forced to contact City Code Compliance simply to get the owners to address overgrown weeds that exceeded city height limits, a basic maintenance failure that a local operator should have proactively managed. Furthermore, as shown in the attached screenshots, the active online rental listing for this property prominently features images of a neighbor's private lake dock. This misleading advertising has led to serious concerns regarding trespassing incidents, despite the clear presence of "No Trespassing" signs. Without a designated, reachable local operator to immediately manage their guests, maintain the

property, and correct misleading listings, the burden of dealing with these STR-related nuisances falls entirely on the residents and city resources.

Further compounding these concerns regarding the owners' integrity, public records indicate that the new owners have already filed for a residential homestead exemption for this property, despite residing in Midland and operating it as a commercial short-term rental. This apparent misrepresentation of their primary residency raises serious questions about their overall willingness to comply with state and local laws. It reinforces our deep concern that they cannot be trusted to operate responsibly within our residential neighborhood under a Conditional Use Permit.

Therefore, I respectfully request that the Planning Commission review the Conditional Use Permit for this property. Specifically, we ask that the Commission:

- Verify whether the new owners have a designated, reliable Operator residing in Tom Green County who meets the city's requirements. If the Commission confirms that they do not, we formally request that their STR permit renewal application be denied. The owners are already actively operating an STR on this property, and their failure to comply with foundational city ordinances demonstrates a blatant disregard for our city.
- If a compliant Tom Green County Operator is confirmed, require the property owners to immediately cure their violation. They must provide the Operator's name and direct phone number to all residents within the notification range, exactly as Section 201 requires.

Ensuring neighbors have the correct, up-to-date contact information is essential for accountability and is a fundamental condition of operating a commercial rental in a residential neighborhood.

Thank you for your time, your service to our community, and your prompt attention to this compliance matter.

Sincerely,

Rental Unit Record

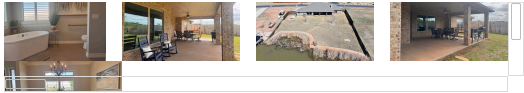
2301 Palms Ct, San Angelo, TX 76904, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1659588083503285076	VRBO - 321.5218233.128749510	Airbnb - 1021173030852211271	
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Matched Details

Analyst	X310
Explanation	The exterior photo from the rental listing matches the Zillow image.

Listing Photos

Matching 3rd Party Sources

The exterior photo from the rental listing matches the Zillow image.

City Name Match

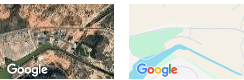
Listing Details

Listing URL	https://www.airbnb.com/rooms/1659588083503285076
Listing Status	Active
Host Compliance Listing ID	air1659588083503285076
Listing Title	Lake Haus Living!
Property type	house
Room type	entire_home
Listing Info Last Captured	Jul 12, 2026
Screenshot Last Captured	Jun 30, 2026

Information Provided on Listing

Contact Name	Alison
Latitude, Longitude	31.395340, -100.499360
Minimum Stay (# of Nights)	2
Max Sleeping Capacity (# of People)	

Rental Unit Information



Identified Address	2301 Palms Ct, San Angelo, TX 76904, USA
Identified Unit Number	None
Identified Latitude, Longitude	31.395975, -100.498716
Parcel Number	R000102226
Owner Name	SOWARDS JUSTIN E JR & CRYSTAL M
Owner Address	2301 PALMS CT SAN ANGELO, TX 76904-1542, US
Registration / Permit Number	STR-67
Community	PALMS

Timeline of Activity

View the series of events and documentation pertaining to this property

- 4 Documented Stays
June, 2026
- 3 Documented Stays
May, 2026
- 1 Documented Stay
April, 2026
- Listing hma321.5218233.128749510 Identified
April 23rd, 2026
- Listing air1659588083503285076 Identified
April 20th, 2026
- Listing hma321.3704186.100311976 Removed
April 18th, 2026
- Listing hma321.5218233.128749510 First Activity
April 18th, 2026

9

Max Number of People per Bedroom

2.3

Number of Reviews

5

Last Documented Stay

06/2026

Listing Screenshot History

View Latest Listing Screenshot

May2

June2

July0

- ✕

Listing air1021173030852211271 Removed
April 18th, 2026
- ✖

Listing hma321.5218233.128749510 First
Crawled
April 18th, 2026
- Listing air1659588083503285076 First
Activity
April 15th, 2026
- ✖

Listing air1659588083503285076 First
Crawled
April 15th, 2026
- 📅

1 Documented Stay
March, 2026
- 📅

2 Documented Stays
February, 2026
- Listing hma321.3704186.100311976
Reposted
January 9th, 2026
- 📅

1 Documented Stay
November, 2025
- ✕

Listing hma321.3704186.100311976
Removed
November 28th, 2025
- 📅

1 Documented Stay
September, 2025
- 📅

2 Documented Stays
July, 2025
- 📅

1 Documented Stay
June, 2025
- 📅

1 Documented Stay
May, 2025
- ✓

Listing hma321.3704186.100311976
Identified
April 21st, 2025
- ✓

Listing air1021173030852211271 Identified
April 21st, 2025
- 📅

1 Documented Stay
April, 2025
- 📅

2 Documented Stays
February, 2025
- 📅

1 Documented Stay
January, 2025
- 📅

3 Documented Stays
December, 2024
- 📅

1 Documented Stay
November, 2024
- 📅

2 Documented Stays
October, 2024
- 📅

1 Documented Stay
September, 2024
- 📅

2 Documented Stays
July, 2024
- 📅

1 Documented Stay
June, 2024
- Listing hma321.3704186.100311976 First
Activity
June 23rd, 2024
- Listing air1021173030852211271 First
Activity
June 23rd, 2024
- ✖

Listing hma321.3704186.100311976 First
Crawled
June 23rd, 2024
- ✖

Listing air1021173030852211271 First
Crawled
June 23rd, 2024
- 📅

1 Documented Stay
April, 2024
- 📅

1 Documented Stay
December, 2023
- 📅

1 Documented Stay
November, 2023

July 15, 2026

To: Planning Commission, City of San Angelo

From: Matthew and Alison Wimmer, Owners, 2301 Palms Court

Re: Response to Staff Memorandum: Opposition to Revocation of Conditional Use CU23-53

We respectfully submit this response to the staff memorandum recommending revocation of Conditional Use CU23-53 for the short-term rental at 2301 Palms Court. We are requesting that the Commission deny revocation and allow our Conditional Use to remain in effect. We believe the record, when reviewed in full, demonstrates good-faith compliance, responsible operation, and a genuine commitment to being part of the San Angelo community.

1. Who We Are

We are Matthew and Alison Wimmer, long-time residents of Midland, Texas. We purchased 2301 Palms Court on April 1, 2026, as a retirement investment and future home. We intend to become part of the San Angelo community on a permanent basis. We are highly educated professionals with no history of legal issues. We purchased this property because we believe in San Angelo's future and share the City's vision of opportunity, prosperity, and quality of life.

2. Timeline of Ownership and Compliance

April 1, 2026

Purchased 2301 Palms Court. Updated contact information and operator with the City Planning Department on April 15, 2026.

April 13, 2026

Hired Short Stop Lawn Service 12 days after taking ownership to address the condition of the yard left by the previous owner. Receipt available as supporting documentation.

April 24, 2026

First guest stay under our ownership.

April 27, 2026

Submitted application for Conditional Use Permit.

May 1, 2026

Posted in-unit checkout instructions including explicit notice to guests: "The neighbor's property is private. They have a NO TOLERANCE POLICY for anyone who enters their land or dock." This notice has been posted since May 1, 2026.

May 8, 2026

Passed City of San Angelo Short-Term Rental Safety Inspection. All items on the checklist were satisfied, including smoke detectors, CO detectors, fire extinguishers, exit plan, posted operator name and contact, and 9-1-1 address. Inspected and approved by Rodney Mayberry, Permit Number 26-1987.

June 9, 2026

Retained Avalara MyLodgeTax to professionally administer Hotel Occupancy Tax collection and remittance. Payment of \$326.00 was made on June 9, 2026 (posted June 10, 2026). Onboarding is currently in progress. We are committed to bringing all required filings current.

3. Response to Staff Finding: Hotel Occupancy Tax (Section 406.D.6.iii and .iv)

The staff memorandum notes that no HOT payment or filing has been received on this property since September 2025. We want to be clear about the timeline:

- We did not own this property until April 1, 2026. Activity prior to that date was the responsibility of the previous owner.
- Our first rental was April 24, 2026.
- We engaged Avalara MyLodgeTax on June 9, 2026, to ensure professional, accurate HOT compliance going forward. Documentation of this enrollment is available.
- We are aware of the staff determination that HOT obligations follow the Conditional Use with the land. We will work with the City Finance Department to resolve any outstanding balance.
- We are prepared to bring all filings current immediately upon direction from the Finance Department.

This is an administrative matter that we are addressing in good faith. It is not indicative of intent to avoid compliance.

4. Response to Staff Finding: Minor Complaints (Section 406.D.6.ii)

The staff memorandum references one neighbor's complaint as a basis for revocation under Section 406.D.6.ii. The ordinance defines a "minor complaint" as one documented in writing at or near the time of the alleged conduct, supported by facts and evidence, and submitted to the appropriate authority. We address each matter below.

a. Dock Incident

On or around April 24, 2026, our first guests asked via text message if they could fish from "the dock beside the house." We were traveling internationally at the time. We responded quickly but, due to limited visibility on a small screen, misread the message and understood them to be asking about fishing in general. We replied yes and suggested they obtain fishing licenses.

Approximately three hours later, upon re-reading the message with full attention, we recognized the guests had referenced the neighbor's dock, not our property. We immediately sent a correction directing them back to our property. The guests complied at once. The text record shows the guests ran back to our house the moment they received the correction.

The neighbor contacted police. Police came to the property the following day. No citation was issued. The neighbor was given the opportunity to press charges and did not.

After returning to San Angelo, Matt Wimmer went to the neighbor's home personally to apologize. This was an honest mistake that was corrected as soon as it was identified.

As a direct corrective action, we added the following language to our posted in-unit checkout instructions effective May 1, 2026:

"The neighbor's property is private. They have a NO TOLERANCE POLICY for anyone who enters their land or dock."

Additionally, our Airbnb and VRBO listings do not advertise a dock as an amenity at any point. Guest access is explicitly described as limited to "the full home, backyard, patio, lakeside seating area, and outdoor amenities." No dock is listed under property amenities.

Regarding the listing photo: a sunset photograph taken from the water's edge of our property incidentally included the neighbor's dock structure in the background. The photo's intent was to show the view from our property, not to advertise the dock. When the neighbor raised this concern, we removed the dock from the photo. The staff memorandum does not adopt the allegation that we advertised the dock.

b. Trash Bins

The neighbor has complained about trash bins being blown over or left at the curb. We take this seriously and have taken the following steps:

- Added weights inside each bin to prevent wind displacement.
- Coordinated with our cleaning crew to manage trash bin placement and retrieval on a scheduled basis.
- Updated checkout instructions to direct guests to manage trash bins on checkout days.
- Responded promptly and respectfully to each neighbor text regarding this matter.

The staff memorandum confirms the property has received no code complaints. Code Enforcement found no violation when the yard condition was alleged.

5. Responsible Operation

We are selective about who stays at our property. We have declined the following bookings due to concerns about conduct or neighborhood impact:

- A college graduation party request: declined.
- A Fourth of July fireworks request: declined.
- A suspicious booking that raised concerns: declined.
- Oversized groups beyond the property's capacity: declined.

The staff memorandum notes eight documented stays under our ownership. There have been no police citations, no arrests, no property damage complaints, no criminal activity, and no code violations associated with our operation.

Our designated operator is Victoria Wampler, a resident of Tom Green County, Texas. Her name and contact information are posted conspicuously in the unit per Section 406.A.3. The City also confirmed updated contact information on April 15, 2026.

We also obtained and maintain a San Angelo Police Department Burglar or Fire Alarm Permit, which has been approved for this property.

6. Continuous Improvement

The following table summarizes every concern raised and the corrective action we took:

Concern	Action Taken
Dock trespass	Immediately corrected guests; personal apology to neighbor; explicit no-tolerance warning posted in unit
Listing photo (dock visible)	Dock removed from photo after neighbor's request
Yard condition	Hired lawn service 12 days after purchase; maintained on ongoing basis
Trash bins	Added weights; coordinated cleaning crew for scheduled pickup management; updated guest checkout instructions
HOT compliance	Retained Avalara MyLodgeTax June 9, 2026; onboarding in progress; committed to curing any outstanding balance
Alarm system	Transferred account to Vivant; alarm permit approved by SAPD; single activation resolved immediately
Guest conduct	Actively screen bookings; declined graduation party, fireworks request, suspicious booking, and oversized groups

7. Request

We respectfully request that the Planning Commission deny revocation and allow Conditional Use CU23-53 for 2301 Palms Court to remain in effect.

The record reflects:

- No code citations. No criminal citations. No police citations against us or our guests.
- A passed City safety inspection.
- A designated Tom Green County operator posted and on file with the City.
- Active HOT compliance engagement — initiated proactively, not reactively.
- A consistent pattern of identifying issues and correcting them promptly.
- Owners who intend to retire to San Angelo and become long-term members of this community.

We are prepared to address any questions the Commission may have at the July 20, 2026 hearing. Supporting documentation is available and can be provided upon request.

Respectfully submitted,

Matthew and Alison Wimmer

2301 Palms Court | San Angelo, TX 76904

Conditional Use CU23-53

Supporting Documentation Available:

- Letter of Support — Victoria Wampler, Owner, Ready 2 Rock Maid Services; Designated Local Operator, Tom Green County, TX (included)
- City of San Angelo STR Safety Inspection: passed May 8, 2026
- Avalara MyLodgeTax enrollment charge: June 9, 2026 (\$326.00)
- Short Stop Lawn Service receipt: April 13, 2026 (\$430.84)
- Guest text exchange documenting dock misunderstanding and immediate correction
- Original and edited listing sunset photo
- Airbnb and VRBO listing screenshots: no dock advertised
- Posted in-unit checkout instructions including neighbor property warning
- SAPD Burglar/Fire Alarm Permit: approved
- Neighbor text exchanges documenting complaints and our responses

To Whom It May Concern:

My name is Victoria Wampler, and I am the owner of Ready 2 Rock Maid Services. My company has provided professional cleaning services for the short-term rental property located at **2301 Palms Ct., San Angelo, Texas** on a weekly basis since **March 24, 2026**. I was originally hired by the previous owner, Justin Sowers, and continued providing services during the transition of ownership to Matt and Alison Wimmer.

Through my experience servicing this property, I have had the opportunity to observe how it has been managed under the Wimmers' ownership. In my professional opinion, they have demonstrated a high level of care and responsibility in maintaining the property.

The exterior of the home, including both the front and back yard, has consistently been well maintained. I have not observed trash, abandoned belongings, or signs of neglect following guest departures. Inside the home, the property is consistently left in excellent condition. The Wimmers have invested in updated furnishings and have been proactive in maintaining the quality of the home. They are highly responsive to both my company and the needs of their guests, and they routinely seek feedback to ensure the property is operating smoothly.

As the owner of a cleaning company that services residential properties throughout the area, I can say that this Airbnb stands apart from most short-term rentals I have encountered. Many short-term rental properties show evidence of excessive partying, damage, or careless treatment by guests. In contrast, 2301 Palms Ct. is consistently left in remarkable condition. Most weeks, the only indication that guests have occupied the home is the neatly gathered laundry left in the laundry room for our team to process.

Because of the professionalism and standards maintained by the Wimmers, this is the only Airbnb property my company has chosen to continue servicing. Their commitment to maintaining the property has made it an exception compared to my experiences with other short-term rentals.

When the Wimmers assumed ownership, I also accepted the responsibility of serving as the local operator for the property. Since that time, I have not been called to address any property issues other than replacing batteries in a smoke detector after a guest reported the low-battery alert. Aside from that routine maintenance issue, I have not been contacted regarding disturbances, damage, or other operational concerns.

To my knowledge, the only interaction with law enforcement involving the property occurred on **April 28, 2026**, when the security alarm was accidentally triggered as my cleaning team arrived for a scheduled turnover. I personally spoke with responding law enforcement officers, explained the situation, and the matter was resolved without issue before our next scheduled cleaning.

Recently, the Wimmers added the task of ensuring the trash bins are returned from the curb promptly after collection. On **July 5, 2026**, during severe dust storm conditions in San Angelo, my team failed to return the bins in a timely manner. That oversight was solely the responsibility

of my company and was not caused by the property owners. Since then, I have personally assumed responsibility for this task rather than delegating it to my employees. In fact, the Wimmers now require confirmation that the bins have been returned before approving payment, demonstrating their commitment to keeping the property orderly and in compliance with neighborhood expectations.

Based on my firsthand experience working with Matt and Alison Wimmer over the past several months, I believe they are conscientious property owners who take pride in maintaining their home, responding promptly to concerns, and operating their short-term rental responsibly. Everything I have observed reflects an effort to be respectful of the property, their guests, and the surrounding neighborhood.

If the Court or any interested party has questions regarding my observations or experiences, I would be happy to provide additional information.

Respectfully,

Victoria Wampler

Owner, Ready 2 Rock Maid Services

(806) 715-6474

ready2rockmaidservices@gmail.com

A handwritten signature in cursive script that reads "Victoria Wampler". The signature is written in black ink and is positioned below the printed contact information.

MEMO

**Meeting**

Date: July 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Revocation of a Conditional Use for a short-term rental that applied for renewal.

Properties for possible revocation:

1. **CU23-36 2458 Fishermans Rd** – Original conditional use was approved 7/16/18. The owner renewed in 2019, 2021, 2023, and 2025. The owners informed the City they were in the process of selling the property. The new owners emailed their contact information and updated operator to the Planning department on September 1, 2025. An application for renewal was received 4/30/26. The safety inspection was passed on 5/6/26. The property has not received any code complaints or neighbor complaints but did receive a call for service on an issue that did not pertain to the short-term rental.

Violation: Zoning Ordinance Section 406.D.6.iii & iv: Failure to timely report and remit hotel tax & hotel tax report reflects no reported revenue without prior written notice to the Planning Department that they have temporarily ceased operations.

Background:

During renewal process, staff asked for verification from finance that property was current on HOT tax and were told that no payment or form had been filed on the property since June 2025. The owner was notified that they were in violation of Section 406.D.6.iii, failure to timely report and remit hotel tax, and asked to work with the city's finance department to become compliant. Staff has not heard from the owner which also makes them in violation of Section 406.D.6.iv, no reported revenue without prior written notice.

The AirBnB listing is attached and documents how many stays per month. From July -August 2025 under the previous owner, there were at least 6 documented stays. From September 2025-present under the new owner, there were at least 16 documented stays.

Planning Commission Requested Action:

Staff recommends **Revocation** for the request to renew the Conditional Use for a short-term rental located at 2458 Fishermans Rd.

Attached

AirBnb listing

Rental Unit Record

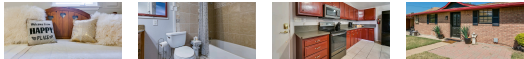
2458 Fisherman's Road, San Angelo, TX 76904, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1480722297953085590 Airbnb - 1224037531207471821

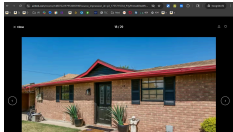


Matched Details

Analyst MBQ1

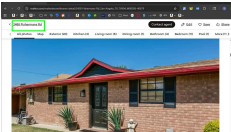
Explanation
Exterior listing photos match Realtor.

Listing Photos



Same exterior.

Matching 3rd Party Sources



City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/1480722297953085590
Listing Status	● Active
Host Compliance Listing ID	— air1480722297953085590
Listing Title	— Paradise Inn
Property type	— house
Room type	— entire_home
Listing Info Last Captured	— Jul 12, 2026
Screenshot Last Captured	— Jul 07, 2026

Information Provided on Listing

Contact Name	— Chris
Latitude, Longitude	— 31.370700, -100.507300
Minimum Stay (# of Nights)	— 2

Rental Unit Information



Identified Address

2458 Fisherman's Road, San Angelo, TX 76904, USA

Identified Unit Number

None

Identified Latitude, Longitude

31.370668, -100.507281

Parcel Number

R000099313

Owner Name

GT FISHERMANS ROAD SERIES OF GT GENERATIONS LLC

Owner Address

2722 PALO DURO DR
SAN ANGELO, TX 76904, US

Registration / Permit Number

STR-03

Community

LAKE NASWORTHY, GROUP

Timeline of Activity

View the series of events and documentation pertaining to this property

- 1 Documented Stay
July, 2026
- 2 Documented Stays
June, 2026
- 4 Documented Stays
May, 2026
- 3 Documented Stays
April, 2026
- 2 Documented Stays
March, 2026
- 1 Documented Stay
November, 2025
- 1 Documented Stay
October, 2025
- 2 Documented Stays
September, 2025

Max Sleeping Capacity (# of People)

— 10

Max Number of People per Bedroom

— 3.3

Number of Reviews

— 16

Last Documented Stay

— 07/2026

Listing Screenshot History

 View Latest Listing Screenshot

May 2

June 2

July 1

- ✓

Listing air1480722297953085590 Identified
August 25th, 2025
- ✗

Listing air1224037531207471821 Removed
August 10th, 2025
- Listing air1480722297953085590 First Activity
August 10th, 2025
- ✱

Listing air1480722297953085590 First Crawled
August 10th, 2025
- 📅

1 Documented Stay
August, 2025
- 📅

3 Documented Stays
July, 2025
- 📅

3 Documented Stays
June, 2025
- 📅

1 Documented Stay
May, 2025
- ✓

Listing air1224037531207471821 Identified
April 21st, 2025
- 📅

1 Documented Stay
April, 2025
- 📅

2 Documented Stays
March, 2025
- 📅

1 Documented Stay
January, 2025
- 📅

3 Documented Stays
December, 2024
- 📅

1 Documented Stay
November, 2024
- Listing air1224037531207471821 First Activity
October 15th, 2024
- ✱

Listing air1224037531207471821 First Crawled
October 15th, 2024
- 📅

1 Documented Stay
October, 2024
- 📅

2 Documented Stays
September, 2024
- 📅

1 Documented Stay
August, 2024

STAFF REPORT
PLANNING COMMISSION – July 20th, 2026
City Council First Reading – August 18th, 2026

APPLICATION TYPE:		CASE:	
Zone Change	Z26-09: 6 & 10 W 16 th Street		
SYNOPSIS:			
A request for approval of a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) for .482 acres of property located at 6 & 10 W 16 th Street.			
LOCATION:	LEGAL DESCRIPTION(S):		
6 & 10 W 16 th Street	Acres: 0.321, Lot: 11 & 12, Blk: 15, Subd: LASKER ADDITION Acres: 0.161, Lot: 13, Blk: 15, Subd: LASKER ADDITION		
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Reagan	General/Heavy Commercial (CG/CH)	Commercial	0.482 acres
THOROUGHFARE PLAN:			
North Chadbourne Street – Minor Arterial W 16 th Street – Local Road			
NOTIFICATIONS:			
20 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) for .482 acres of property located at 6 & 10 W 16 th Street.			
PROPERTY OWNER/PETITIONER:			
Owner: Karla Cardenas			
STAFF CONTACT:			
Austin Reed Planning & Dev. Administrator (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change request encompasses .482 acres of property between the addresses 6 and 10 W 16th Street. 6 W 16th also fronts onto North Chadbourne Street. Both properties are currently vacant and without permanent structures. The applicant is looking to develop this property commercially and, while the lots are currently zoned General/Heavy Commercial (CG/CH), the applicant wishes to apply for TIRZ funding. A prerequisite for receiving TIRZ funding is to change away from CG/CH zoning to a more appropriate zoning district (CG in this case).

Planning Commission evaluation of appropriateness.

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

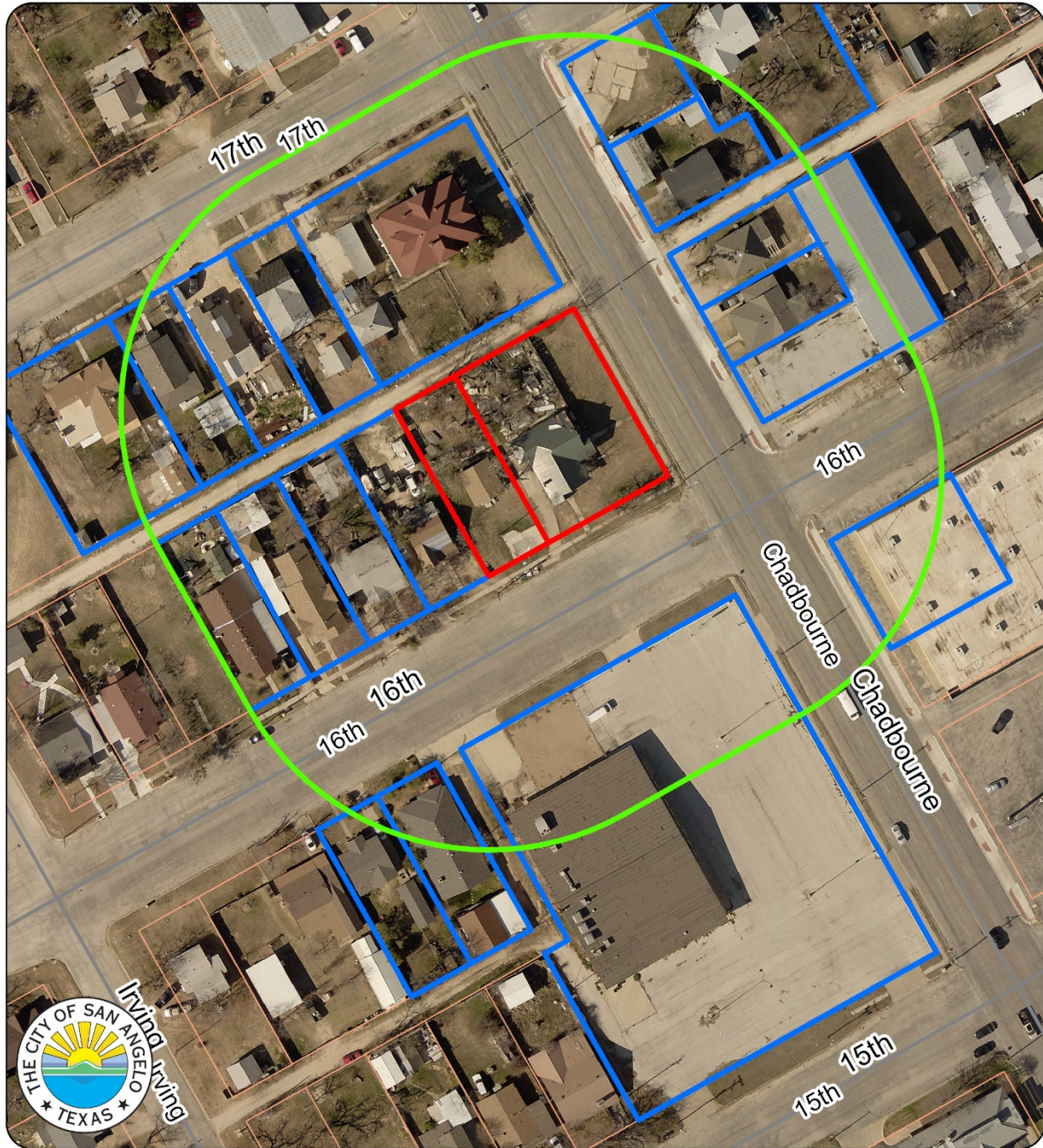
1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The future land use envisioned for this property is “Commercial,” which will continue to align with the request for new commercial zoning.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request would not conflict with the Zoning Ordinance in any way and the 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.*
This property is suitable for the construction of commercial businesses as it is located on North Chadbourne Street, which is classified as an arterial road. There are many other commercial businesses along this corridor.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A zone change to General Commercial (CG) is necessary for the applicant’s plans to receive TIRZ funding for their commercial development.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff do not anticipate any adverse effects on the nearby natural environment.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
The development of this property with a commercial business may help to meet a demonstrated community need for new commercial along the North Chadbourne corridor.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*
CG zoning at this location would result in a logical and orderly pattern of development where commercial zoning and businesses are located along major thoroughfare.

Recommendation:

Staff recommend **APPROVAL** of a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) for .482 acres of property located at 6 & 10 W 16th Street.

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map



Notification Map

Case: Z26-09 6 & 10 W 16th St

Council District: #4 - Patrick Keely

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N



Aerial Map



Aerial Map

Case: Z26-09 6 & 10 W 16th St

Council District: #4 - Patrick Keely

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.01 0.02 Miles

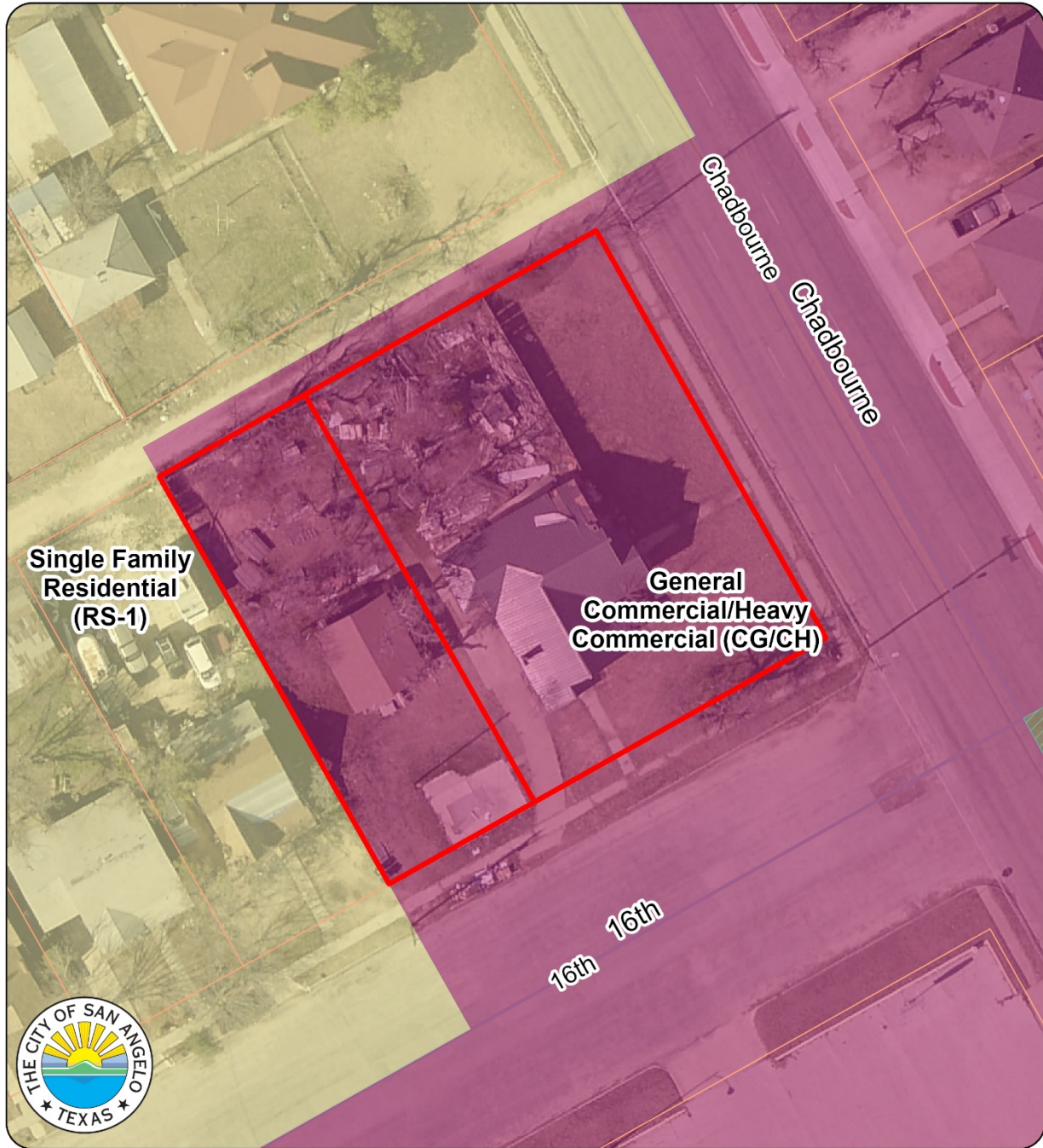
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

Case: Z26-09 6 & 10 W 16th St

Council District: #4 - Patrick Keely

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.01 0.02 Miles

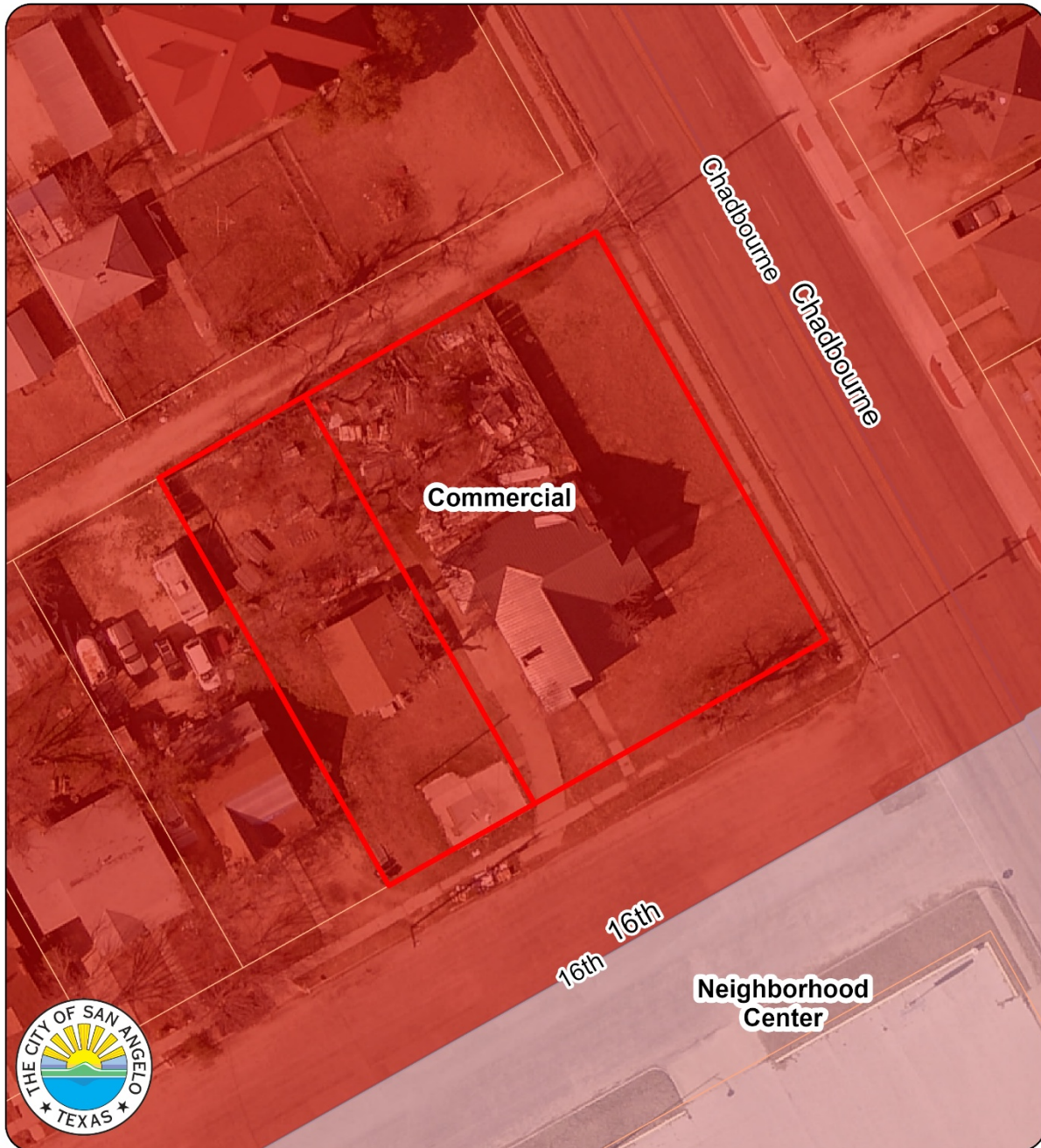
200' Range: 

Subject Property: 

Notified Properties: 

N





Vision Map

Case: Z26-09 6 & 10 W 16th St

Council District: #4 - Patrick Keely

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.01 0.02 Miles

200' Range: 

Subject Property: 

Notified Properties: 





STAFF REPORT - Z26-10 2000 Marx St

Planning Commission: July 20, 2026

City Council 1st reading: May 19, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-10: 2000 Marx St	
SYNOPSIS:			
A request for a zone change from Single-Family Residence (RS-1) to Three- and Four-Family Residential (RS-6) located at 2000 Marx St.			
LOCATION:		LEGAL DESCRIPTION:	
2000 Marx St		Acres: 0.321, Lot: 7 & 8, Blk: 15, Subd: MARX & BLUM ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Reagan	Currently: RS-1 Requesting: RS-6	Neighborhood	Acres: 0.321
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 Single-Family Residence (RS-1) to Three- and Four-Family Residential (RS-6) located at 2000 Marx St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Miguel Duran			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The Petitioner plans to use the vacant property to develop a triplex.

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 residential development in a Neighborhood.
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 all residential along Marx St and E 20th St.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change to Three- and Four-Family Residential is necessary for the applicant's plans to develop the property for Three-Family Residential use.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* 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.* A rezone to Three- and Four-Family Residential may help to meet a demonstrated community need for available housing and offers options of different types of residential.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will continue the pattern of residential development along Marx St and E 20th St.

Recommendation:

Staff recommend **approval** of a zone change from Single-Family Residence (RS-1) to Three- and Four-Family Residential (RS-6) located at 2000 Marx St.

Attachments:

Notification Map

Zoning Map

Vision Plan Map

STAFF REPORT
PLANNING COMMISSION – July 20th, 2026
City Council First Reading – August 18th, 2026

APPLICATION TYPE:		CASE:	
Special Use Permit		SU26-01: 3602 & 3618 Devonian Drive	
SYNOPSIS:			
A request for approval of a Special Use Permit to allow for a funeral home and crematorium within the Heavy Commercial (CH) zoning district located on the property at 3602 and 3618 Devonian Drive.			
LOCATION:		LEGAL DESCRIPTION(S):	
3602 & 3608 Devonian Drive		Acres: 0.988, Lot: 1A SEC 1, Blk: 3, Subd: ARROYO VISTA ADDITION, R/P OF LOT 1 BLK 3 Acres: 0.988, Lot: 1D SEC 1, Blk: 3, Subd: ARROYO VISTA ADDITION, R/P OF LOT 1 BLK 3	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Neighborhood – Rio Vista	Heavy Commercial (CH)	Commercial	1.976 acres
THOROUGHFARE PLAN:			
Devonian Drive – Local Road Permian Drive – Local Road Fusselman Drive – Local Road			
NOTIFICATIONS:			
18 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a Special Use Permit to allow for a funeral home and crematorium within the Heavy Commercial (CH) zoning district located on the property at 3602 and 3618 Devonian Drive, subject to one (1) condition of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Arnoldo Gutierrez			
STAFF CONTACT:			
Austin Reed Planning & Dev. Administrator (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This is a Special Use permit for two properties totaling roughly 2 acres where a crematorium/funeral home is to be constructed. The current zoning designation of this property is Heavy Commercial (CH), and within our Zoning Ordinance, a crematorium without a funeral home is allowed by right within CH. However, the owner has stated that a funeral home will be operated as part of the business. Therefore, staff determined that a Special Use permit is the best path forward.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The future land use envisioned for this property is "Commercial," which will align with the owner's stated intentions and current request.
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.
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.*
This property is suitable for the operation of a crematorium and funeral home as it is surrounded by other well-established heavy commercial-type uses. The crematorium is unlikely to have an impact on surrounding properties and the property is large enough to comfortably allow the traffic associated with a funeral home.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A Special Use Permit is required for the applicant's plans to operate both a crematorium and funeral home 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.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
The development of this property with a funeral home and crematorium may help to meet a 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.*
A Special Use permit for a funeral home/crematorium at this location would result in a logical and orderly pattern of development as the property is surrounded by established heavy-commercial businesses.

Recommendation:

Staff recommend **APPROVAL** of a Special Use Permit to allow for a funeral home and crematorium within the Heavy Commercial (CH) zoning district located on the property at 3602 and 3618 Devonian Drive, subject to one (1) condition of approval.

1. Applicant must apply for and receive approval of all necessary building permits through the Building Permits and Inspections departments.

Attachments:

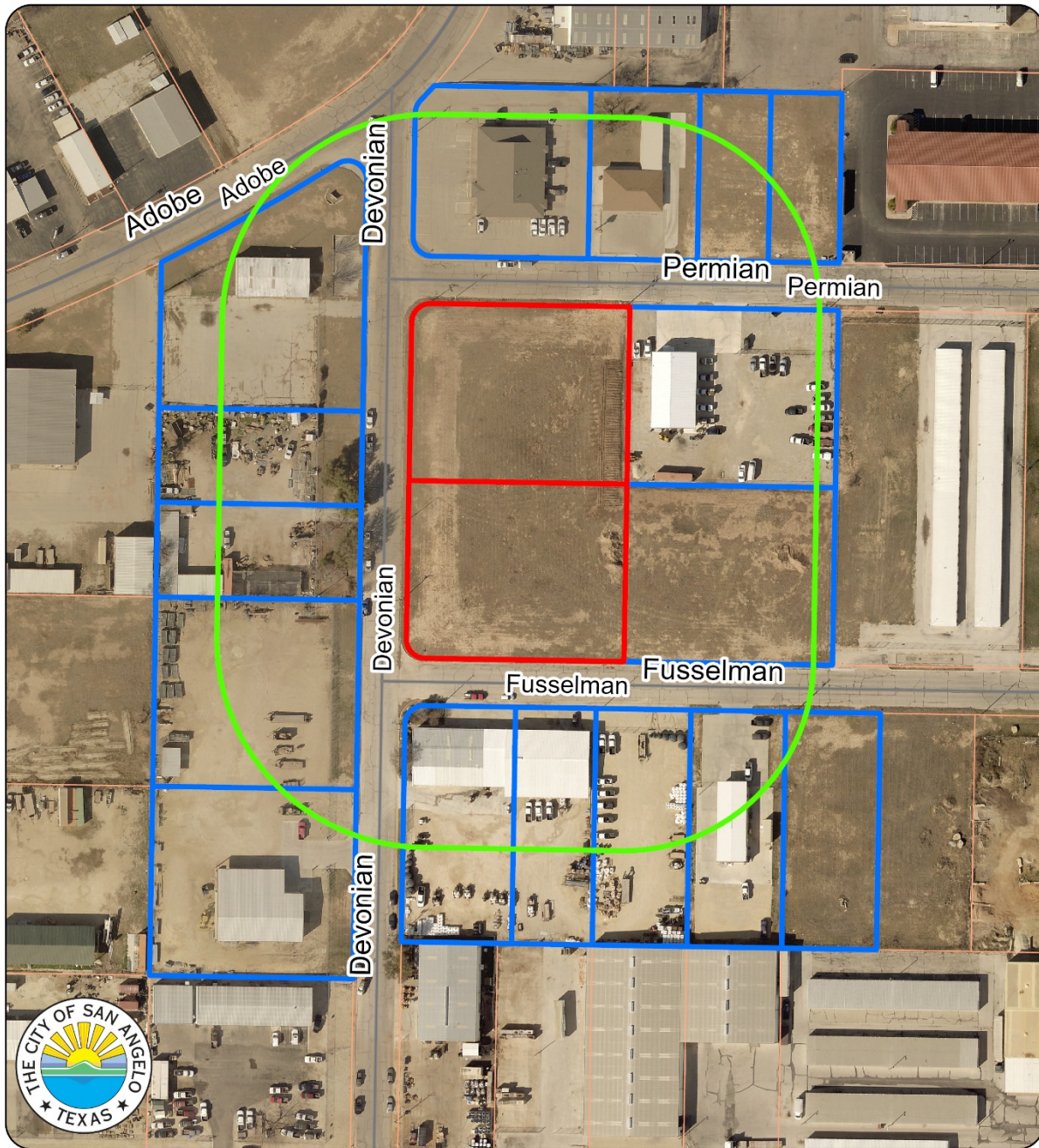
Notification Map

Aerial Map

Zoning Map

Vision Map

Notification Map



Notification Map

Case Z26-12: 3602 & 3618 Devonian Dr

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:



Subject Property:



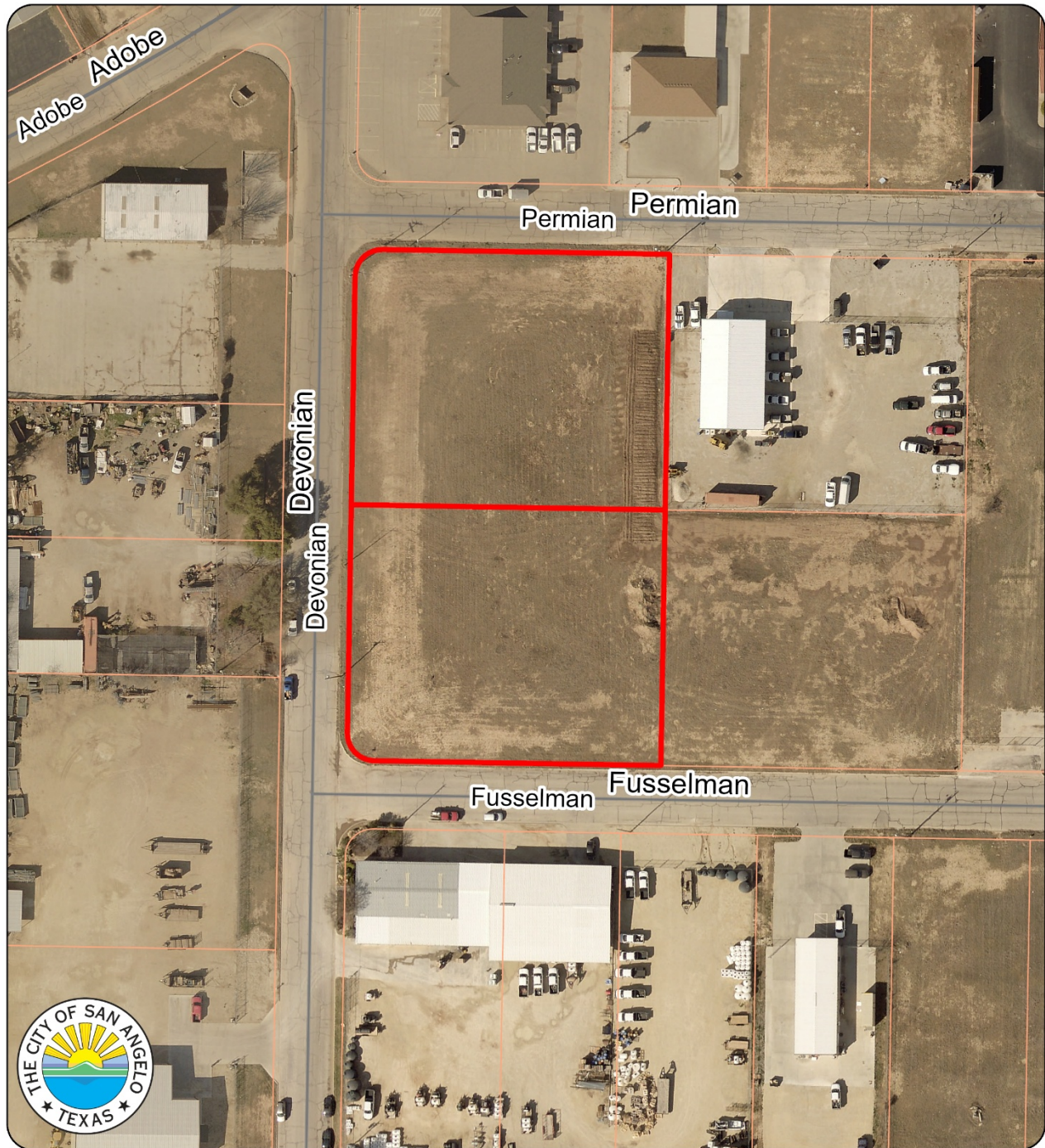
Notified Properties:



N



Aerial Map



Aerial Map

Case Z26-12: 3602 & 3618 Devonian Dr

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range:

Subject Property:

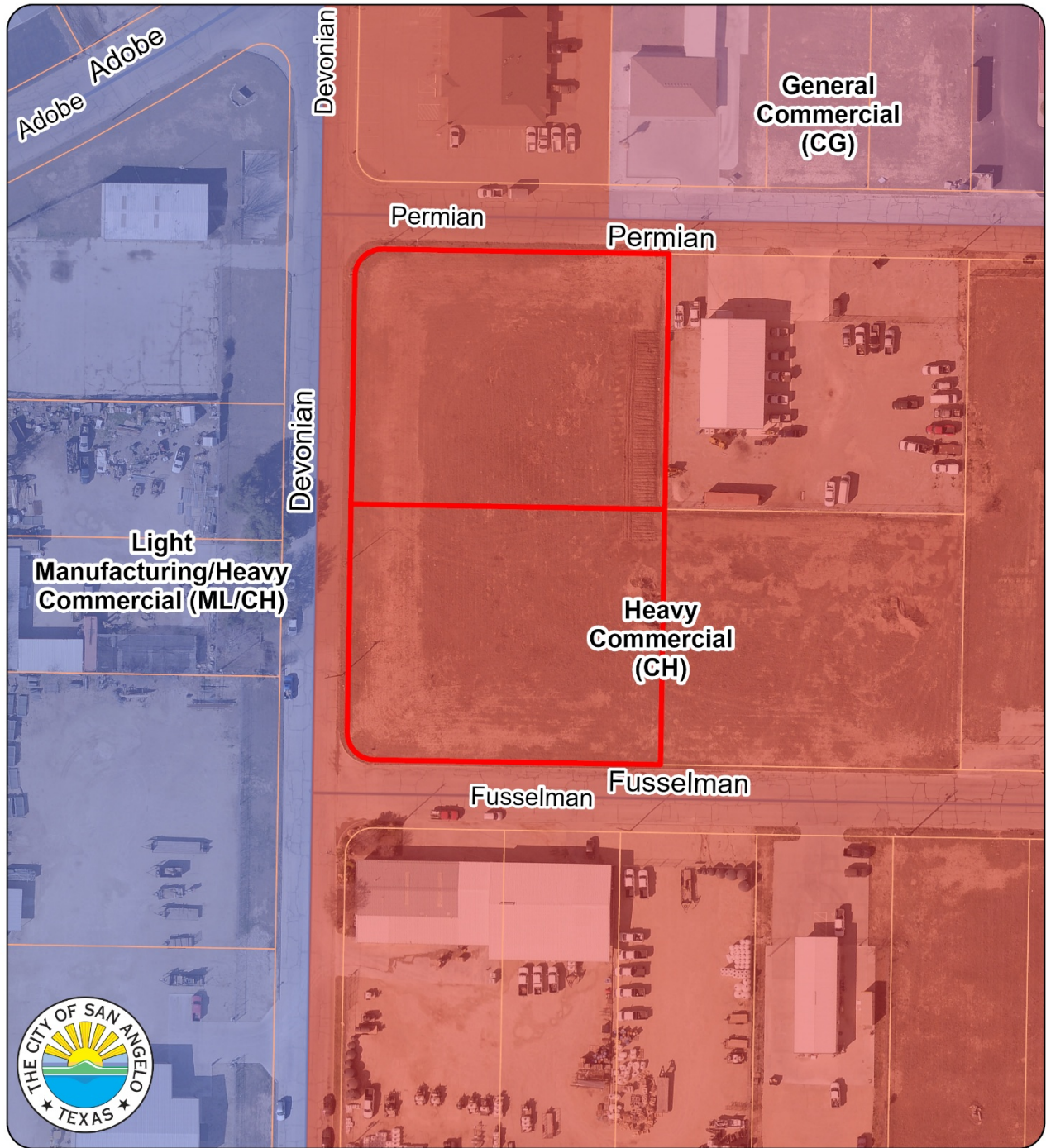
Notified Properties:



N



Zoning Map



Zone Map

Case Z26-12: 3602 & 3618 Devonian Dr

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range:

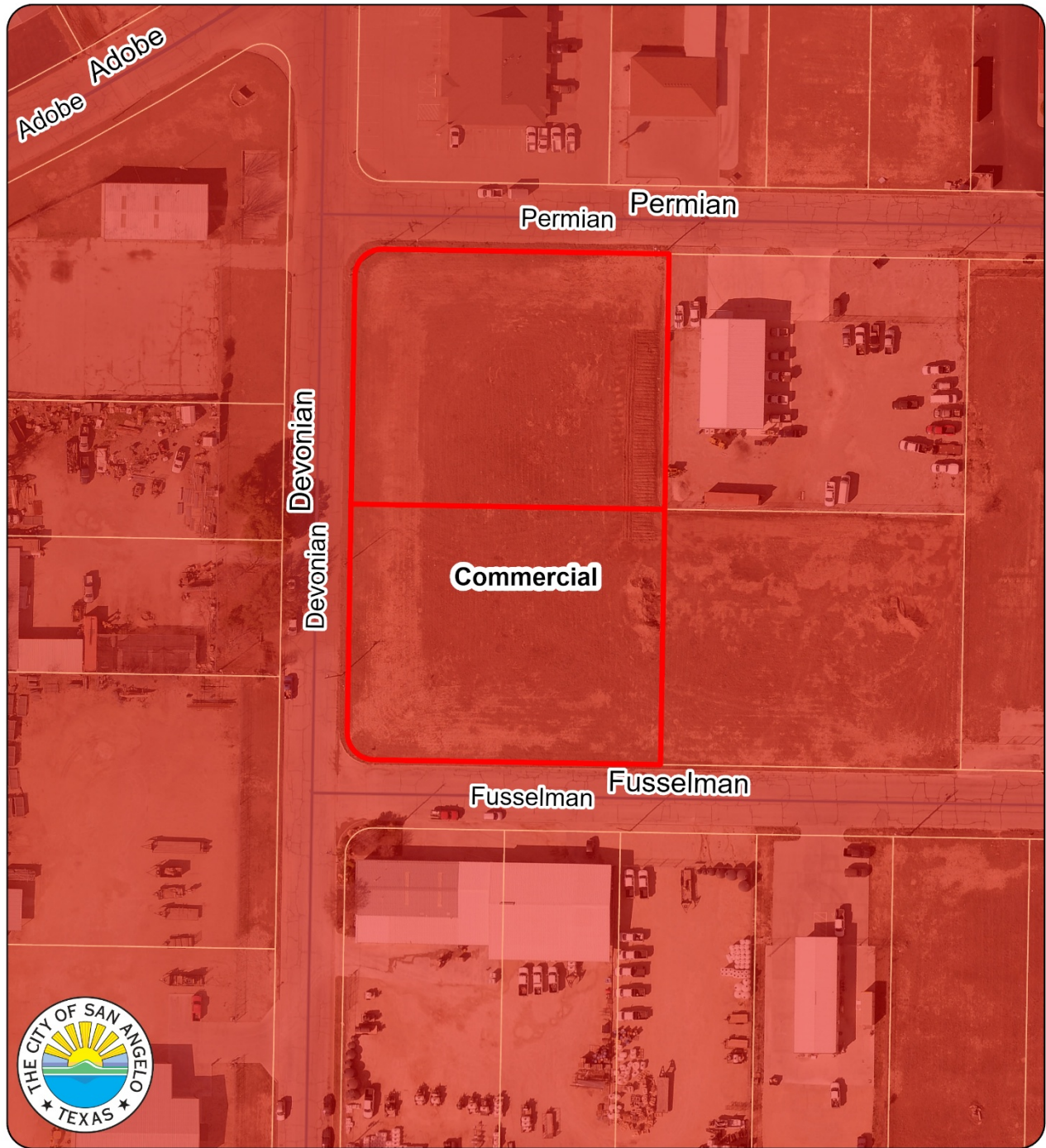
Subject Property:

Notified Properties:

N



Vision Plan



Vision Map

Case Z26-12: 3602 & 3618 Devonian Dr

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range:

Subject Property:

Notified Properties:

N



MEMO



Meeting

Date: June 15, 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: CU26-11 - A request for a Conditional Use for a short-term rental located at 209 Midget St. This property is located in the Santa Rita neighborhood, which is near commercial and shopping amenities. A safety inspection has not been completed at the time of this report, however the applicants have reached out to schedule one as of 6/11/26.

Notification: 33 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

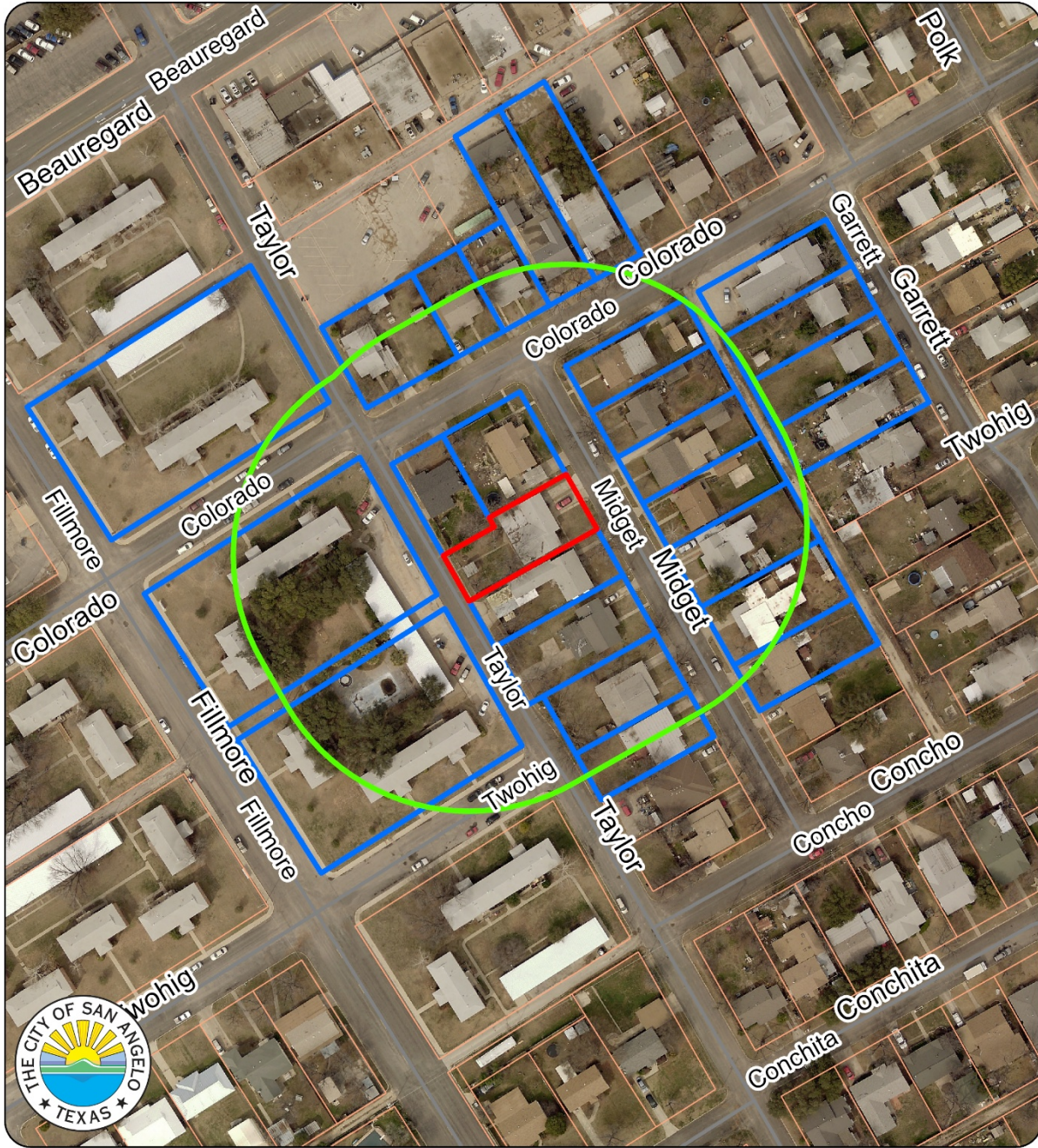
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 209 Midget St. with the following conditions:

- Follow the guidance outlined in Sections 406 and 804 of the Zoning Ordinance.
- Safety inspection must be completed by July 1st, 2026.

Front of House



Notification Map



Notification Map

Case: CU26-11 209 Midget St

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 



MEMO

**Meeting**

Date: July 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Revocation of a Conditional Use for a short-term rental that applied for renewal.

Properties for possible revocation:

1. **CU23-36 2458 Fishermans Rd** – Original conditional use was approved 7/16/18. The owner renewed in 2019, 2021, 2023, and 2025. The owners informed the City they were in the process of selling the property. The new owners emailed their contact information and updated operator to the Planning department on September 1, 2025. An application for renewal was received 4/30/26. The safety inspection was passed on 5/6/26. The property has not received any code complaints or neighbor complaints but did receive a call for service on an issue that did not pertain to the short-term rental.

Violation: Zoning Ordinance Section 406.D.6.iii & iv: Failure to timely report and remit hotel tax & hotel tax report reflects no reported revenue without prior written notice to the Planning Department that they have temporarily ceased operations.

Background:

During renewal process, staff asked for verification from finance that property was current on HOT tax and were told that no payment or form had been filed on the property since June 2025. The owner was notified that they were in violation of Section 406.D.6.iii, failure to timely report and remit hotel tax, and asked to work with the city's finance department to become compliant. Staff has not heard from the owner which also makes them in violation of Section 406.D.6.iv, no reported revenue without prior written notice.

The AirBnB listing is attached and documents how many stays per month. From July -August 2025 under the previous owner, there were at least 6 documented stays. From September 2025-present under the new owner, there were at least 16 documented stays.

Planning Commission Requested Action:

Staff recommends **Revocation** for the request to renew the Conditional Use for a short-term rental located at 2458 Fishermans Rd.

Attached

AirBnb listing

Rental Unit Record

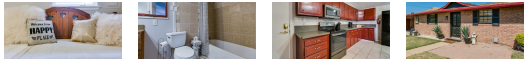
2458 Fisherman's Road, San Angelo, TX 76904, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1480722297953085590 Airbnb - 1224037531207471821

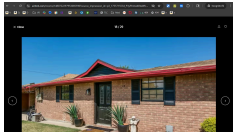


Matched Details

Analyst MBQ1

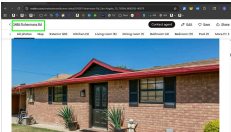
Explanation
Exterior listing photos match Realtor.

Listing Photos



Same exterior.

Matching 3rd Party Sources



City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/1480722297953085590
Listing Status	● Active
Host Compliance Listing ID	— air1480722297953085590
Listing Title	— Paradise Inn
Property type	— house
Room type	— entire_home
Listing Info Last Captured	— Jul 12, 2026
Screenshot Last Captured	— Jul 07, 2026

Information Provided on Listing

Contact Name	— Chris
Latitude, Longitude	— 31.370700, -100.507300
Minimum Stay (# of Nights)	— 2

Rental Unit Information



Identified Address

2458 Fisherman's Road, San Angelo, TX 76904, USA

Identified Unit Number

None

Identified Latitude, Longitude

31.370668, -100.507281

Parcel Number

R000099313

Owner Name

GT FISHERMANS ROAD SERIES OF GT GENERATIONS LLC

Owner Address

2722 PALO DURO DR
SAN ANGELO, TX 76904, US

Registration / Permit Number

STR-03

Community

LAKE NASWORTHY, GROUP

Timeline of Activity

View the series of events and documentation pertaining to this property

- 1 Documented Stay
July, 2026
- 2 Documented Stays
June, 2026
- 4 Documented Stays
May, 2026
- 3 Documented Stays
April, 2026
- 2 Documented Stays
March, 2026
- 1 Documented Stay
November, 2025
- 1 Documented Stay
October, 2025
- 2 Documented Stays
September, 2025

Matched property listing

Max Sleeping Capacity (# of People)

— 10

Max Number of People per Bedroom

— 3.3

Number of Reviews

— 16

Last Documented Stay

— 07/2026

Listing Screenshot History

 View Latest Listing Screenshot

May 2

June 2

July 1

- ✓

Listing air1480722297953085590 Identified
August 25th, 2025
- ✗

Listing air1224037531207471821 Removed
August 10th, 2025
- Listing air1480722297953085590 First Activity
August 10th, 2025
- ✳

Listing air1480722297953085590 First Crawled
August 10th, 2025
- 📅

1 Documented Stay
August, 2025
- 📅

3 Documented Stays
July, 2025
- 📅

3 Documented Stays
June, 2025
- 📅

1 Documented Stay
May, 2025
- ✓

Listing air1224037531207471821 Identified
April 21st, 2025
- 📅

1 Documented Stay
April, 2025
- 📅

2 Documented Stays
March, 2025
- 📅

1 Documented Stay
January, 2025
- 📅

3 Documented Stays
December, 2024
- 📅

1 Documented Stay
November, 2024
- Listing air1224037531207471821 First Activity
October 15th, 2024
- ✳

Listing air1224037531207471821 First Crawled
October 15th, 2024
- 📅

1 Documented Stay
October, 2024
- 📅

2 Documented Stays
September, 2024
- 📅

1 Documented Stay
August, 2024