



Planning Commission

AMENDED

8/17/2026

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on August 17, 2026 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Public Comment

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

III. Consent Agenda

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

- A. **Meeting minutes:** Consider approving the minutes from July 20, 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.

IV. Regular Agenda

A. Subdivision Plats

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

- 1. **FP26-15 Central High School Addition, Section 1 (SMD#5):** A request to final plat 3 lots totaling 36.760 acres within the Single-Family Residential (RS-1) zoning district around 655 Caddo Street.
- 2. **FP26-16 Baker Ranch, Section 7 (SMD#1):** A request to final plat 21 lots over 7.627 acres within the Single-Family Residential (RS-1) and Low-Rise Multifamily Legacy (RM1-L) zoning districts, and a request for a full variance to not extend Twin Mountain Drive.

B. Rezonings and Comprehensive Plan Amendments

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

1. **Z26-13 3 E 9th St (SMD#3)**: A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9th St.
 2. **Z26-15 2412 Paint Rock Rd (SMD#4)**: A request for a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.
 3. **Z26-16 & CP26-03 4239 S Chadbourne St (SMD#1)**: A request for a zone change from Light Manufacturing (ML) to General Commercial (CG) and a Comprehensive Plan amendment from Industrial to Commercial on a 4-acre tract located at 4239 S Chadbourne Street.
 4. **Z26-17 3302 Grape Creek Rd (SMD#2)**: A request for a zone change from Single-Family Residence (RS-1) to Small Lot Residential (RS-4) located at 3302 Grape Creek Rd.
 5. **Z26-18 655 Caddo St (SMD#5)**: A request for a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.
- C. **Conditional Uses**
The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.
1. **CU26-15 1706 Shad Rd (SMD#1)**: A request for approval of a Conditional Use for a short-term rental located at 1706 Shad Rd.
 2. **CU26-16 4239 S Chadbourne St (SMD#1)**: A request for approval of a Conditional Use to allow household living within the Light Manufacturing (ML) zoning district located at 4239 S Chadbourne Street with Low-Rise Multifamily (RM-1) development standards.
- D. **Right-of-Way Abandonments**
City Council has final authority for approval of right-of-way abandonments.
1. **ROW26-07 Adobe Dr. (SMD#1)**: A request for abandonment of 11,198 Sq. Ft. of street right-of-way being the end of Adobe Drive, generally located on Block 6 of the Arroyo Vista Addition west of Spraberry Drive.
 2. **ROW26-06 Alleys Pierce & Fillmore (SMD#5)**: A request for the City of San Angelo to abandon a 0.103 acre alleyway between S Pierce St and S Fillmore St.
 3. **ROW26-09 Alleys Fillmore & Taylor (SMD#5)**: A request for the City of San Angelo to abandon a 0.084 acre alleyway between S Taylor St and S Fillmore St.
- E. **Master Thoroughfare Plan Amendments**
City Council has final authority for approval of master thoroughfare plan amendments.
1. **MTP26-01 Adobe Dr (SMD#1)**: A request to amend the Master Thoroughfare Plan for the Minor Collector designation of Adobe Dr. and its future extension.
- F. **Update on Northeast Sector Master Plan**: Discuss and consider adopting the Northeast Sector Master Plan

V. **Planning Director's Report**

VI. **Follow Up and Administrative Issues**

- A. The next regular meeting of the Planning Commission is scheduled to begin **Monday, September 21, 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 11th day of August 2026, at 4:52 p.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



MEETING MINUTES
Planning Commission
7/20/2026

Commission Members Present:

Brittany Davis, Chair
Kandi Pool, Vice Chair
Mark Clark
Liz Albert
Lyndon Roberts-Galindo
Jennifer Juarez

Staff Present:

Aaron Vannoy, Director of Planning and Development Services
Holly Crooks, Assistant City Attorney
Austin Reed, Planning and Development Services Administrator
Nicholas Janney, Planner

I. Call to Order

Meeting was called to order at 9:02 AM after a quorum of six was established.

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

Chair Brittany nominated Kandi Pool for the position, Commission Member Lyndon seconded the motion, motion passed 6-0. Kandi Pool is now Vice Chair of the Planning Commission.

II. Public Comment

Brittany talked about the rock rose zone change scheduled for next planning commission, and encouraged citizens to reach out to the planning department for additional information

Chair Brittany opened public comment

William Hood, a citizen, expressed concern about the rock rose development as a resident of the wall school district.

Steve Byrnes, a citizen, expressed concern about the rock rose development and how it may affect neighborhood residents, encouraging the development to take place on city owned land. Chair Brittany responded by encouraging citizens to do research and acknowledging that the rock rose development still only has a zone change to go through. Aaron Vannoy, Director of Planning and Development Services, pointed out that they have received a zone change application for the rock rose property and that concerns should be sent to the planning department. He also pointed out that it may be a challenging development for staff to recommend approval of, and that an approval of it can include additional conditions. He also pointed out that it is not a city run project.

Chair Brittany asked to clarify the notification process. Aaron Vannoy pointed out that notifications have not been mailed out yet and only will go to properties in the city limits, those will be sent out in the next two weeks.

Chair Brittany closed public comment.

III. Consent Agenda

- 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.
On Behalf of the applicant, Aaron Vannoy, Director of Planning and Development Services, requested a 30 day waiver and for this item to be pulled to be heard at the next planning commission instead.
- 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.
Commission Member Liz made a motion to approve the consent agenda items, not including RP26-13, Vice Chair Kandi seconded the motion, motion passed 6-0.

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.
*This item was presented by Austin Reed, Planning & Development Administrator, and the presentation also included the **2026 Non-Renewal Revocations** item.*
Chair Brittany opened public comment, as there was none, she closed it.
Vice Chair Kandi asked staff if there is a process to determine if a property is no longer operating as a short term rental. Aaron Vannoy said yes and that planning staff, code enforcement, and the finance department keep track.
Chair Brittany asked if the COSA map lists STR's on it, so that citizens are aware of the 500 foot separation restriction between STR's. Aaron Vannoy said that staff is working on this.
Commission Member Lyndon made a motion to approve the revocation of the 2025 and 2026 non-renewals of conditional uses for short term rentals, Commission Member Liz seconded the motion, motion passed 6-0.

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**

Case was presented by Director of Planning & Development Services, Aaron Vannoy. Commission Member Liz asked about reporting and payment of hotel taxes, Aaron Vannoy said that that is collected and managed by the finance department.

Vice Chair Kandi asked about conditional use transferal, Aaron Vannoy pointed out that conditional uses are tied to the land, though a new property owner is responsible for remaining in contact with the right parties.

Commission Member Liz asked if staff knew the individual who submitted an emailed complaint regarding the property, Aaron Vannoy was unsure but knew that a complaint was filed via the code department by another neighbor.

Chair Brittany asked if the photos provided were from a week ago or from longer, Aaron Vannoy was unsure though one suggested it was from two weeks ago.

Chair Brittany asked about history of hotel taxes and how it is tracked from a financial perspective, Aaron Vannoy suggested it is not tracked in the same way as unpaid taxes from a title company perspective but it is still tracked by the financial department.

Chair Brittany asked what do we need to do to make sure that this is tracked when properties trade hands, Aaron Vannoy pointed out that there is more information to be shared with the public and the realtors association. Assistant City Attorney Holly pointed out that in Texas tax code that you can request receipts of paid or unpaid taxes.

Chair Brittany opened public comment.

Matthew, the property owner, passed out materials, spoke to the case and expressed desire to retain the conditional use. They pointed out that they spoke with the financial department and was told they were only required to pay tax for the period of time that they owned the property, also apologized to the neighbor whose dock was used without permission by one of the guests, and acknowledged that the property is intended to become a future retirement home.

Chair Brittany asked if the property owner had a local operator, which they did.

Chair Brittany asked if the property owner has spoken with neighbors and introduced local operator, property owner was able to speak with husband of woman who mailed in complain but was unable to speak with woman.

Commission Member Liz asked if the previous property owner occupied it, property owner did not know but intends to occupy it.

Chair Brittany closed public comment.

Chair Brittany asked about hotel tax responsibility, Aaron Vannoy suggested that what the financial department communicated is going to be the most up to date.

Chair Brittany asked about the PD complaint, Aaron Vannoy pointed out that because it was resolved that it was not being taken into account in this case.

Chair Brittany suggested it should have been revoked from previous owner since most of the issues and complaints were on the previous owner.

Commission Member Liz suggested that property owner has done what they needed to do within the time they have owned it, and that this will be brought up next year at renewal if there are issues.

Vice Chair Kandi agreed with Commission Member Liz and Chair Brittany, acknowledging that the property owner is putting in the work. Commission Member Lyndon made a motion to not revoke the conditional use for a short term rental, Commission Member Liz seconded, the motion passed 6-0.

4. CU23-36 2458 Fishermans Rd Renewal Revocation

Presented by Planning & Development Services Director Aaron Vannoy.

Chair Brittany asked if they have been operating without hotel taxes paid, Aaron Vannoy said yes.

Chair Brittany asked about hotel tax violations, Aaron Vannoy said that it is outside of the zoning ordinance.

Commission Member Mark asked how often they are notified of unpaid taxes, Aaron Vannoy said they are notified monthly but will soon be enacted through code compliance and through software.

Commission Member Lyndon asked who these notification are sent to, Aaron Vannoy said they are sent to property owner.

Chair Brittany asked if Airbnb or host software is notifying operators, Aaron Vannoy was unsure.

Vice Chair Kandi asked if they have not paid hotel taxes since September 2025, Aaron Vannoy confirmed, acknowledging that that spans two owners.

Chair Brittany asked if applicant was present, they were not. Lyndon asked if staff was in contact with applicant, Aaron Vannoy said very little outside of the rental application.

Chair Brittany asked about adding a condition of fulfilling hotel tax payments, Aaron Vannoy said they can immediately apply again for a conditional use and asked Assistant City Attorney Holly if conditions could be added. Holly was unsure about adding conditions to an existing conditional use.

Chair Brittany asked clarification on why these two revocation cases came up, Aaron Vannoy said that these two are having issues over a longer period of time.

Chair Brittany acknowledged that owning a short term rental is owning a business and that they need to pay taxes.

Commission Member Lyndon asked who staff have been in contact with, Aaron Vannoy said that contact has been with the property owner.

Vice Chair Kandi made a motion to revoke the conditional use for a short term rental, Commission Member Lyndon seconded, motion passed 6-0.

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.

Director of Planning & Development Services Aaron Vannoy presented the case.

Chair Brittany opened public comment.

Russel gully from SKG engineering spoke to the case and was present to answer questions.

Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Vice Chair Kandi seconded the motion, motion passed 6-0.

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.
Planning & Development Administrator Austin Reed presented the case.
Commission Member Lyndon asked if property was vacant, Austin Reed said yes.
Chair Brittany opened public comment. As there was none, she closed it.
Commission Member Liz made a motion to approve, Commission Member Mark seconded the motion, motion passed. 6-0.
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.
Planning & Development Services Director Aaron Vannoy presented the case.
Chair Brittany asked about site plan design, Aaron Vannoy said that it is still unknown but both lots could be platted together.
Chair Brittany opened public comment.
Rufino Garcia, a neighbor, was opposed to the zone change, and expressed concern about renters, about parking spaces, traffic, and the possibility that their fence would get painted. They presented a list of neighbors that were opposed to the zone change.
Commission Member Liz asked about history of the lots, Rufino Garcia said there used to be a house there but has been burned down and vacant for around twenty years.
Commission Member Lyndon asked if there was squatters at the vacant property, Rufino Garcia said no.
Chair Brittany closed public comment.
Chair Brittany acknowledged concerns from Rufino Garcia.
Commission Member Lyndon expressed concern about number of people that were opposed.
Commission Member Liz acknowledged that this is an older and established neighborhood and felt hesitant to disrupt their neighborhood.
Chair Brittany suggested that density could be toned down.
Chair Brittany acknowledged the parking concerns.
Commission Member Lyndon understands need for housing but is too concerned about opposition.
Commission Member Liz said that a duplex would be easier.
Aaron Vannoy spoke to the density of the proposed development, and the density of other residential zones, and this was the most cost effective measure for their development.
Vice Chair Kandi asked if they were planning a triplex on each lot, Aaron Vannoy said yes, which is six total units.

Chair Brittany asked about rs5 zoning, Aaron Vannoy said they could get about three houses per lot, which would still be six units in total.

Commission Member Mark asked about mandated spacing between triplex units, Aaron Vannoy said usually it's ten feet before you need a fire wall.

Commission Member Liz pointed out that the builder is an established builder.

Chair Brittany acknowledged that construction costs are still high currently.

Chair Brittany wished they had a site plan to see.

Aaron pointed out that sites are too small for a planned development.

Commission Member Liz asked about tabling the meeting and asking the owner to come, Aaron said we can table but cannot guarantee they will show up.

Chair Brittany asked for clarity on how many houses can be put on the lots based on residential zoning.

Commission Member Mark pointed out that a visual site plan could help out neighbors get comfortable with it.

Commission Member Liz doesn't like opposition, but if they are dealing with homelessness, a new structure would help more than a vacant property.

Chair Brittany asked about ownership across property, Aaron Vannoy said that they could be condos.

Aaron Vannoy pointed out that a city council hearing would give more citizen public comment, and that the details of the petition that Rufino Garcia gathered were unknown.

Chair Brittany believes this will be good for the neighborhood and made a motion to approve, Vice Chair Kandi seconded the motion stating that it is appropriate for neighborhood, motion failed 2-4.

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.**

Planning & Development Services Director Aaron Vannoy presented the case.

Chair Brittany opened public comment.

Ann Joseph, a neighbor, spoke in opposition to the case, showed concern about change in character of the neighborhood, suggested they spoke to others in the neighborhood and that they were against it. Said development in this neighborhood has historically been only single family, suggested that the Harvard study concluded that increased density increased crime.

Chair Brittany closed public comment.

Commission Member Liz wished that the applicant was present.

Chair Brittany agreed since the zoning is so new, but was supportive of the case.

Commission Member Jennifer wished that more people responded to the letters.

Chair Brittany acknowledged that the meetings and the letters are the opportunity to speak in favor or against the change.

Chair Brittany made a motion to approve, Vice Chair Kandi seconded the motion, motion failed 2-4.

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.**

Planning & Development Administrator Austin Reed presented the case.

Chair Brittany opened public comment.

Don ayler, a nearby business owner, spoke with concerns about parking and traffic and that could cause issues with large gathering events that funerals typically provide.

The property owners spoke to the case, pointed out that this will be a small funeral home and they plan to provide ample parking.

Chair Brittany asked if entrance to the site could be on northern or southern street instead, property owner will take that into consideration.

Aaron Vannoy said that this initially came in as just a rezoning but staff changed it to a special use, which can have conditions placed on it.

Chair Brittany closed public comment.

Commission Member Liz made a motion to approve, Commission Member Lyndon seconded the motion, motion passed 6-0.

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)

Planning & Development Administrator Austin Reed presented the case, which was tabled at the previous meeting due to a missing inspection. Applicant had requested that if there are questions for them that they table it.

Chair Brittany asked if they had a current tenant and that they couldn't begin operating yet, Austin Reed confirmed.

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

Vice Chair Kandi made a motion to approve, Commission Member Liz seconded the motion, motion passed 6-0,

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.

Planning & Development Administrator Austin Reed presented the case.

Commission Member Liz asked about current occupancy of the property, Austin Reed was unsure.

Chair Brittany opened public comment.

The property owner spoke to the case, also spoke with neighbors including ones in opposition.

Chair Brittany closed public comment.

Commission Member Lyndon made a motion to approve, Commission Member Liz seconded, motion passed 6-0.

V. Planning Director's Report

Planning & Development Services Director Aaron Vannoy gave the report.

Comprehensive plan internal kickoff beginning this week, with lots of plans to engage with community.

Aaron Vannoy wanted to know what types of training or information the planning commission and the public would like to know about the planning department. Chair Brittany wanted to have reference information on new residential zoning codes. Chair Brittany asked about the plans to tackle the rock rose campus development and if the commission should be moved to the convention center, Aaron Vannoy and staff are working on the case and are keeping this in mind. Commission Member Liz asked about a previous rock rose campus proposed that supposedly didn't go through, Aaron Vannoy said that previous property was on city owned property and city owned property has to notify within one mile, which might not have been a deciding factor for them but was a consideration. Commission Member Lyndon asked that if the planning commission is moved to the convention center, when notice would be given, Aaron Vannoy said that decision will be made this week.

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

Commission Member Lyndon made a motion to adjourn, Commission Member Liz seconded the motion, motion passed 6-0, meeting adjourned at 11:39 AM.

Brittany Davis, Chair

PLANNING COMMISSION – August 17, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Replat		RP26-13: 1st Replat in Blocks, 6 & 7 E.S. Kirby Subdivision	
SYNOPSIS:			
A request to replat in Blocks, 6 & 7 E.S. Kirby Subdivision, located at 902 W. 19 th St.			
LOCATION:		LEGAL DESCRIPTION:	
902 W. 19 th Street		Acres: 2.583, E 227.8' of Blk 6 & S 1/2 Blk 7 E.S. Kirby Subdivision	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #4 – Patrick Keely Neighborhood – Blackshear		Neighborhood Commercial (CN)	Neighborhood 2.583 acres
THOROUGHFARE PLAN:			
– local road with 45' of ROW currently but they are dedicating 5' to make 50'; 30' of paving width with existing curb and gutter			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the request for the first Replat in E.S. Kirby Subdivision Blocks, 6 & 7 subject to four (4) conditions of approval and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Lillie St. Church of Christ Petitioner: Wilde Engineering			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Extension 1542 Aaron.vannoy@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This replat is for the Church located at 902 W. 19th Street to sell off a lot for development. The lot is currently split between two portions of the E.S. Kirby Subdivision and thus requires a plat to create 2 new lots. This plat conforms with our Comprehensive Plan and Purpose Statements.

Recommendation:

Staff recommend **APPROVAL** of the request for the first Replat in E.S. Kirby Subdivision Blocks, 6 & 7 subject to **one (1)** conditions of approval:

- 1) Prior to plat recordation, provide necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]

Note: The smaller lot, if for residential development will need a zone change; however, the lot size does conform to Neighborhood Commercial design standards

Attachments:

Replat

**1ST REPLAT IN BLOCKS 6 & 7,
E.S. KIRBY SUBDIVISION**

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
Wilde Engineering and Surveying, LLC 3770 FM 765, San Angelo, TX 76903 325.215.4332 www.wilde-eng.com Firm # 24672 & 10194549

Aerial Map



Aerial Map

Case RP26-13: ES Kirby Sub 1st R/P Blk 6&7

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

200' Range: 

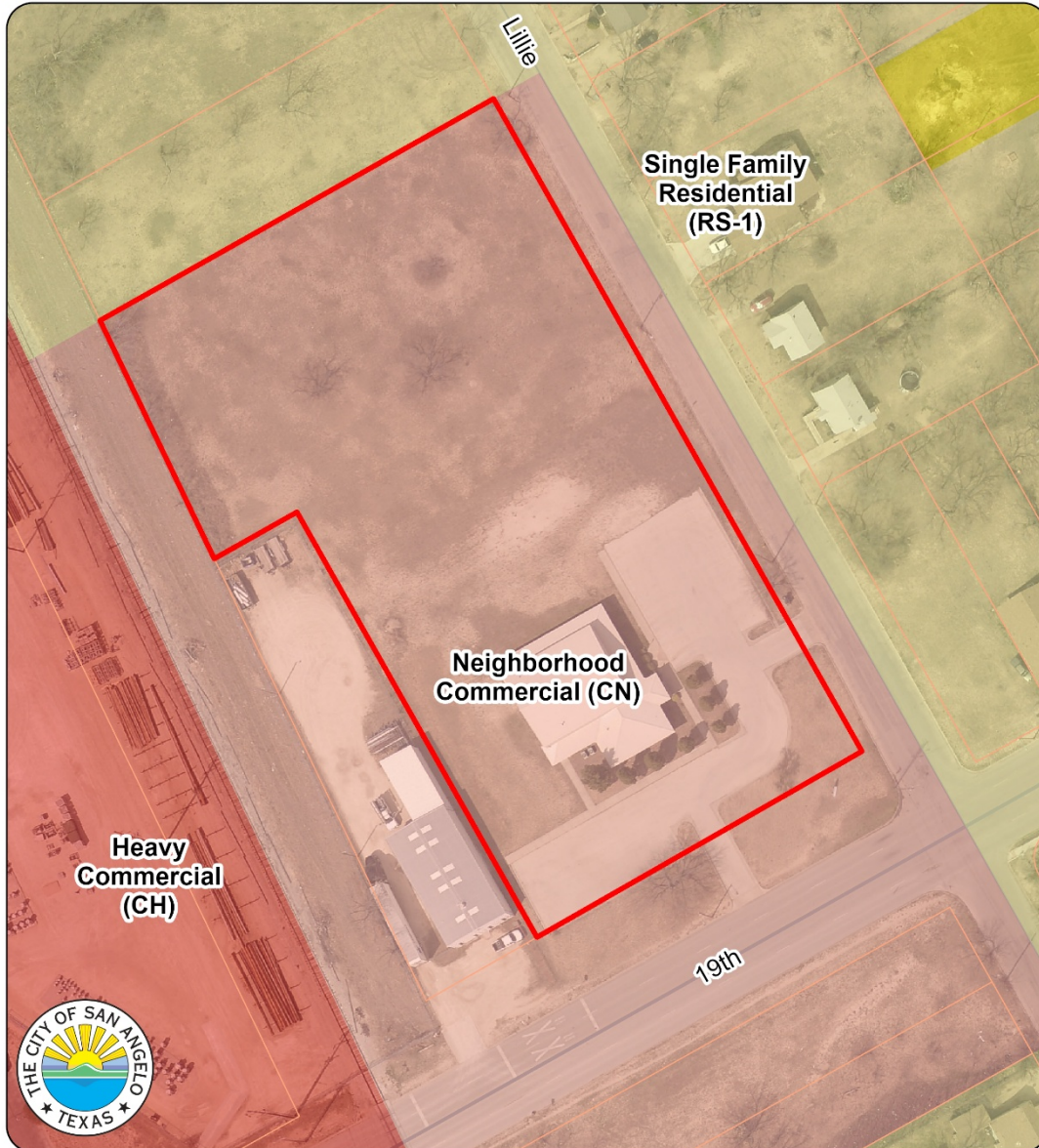
Subject Property: 

Notified Properties: 

Scale:  Miles



Zoning Map



Zone Map

Case RP26-13: ES Kirby Sub 1st R/P Blk 6&7

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

200' Range: 

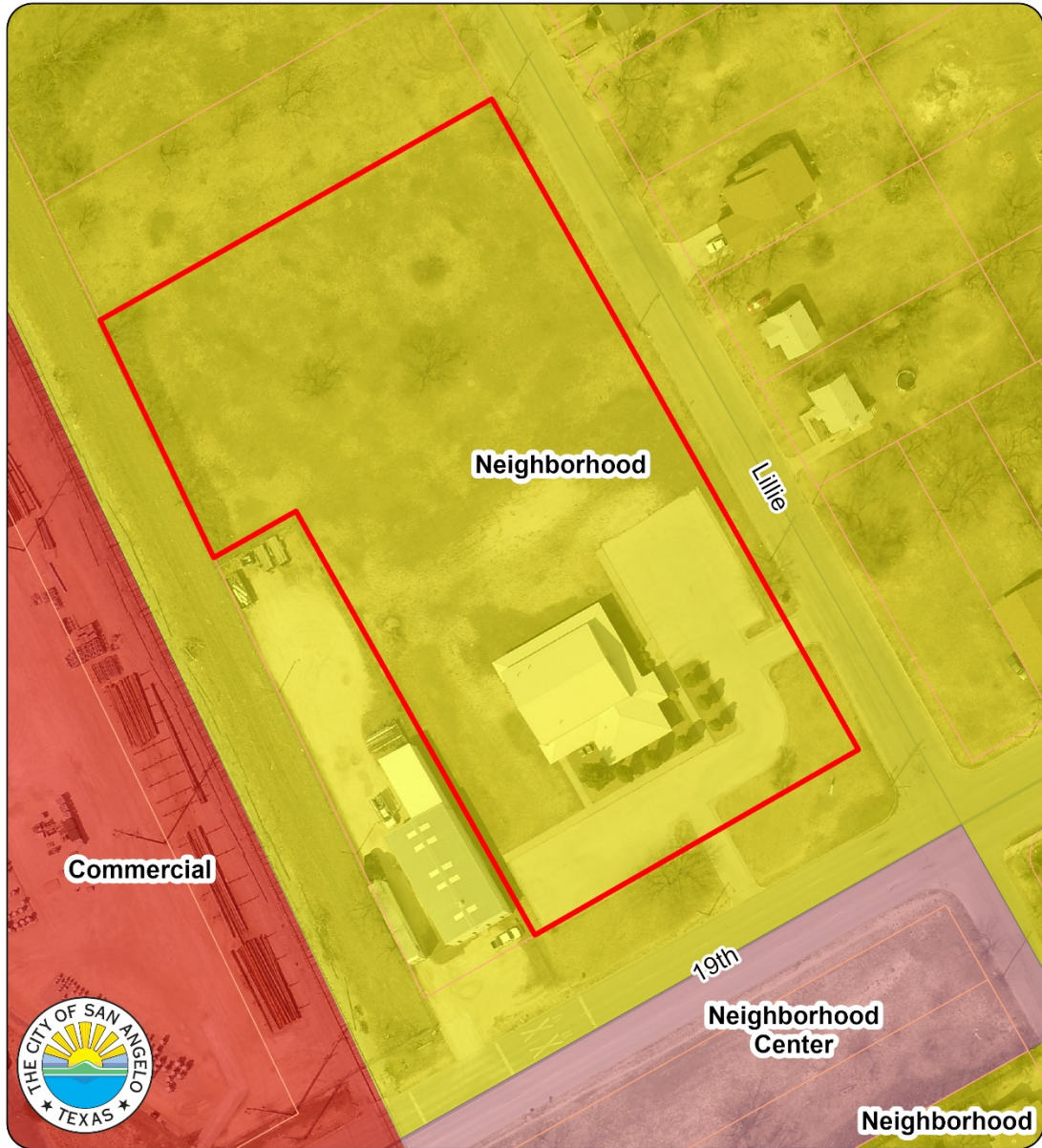
Subject Property: 

Notified Properties: 

Scale:  0 0.01 0.02 0.03 0.04 Miles



Vision Plan



Vision Map

Case RP26-13: ES Kirby Sub 1st R/P Blk 6&7

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



PLANNING COMMISSION – August 17, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Final Plat		FP26-15: Central High School Addition	
SYNOPSIS:			
A request to Final Plat the Central High School Addition being Blocks 8, 9, 20-27, ANGELO HEIGHTS ADDITION & Abandoned Alleys & streets therein located at 655 Caddo St.			
LOCATION:		LEGAL DESCRIPTION:	
655 Caddo St		Blocks 8, 9, 20-27, ANGELO HEIGHTS ADDITION & Abandoned Alleys & streets therein.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Central	RS-1- Single Family & CG/CH General/Heavy Commercial	Campus/Institutional & Neighborhood	36.759 Acres
THOROUGHFARE PLAN:			
Caddo St – Local road – 40’ of paving and 50’ of right of way – owned by TXDOT Hickory St – Local Road – 36’ of paving and 60’ of right of way – owned by COSA Guadalupe St – Local Road – 36’ of paving and 60’ of right of way – owned by COSA San Antonio St – Local Road – 36’ of paving and 60’ of right of way – owned by COSA Cottonwood St – Local Road – 36’ of paving and 60’ of right of way – owned by COSA W Harris Ave – Minor Arterial – 48’-60’ of paving and 60’-80’ of right of way – owned by COSA Veterans Memorial Dr – Parkway – 36’ of paving and ___ of right of way – owned by COSA Mesquite St – Local Road – 36’ of paving and 60’ of right of way – owned by COSA			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Final Plat of Central High School Addition with one (1) condition and one (1) note.			
STAFF CONTACT:		PROPERTY OWNER/PETITIONER:	
Nicholas Janney Planner (325) 657-4210, Extension 1186 nicholas.janney@sanangelo.gov		Owner: SAISD Petitioner: SKG Engineering	

Conformity with Comprehensive Plan and Purpose Statements:

Recommendation:

Staff recommend **APPROVAL** of the Final Plat of Central High School Addition with one (1) condition and one (1) note.

Conditions:

- All road frontages will require sidewalks as part of the Land Development and Subdivision Ordinance, see Chapter 9, Section V, D & E.

Notes:

- Easements for sewer lines must be included on the final plat before recordation.

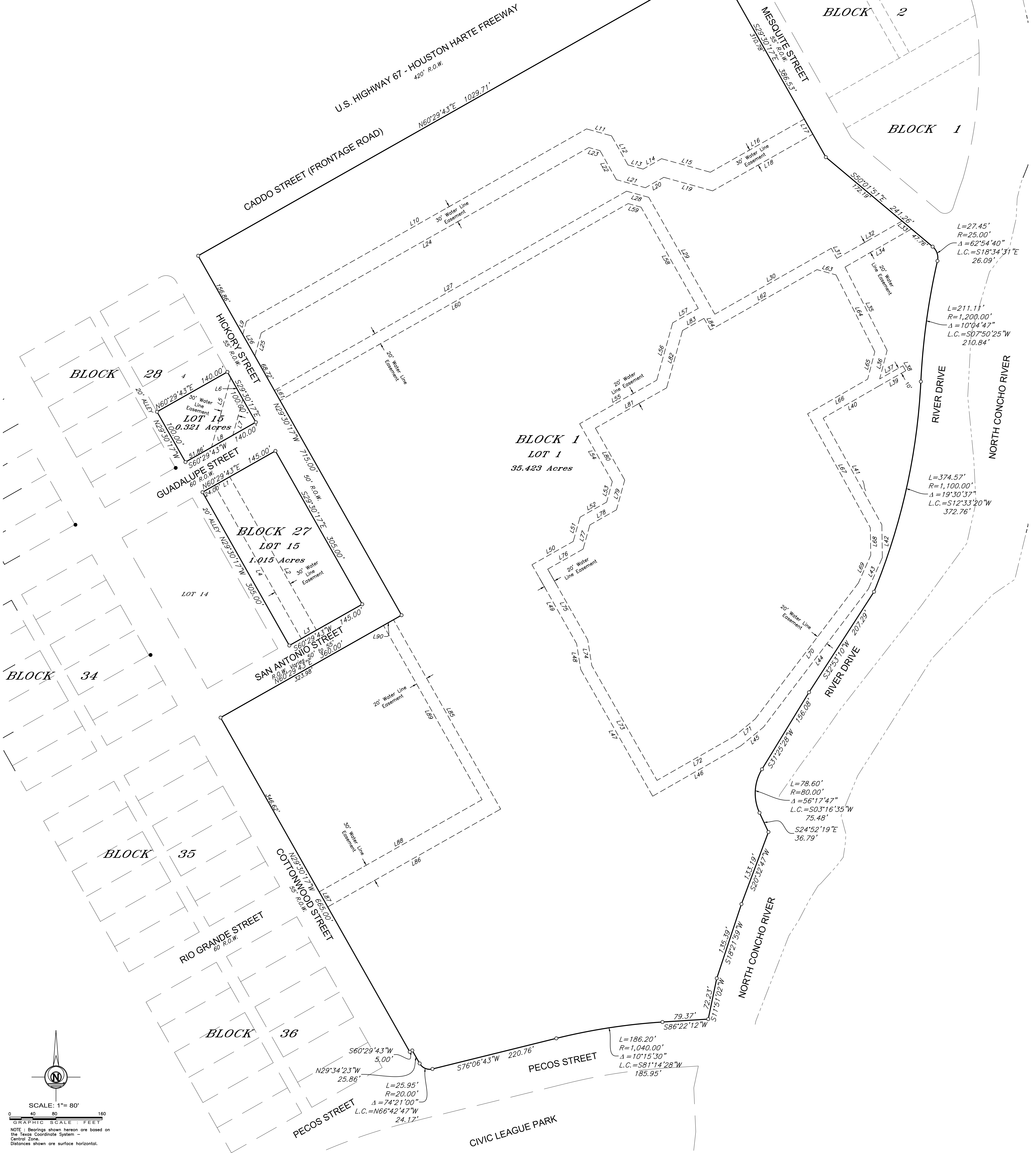
Attachments:

Final Plat

Final Plat with Buildings

[illegible]

Easement Line Table			Easement Line Table			Easement Line Table			Easement Line Table			Easement Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N60°29'43"E	30.00'	L19	N74°30'17"W	87.66'	L37	N60°26'19"E	46.21'	L55	N60°30'35"E	153.38'	L73	N29°35'05"W	228.62'
L2	S29°30'17"E	305.00'	L20	S60°29'43"W	36.60'	L38	S29°33'41"E	10.00'	L56	N15°31'14"E	103.07'	L74	N08°58'28"W	45.11'
L3	S60°29'43"W	30.00'	L21	N74°30'17"W	52.05'	L39	S60°26'19"W	55.93'	L57	N60°30'35"E	50.84'	L75	N29°30'16"W	140.67'
L4	N29°30'17"W	305.00'	L22	N29°30'17"W	57.81'	L40	S60°00'00"W	108.87'	L58	N29°29'25"W	201.25'	L76	N60°30'35"E	70.33'
L5	N15°29'43"E	124.65'	L23	N74°30'17"W	20.06'	L41	S28°50'07"E	210.67'	L59	N74°32'09"W	23.13'	L77	N15°44'29"E	43.56'
L6	S29°30'17"E	42.43'	L24	S60°29'43"W	651.57'	L42	S00°50'03"E	56.92'	L60	S60°29'43"W	692.29'	L78	N60°24'48"E	52.90'
L7	S15°29'45"W	64.66'	L25	S15°29'43"W	41.41'	L43	S24°01'12"W	59.31'	L61	N29°30'17"W	20.00'	L79	N15°30'35"E	53.49'
L8	S60°29'43"W	42.43'	L26	N29°30'17"W	42.43'	L44	S37°11'17"W	300.13'	L62	N60°29'43"E	211.93'	L80	N29°29'25"W	103.25'
L9	N15°29'43"E	23.84'	L27	N60°29'43"E	700.57'	L45	S50°25'30"W	51.14'	L63	S74°32'09"E	34.05'	L81	N60°30'35"E	141.66'
L10	N60°29'43"E	676.43'	L28	S74°32'09"E	39.70'	L46	S60°16'05"W	175.73'	L64	S26°49'17"E	149.04'	L82	N15°31'14"E	103.07'
L11	S74°30'17"E	44.91'	L29	S29°29'25"E	232.47'	L47	N29°35'05"W	252.31'	L65	S14°37'08"W	49.07'	L83	N60°30'35"E	42.56'
L12	S29°30'17"E	57.81'	L30	N60°29'43"E	231.49'	L48	N08°58'28"W	45.12'	L66	S60°00'00"W	120.10'	L84	S29°29'25"E	22.94'
L13	S74°30'17"E	27.19'	L31	S29°38'07"E	20.00'	L49	N29°30'16"W	157.06'	L67	S28°50'07"E	225.28'	L85	S29°30'17"E	376.62'
L14	N60°29'43"E	36.60'	L32	N60°10'08"E	129.96'	L50	N60°30'35"E	82.10'	L68	S00°50'03"E	47.53'	L86	S60°29'43"W	343.98'
L15	S74°30'17"E	87.66'	L33	S50°01'51"E	21.31'	L51	N15°44'29"E	43.69'	L69	S24°01'12"W	52.59'	L87	N29°30'17"W	30.00'
L16	N60°29'43"E	186.86'	L34	S60°10'08"W	132.73'	L52	N60°30'35"E	52.77'	L70	S37°11'17"W	295.50'	L88	N60°29'43"E	323.98'
L17	S29°30'17"E	30.00'	L35	S26°49'17"E	161.64'	L53	N15°30'35"E	36.92'	L71	S50°25'30"W	47.09'	L89	N29°30'17"W	346.62'
L18	S60°29'43"W	199.28'	L36	S14°37'08"W	51.05'	L54	N29°29'25"W	114.97'	L72	S60°16'05"W	153.95'	L90	N60°29'43"E	20.00'



LEGEND:
● Found 3/4" Iron Pipe or Rod
(unless otherwise noted)
○ Set 1/2" Iron Rod with Cap

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

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

Fire hydrants and fire department access may need to be
provided, depending upon the proposed layout of the
buildings, and should be addressed as part of the site plan
review process.

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

By: _____
Chairman

Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ____ day
of ____, 20____.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ____ day
of ____, 20____.

By: _____
Director of Public Works

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

By: _____

ACKNOWLEDGEMENT/DEDICATION
We, San Angelo Independent School District, do hereby
adopt this plat as the subdivision of our property and
dedicate for the use of the public the easements shown
hereon.

Dr. Christopher Moran
Superintendent

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

Notary Public, State of Texas

CENTRAL HIGH SCHOOL ADDITION SECTION ONE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: San Angelo Independent School District

DESCRIPTION: Being an area of 36.760 acres of land and being part of Block 1, all of Blocks 8, 9, 10, 11, 12, 13, 20, 21, 22, 25, 26, all of Lots 1 to 6, Block 27, all of Lots 5 and 6, Block 28, Angelo Heights Addition, City of San Angelo, Tom Green County, Texas according to the plat recorded in Volume 54, Page 168, Deed Records of Tom Green County, Texas, all abandoned railroad, street, and alley right of ways within said Blocks and San Angelo Central High School, City of San Angelo, Tom Green County, Texas.

Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 07/15/2025. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

Easement Line Table			Easement Line Table			Easement Line Table			Easement Line Table			Easement Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N60°29'43"E	30.00'	L19	N74°30'17"W	87.66'	L37	N60°26'19"E	46.21'	L55	N60°30'35"E	153.38'	L73	N29°35'05"W	228.62'
L2	S29°30'17"E	305.00'	L20	S60°29'43"W	36.60'	L38	S29°33'41"E	10.00'	L56	N15°31'14"E	103.07'	L74	N08°58'28"W	45.11'
L3	S60°29'43"W	30.00'	L21	N74°30'17"W	52.05'	L39	S60°26'19"W	55.93'	L57	N60°30'35"E	50.84'	L75	N29°30'16"W	140.67'
L4	N29°30'17"W	305.00'	L22	N29°30'17"W	57.81'	L40	S60°00'00"W	108.87'	L58	N29°29'25"W	201.25'	L76	N60°30'35"E	70.33'
L5	N15°29'43"E	124.65'	L23	N74°30'17"W	20.06'	L41	S28°50'07"E	210.67'	L59	N74°32'09"W	23.13'	L77	N15°44'29"E	43.56'
L6	S29°30'17"E	42.43'	L24	S60°29'43"W	651.57'	L42	S00°50'03"E	56.92'	L60	S60°29'43"W	692.29'	L78	N60°24'48"E	52.90'
L7	S15°29'45"W	64.66'	L25	S15°29'43"W	41.41'	L43	S24°01'12"W	59.31'	L61	N29°30'17"W	20.00'	L79	N15°30'35"E	53.49'
L8	S60°29'43"W	42.43'	L26	N29°30'17"W	42.43'	L44	S37°11'17"W	300.13'	L62	N60°29'43"E	211.93'	L80	N29°29'25"W	103.25'
L9	N15°29'43"E	23.84'	L27	N60°29'43"E	700.57'	L45	S50°25'30"W	51.14'	L63	S74°32'09"E	34.05'	L81	N60°30'35"E	141.66'
L10	N60°29'43"E	676.43'	L28	S74°32'09"E	39.70'	L46	S60°16'05"W	175.73'	L64	S26°49'17"E	149.04'	L82	N15°31'14"E	103.07'
L11	S74°30'17"E	44.91'	L29	S29°29'25"E	232.47'	L47	N29°35'05"W	252.31'	L65	S14°37'08"W	49.07'	L83	N60°30'35"E	42.56'
L12	S29°30'17"E	57.81'	L30	N60°29'43"E	231.49'	L48	N08°58'28"W	45.12'	L66	S60°00'00"W	120.10'	L84	S29°29'25"E	22.94'
L13	S74°30'17"E	27.19'	L31	S29°38'07"E	20.00'	L49	N29°30'16"W	157.06'	L67	S28°50'07"E	225.28'	L85	S29°30'17"E	376.62'
L14	N60°29'43"E	36.60'	L32	N60°10'08"E	129.96'	L50	N60°30'35"E	82.10'	L68	S00°50'03"E	47.53'	L86	S60°29'43"W	343.98'
L15	S74°30'17"E	87.66'	L33	S50°01'51"E	21.31'	L51	N15°44'29"E	43.69'	L69	S24°01'12"W	52.59'	L87	N29°30'17"W	30.00'
L16	N60°29'43"E	186.86'	L34	S60°10'08"W	132.73'	L52	N60°30'35"E	52.77'	L70	S37°11'17"W	295.50'	L88	N60°29'43"E	323.98'
L17	S29°30'17"E	30.00'	L35	S26°49'17"E	161.64'	L53	N15°30'35"E	36.92'	L71	S50°25'30"W	47.09'	L89	N29°30'17"W	346.62'
L18	S60°29'43"W	199.28'	L36	S14°37'08"W	51.05'	L54	N29°29'25"W	114.97'	L72	S60°16'05"W	153.95'	L90	N60°29'43"E	20.00'



LEGEND:
● Found 3/4" Iron Pipe or Rod
(unless otherwise noted)
○ Set 1/2" Iron Rod with Cap

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

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

Fire hydrants and fire department access may need to be
provided, depending upon the proposed layout of the
buildings, and should be addressed as part of the site plan
review process.

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

By: _____
Chairman

Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ____ day
of ____, 20____.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ____ day
of ____, 20____.

By: _____
Director of Public Works

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

By: _____

ACKNOWLEDGEMENT/DEDICATION
We, San Angelo Independent School District, do hereby
adopt this plat as the subdivision of our property and
dedicate for the use of the public the easements shown
hereon.

Dr. Christopher Moran
Superintendent

STATE OF TEXAS
COUNTY OF TOM GREEN
This Instrument was acknowledged before
me on _____
by Dr. Christopher Moran in the capacity shown.

Notary Public, State of Texas

CENTRAL HIGH SCHOOL ADDITION SECTION ONE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: San Angelo Independent School District

DESCRIPTION: Being an area of 36.760 acres of land and being part of Block 1, all of Blocks 8, 9, 10, 11, 12, 13, 20, 21, 22, 25, 26, all of Lots 1 to 6, Block 27, all of Lots 5 and 6, Block 28, Angelo Heights Addition, City of San Angelo, Tom Green County, Texas according to the plat recorded in Volume 54, Page 188, Deed Records of Tom Green County, Texas, all abandoned railroad, street, and alley right of ways within said Blocks and San Angelo Central High School, City of San Angelo, Tom Green County, Texas.

Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 07/15/2025. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

STAFF REPORT
PLANNING COMMISSION – August 17, 2026

APPLICATION TYPE:		CASE:	
Final Plat		FP26-16: Baker Ranch Section Seven	
SYNOPSIS:			
This is a Final Plat for 21 new residential lots as part of Baker Ranch's Section Seven. These lots will be located along a western extension of Twin Mountain Drive and connect to Lago Vista and Vista Del Sol Drives. This Final Plat spans 7.627 acres. No variances were requested.			
LOCATION:	LEGAL DESCRIPTION(S):		
Western end of Twin Mountain Drive	Current: Acres: 6.139, Abst: A-1649 S-0182, Survey: G MAURER, 6.139 ACRES Acres: 1.507, Abst: A-1649 S-0182, Survey: G MAURER, 1.507 ACRES Proposed: Lots 1-2, Block 7, Section 7, Baker Ranch Lots 1-12, Block 6, Section 7, Baker Ranch Lots 8-15, Block 5, Section 7, Baker Ranch		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Country Club	Low-Rise Multifamily (RM-1) Single-Family Residential (RS-1)	Neighborhood	7.627 acres
THOROUGHFARE PLAN:			
Twin Mountain Dr.: Minor Arterial - Required: Incremental half of 80' R-O-W, 56' paving (40' & 28' respectively) nothing less than 26' of paving remaining may be worked into a deferral agreement. Lago Vista Dr.: Local Road - Required: 50' R-O-W, 40' paving Vista Del Sol Dr.: Local Road - Required: 50' R-O-W, 40' paving			
NOTIFICATIONS:			
Not applicable			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of FP26-16: Baker Ranch, subject to seven (7) conditions and two (2) notes.			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: Vista Del Sol Ventures, LLC Petitioner: SKG Engineering		Aaron Vannoy Planning and Development Services Director (325) 657-4210 x1542 Aaron.vannoy@cosatx.us	

Conformity with Comprehensive Plan and Purpose Statements:

These lots range in width from 64 to approximately 100 feet, and in length from 120 to 194 feet – which are compliant with the underlying zoning district’s minimum standards. The proposed road extensions conform with the Land and Subdivision Ordinance standards. Overall, this plat conforms with the Comprehensive Plan and Purpose Statements. No drive access points should be granted along Twin Mountain Drive given its classification as a Minor Arterial. This road classification and the RM-1 zoning both require sidewalks.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat 21 residential lots as part of FP25-07: Baker Ranch Section Seven, subject to **seven (7) conditions and two (2) notes**:

Conditions:

- 1) Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 16" diameter water main and required service connections to each lot [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 10" diameter sewer main and required service connections to each lot [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. Provide analysis of demand and capacity of Lakeside Ranch lift station relative to TAC 30 Ch 217 Rules. Construct or enter into a Performance Agreement to provide for the construction of a lift station meeting the aforementioned rules for the required capacity.
- 4) Prior to plat recordation, prepare and submit plans required to construct Twin Mountain Dr to widths and lengths no less than half the total required paving width and as potentially determined by performance agreement [LDSO Ch 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5) Prior to plat recordation, submit a new or amended drainage study relative to the newly platted area. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plans [including streets] for review and construct such in accordance with approved plans. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

PLANNING COMMISSION

FP26-16: Baker Ranch Section Seven

Aug. 17, 2025

- 6) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Lago Vista Dr and Vista del Sol Dr, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4-foot-wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 7) Prior to plat recordation, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of a sidewalk along the north side of Twin Mountain Drive - given its classification as a Minor Arterial Road. Additionally, submit plans for the installation of sidewalks on frontages along Ruth Lane and Lago Vista Drive as required by the multifamily zoning district. Alternatively, apply for and receive approval of a sidewalk waiver through the Planning Director and City Engineer. [Subdivision Ordinance, Chapter 9.V & City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1]

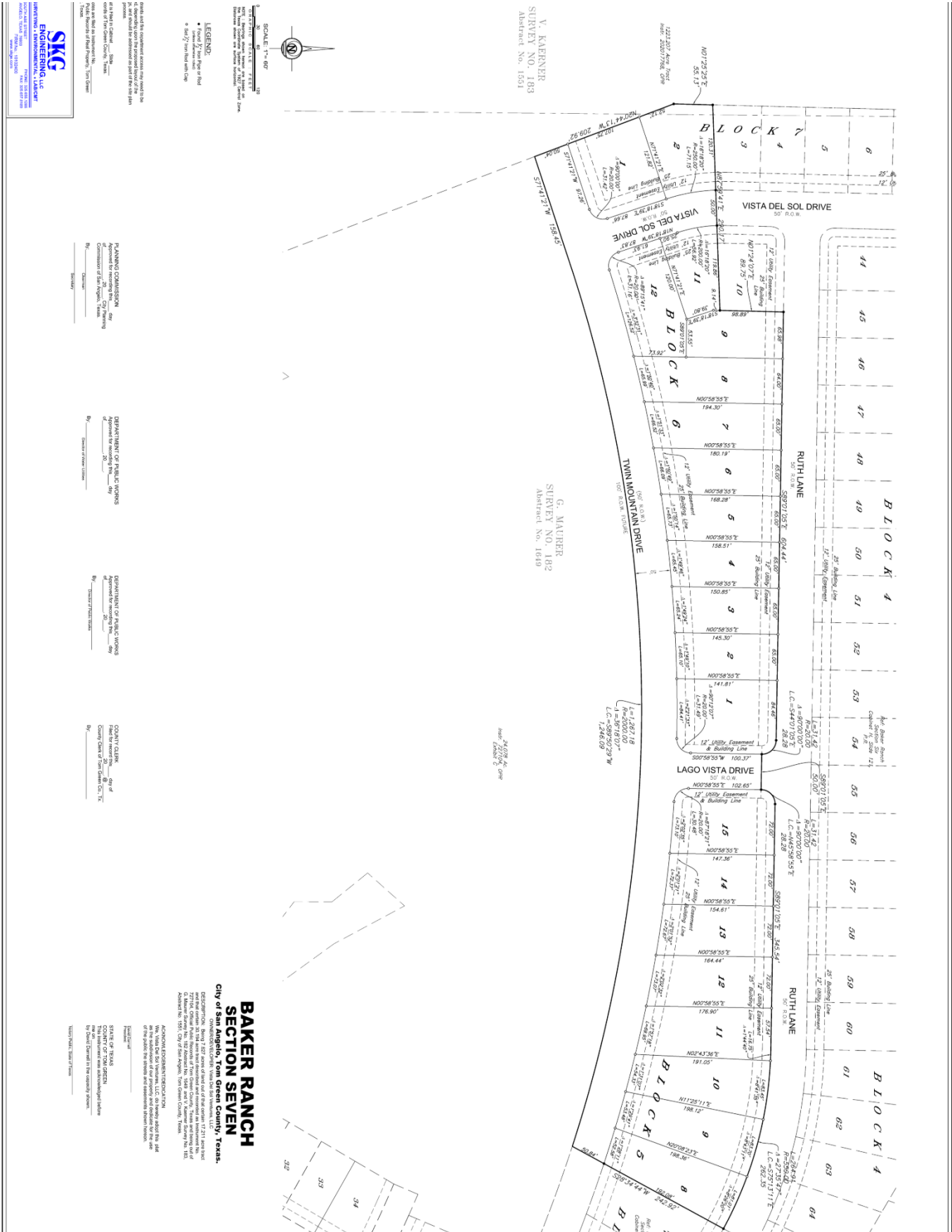
Notes:

- 1) Individual driveway access points shall not be granted along Twin Mountain Drive given its classification as a Minor Arterial Road. [LDSO, Chap. 9.III.E]
- 2) If structure types other than detached single-family residences are planned for this subdivision, it must be denoted accordingly on the plat. The development standards set forth in Sec. 501 of the Zoning Ordinance may vary as structure types change.

Attachments:

Final Plat

Final Plat



STAFF REPORT
PLANNING COMMISSION – August 17, 2026

APPLICATION TYPE:		CASE:	
Final Plat		FP26-16: Baker Ranch Section Seven	
SYNOPSIS:			
This is a Final Plat for 21 new residential lots as part of Baker Ranch’s Section Seven. These lots will be located along a western extension of Twin Mountain Drive and connect to Lago Vista and Vista Del Sol Drives. This Final Plat spans 7.627 acres. No variances were requested.			
LOCATION:	LEGAL DESCRIPTION(S):		
Western end of Twin Mountain Drive	Current: Acres: 6.139, Abst: A-1649 S-0182, Survey: G MAURER, 6.139 ACRES Acres: 1.507, Abst: A-1649 S-0182, Survey: G MAURER, 1.507 ACRES Proposed: Lots 1-2, Block 7, Section 7, Baker Ranch Lots 1-12, Block 6, Section 7, Baker Ranch Lots 8-15, Block 5, Section 7, Baker Ranch		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Country Club	Low-Rise Multifamily (RM-1) Single-Family Residential (RS-1)	Neighborhood	7.627 acres
THOROUGHFARE PLAN:			
Twin Mountain Dr.: Minor Arterial - Required: Incremental half of 80’ R-O-W, 56’ paving (40’ & 28’ respectively) nothing less than 26’ of paving remaining may be worked into a deferral agreement. Lago Vista Dr.: Local Road - Required: 50’ R-O-W, 40’ paving Vista Del Sol Dr.: Local Road - Required: 50’ R-O-W, 40’ paving			
NOTIFICATIONS:			
Not applicable			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of FP26-16: Baker Ranch, subject to seven (7) conditions and two (2) notes.			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: Vista Del Sol Ventures, LLC Petitioner: SKG Engineering		Aaron Vannoy Planning and Development Services Director (325) 657-4210 x1542 Aaron.vannoy@cosatx.us	

Conformity with Comprehensive Plan and Purpose Statements:

These lots range in width from 64 to approximately 100 feet, and in length from 120 to 194 feet – which are compliant with the underlying zoning district’s minimum standards. The proposed road extensions conform with the Land and Subdivision Ordinance standards. Overall, this plat conforms with the Comprehensive Plan and Purpose Statements. No drive access points should be granted along Twin Mountain Drive given its classification as a Minor Arterial. This road classification and the RM-1 zoning both require sidewalks.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat 21 residential lots as part of FP25-07: Baker Ranch Section Seven, subject to **seven (7) conditions and two (2) notes**:

Conditions:

- 1) Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 16" diameter water main and required service connections to each lot [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 10" diameter sewer main and required service connections to each lot [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. Provide analysis of demand and capacity of Lakeside Ranch lift station relative to TAC 30 Ch 217 Rules. Construct or enter into a Performance Agreement to provide for the construction of a lift station meeting the aforementioned rules for the required capacity.
- 4) Prior to plat recordation, prepare and submit plans required to construct Twin Mountain Dr to widths and lengths no less than half the total required paving width and as potentially determined by performance agreement [LDSO Ch 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5) Prior to plat recordation, submit a new or amended drainage study relative to the newly platted area. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plans [including streets] for review and construct such in accordance with approved plans. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

PLANNING COMMISSION

FP26-16: Baker Ranch Section Seven

Aug. 17, 2025

- 6) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Lago Vista Dr and Vista del Sol Dr, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4-foot-wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 7) Prior to plat recordation, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of a sidewalk along the north side of Twin Mountain Drive - given its classification as a Minor Arterial Road. Additionally, submit plans for the installation of sidewalks on frontages along Ruth Lane and Lago Vista Drive as required by the multifamily zoning district. Alternatively, apply for and receive approval of a sidewalk waiver through the Planning Director and City Engineer. [Subdivision Ordinance, Chapter 9.V & City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1]

Notes:

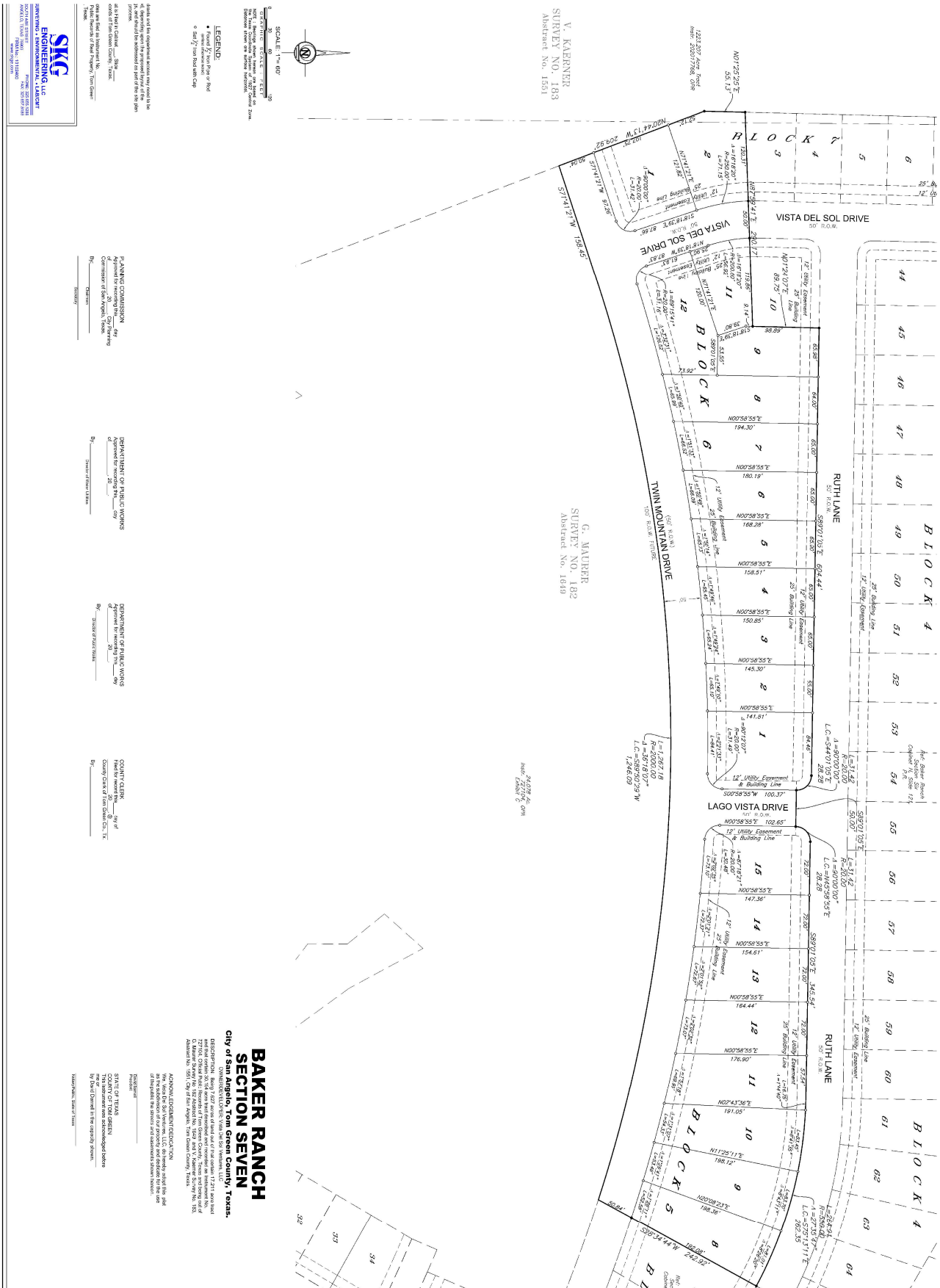
- 1) Individual driveway access points shall not be granted along Twin Mountain Drive given its classification as a Minor Arterial Road. [LDSO, Chap. 9.III.E]
- 2) If structure types other than detached single-family residences are planned for this subdivision, it must be denoted accordingly on the plat. The development standards set forth in Sec. 501 of the Zoning Ordinance may vary as structure types change.

Attachments:

Final Plat

Aug. 17, 2025

V. KAERNER
SURVEY NO. 183
Abstract No. 1551





STAFF REPORT - Z26-13 3 E 9th St

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-13: 3 E 9 th St	
SYNOPSIS:			
A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9 th St.			
LOCATION:		LEGAL DESCRIPTION:	
3 E 9 th St		Acres: 0.115, Lot: 9, Blk: 29, Subd: MILES ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Reagan	Currently: CG/CH Requesting: CG	Commercial	0.115 Acres
NOTIFICATIONS:			
23 notifications sent on 07/28/26. Received 0 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9 th St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Jennifer & James Smart			
STAFF CONTACT:			
Nicholas Janney Planner (325) 657-4210, ext 1186 Nicholas.janney@sanangelo.gov			

Additional Information: The Petitioner plans to renovate the current building, which sustained fire damage and is currently vacant. The applicant also plans to apply for TIRZ funding. Their initial plan was a member's only cigar lounge, but they are reconsidering what might be most appropriate.

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 remain commercial.
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 continued commercial development along the commercial corridor.
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 there is General/Heavy Commercial zoning and commercial uses all along N Chadbourne St.
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 apply for TIRZ funding to support the 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.* 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.* The zone change will allow for the redevelopment of a vacant and fire damage property, which will be a benefit to the local neighborhood.
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 maintain the pattern of commercial development along N Chadbourne St.

Recommendation:

Staff recommend **approval** of a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9th St.

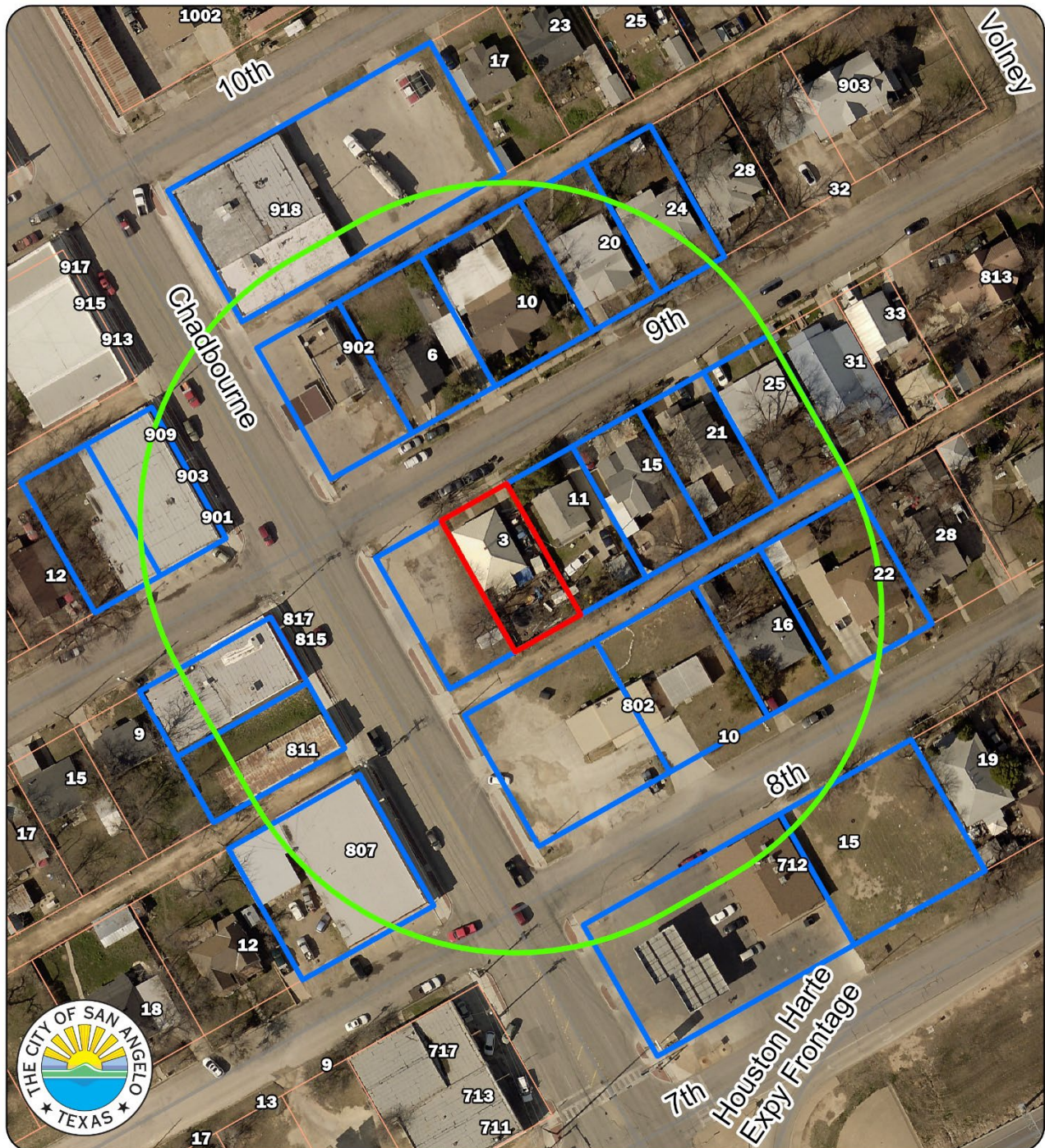
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-13: 3 E 9th St

Council District: #3 - Harry Thomas

Neighborhood: Reagan

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range:

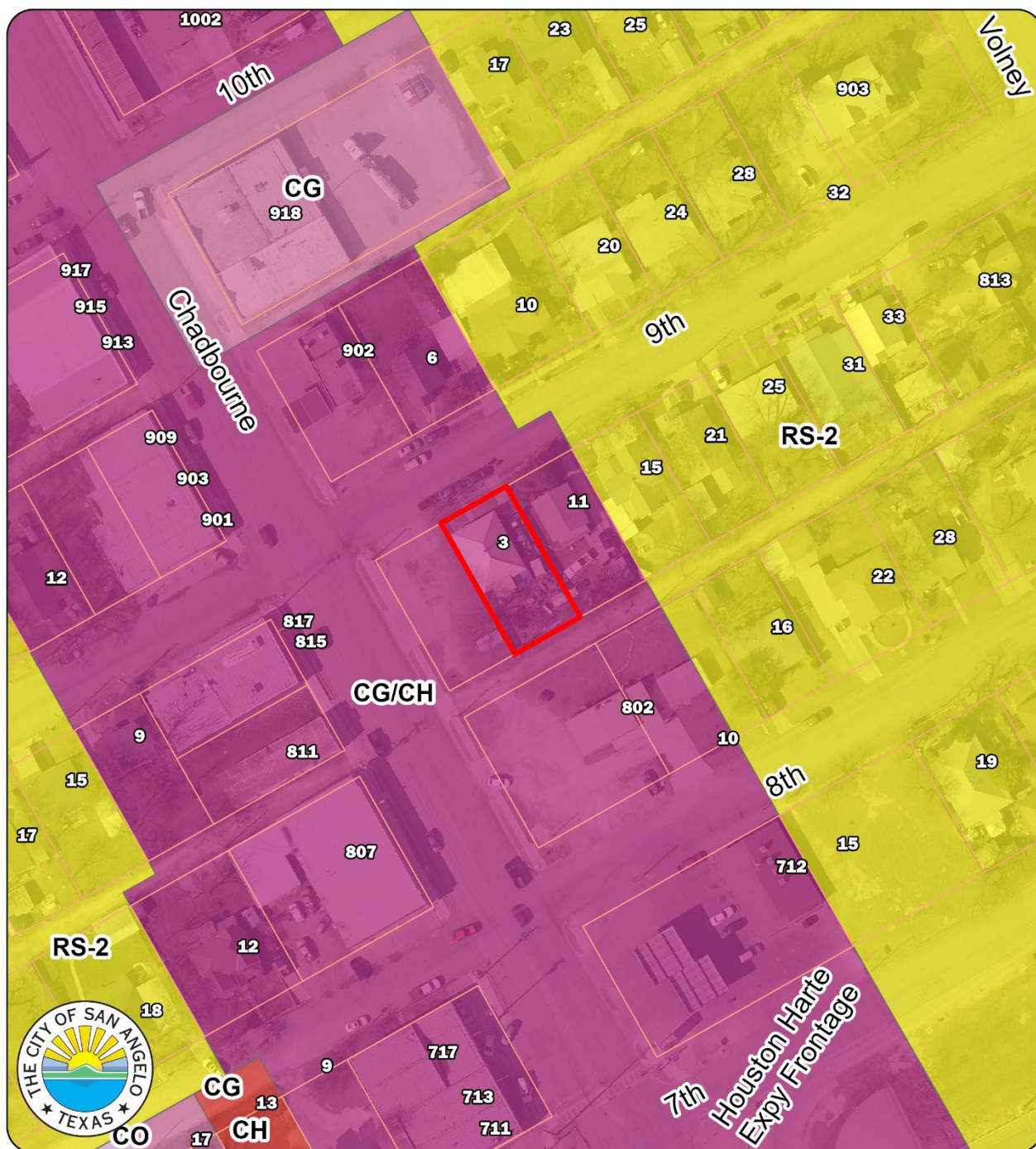
Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-13: 3 E 9th St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

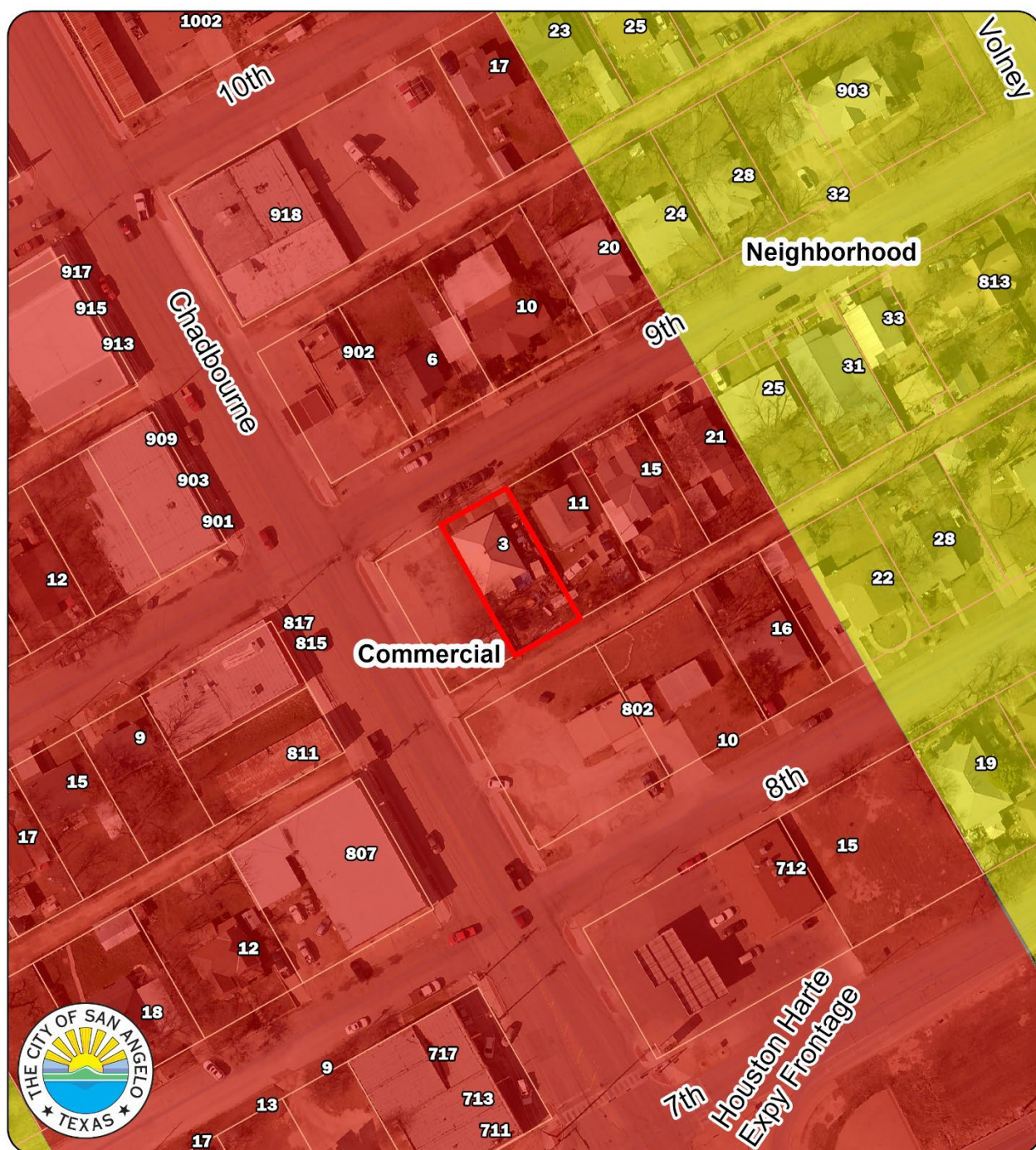
Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



Vision Map



Vision Map

Case Z26-13: 3 E 9th St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N





STAFF REPORT

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-15: 2412 Paint Rock Road	
SYNOPSIS:			
A request for a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.			
LOCATION:		LEGAL DESCRIPTION:	
2412 Paint Rock Road		Acres: 8.351, Abst: A-1556 S-0164, Survey: C KEIZER, 8.351 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Belaire	Currently: RS-1 Requesting: RS-3	Neighborhood	8.351 Acres
NOTIFICATIONS:			
35 notifications were sent on 07/27/26. At the time of this report, we have received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.			
PROPERTY OWNER/PETITIONER:			
Petitioner: JADE Living LLC			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, ext 1550 Austin.reed@sanangelo.gov			

Additional Information:

This zone change encompasses the entirety of a 8.351-acre tract where the Petitioner plans to develop Zero Lot Line, Twinhome, or Townhome-style houses. A plat application to subdivide the property has not yet been received but will presumably follow this zone change request. The vision plan determines this area to be “Neighborhood”, which this request aligns with. Surrounding this property is existing single-family residences and across the street is Goodfellow Air Force Base.

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 matches the vision plan for this area, which is Neighborhood.
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 continued residential development adjacent to existing residential uses.
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 there is residential zoning on the west, north, and south sides of the site. Through a subsequent plat, the developer plans to connect this development directly to the neighborhood immediately to the west through Stonewall Drive.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change is necessary for the applicant’s plans to develop new RS-3-type housing. Because the buildable area is restricted by flood plain on the southeastern side of the site, RS-3 is one of the most feasible options.
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 and the natural environment. A drainage study may be required through a subdivision plat.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The zone change will be conducive to the community-wide need for more housing, as well as the local need for more military housing, as it resides just north of Goodfellow Air Force Base.
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 maintain the pattern of residential development in this area.

Recommendation:

Staff recommend **APPROVAL** of a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.

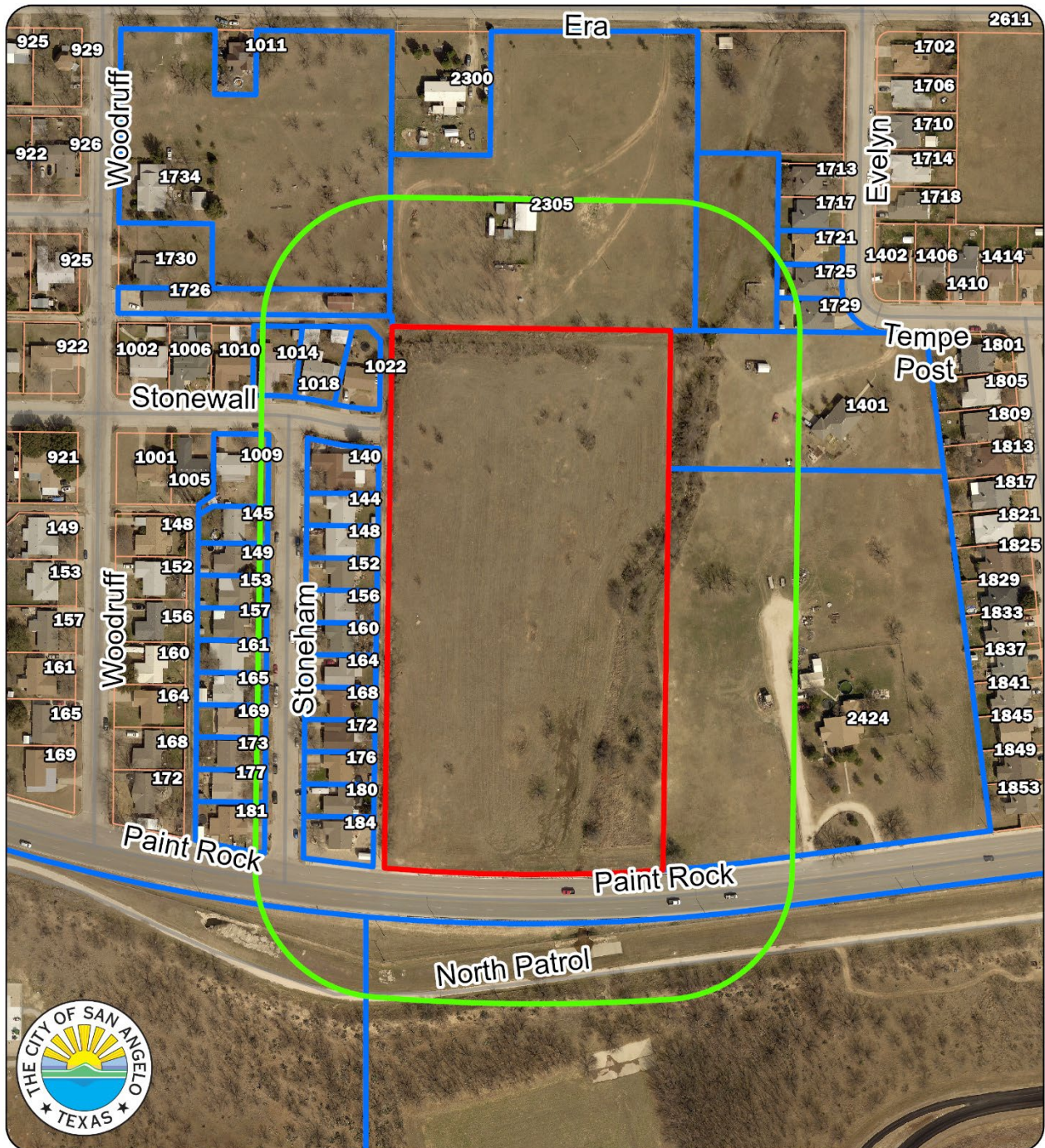
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

200' Range:

Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Subject Property:

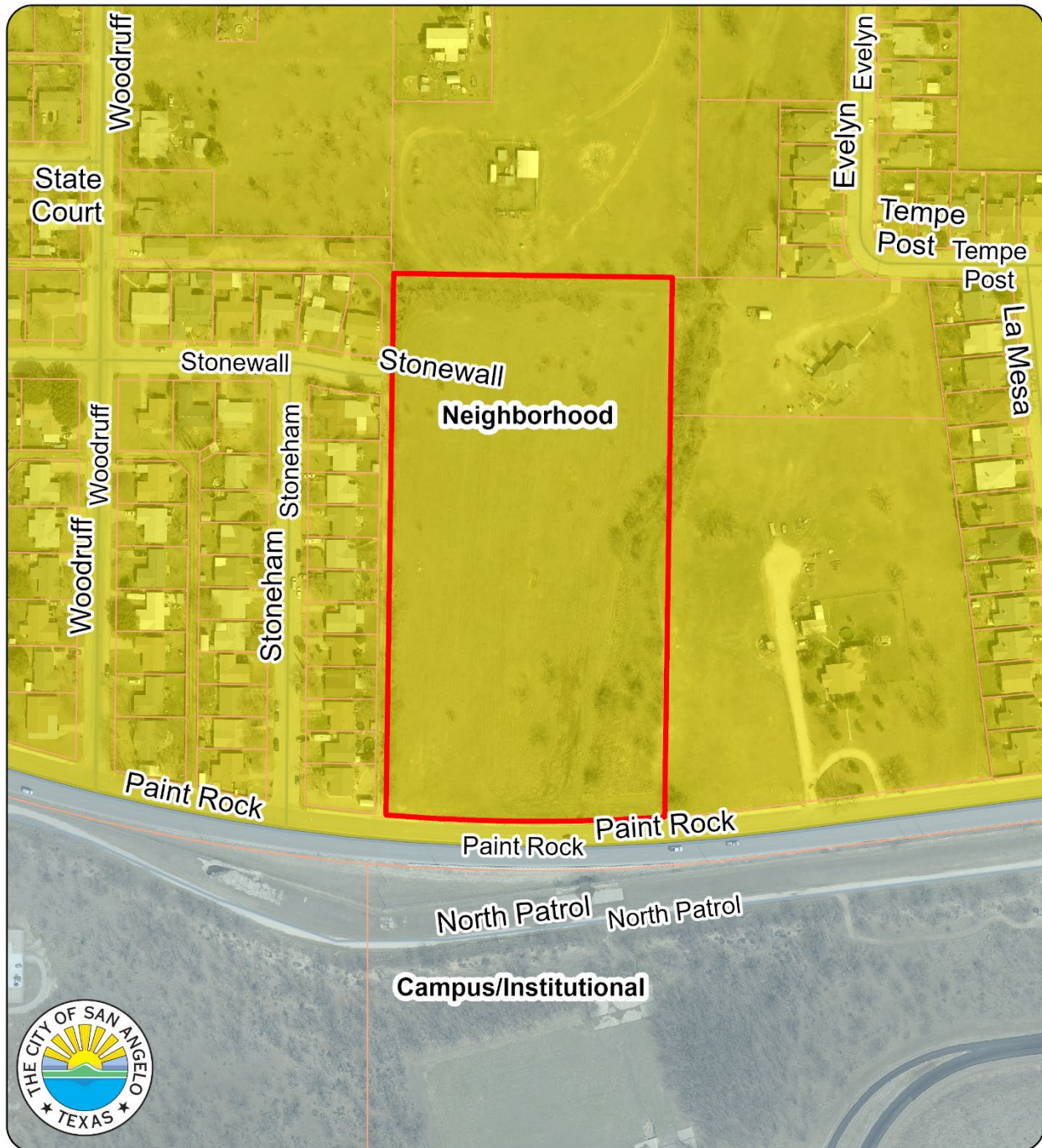


Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



Vision Map



Vision Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



STAFF REPORT - Z26-16 & CP26-03 4239 S Chadbourne

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026



APPLICATION TYPE:		CASES:	
Zone Change		Z26-16 & CP26-03: 4239 S Chadbourne	
SYNOPSIS:			
A request for a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial on a 4-acre tract located at 4239 S Chadbourne.			
LOCATION:		LEGAL DESCRIPTION:	
4239 S Chadbourne		C F POTTER Survey, Abstract: A-7278 S-0160, 4.00 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Currently: ML Requesting: CG	Currently: Industrial Requesting: Commercial	4.00 Acres
NOTIFICATIONS:			
11 notifications sent on 07/27/26. Received 0 in favor and 6 opposed for both the Comprehensive Plan Change and the Rezoning.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director of Planning & Development Services (325) 657-4210, ext 1542 Aaron.vannoy@sanangelo.gov			

Additional Information: The petitioner is requesting a General Commercial Zoning with a request for Conditional Use which would allow Household Living within the General Commercial Zoning District. The tract has been zoned General Commercial/Heavy Commercial since 2000. It has not developed in a meaningful way. Adjacent properties to the west are Light Manufacturing; and have had limited development, typically older than any development design requirements thus being very rural and seem disconnected from Goodfellow AFB, the neighborhood to the north of Chadbourne. There are 4 single family residences built in the 1980's directly adjacent to this parcel of land.

The Vision Plan of Industrial was questioned in the Comprehensive Plan in 2003 and requested the City look strongly at zoning for this area to see if it matched future development which supported Goodfellow AFB.

With this information at hand, we are essentially looking at the Corner of Christoval Road to the "curve" section of S. Chadbourne directly across from Goodfellow AFB to the extent of this tract and adjacent lots (approximately 890') to move away from Industrial land use to a more Commercial, multi-family and housing friendly designation. This 4-acre tract could be the beginning of major housing options for this area.

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 city has adopted the 2019 and 2024 ResIntel Housing Studies which indicate our community need entry level and missing middle housing. Moving from an Industrial vision plan and down zoning to only commercial allows the property to move into a potential for multi-family, or other housing options. It also is a better buffer for the 4 close residential structures which were built in the 1980's. The Commercial zoning district limits outdoor storage to 10% of the property, so even if this moves in a commercial designation, the impact would be minimized. The City does support by policy and ordinances to be housing ready for our community.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* Zoning to the west is Light Manufacturing. The property directly to the East would fit into a Heavy Commercial zoning district and the property directly west has a single-family house on the property. It does not appear any function is an actual light manufacturing function to the west of this property. To the east is General Commercial/Heavy Commercial with 3 single family houses and an old laboratory which appears currently vacant. Moving to General Commercial is consistent with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The surrounding area has housing and heavy commercial. Mixing in General Commercial is consistent with the area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The conditions would change to lower the zoning district and intensity of what could take place on the tract. This could be a catalyst project for the area to bring additional housing into the area.

5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Based on ResIntel studies, Goodfellow AFB and the general growth of housing in the community we do believe there is a community need to add to the housing stock with missing middle housing. Moving to a general commercial zoning district allows for a flexible opportunity for a conditional use to move towards housing or if the market is ready for a general commercial venture on location this part of our community has very little general commercial.
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.* This would be a logical development to reduce the impacts of unlimited outdoor storage.

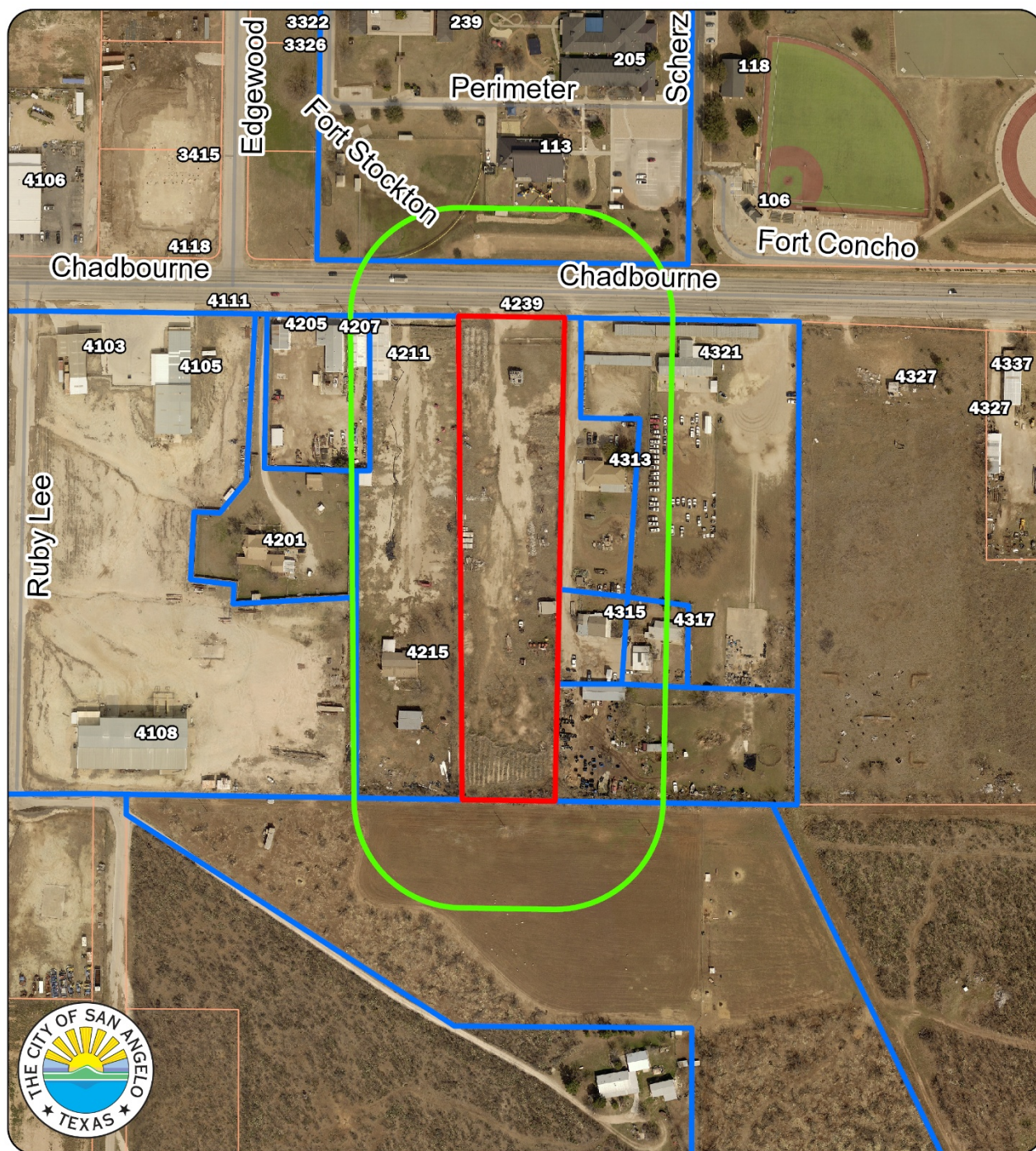
Recommendation:

Staff recommend **APPROVAL** of a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial.

Attachments:

Notification Map
Zoning Map
Vision Plan Map

Notification Map



Notification Map

Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Scale: 0 0.010.03 0.06 0.09 0.12 Miles

200' Range:

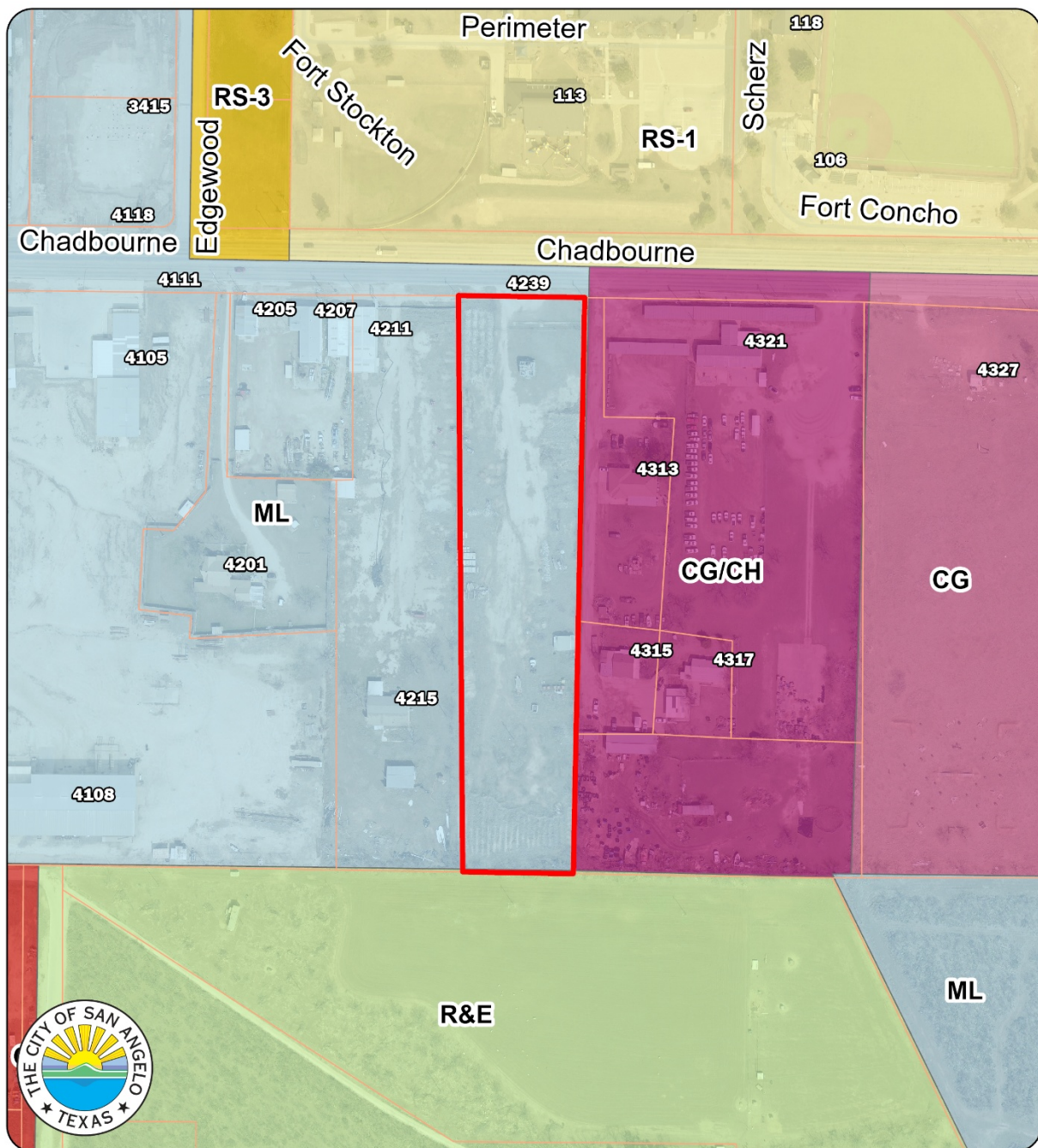
Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-16: 4239 S Chadbourne

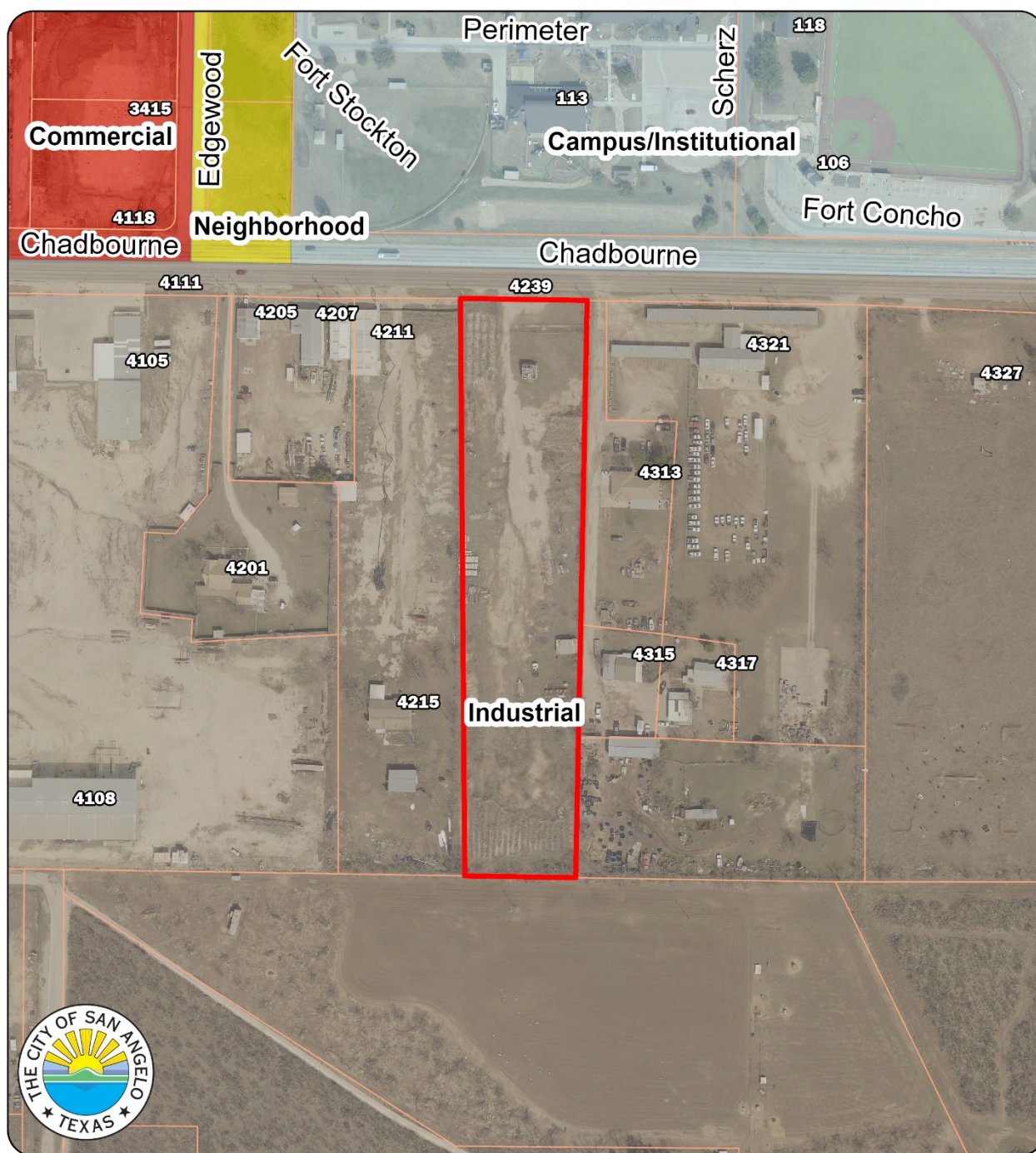
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Vision Map



Vision Map

Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



SAN ANGELO HOUSING CHARACTERISTICS AND TRENDS

The following three tables present information regarding the housing characteristics and trends in San Angelo and Tom Green County.

The majority of this information is derived from Environics 2024 which bases current estimates on past trends from U.S. Census Bureau and the American Community Survey, and in some cases, is self-reported data.

While this can generate minor anomalies (such as are present in the data on age of housing stock or housing values), the information presented in this section still provides a valuable overview of the housing stock in the City.

One important note to make is that the total housing unit number used in this section is an estimate.

Table 33 shows the type and number of housing units in San Angelo and Tom Green County.

- 70% of San Angelo's housing units were single-family detached homes.
- 20% of San Angelo's housing units were 3 to 50 units.
- About 60% of San Angelo's housing units were owner occupied and 40% were renter occupied.

Table 33: Housing Type Trends, 2024

Housing Type	San Angelo		Tom Green County	
	Count	%	Count	%
1 Unit Detached	30,604	70.2%	36,833	70.9%
1 Unit Attached	1,373	3.2%	1,603	3.1%
2 Units	605	1.4%	624	1.2%
3 or 4 Units	1,531	3.5%	1,549	3.0%
5 to 19 Units	2,841	6.5%	2,885	5.6%
20 to 49 Units	1,942	4.5%	1,953	3.8%
50 or More Units	3,109	7.1%	3,133	6.0%
Mobile Home or Trailer	1,531	3.5%	3,230	6.2%
Boat, RV, Van, etc.	62	0.1%	113	0.2%
Total Units	43,598		51,923	
Owner Occupied Units	23,041	58.6%	29,283	62.5%
Renter Occupied Units	16,290	41.4%	17,533	37.5%
Total Occupied Units	39,331	90.2%	46,816	90.2%
Unoccupied Units	4,267	9.8%	5,107	9.8%

Sources: Environics 2024



STAFF REPORT

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-17: 3302 Grape Creek Road	
SYNOPSIS:			
A request for a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.			
LOCATION:		LEGAL DESCRIPTION:	
3302 Grape Creek Rd		Acres: 0.161, Lot: 6, Blk: A, Subd: HAGELSTEIN ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Current: RS-1 Requesting: RS-4	Neighborhood	0.161 Acres
NOTIFICATIONS:			
14 notifications were sent on 07/27/26. At the time of this report, we have received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Tharp Enterprise Inc.			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, ext 1550 Austin.reed@sanangelo.gov			

Additional Information: This is a 50'x140' residential lot with an existing single-family home. The owner wishes to subdivide off the back portion of their property for the construction of another single-family home. Because of the limited area, this requires a zone change to Small Lot Residential (RS-4).

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 matches the vision plan for this area, which is Neighborhood.
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 continued residential development adjacent to existing residential uses.
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 the property is surrounded by residential zoning and uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to RS-4 is necessary for the applicant's plans to develop new residential housing, due to the limited area of the site.
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.** The zone change will be conducive to the community-wide need for more housing, as well as the community need for smaller-scale and more affordable housing.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will maintain the pattern of residential development in this area.

Recommendation:

Staff recommend **APPROVAL** of a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.

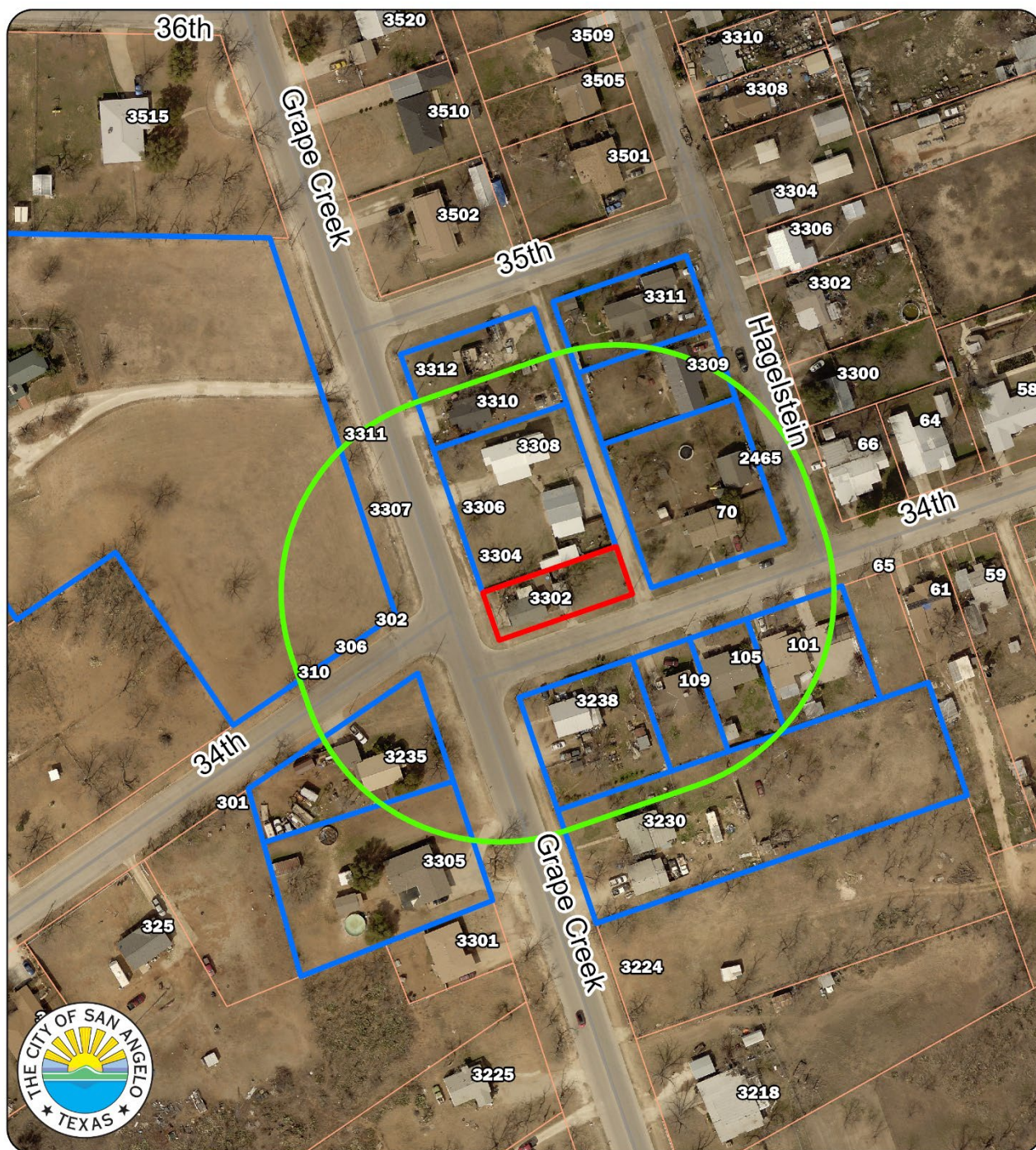
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range:



Subject Property:



Notified Properties:



Zoning Map



Zoning Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Subject Property:



Scale: 0 0.01 0.02 0.03 0.04 Miles



Vision Map



Vision Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Subject Property:



Scale: 0 0.01 0.02 0.03 0.04 Miles

N





STAFF REPORT - Z26-18 655 Caddo St

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-18: 655 Caddo St	
SYNOPSIS:			
A request for a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.			
LOCATION:		LEGAL DESCRIPTION:	
655 Caddo St		Blocks 8, 9, 20-27, ANGELO HEIGHTS ADDITION & Abandoned Alleys & streets therein to be replatted as Central High School Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Central	Currently: RS-1 & CG/CH Requesting: CG	Campus/Institutional	38.633 Acres
NOTIFICATIONS:			
28 notifications sent on 07/27/26. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: San Angelo ISD			
STAFF CONTACT:			
Nicholas Janney Planner (325) 657-4210, ext 1186 Nicholas.janney@sanangelo.gov			

Additional Information: The Petitioner plans to demolish old buildings and develop new classrooms, new performing arts facilities, a new sports arena, and a cafeteria

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 remain campus/institutional.
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 continued campus/institutional development within the same footprint.
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 there is General/Heavy Commercial zoning along the northwestern side of the site, and the high school campus will continue to serve the adjacent residential areas to the southwest of the site.
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 new classrooms, new performing arts facilities, a new sports arena, and a cafeteria, due to the restrictive development standards of the Single-Family Residence (RS-1) zoning district.
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.** The zone change will allow Central High School to enact its renovation and construction plans, which will include adding multiple new classrooms and a cafeteria, allowing the school to serve more students and better than before.
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 maintain the pattern of campus/institutional development within the current boundaries of Central High School.

Recommendation:

Staff recommend **approval** of a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.

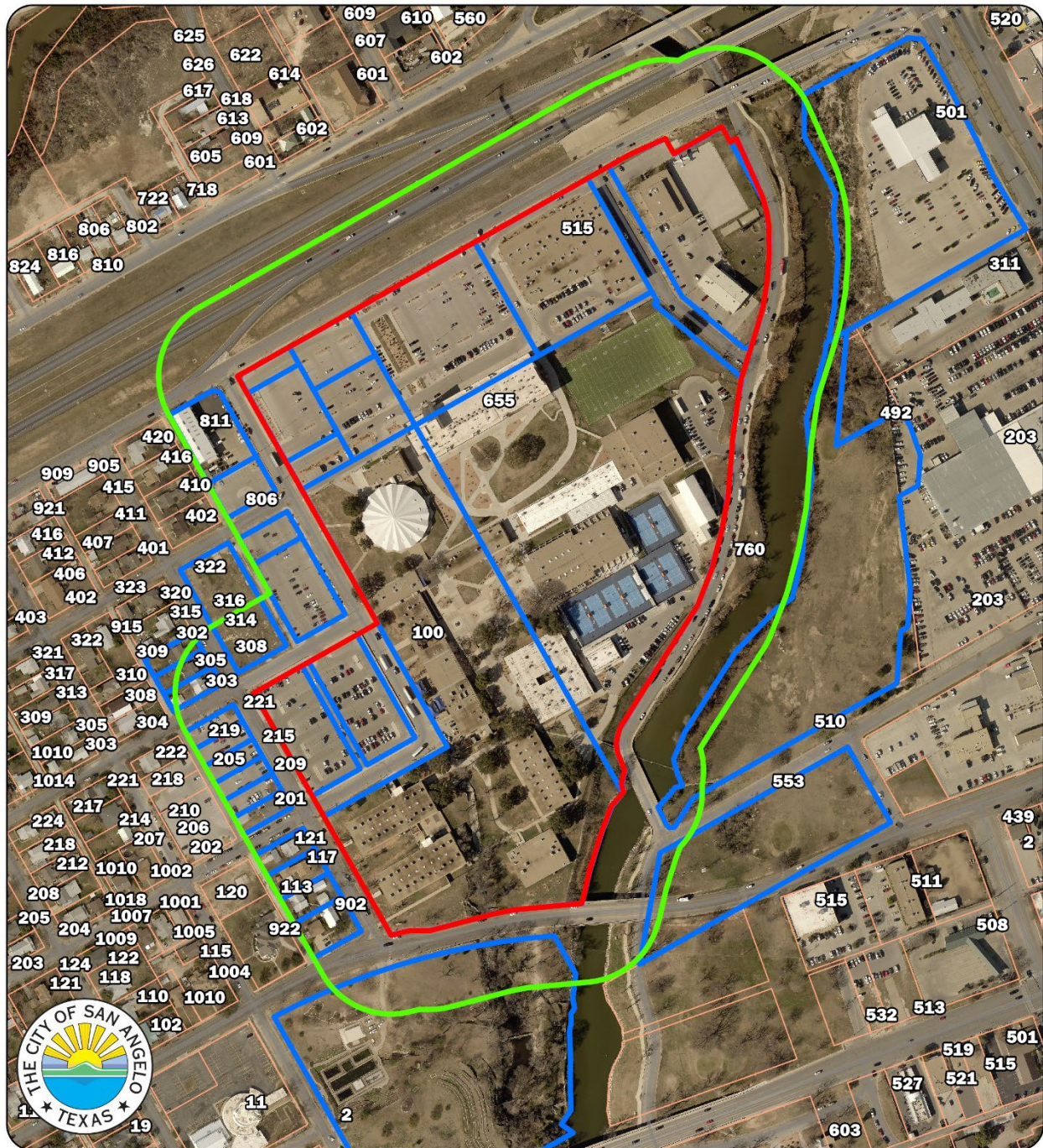
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-18: 655 Caddo St

Council District: #5 -Karen Hesse Smith

Neighborhood: Central

200' Range:

Subject Property:

Notified Properties:

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

N



The map displays the following land use zones and lot numbers:

- Zones:** RS-1, RS-2, RS-3, RM-1L, CG/CH, ML, CG, CO, OW, S-2, CBD.
- Lot Numbers:** 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 1010, 212, 218, 214, 210, 206, 202, 224, 217, 1014, 1010, 309, 305, 304, 219, 215, 205, 201, 321, 322, 317, 313, 310, 308, 403, 406, 412, 407, 401, 921, 416, 415, 411, 909, 905, 420, 416, 811, 806, 824, 810, 816, 722, 718, 806, 802, 625, 626, 622, 617, 618, 613, 609, 601, 602, 609, 610, 560, 515, 510, 553, 515, 511, 508, 532, 513, 519, 521, 515, 603, 527, 501, 520, 311, 203, 492, 760, 655, 100, 806, 410, 402, 322, 320, 316, 314, 308, 305, 303, 221, 215, 209, 201, 121, 117, 902, 922, 115, 1004, 110, 1010, 102, 11, CO 2, 1018, 1001, 120, 113, 208, 205, 204, 1009, 1007, 122, 118, 124, 203, 10



MEMO

**Meeting**

Date: August 17, 2026

To: Planning Commission

From: Nicholas Janney
Planner, City of San Angelo

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

Background: CU26-15 - A request for approval of a Conditional Use for a short-term rental located at 1706 Shad Rd. This property is located in the Nasworthy neighborhood. A safety inspection was completed and passed on 7/13/2026.

Notification: 18 notifications were sent 7/27/26. 1 received in opposition and 0 in favor.

Planning Commission Requested Action:

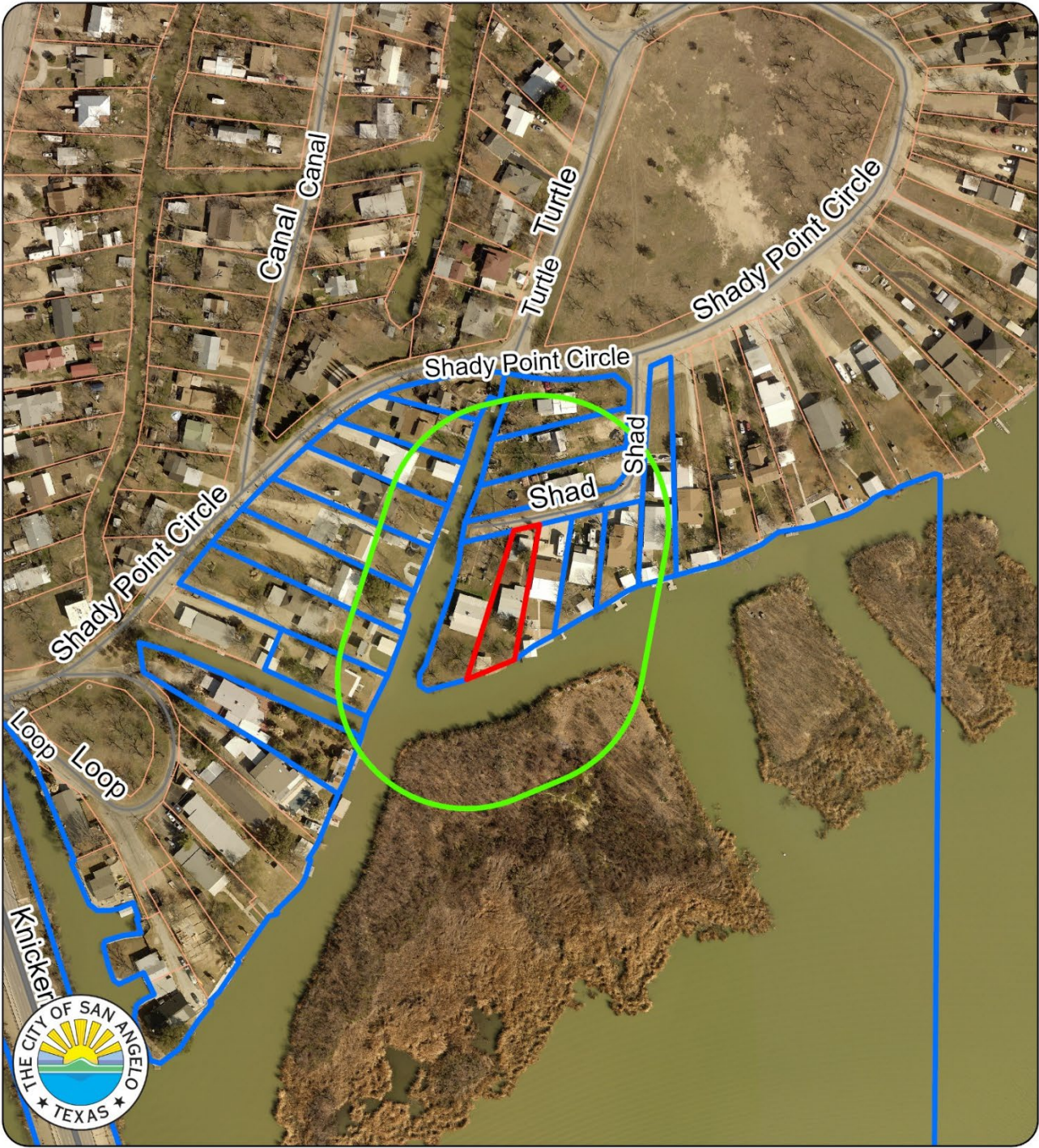
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 1706 Shad Rd. with the following condition:

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

Front of House



Notification Map



Notification Map

Case CU26-15: 1706 Shad Rd

Council District: #1 - Tommy Hiebert

Neighborhood: Nasworthy

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N



PLANNING COMMISSION – August 17, 2026
STAFF REPORT



APPLICATION TYPE:		CASE:	
Conditional Use		CU26-16: 4239 S Chadbourne	
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) request to allow household living within the Light Manufacturing (ML) zoning district located at 4239 S Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
4239 S Chadbourne St		_____	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Hiebert Neighborhood: Glenmore	Light Manufacturing (ML)	I - Industrial	4.00 acres
THOROUGHFARE PLAN:			
S Chadbourne St: Major Arterial			
NOTIFICATIONS:			
6 notifications mailed within 200-foot radius on July 27, 2026. 0 in support and 6 in opposition.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of CU26-16 subject to _____.			
PROPERTY OWNER/PETITIONER:			
Applicant: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director of Planning & Development Services (325) 657-4210 ext 1542 aaron.vannoy@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 area is caliche and open area; with some older warehouses, heavy commercial, and storage style buildings constructed. There are 4 single family homes within the 200' notice area. With Conditional Use, we will require an urban design review (UDR) which includes landscaping, fencing, and some design elements of the location.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* The conditional use is for Household Living. We would recommend the RM-1 low-rise multifamily living standards, which would be consistent with the potential development of other tracts of land which are vacant, similar to the single family mixed with general commercial uses like the storage buildings to the east.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* The surrounding area is still major areas of undeveloped green space and brownfield areas which could move forward with some type of redevelopment. Across S. Chadbourne is Goodfellow AFB and the Glenmore neighborhood. This would be a good mixed use area for both commercial and living thus being compatible.
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.* Based on ResIntel studies, Goodfellow AFB and the general growth of housing in the community we do believe there is a community need to add to the housing stock with missing middle 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. With many green spaces and brownfields along this corridor the development of this tract and future tracts within this area will lend itself to a logical and more orderly fashion than in current conditions.*

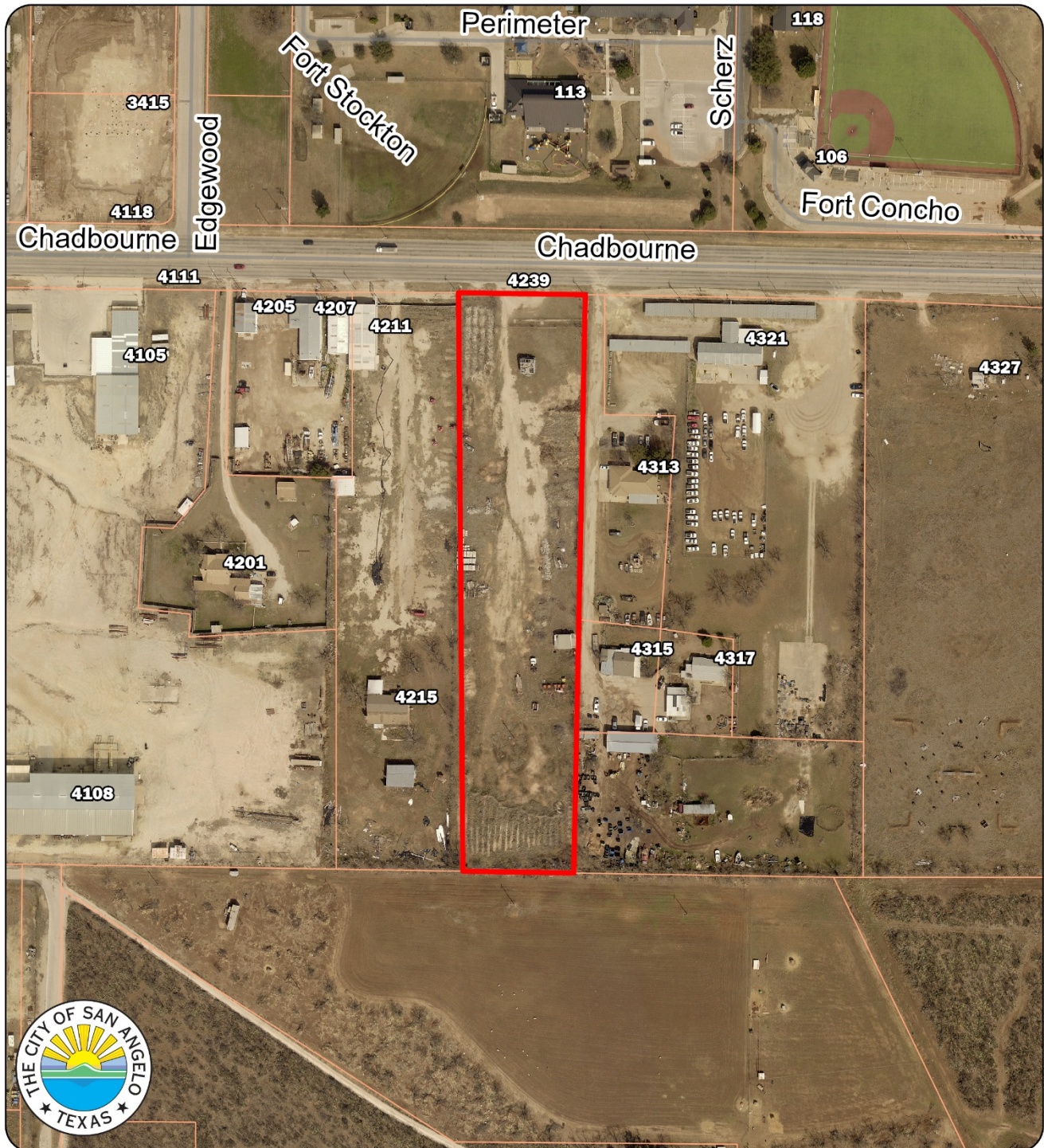
Recommendation:

Staff recommend **APPROVAL** of CU26-16, **subject to 4 conditions:**

1. Generally, conform to the submitted concept plan with no more than 40 individual housing units. Density is 10 housing units per acre and follow all RM-1 zoning district setbacks
2. Submit an Urban Design plan which encompasses site layout, landscaping with one tree per two units (minimum of 20 trees), any proposed fencing.
3. Secure Development or Building permits with 12 months of Planning Commission's approval
4. Prepare and submit a plat for the 4 acres in abstract within 12 months of Conditional Use approval by Planning Commission.

Attachments:

Aerial Map
Notification Map
Zoning Map
Vision Map



Aerial Map

Case CU26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

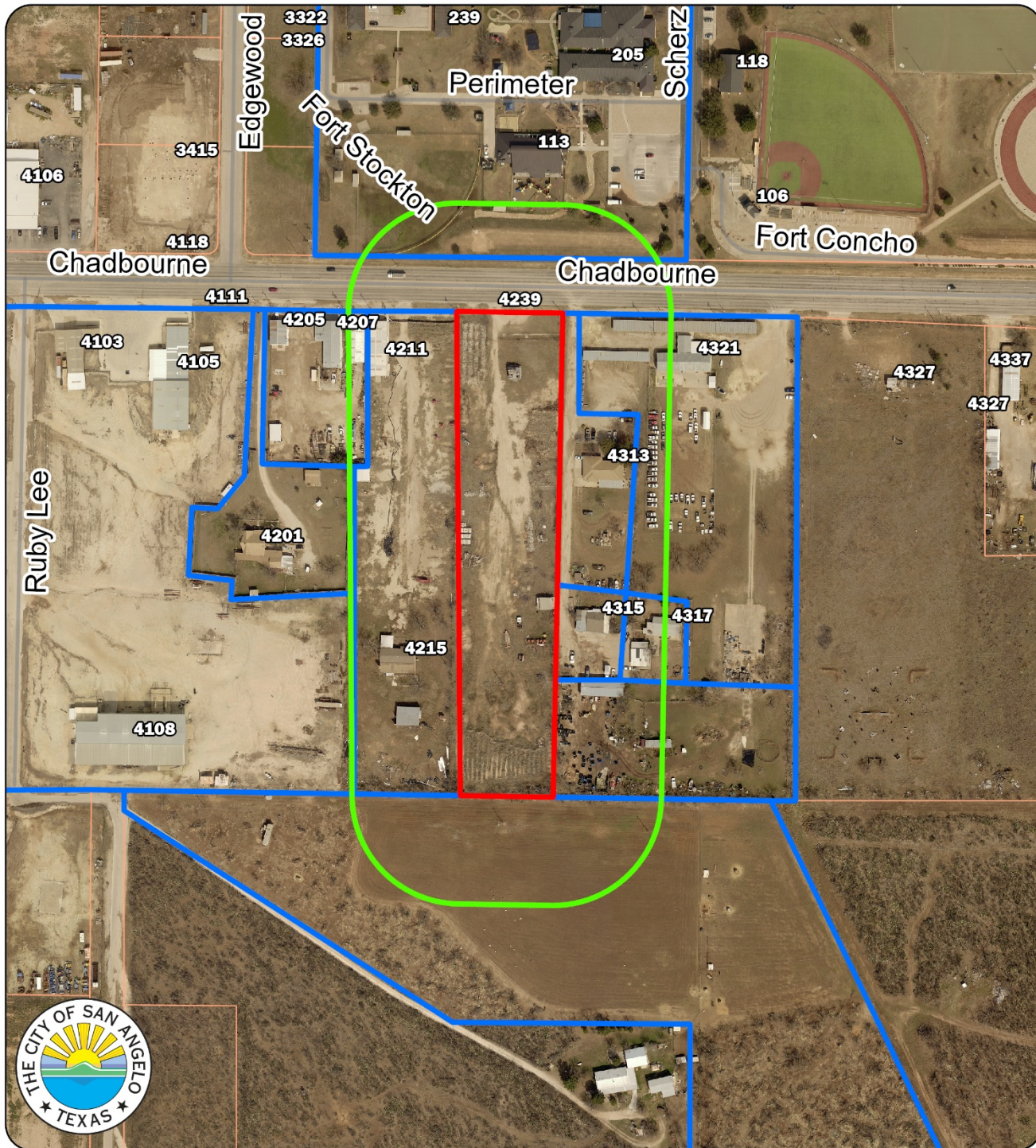
Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N





Notification Map

Case CU26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

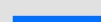
200' Range:



Subject Property:

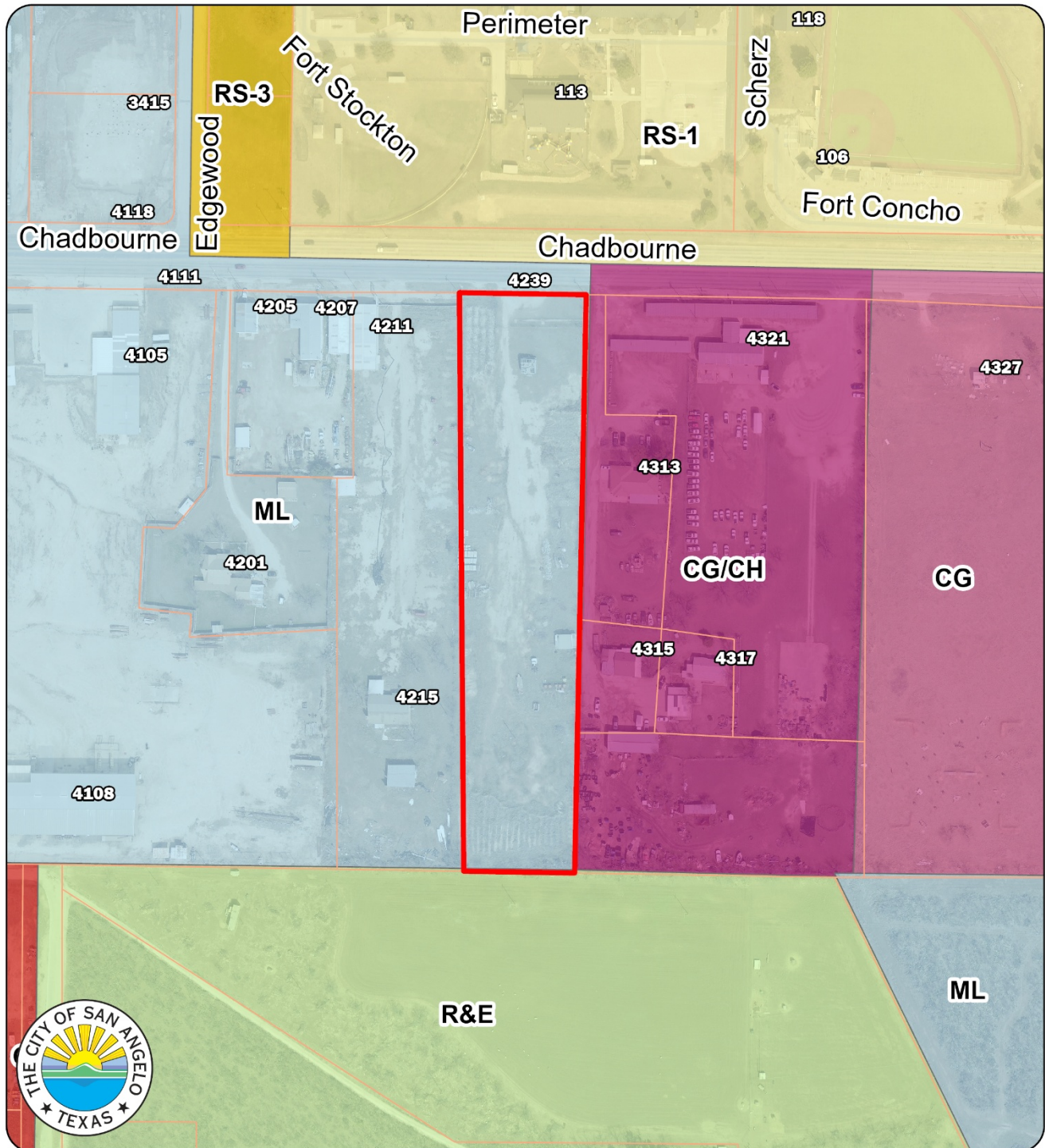


Notified Properties:



N





Zoning Map

Case CU26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

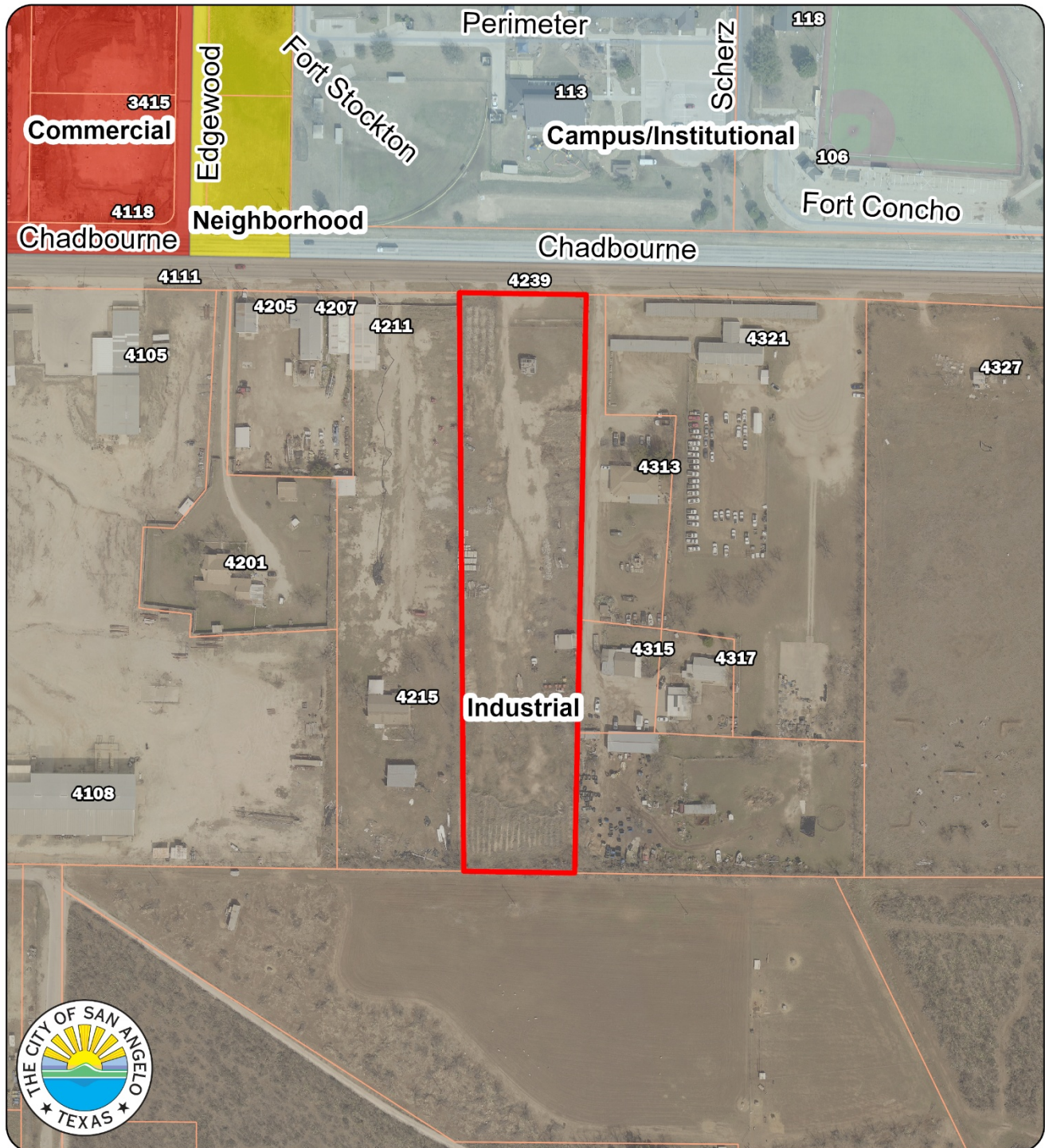
Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N





Vision Map

Case CU26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N

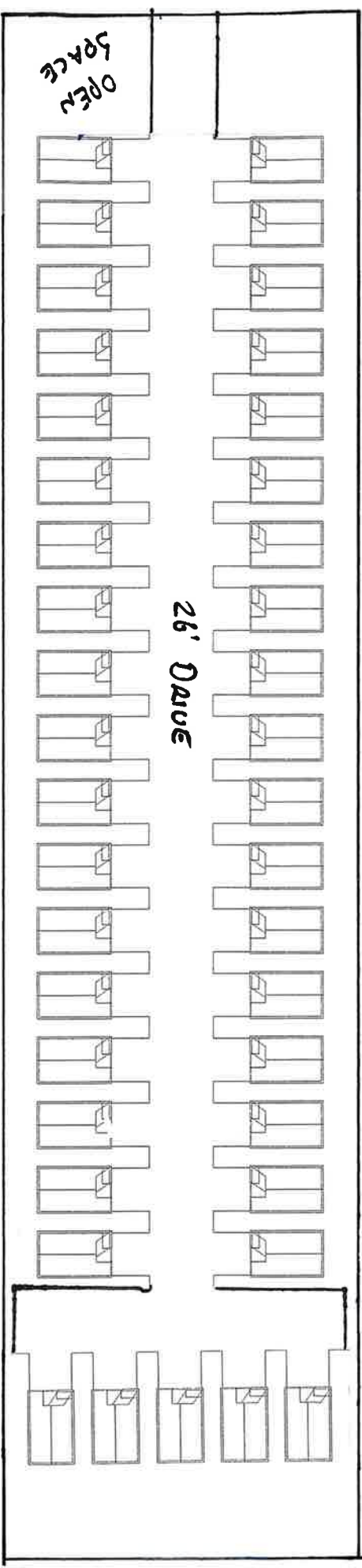


SOUTH CHAOBOU AVE

OPEN
SPACE

26' DRIVE

750' MAX.



Planning Justification

General Commercial Zoning with Conditional Use for Multifamily Development

4239 South Chadbourne Street – San Angelo, Texas

The proposed rezoning of 4239 South Chadbourne Street from Industrial to General Commercial, together with approval of a Conditional Use Permit for multifamily residential development, represents a logical and carefully controlled land-use transition for the property.

The request provides an opportunity to replace an industrial zoning designation with a commercial zoning classification that is more appropriate to the property's location and surrounding development pattern, while allowing the proposed multifamily project to be evaluated through a site-specific conditional-use process.

This approach provides the City with substantially greater control over the ultimate development of the property than would be available through either Industrial zoning or unrestricted multifamily zoning.

1. General Commercial provides an appropriate long-term zoning classification

General Commercial zoning is appropriate for property located along South Chadbourne Street within an established portion of San Angelo and in proximity to Goodfellow Air Force Base.

Commercial zoning provides a logical transition between the military installation, existing development, transportation facilities, and surrounding community uses.

The requested zoning does not require the City to commit the property exclusively to residential development. Instead, General Commercial establishes a flexible zoning framework that can accommodate a variety of community-serving uses while allowing the proposed multifamily development to be considered as a conditional use.

2. The Conditional Use Permit provides site-specific control

The proposed multifamily use would not simply become a by-right use applicable to all General Commercial property.

Instead, the Conditional Use Permit provides an opportunity for the City to evaluate the specific development proposed for 4239 South Chadbourne Street and establish appropriate conditions addressing the characteristics of the project.

Those conditions can address, as appropriate:

- Number of dwelling units;
- Building height;
- Building setbacks;
- Density;
- Parking;
- Landscaping;
- Screening;
- Lighting and glare;
- Compatibility with Goodfellow Air Force Base and surrounding properties.

This site-specific review provides an important safeguard for the City and surrounding property owners.

3. The proposed zoning creates a logical land-use transition

The property currently carries an Industrial zoning designation. Maintaining that designation preserves the potential for future industrial uses that may generate truck traffic, noise, vibration, outdoor storage, dust, odors, lighting, or other impacts.

The proposed General Commercial zoning represents a transition away from potentially intensive industrial activity.

The Conditional Use Permit then allows the City to consider whether the proposed multifamily development is appropriate for this specific location and, if approved, to establish conditions that ensure compatibility.

This creates a graduated approach:

Industrial → General Commercial → Controlled Multifamily Development

rather than an abrupt transition from Industrial directly to unrestricted Multifamily zoning.

4. The proposal is particularly appropriate given the proximity to Goodfellow Air Force Base

Goodfellow Air Force Base is a significant public facility and an important component of San Angelo's economy and community.

The City's land-use decisions in the vicinity of the installation should encourage development patterns that minimize potential conflicts with military operations.

The proposed General Commercial/CUP approach provides a mechanism for accomplishing this objective.

Rather than preserving the potential for intensive industrial activity immediately adjacent to the installation, the proposed zoning would establish a commercial framework and allow a specifically reviewed multifamily development.

The resulting development can be designed with appropriate setbacks, screening, lighting controls, building orientation, and other measures to address the unique circumstances associated with the property's proximity to the installation.

5. The proposed multifamily development addresses a community housing need

The proposed project would provide additional multifamily housing within an established area of San Angelo.

Its location near Goodfellow Air Force Base and other employment centers provides an opportunity to place housing close to existing jobs and services.

The project can therefore serve military personnel, civilian employees, contractors, students, and other members of the San Angelo community while utilizing existing urban infrastructure.

The CUP process allows the City to balance this housing need against site-specific compatibility considerations.

6. The request promotes infill development

The approximately four-acre property is located within an established portion of San Angelo.

Developing the property for multifamily housing allows additional housing to be accommodated within the existing urban area rather than requiring development to extend into undeveloped portions of the community.

The project can utilize existing streets and public utilities and can be reviewed under the City's existing development standards.

This represents a more efficient pattern of urban development and makes productive use of property already located within the City's developed area.

7. The proposal gives the City greater certainty than continued Industrial zoning

The most important planning consideration is not necessarily what currently exists on the property, but what could occur there in the future under the existing zoning.

Industrial zoning may allow a broad range of uses with substantially different impacts.

By rezoning the property to General Commercial and requiring a CUP for multifamily development, the City gains an additional level of control over the proposed development.

The City can evaluate the actual project rather than approving a broad range of potential industrial uses whose impacts may not be known at the time of rezoning.

8. The request preserves long-term flexibility

General Commercial zoning provides a reasonable long-term land-use designation even if the proposed multifamily project is modified or does not ultimately proceed.

The property could remain available for appropriate commercial development consistent with the surrounding area.

The CUP therefore functions as a project-specific approval rather than permanently limiting the property to residential use.

9. The proposal provides a balanced planning solution

The requested General Commercial zoning with a Conditional Use Permit for multifamily development provides a reasonable balance among several competing planning objectives:

- Protecting the long-term relationship with Goodfellow Air Force Base;
- Reducing potential conflicts associated with Industrial zoning;
- Providing additional housing;
- Promoting infill development;
- Utilizing existing infrastructure;
- Maintaining commercial development opportunities;
- Allowing site-specific review of the multifamily project; and
- Providing the City with the ability to impose appropriate development conditions.

This approach gives the City substantially greater control than either maintaining Industrial zoning or granting unrestricted Multifamily zoning.

Conclusion

The requested rezoning from Industrial to General Commercial, together with a Conditional Use Permit for the proposed multifamily development, represents a measured and responsible approach to the future development of 4239 South Chadbourne Street.

The request does not ask the City to approve unrestricted multifamily development throughout the zoning district. Rather, it establishes a commercially appropriate zoning framework while allowing the specific multifamily project to receive individualized review.

The combination of General Commercial zoning and a Conditional Use Permit provides the City with the ability to evaluate and regulate the proposed development based upon its actual characteristics, including density, building height, setbacks, parking, landscaping, access, lighting, drainage, and compatibility with Goodfellow Air Force Base.

This approach promotes orderly infill development, provides needed housing, utilizes existing infrastructure, reduces the potential for incompatible industrial uses, and protects the City's ability to manage the development of property immediately adjacent to an important federal military installation.

Accordingly, General Commercial zoning with a Conditional Use Permit for multifamily development represents a **balanced, flexible, and appropriately controlled land-use solution for 4239 South Chadbourne Street.**

STAFF REPORT
PLANNING COMMISSION – August 17, 2026
City Council First Reading – September 15, 2026

APPLICATION TYPE:		CASE:	
ROW Abandonment Master Thoroughfare Amendment		ROW26-07: Adobe Dr.	
SYNOPSIS:			
A request for abandonment 11,198 Sq. Ft. of Right of Way generally located at Arroyo Vista Addition Block 6 west of Spraberry Drive. A request to amend the Master Thoroughfare Plan for the minor collector designation for Adobe Dr. and the future extension of that minor collector.			
LOCATION:		LEGAL DESCRIPTION(S):	
3801 Spraberry Dr.		Acres: 11,198 Sq. Ft. dedicated ROW with the Arroyo Vista Addition, Block 6	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood – Rio Vista	ML and CH	Commercial	11,198 Sq. Ft.
THOROUGHFARE PLAN:			
Adobe Dr. - ROW is 60' and paving width is 0' with no curb and gutter. Spraberry – Local Road. – ROW is 60+' and paving width is 40' with curb and gutter.			
NOTIFICATIONS:			
8 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 the ROW Abandonment with three conditions and <u>APPROVAL</u> of the Master thoroughfare plan change.			
PROPERTY OWNER/PETITIONER:			
Owner: TZ Investments, San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1552 aaron.vannoy@sanangelo.gov			

Information:

This ROW abandonment request is to remove Adobe Dr from a platted area and to prevent the road from moving westward. The main reason is this currently dissects a property which may develop into a larger site which will not benefit from the road access or dissecting the property. The Master Thoroughfare plan anticipates the western continuation of Adobe Dr as a minor collector. We also have with the Master Thoroughfare plan for Petro Dr. just a couple of blocks to the south to continue to the west as a minor collector. City staff looked at this area between the Railroad to the west, the boundary of these properties on their western edge, Jackson Street to the North and Loop 306 to the South. There are logistical needs of future connections but perhaps not as many large connections by roads to limit the amount of major traffic through future neighborhoods. Having a connection between Jackson and Loop 306 is a step-in long-term mitigation. Allowing the development of local roadways for general circulation and neighborhood traffic may lead to more fiscally desirable development in the future.

Planning Commission evaluation of appropriateness.

Exhibit C – Land Development and Subdivision Ordinance Chapter 2 – Purpose Statements: The Planning Commission and City Council consider, at minimum, any or all of the factors in determining the appropriateness of any ROW Abandonment and MT Amendment request as outlined in A through P below:

- A. To provide developers and land subdividers with a guide to the development and subdivision of land within the jurisdiction of the City of San Angelo.
- B. To protect and provide for the public health, safety and general welfare of the City of San Angelo.
- C. To provide for the orderly, safe and efficient development of the City and surrounding area.
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.
- E. To assist in guiding the future growth and development of the City in accordance with City plans and requirements.
- F. To provide for a systematic and accurate record of land development.
- G. To provide for the efficient use and extension of municipal utilities.
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.
- I. To insure that every new subdivision is designed and constructed so that it becomes a permanent asset to the City.
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.
- K. To insure that property boundaries created through the land subdivision and development process are accurately determined, marked on the land, and established on a recorded plat which is available for public inspection.
- L. To insure that easements and rights-of-way are provided for drainage, access, and all utilities.
- M. To prevent scattered or premature subdivision of land that would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, or other public services; or necessitate an excessive expenditure of public funds for the supply of such services.
- N. To insure proper land development in the extraterritorial jurisdiction so the City can expand in an orderly and efficient manner.
- O. To insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development.
- P. To provide for the extension of streets and highways, where necessary to insure the orderly growth of the City.

The Planning Staff and the Engineering Staff have evaluated the proposal from TZ Investments to abandon Adobe Dr and make a Master Thoroughfare Plan Amendment for a future collector in the area of Adobe Dr. We determine this request has not negatively impacted any major purpose statements oin the Land Development and Subdivision Ordinance of the City of San Angelo.

Recommendation:

Staff recommend **APPROVAL** of the Abandonment of Adobe Dr and the Amendment to the Master Thoroughfare Plan to remove Adobe Dr. as a minor collector with the following conditions:

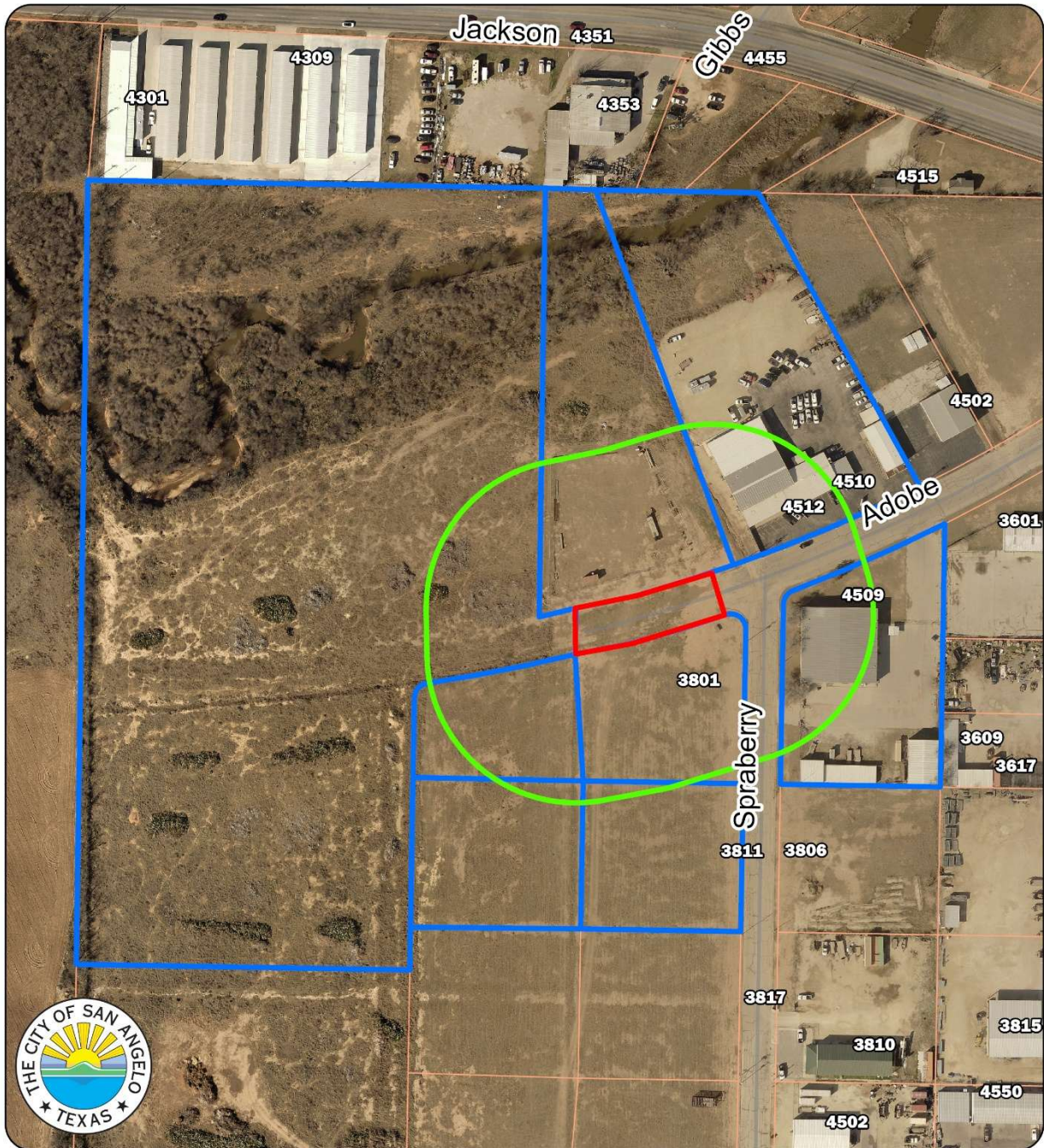
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real 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.

Note – at Plat stage the portion of floodway and flood plain in the Red Arroyo shall be dedicated to the City of San Angelo.

Attachments:

Notification Map
Aerial Map

Notification Map



Notification Map
Case ROW26-07: Adobe Dr

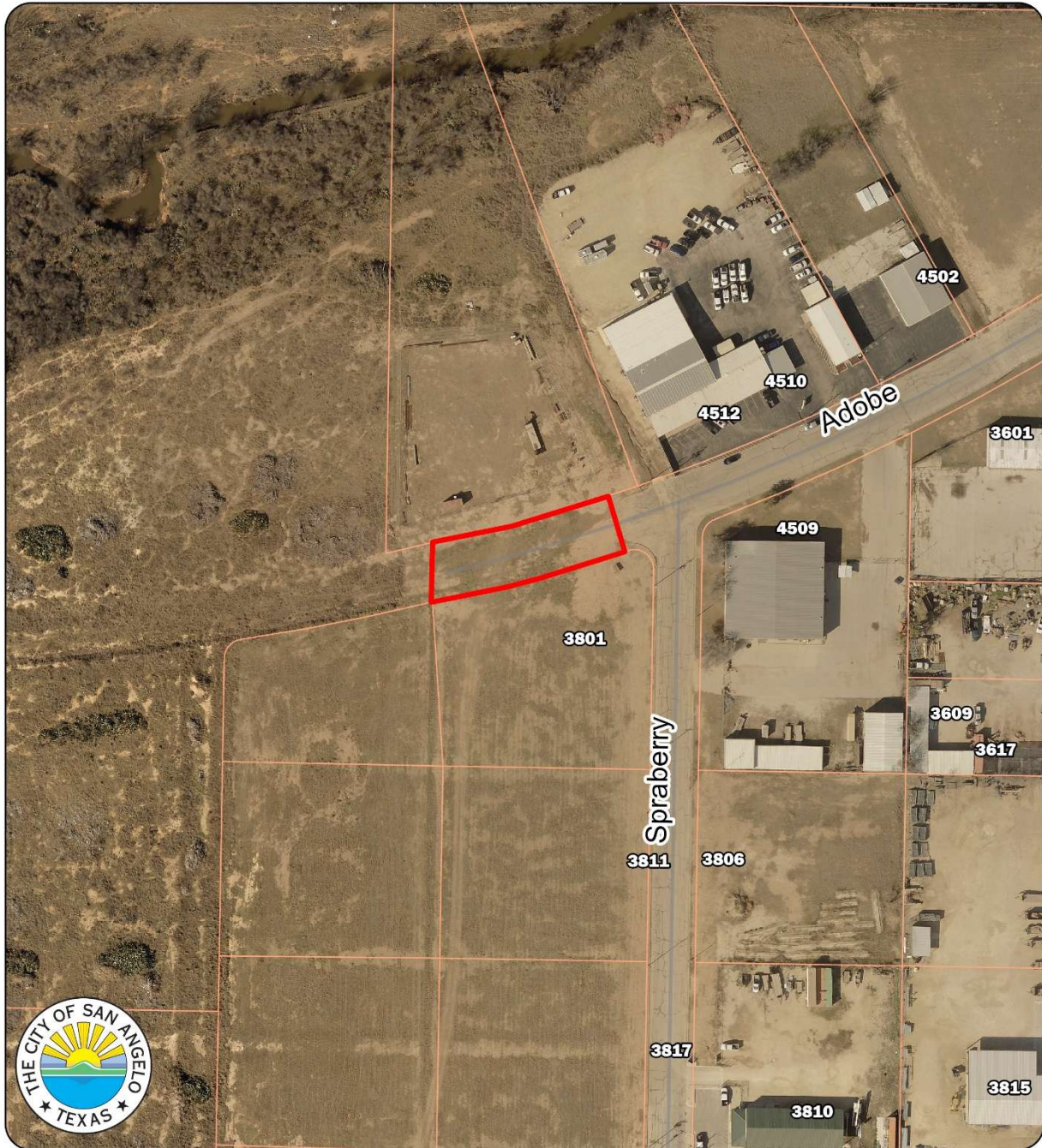
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Aerial Map



Aerial Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

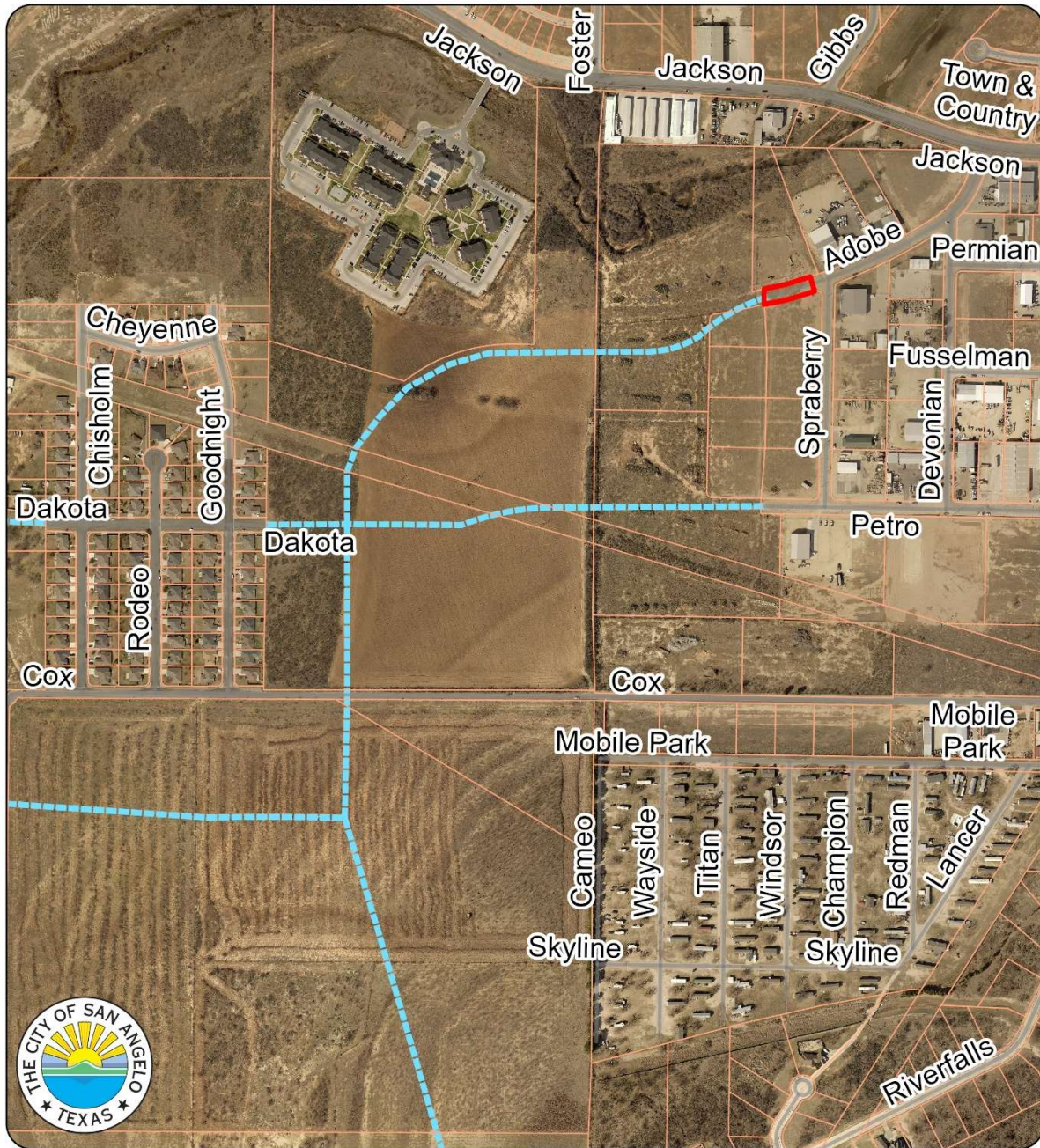








Future Master Thoroughfare Plan



Future Thoroughfare Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.04 0.07 0.14 0.21 0.28 Miles

Subject Property: —

Future Minor Collector: —



PLANNING COMMISSION – August 17, 2026

STAFF REPORT

City Council 1st reading: September 1, 2026



APPLICATION TYPE:		CASE:	
Alley Right-of-Way Abandonment		ROW26-06: Pierce & Fillmore	
SYNOPSIS:			
A request for the City of San Angelo to abandon a 0.103-acre alleyway between S Pierce St and S Fillmore St.			
LOCATION:		LEGAL DESCRIPTION:	
Alleyway between S Pierce St and S Fillmore St, West Heights Addition, Block 43		West Heights Addition, Block 43	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Santa Rita	Multifamily Residential Legacy (RM-1L)	Neighborhood	0.103 acres
THOROUGHFARE PLAN:			
S Pierce St – Local Street S Fillmore St – Local Street			
NOTIFICATIONS:			
23 notifications mailed on 07/29/2026. 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:			
Owner: City of San Angelo Petitioner: Anupam & Ajay Arora			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

Applicants plan to purchase the alleyway and use the space to build fencing, which will serve as a gated entryway for the residents of the condominium complex to access their vehicles and storage. The alleyways are currently unobstructed, and the property owners have noted complaints from residents of stolen personal belongings.

Rationale:

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request. The alleyway is currently used as an access point to parking and storage for residents of the condominium complex, and that use will not change as a result of the abandonment.
- *Utilities:* There are no water or sewer lines that pass through this alleyway
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.

Recommendation:

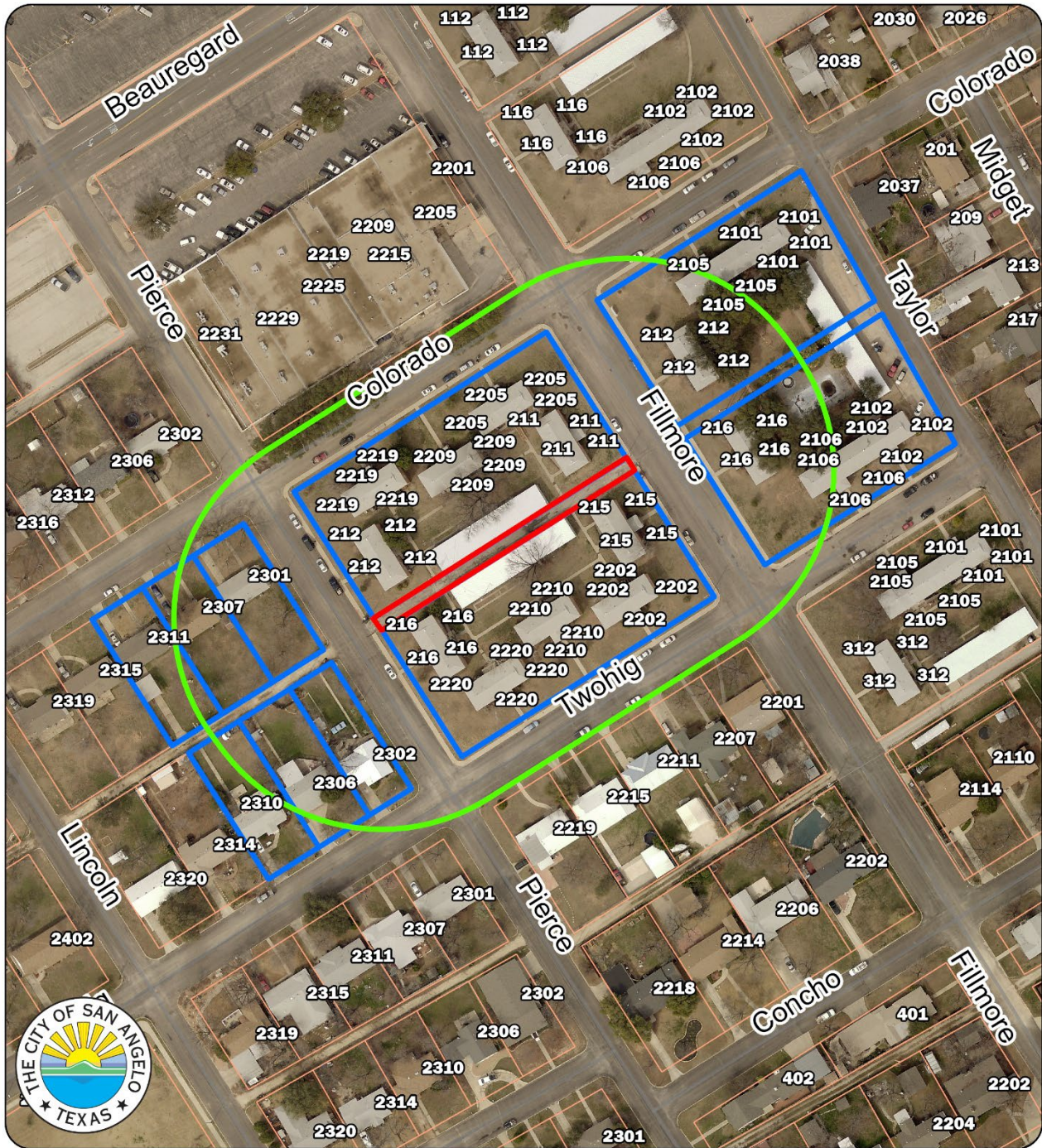
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley and street right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided.
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Exhibit

Notification Map



Notification Map
Case ROW26-06: Pierce & Fillmore

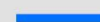
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

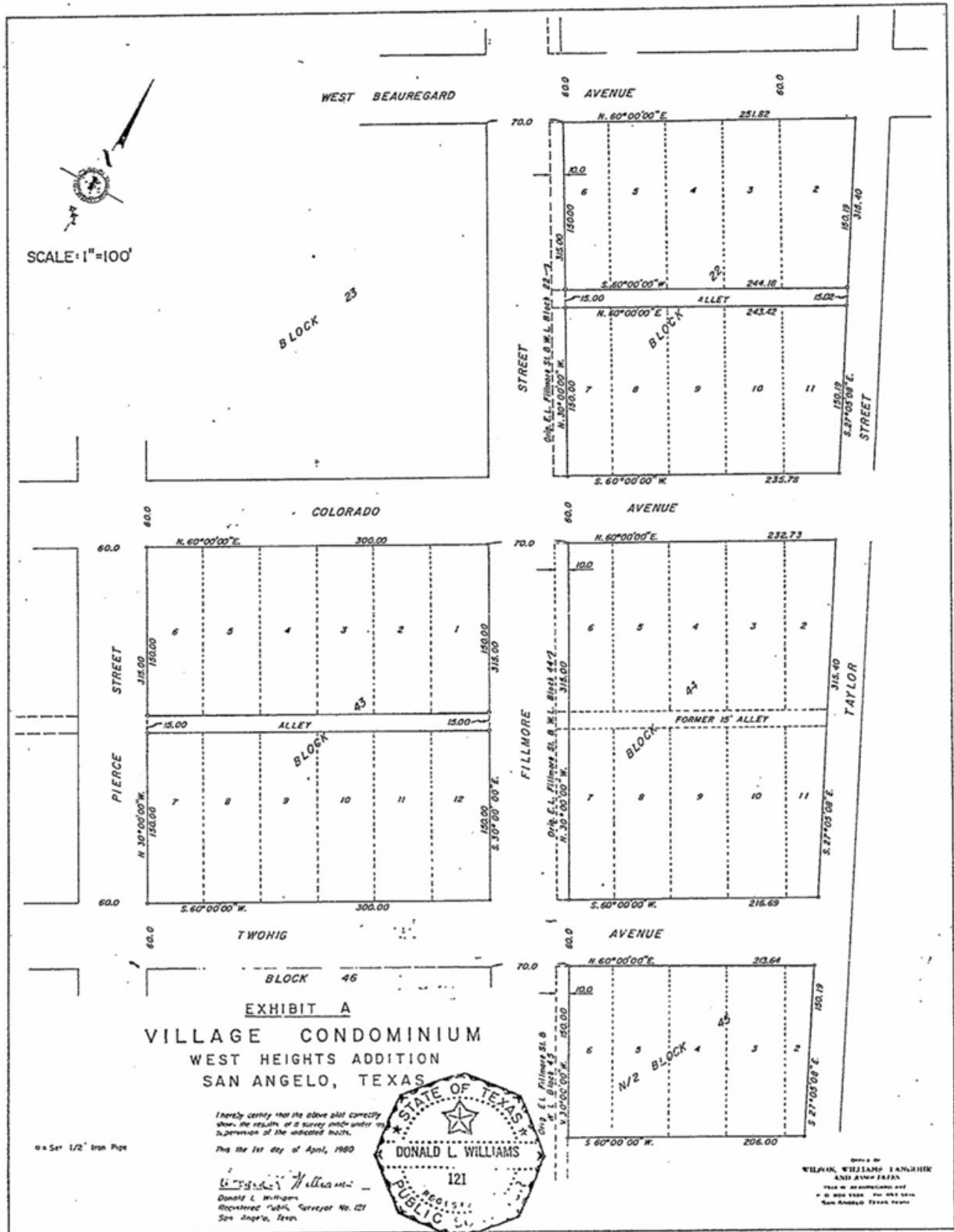
Notified Properties:



N



Exhibit



PLANNING COMMISSION – August 17, 2026

STAFF REPORT

City Council 1st reading: September 1, 2026



APPLICATION TYPE:		CASE:	
Alley Right-of-Way Abandonment		ROW26-09: Fillmore & Taylor	
SYNOPSIS:			
A request for the City of San Angelo to abandon a 0.084-acre alleyway between S Pierce St and S Fillmore St.			
LOCATION:		LEGAL DESCRIPTION:	
Alleyway between S Fillmore St and S Taylor St, West Heights Addition, Block 22		West Heights Addition, Block 22	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Santa Rita	Multifamily Residential Legacy (RM-1L)	Neighborhood Center	0.084 acres
THOROUGHFARE PLAN:			
S Fillmore St – Local Street S Taylor St – Local Street			
NOTIFICATIONS:			
34 notifications mailed on 07/29/2026. 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:			
Owner: City of San Angelo Petitioner: Anupam & Ajay Arora			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

Applicants plan to purchase the alleyway and use the space to build fencing, which will serve as a gated entryway for the residents of the condominium complex to access their vehicles and storage. The alleyways are currently unobstructed, and the property owners have noted complaints from residents of stolen personal belongings.

Rationale:

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request. The alleyway is currently used as an access point to parking and storage for residents of the condominium complex, and that use will not change as a result of the abandonment.
- *Utilities:* There are no water or sewer lines that pass through this alleyway
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.

Recommendation:

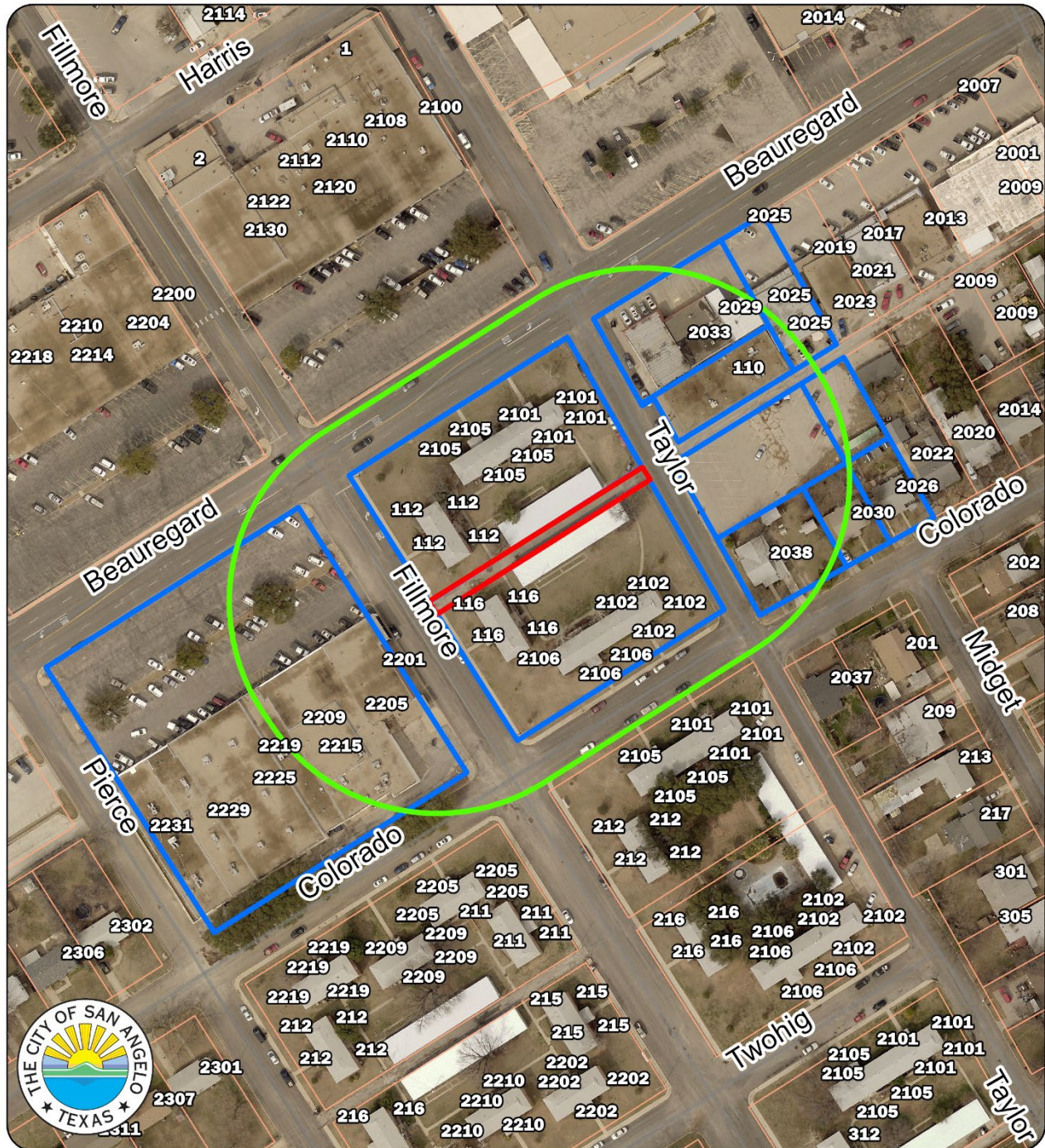
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley and street right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided.
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Exhibit

Notification Map



Notification Map
Case ROW26-09: Fillmore & Taylor

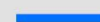
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

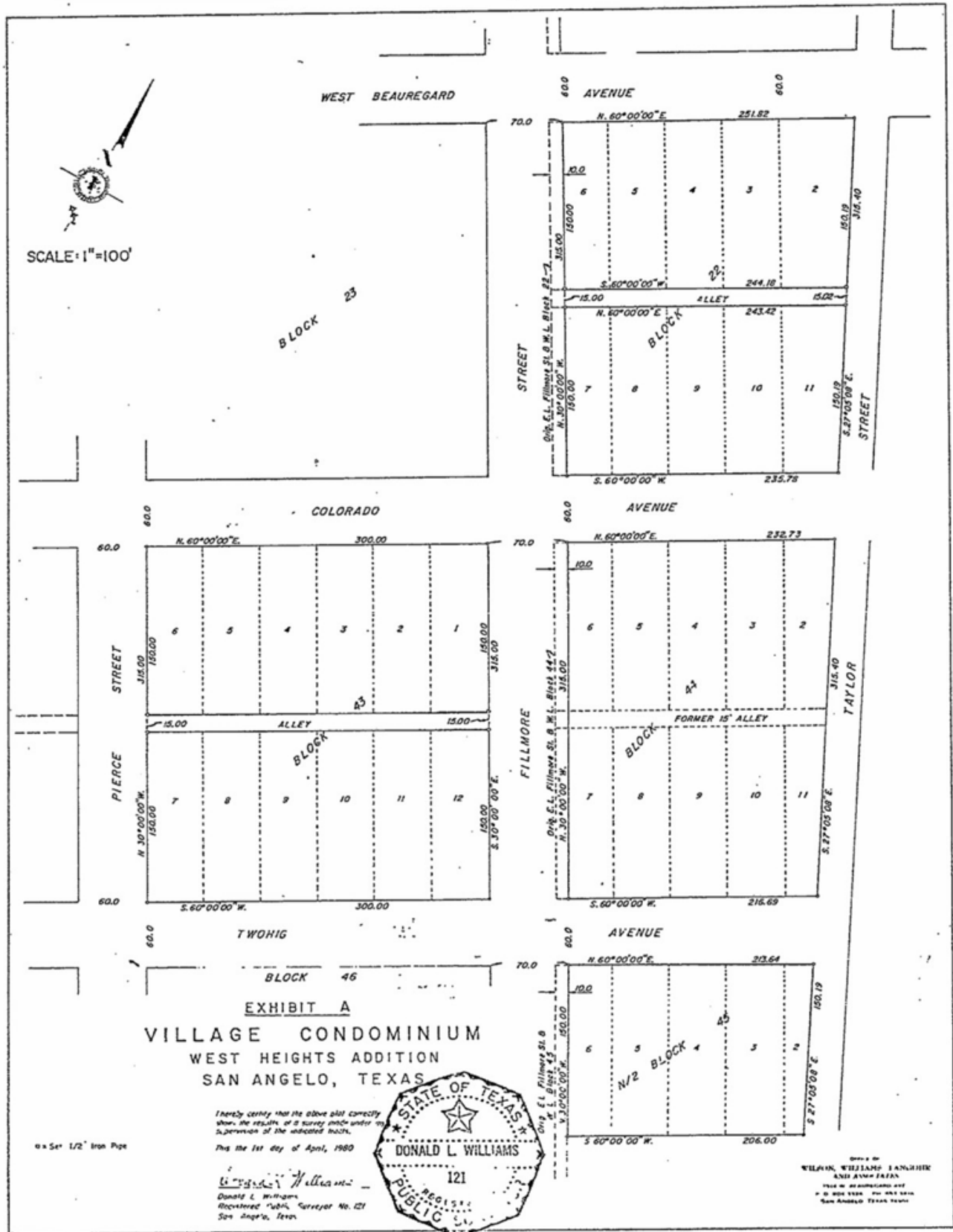
Notified Properties:



N



Exhibit



STAFF REPORT
PLANNING COMMISSION – August 17, 2026
City Council First Reading – September 15, 2026

APPLICATION TYPE:		CASE:	
ROW Abandonment Master Thoroughfare Amendment		ROW26-07: Adobe Dr.	
SYNOPSIS:			
A request for abandonment 11,198 Sq. Ft. of Right of Way generally located at Arroyo Vista Addition Block 6 west of Spraberry Drive. A request to amend the Master Thoroughfare Plan for the minor collector designation for Adobe Dr. and the future extension of that minor collector.			
LOCATION:		LEGAL DESCRIPTION(S):	
3801 Spraberry Dr.		Acres: 11,198 Sq. Ft. dedicated ROW with the Arroyo Vista Addition, Block 6	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood – Rio Vista	ML and CH	Commercial	11,198 Sq. Ft.
THOROUGHFARE PLAN:			
Adobe Dr. - ROW is 60' and paving width is 0' with no curb and gutter. Spraberry – Local Road. – ROW is 60+' and paving width is 40' with curb and gutter.			
NOTIFICATIONS:			
8 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 the ROW Abandonment with three conditions and <u>APPROVAL</u> of the Master thoroughfare plan change.			
PROPERTY OWNER/PETITIONER:			
Owner: TZ Investments, San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1552 aaron.vannoy@sanangelo.gov			

Information:

This ROW abandonment request is to remove Adobe Dr from a platted area and to prevent the road from moving westward. The main reason is this currently dissects a property which may develop into a larger site which will not benefit from the road access or dissecting the property. The Master Thoroughfare plan anticipates the western continuation of Adobe Dr as a minor collector. We also have with the Master Thoroughfare plan for Petro Dr. just a couple of blocks to the south to continue to the west as a minor collector. City staff looked at this area between the Railroad to the west, the boundary of these properties on their western edge, Jackson Street to the North and Loop 306 to the South. There are logistical needs of future connections but perhaps not as many large connections by roads to limit the amount of major traffic through future neighborhoods. Having a connection between Jackson and Loop 306 is a step-in long-term mitigation. Allowing the development of local roadways for general circulation and neighborhood traffic may lead to more fiscally desirable development in the future.

Planning Commission evaluation of appropriateness.

Exhibit C – Land Development and Subdivision Ordinance Chapter 2 – Purpose Statements: The Planning Commission and City Council consider, at minimum, any or all of the factors in determining the appropriateness of any ROW Abandonment and MT Amendment request as outlined in A through P below:

- A. To provide developers and land subdividers with a guide to the development and subdivision of land within the jurisdiction of the City of San Angelo.
- B. To protect and provide for the public health, safety and general welfare of the City of San Angelo.
- C. To provide for the orderly, safe and efficient development of the City and surrounding area.
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.
- E. To assist in guiding the future growth and development of the City in accordance with City plans and requirements.
- F. To provide for a systematic and accurate record of land development.
- G. To provide for the efficient use and extension of municipal utilities.
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.
- I. To insure that every new subdivision is designed and constructed so that it becomes a permanent asset to the City.
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.
- K. To insure that property boundaries created through the land subdivision and development process are accurately determined, marked on the land, and established on a recorded plat which is available for public inspection.
- L. To insure that easements and rights-of-way are provided for drainage, access, and all utilities.
- M. To prevent scattered or premature subdivision of land that would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, or other public services; or necessitate an excessive expenditure of public funds for the supply of such services.
- N. To insure proper land development in the extraterritorial jurisdiction so the City can expand in an orderly and efficient manner.
- O. To insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development.
- P. To provide for the extension of streets and highways, where necessary to insure the orderly growth of the City.

The Planning Staff and the Engineering Staff have evaluated the proposal from TZ Investments to abandon Adobe Dr and make a Master Thoroughfare Plan Amendment for a future collector in the area of Adobe Dr. We determine this request has not negatively impacted any major purpose statements oin the Land Development and Subdivision Ordinance of the City of San Angelo.

Recommendation:

Staff recommend **APPROVAL** of the Abandonment of Adobe Dr and the Amendment to the Master Thoroughfare Plan to remove Adobe Dr. as a minor collector with the following conditions:

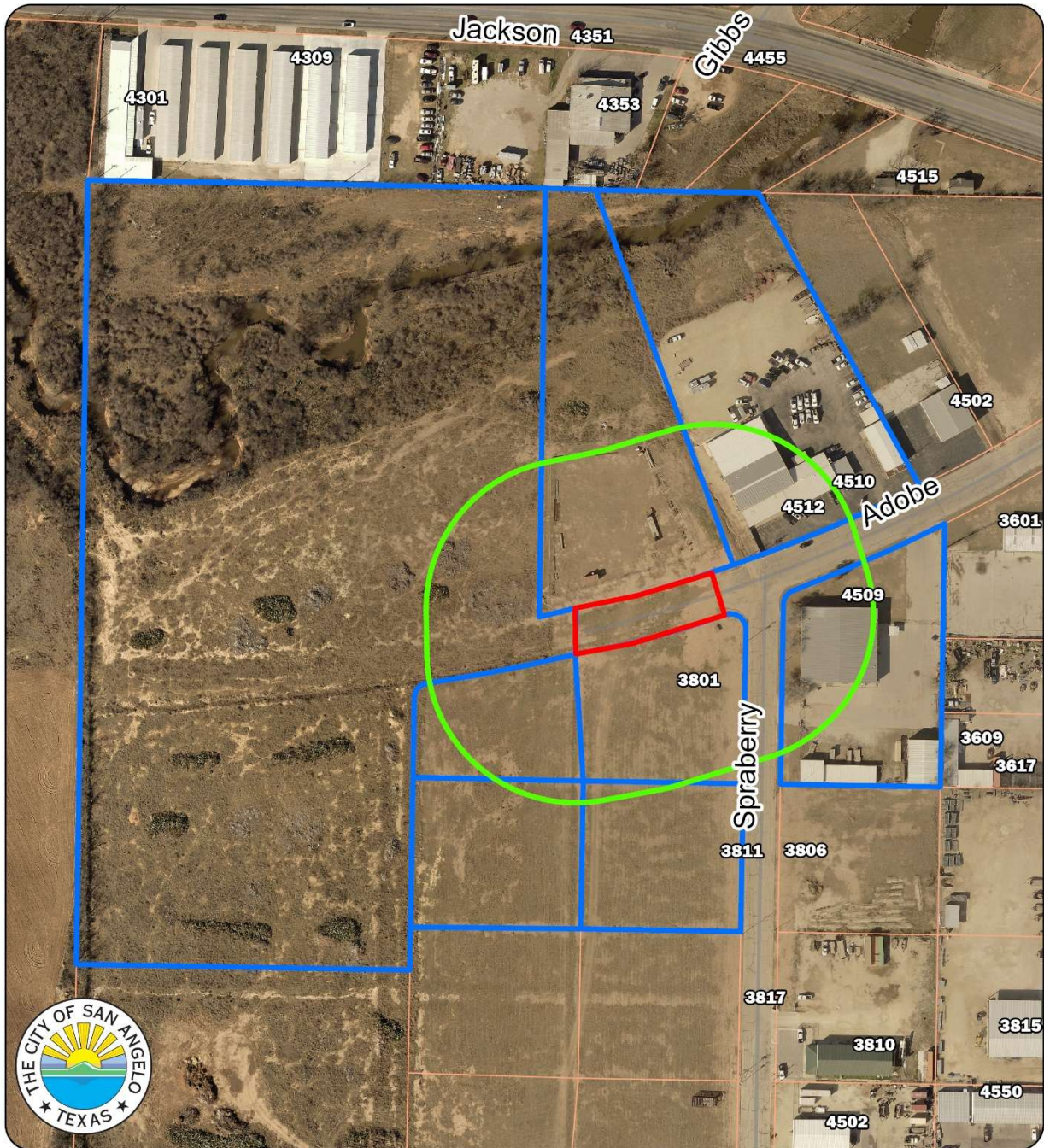
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real 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.

Note – at Plat stage the portion of floodway and flood plain in the Red Arroyo shall be dedicated to the City of San Angelo.

Attachments:

Notification Map
Aerial Map

Notification Map



Notification Map
Case ROW26-07: Adobe Dr

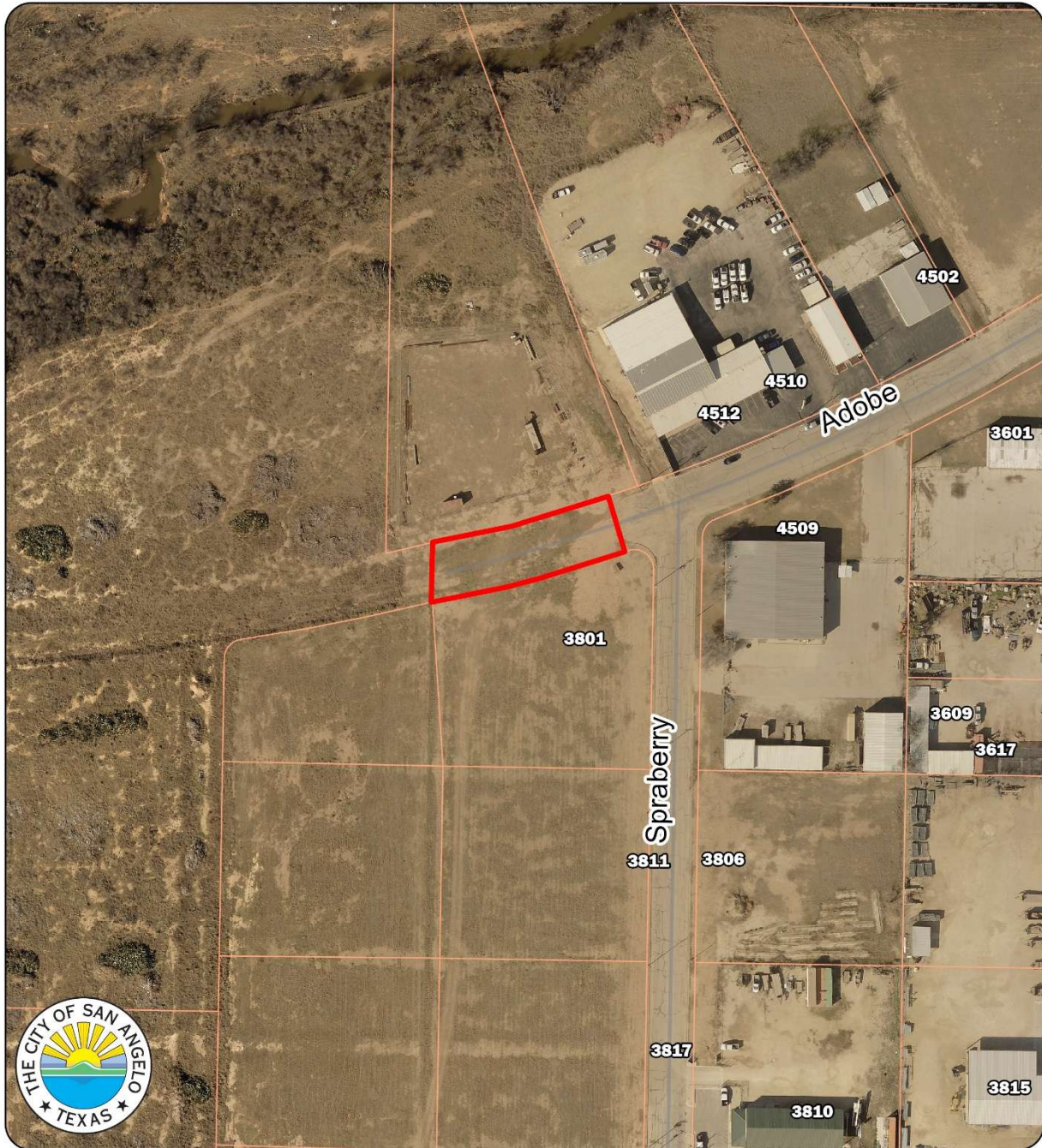
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Aerial Map



Aerial Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

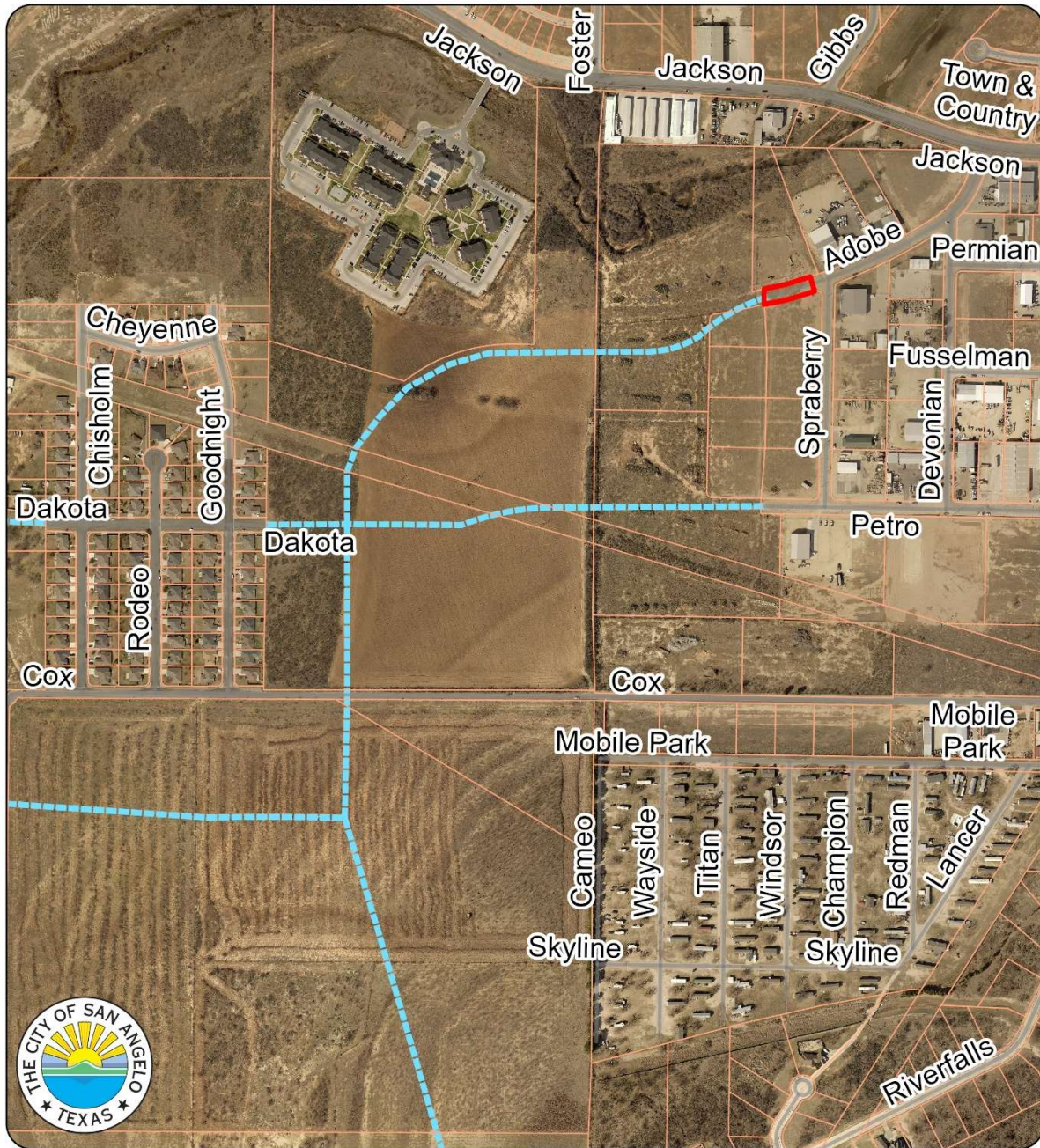








Future Master Thoroughfare Plan



Future Thoroughfare Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.04 0.07 0.14 0.21 0.28 Miles

Subject Property: 

Future Minor Collector: 



San Angelo Northeast Sector Plan

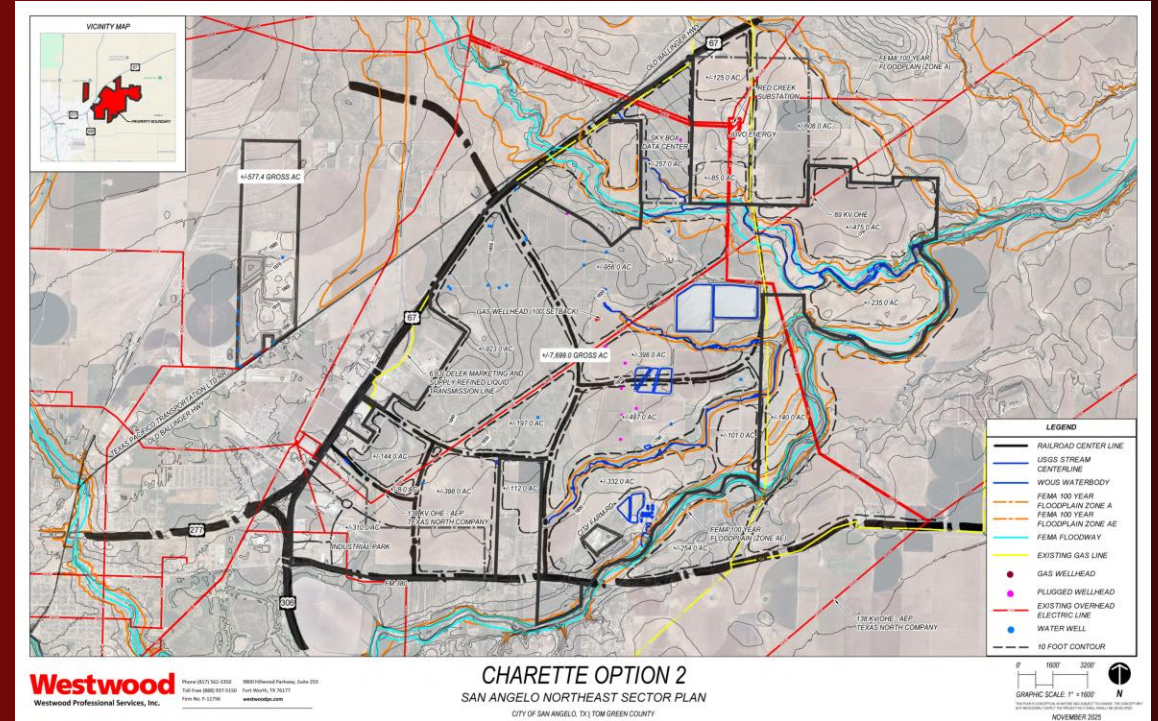
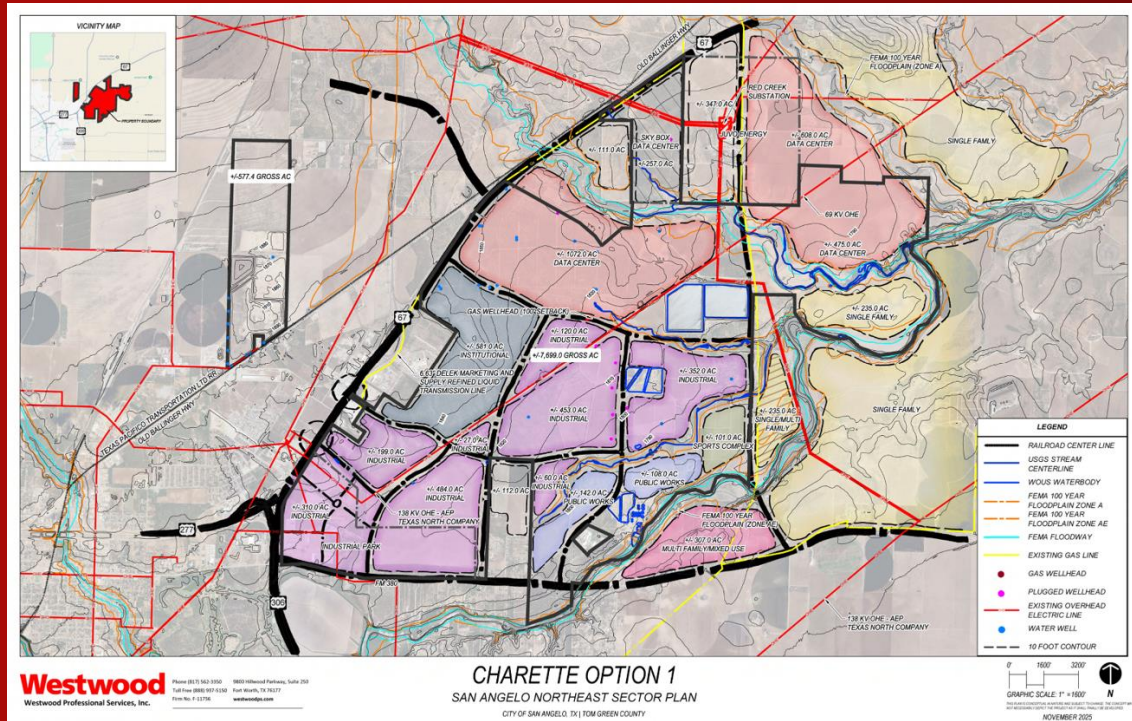
Project Goals

- Understand the development potential of the property.
- Provide certainty to potential developers and businesses.
- Better attract business and investment.
- Maximize value for the City.

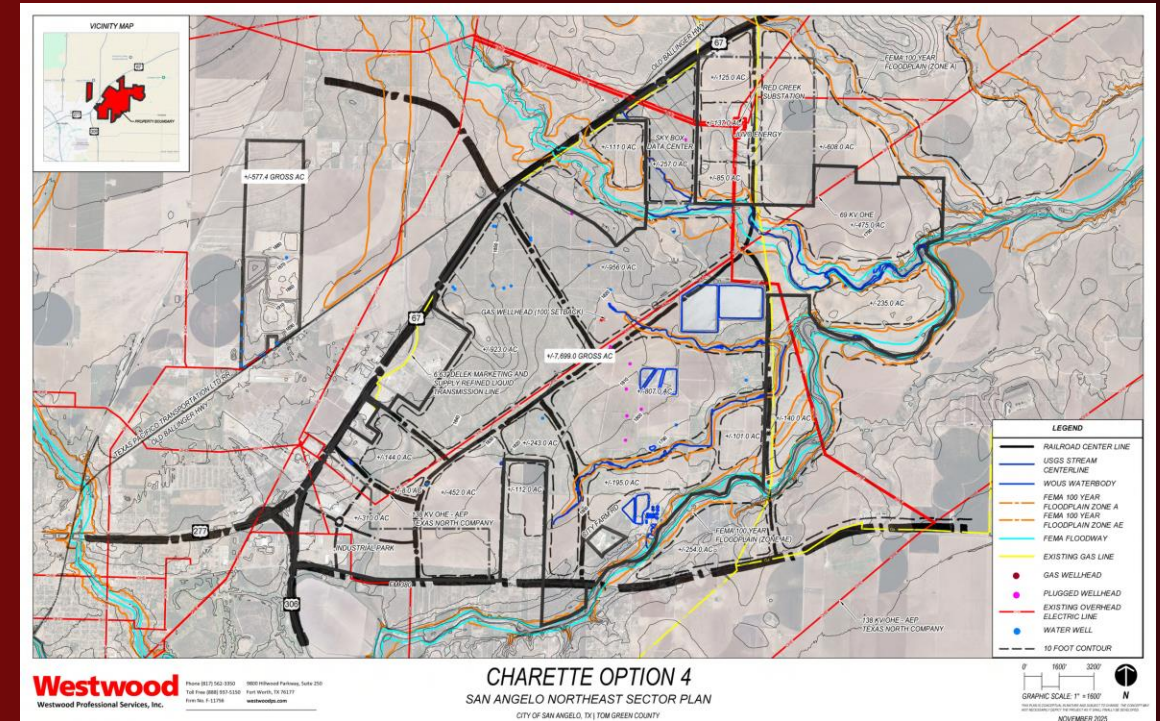
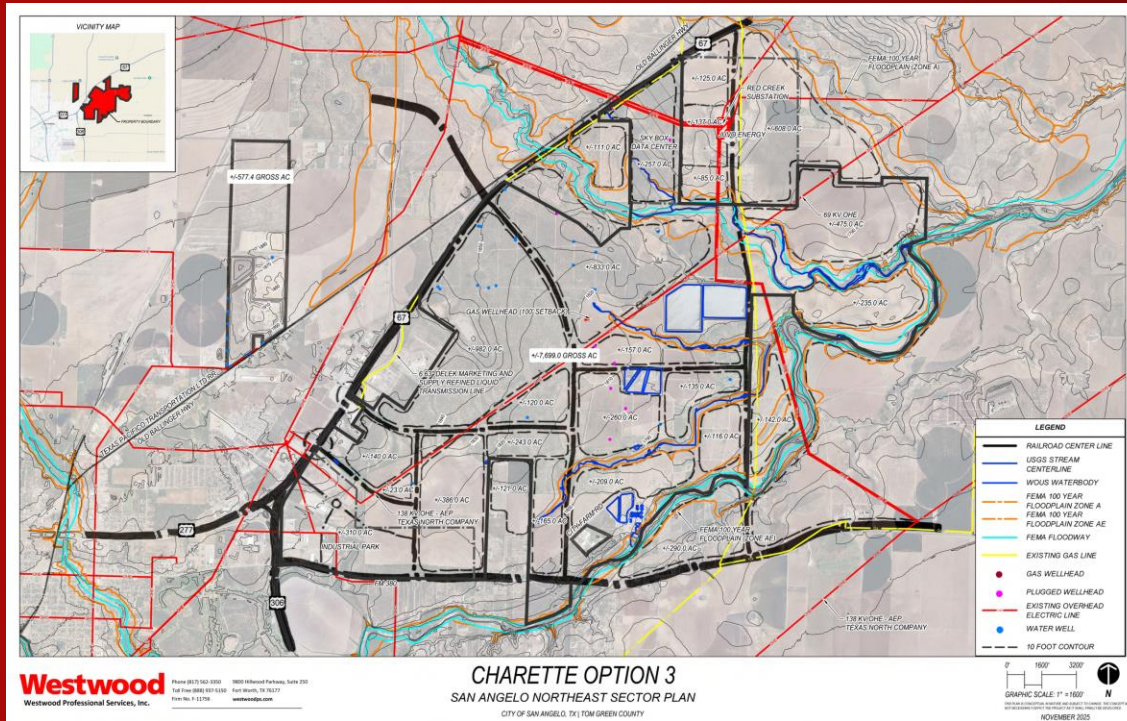
Project Objectives

- Determine potential land uses and yield.
- Organize thoroughfares.
- Determine the infrastructure (roads, water, wastewater, etc.) required to serve the property.
- Determine infrastructure costs.
- Establish design guidelines for the 67 corridor.

Design Alternatives 1 & 2



Design Alternatives 3 & 4



Data Center Regulations

ORDINANCE 2026

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

WHEREAS, Data Centers are a rapidly growing industry throughout the country, and a Data Center project has been proposed within the boundaries and limits of the City of San Angelo; and

WHEREAS, Data Center projects pose unique issues related to zoning, water use, and wastewater discharge that impacts public health, safety, and welfare; and

WHEREAS, City Council finds it necessary to define and clarify the appropriate locations, development standards, and regulations to ensure that Data Centers are operated with reasonable safeguards in place for the community; and

WHEREAS, the City retained Westwood Professional Services as a consultant to assist with the development of a "Northeast Sector Master Plan" which includes development of Data Center regulations; and

WHEREAS, on February 17, 2026, City Council held public discussion, took comments, and provided feedback to staff and Westwood regarding proposed Data Center regulations; and

WHEREAS, on March 23, 2026, Planning Commission held public discussion, took comments, and provided feedback to staff regarding the proposed Data Center regulations; and

WHEREAS, on April 20, 2026, after notice and public hearing, the Planning Commission considered the proposed Data Center regulations and made a recommendation for approval to City Council; and

WHEREAS, on April 22, 2026, City Council held a special meeting solely for presentation, discussion, and public input related to the proposed Data Center project and related regulations; and

WHEREAS, on the 5th day of May, 2026, the City Council after having held a public hearing, considered public comment, and considered recommendations from Planning Commission and City staff, City Council desires to amend Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards" by creating a new Section 430 "Data Centers".

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

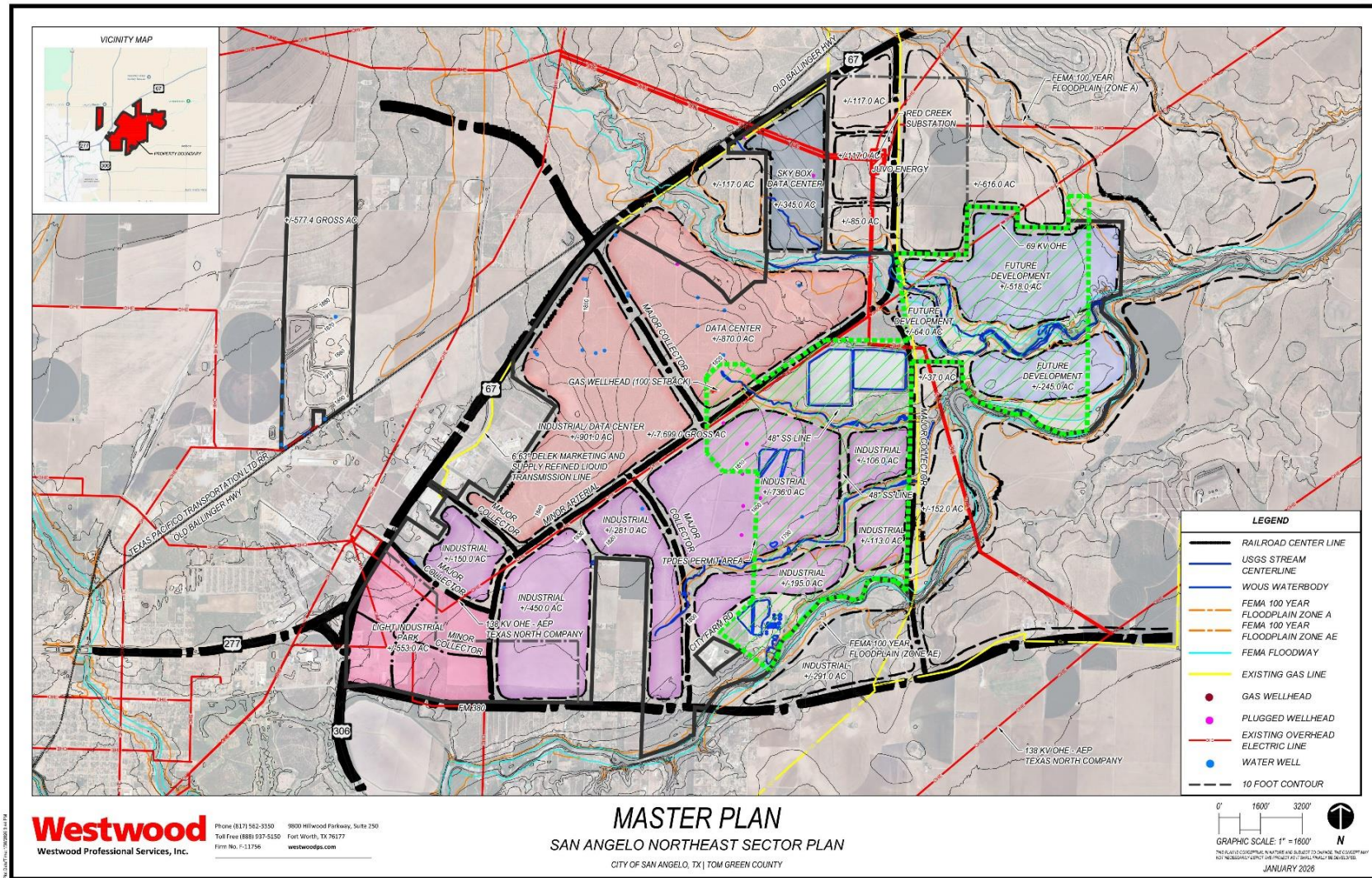
Section 1. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards" be amended by creating a new Section 430 "Data Centers" as set out in Exhibit "A" attached hereto.

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

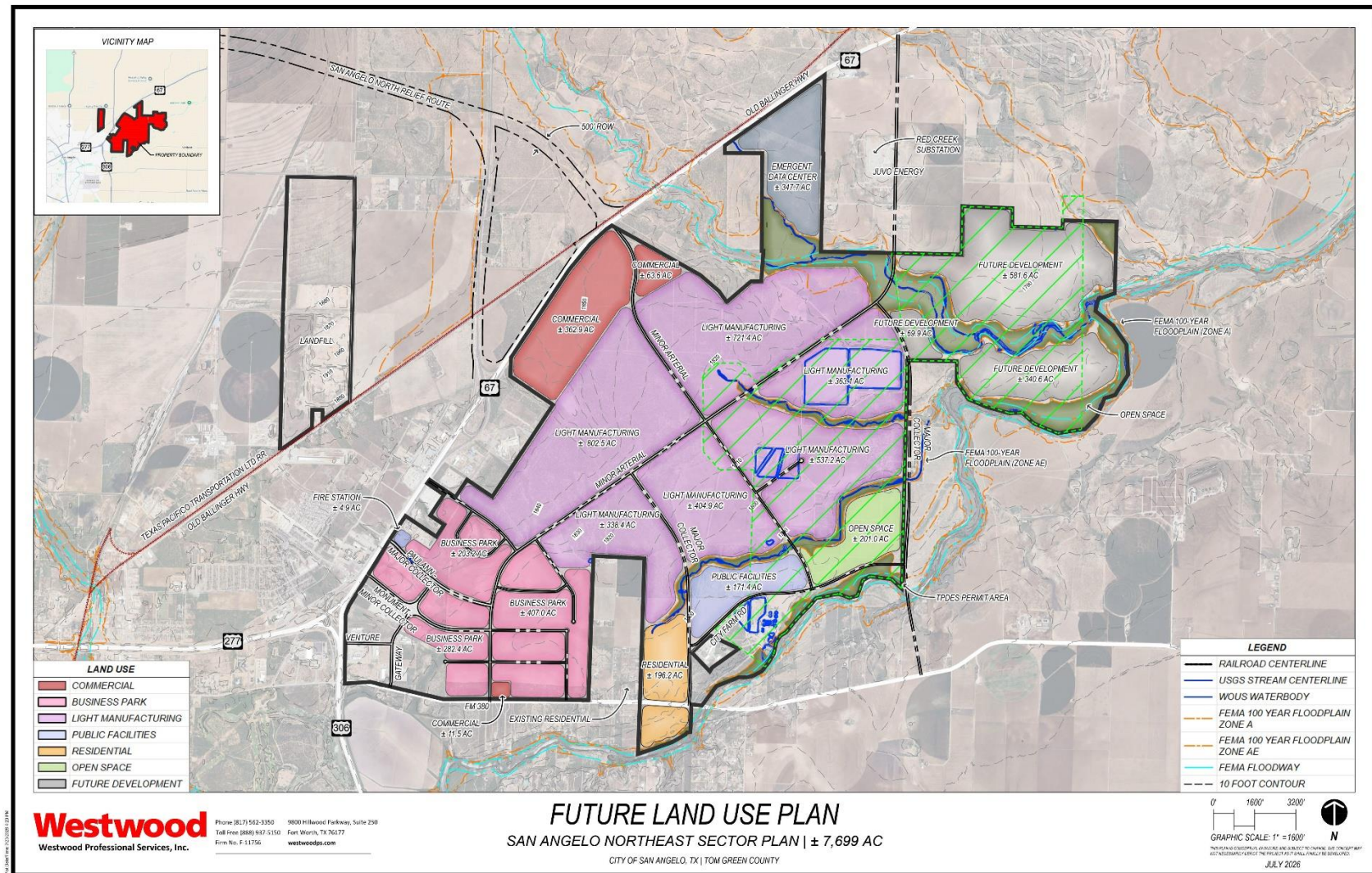
Section 3. This Ordinance shall be effective on, from and after May 19, 2026.

- Site Plan Required
- Setbacks
- Building Height and Configurations
- Parking
- Screening/Fencing/Landscaping
- Lighting
- Noise
- Water & Wastewater

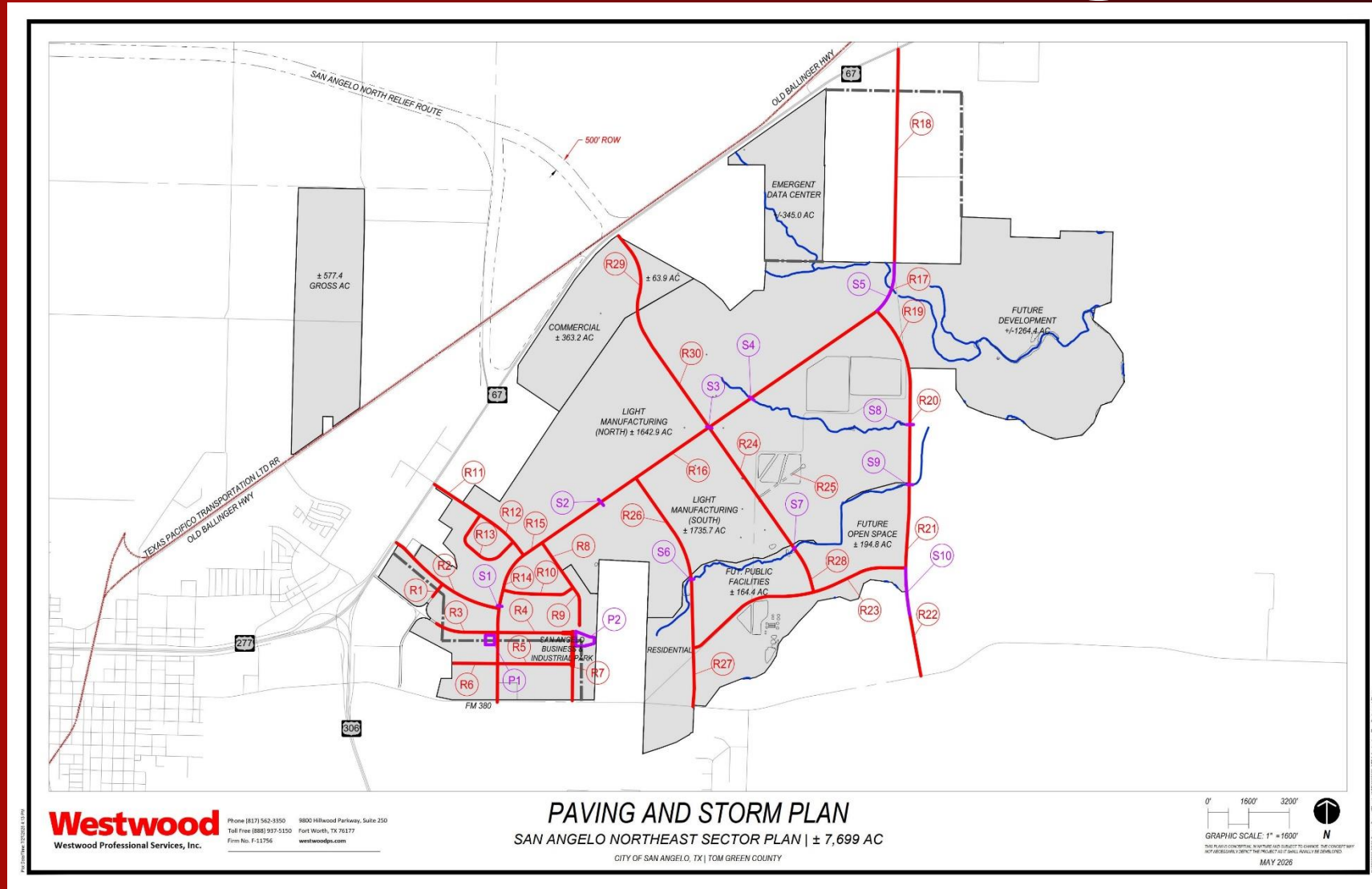
Design Concept Plan



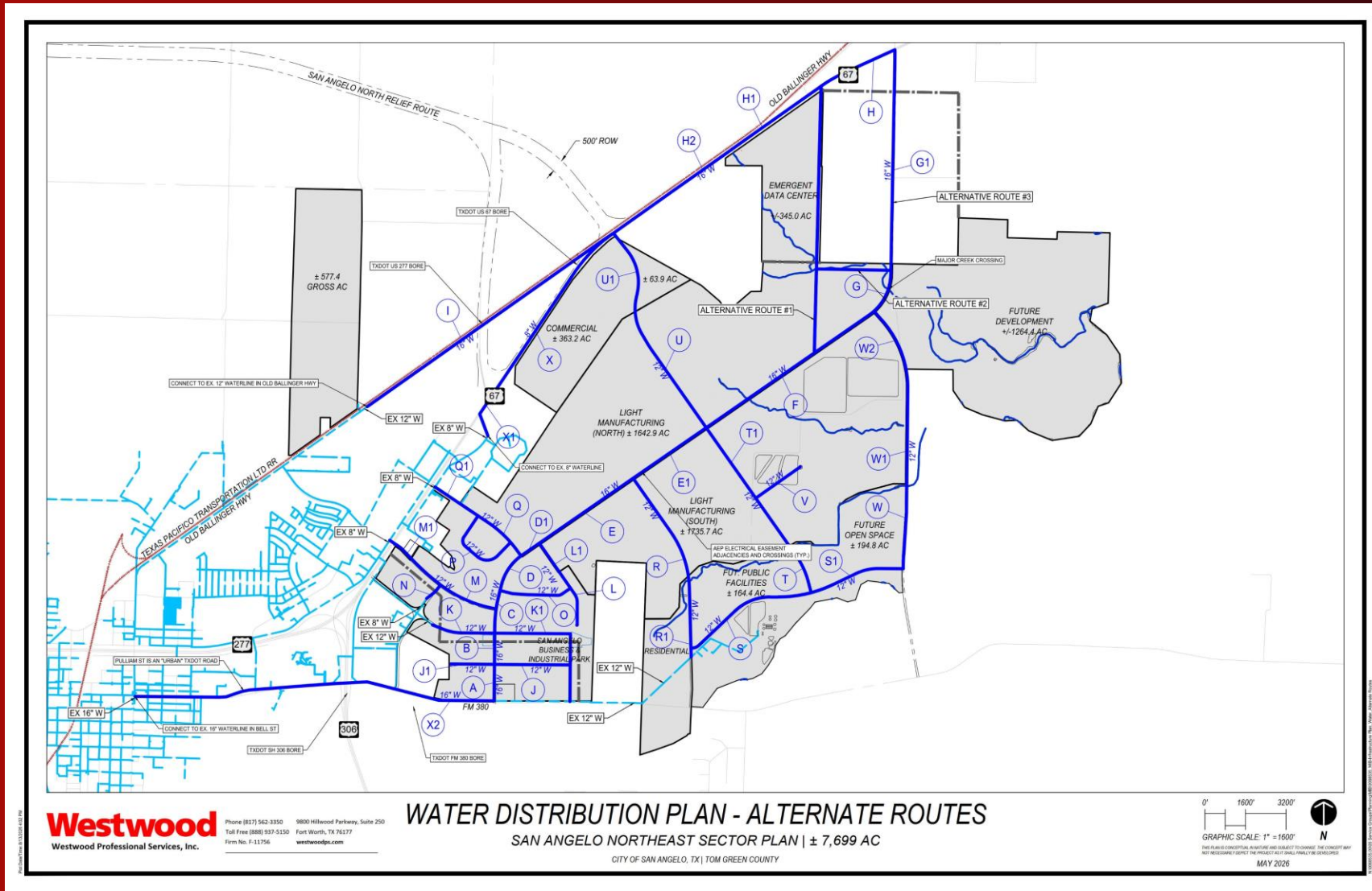
Design Concept Plan



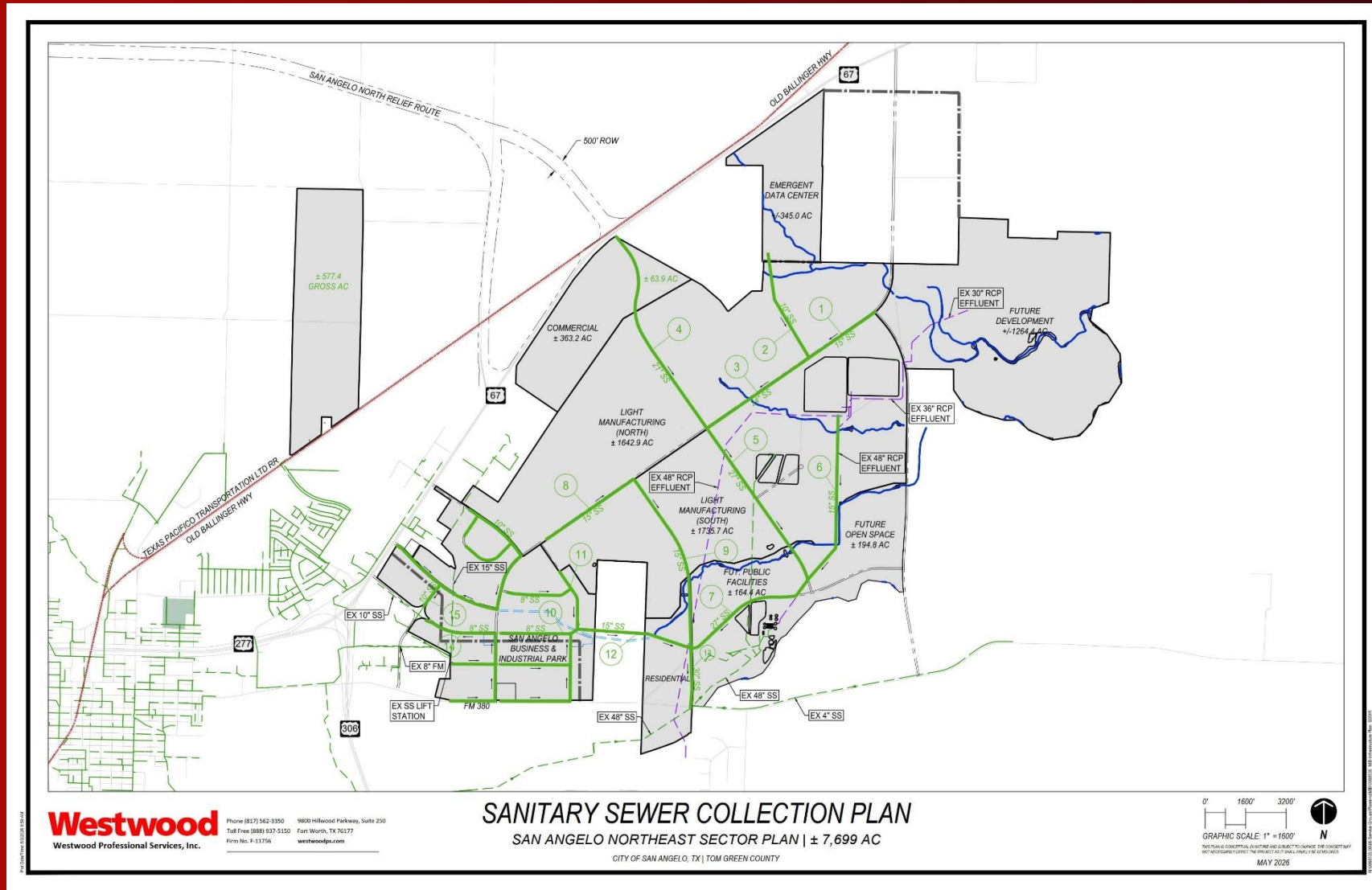
Master Infrastructure - Paving & Storm



Master Infrastructure - Water



Master Infrastructure - Sewer



Natural Gas Demand

SAN ANGELO NORTHEAST SECTOR NATURAL GAS DEMANDS

LIGHT INDUSTRIAL (Business Park)		# OF BUILDINGS	TOTAL SQUARE FEET (TSF)
		109 BUILDINGS	2,685,000
ASSUMPTIONS			
Btu/SF/Year	50,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	134,250	MMBtu	TSF/Peak Btu/Hour

INDUSTRIAL (DISTRIBUTION)		# OF BUILDINGS	TOTAL SQUARE FEET (TSF)
		10 BUILDINGS	8,435,000
ASSUMPTIONS			
Btu/SF/Year	10,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	84,350	MMBtu	TSF/Peak Btu/Hour

FUTURE INDUSTRIAL (DISTRIBUTION)		# OF BUILDINGS	TOTAL SQUARE FEET (TSF)
		12 BUILDINGS	10,515,000
ASSUMPTIONS			
Btu/SF/Year	10,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	105,150	MMBtu	TSF/Peak Btu/Hour

DATA CENTER		# OF BUILDINGS	TOTAL SQUARE FEET (TSF)
		14 BUILDINGS	16,265,000
ASSUMPTIONS			
Btu/SF/Year	1,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	16,265	MMBtu	TSF/Peak Btu/Hour

COMMERCIAL (RETAIL/RESTAURANT)		# OF BUILDINGS	TOTAL SQUARE FEET (TSF)
		120 BUILDINGS	3,724,380
ASSUMPTIONS			
Btu/SF/Year	26,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	96,834	MMBtu	TSF/Peak Btu/Hour

MULTI-FAMILY		# OF UNITS	TOTAL SQUARE FEET (TSF)
		1530 UNITS	1,300,500
ASSUMPTIONS			
Btu/SF/Year	12,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	15,606	MMBtu	TSF/Peak Btu/Hour

SAN ANGELO NORTHEAST SECTOR NATURAL GAS DEMANDS

RESIDENTIAL		# OF HOMES	TOTAL SQUARE FEET (TSF)
		507	1,014,000
ASSUMPTIONS			
Btu/SF/Year	18,000	Btu	Peak Factor
CALCULATIONS			
Btu/Year	18,252	MMBtu	TSF/Peak Btu/Hour

MMBtu = Million Btu

Peak Factor is the median of typical peak factors:

Light Industrial = 1.2 - 2.0	Industrial (Distribution) = 1.2 - 2.0
Future Industrial (Distribution) = 1.2 - 2.0	Data Center = 1.0
Commercial (Retail/Restaurant) = 1.5 - 3.5	Multi-Family = 1.8 - 3.0
Residential = 2.5 - 4.0	

Light Industrial: Mid-range use (≈ 20k to 100k Btu/ft²/Yr); mixed-use light industrial with some process equipment, small boilers, or continuous heating loads. (source: [bizenergyadvisor.com](#))

Industrial (Distribution): Low-end use (≈ 10k to 20k Btu/ft²/Yr); buildings where gas is used mainly for seasonal space heating such as warehouses and light workshops. (source: [bizenergyadvisor.com](#))

Data Center: Grid Connected, Heating Only (≈ 1k to 8k Btu/ft²/Yr); Modern data centers are electricity-intensive for IT and cooling; natural gas is usually limited to boilers, makeup air, and domestic hot water, so gas EUI is small compared with electricity.
([eta-publications.lbl.gov/sites/default/files/2024-12/fbni-2024-united-states-data-center-energy-usage-report_1.pdf](#))

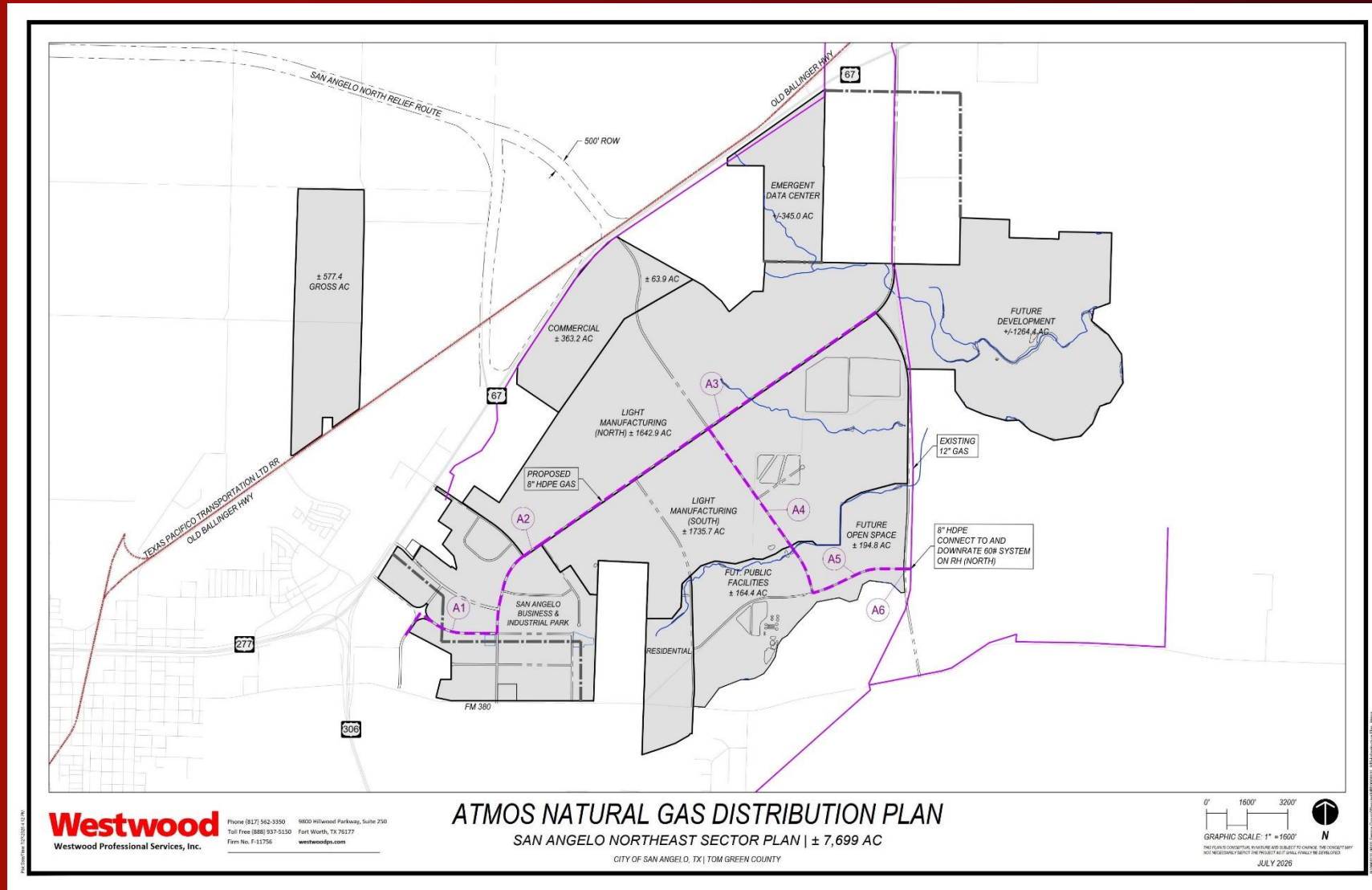
If the facility is grid-connected and uses gas only for heating/boilers, use the 1,000–3,000 Btu/ft²-yr band (12k–36k therms/yr for 1.2M ft²). This is the most common case.
([www.energystar.gov/sites/default/files/tools/Data_Center_Estimates_August_2018_EN%20-%20508%Blue.pdf](#))

Commercial (Retail/Restaurant): 342 Ac x .25 FAR = 3,724,380 SF. Commercial-general office / mixed use (≈ 14k to 20k Btu/ft²/Yr) Retail-stores / strip centers (≈ 12k to 18k Btu/ft²/Yr) Restaurants-full service / fast food (≈ 30k to 60k Btu/ft²/Yr)
17k Btu/ft²/Yr (Commercial) 15k Btu/ft²/Yr (Retail) 45k Btu/ft²/Yr (Restaurants) ÷ 3 = 26k Btu/ft²/Yr
(based on CBECS (Commercial Buildings Energy Consumption Survey), ENERGY STAR median gas EUIs, Texas Climate Data and known gas-use intensities for each building type)

Multi-Family: 85 Acres x 18/DU/Ac = 1530 DUs. (≈ 10k to 14k Btu/ft²/Yr); buildings w/850 SF (avg) units where gas is used for seasonal space heating (shared walls, smaller exterior surface and newer HVAC systems contribute to low-end use). West Texas specific ≈ mild winters
(based on Texas Climate Data, Residential Energy Consumption Survey (RECS) multifamily consumption patterns)

Residential: 169 Acres x 3 DU/Ac = 507 DUs. (≈ 15k to 22k Btu/ft²/Yr); homes of 1800 SF (avg) where gas is used for seasonal space heating, water heating and cooking. West Texas ≈ mild winters
(source: U.S. Energy Information Administration (EIA), Residential Energy Consumption Survey (RECS))

Master Infrastructure – Natural Gas



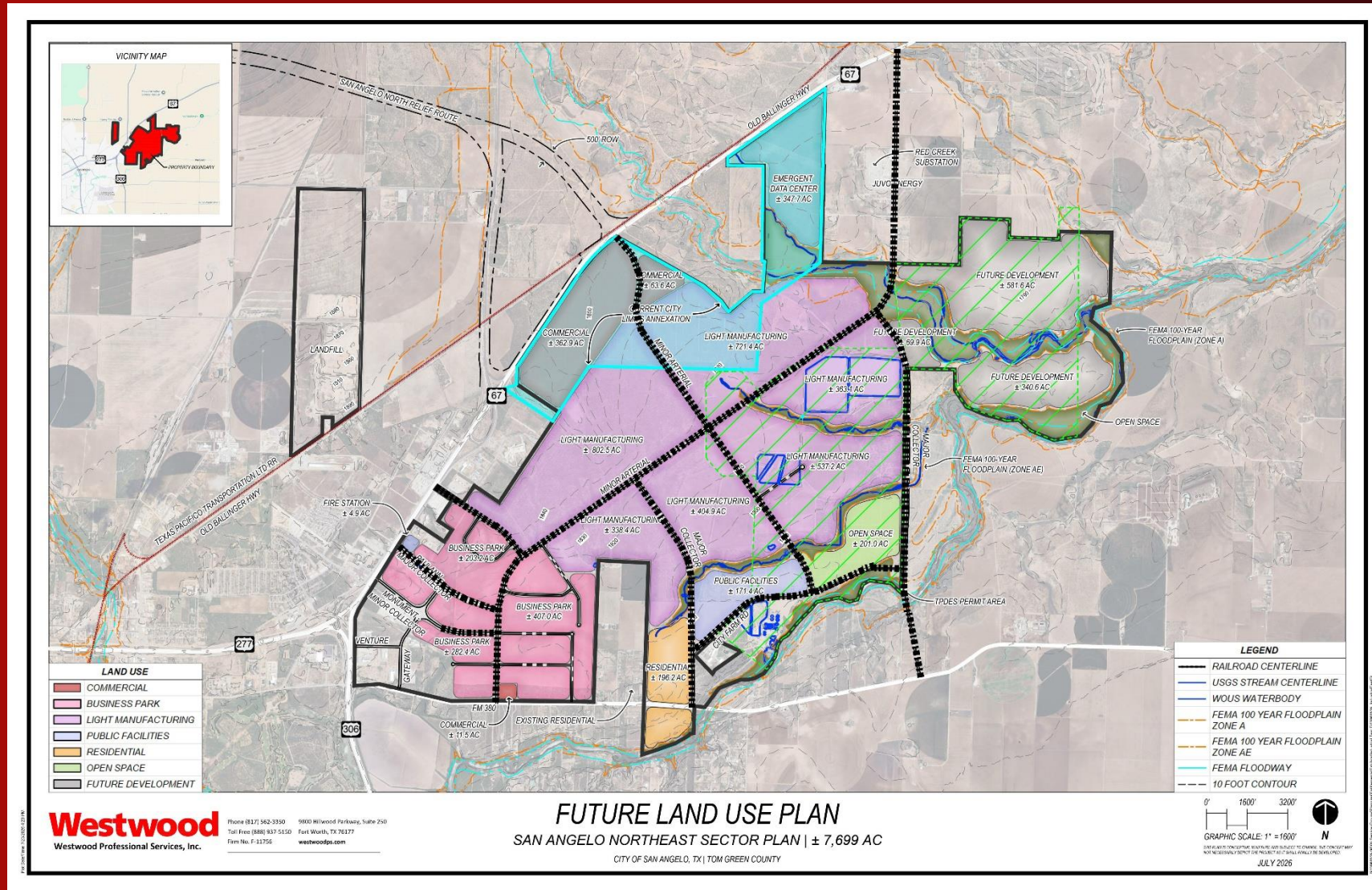
Master Infrastructure Budget

	Projected Master Infrastructure Budget								
Description	Commercial	Residential	Light Manufacturing (North)	Future Development	Light Manufacturing (South)	City Facilities	Business Park Industrial	Offsite	Total
Street-Paving	\$1,661,031.31	\$1,156,244.29	\$7,596,203.68	\$1,030,008.61	\$11,254,549.77	\$7,190,351.55	\$16,245,141.76	\$7,087,778.97	\$53,221,309.93
Bridges/ Structures	\$0.00	\$0.00	\$14,904,000.00	\$14,904,000.00	\$0.00	\$0.00	\$0.00	\$16,272,000.00	\$46,080,000.00
Rail									\$0.00
Water	\$1,676,000.00	\$480,600.00	\$6,973,000.00	\$821,220.00	\$8,278,170.00	\$4,787,400.00	\$11,615,680.00	\$21,927,120.00	\$56,559,190.00
Sanitary Sewer	\$1,469,286.00	\$2,776,725.75	\$6,393,146.00	\$0.00	\$9,324,072.50	\$5,466,278.75	\$10,470,874.00	\$0.00	\$35,900,383.00
Storm Drainage	\$0.00	\$1,812,500.00	\$1,530,000.00	\$0.00	\$3,468,000.00	\$4,178,750.00	\$384,000.00	\$2,129,250.00	\$13,502,500.00
Landscape									\$0.00
Traffic Lights									\$0.00
Earthwork (Detention & Channels)	\$0.00	\$30,671.40	\$592,677.41	\$1,281.72	\$1,205,934.28	\$13,495.42	\$1,125,410.29	\$173,319.86	\$3,142,790.38
Parks, Trails, & Other Franchise Utilities									\$0.00
Pipeline Relocation									\$0.00
Atmos	\$0.00	\$0.00	\$3,057,121.01	\$0.00	\$5,010,346.75	\$2,059,955.45	\$2,909,466.23	\$87,619.32	\$13,124,508.76
Environmental									\$0.00
Subtotal	\$4,806,317.31	\$6,256,741.44	\$41,046,148.10	\$16,756,510.33	\$38,541,073.30	\$23,696,231.17	\$42,750,572.28	\$47,677,088.16	\$221,530,682.07
Cointingency (10%)	\$480,631.73	\$625,674.14	\$4,104,614.81	\$1,675,651.03	\$3,854,107.33	\$2,369,623.12	\$4,275,057.23	\$4,767,708.82	\$22,153,068.21
Professional Services (12%)	\$576,758.08	\$750,808.97	\$4,925,537.77	\$2,010,781.24	\$4,624,928.80	\$2,843,547.74	\$5,130,068.67	\$5,721,250.58	\$26,583,681.85
Testing (4%)	\$192,252.69	\$250,269.66	\$1,641,845.92	\$670,260.41	\$1,541,642.93	\$947,849.25	\$1,710,022.89	\$1,907,083.53	\$8,861,227.28
Permitting (4%)	\$192,252.69	\$250,269.66	\$1,641,845.92	\$670,260.41	\$1,541,642.93	\$947,849.25	\$1,710,022.89	\$1,907,083.53	\$8,861,227.28
Subtotal Soft Costs	\$1,441,895.19	\$1,877,022.43	\$12,313,844.43	\$5,026,953.10	\$11,562,321.99	\$7,108,869.35	\$12,825,171.68	\$14,303,126.45	\$66,459,204.62
Total Development	\$6,248,212.50	\$8,133,763.87	\$53,359,992.53	\$21,783,463.42	\$50,103,395.29	\$30,805,100.52	\$55,575,743.96	\$61,980,214.61	\$287,989,886.69
Acreage (Excluding ROWS/ FP)	426.50	196.20	1,871.60	992.10	1,643.60	657.50	915.60	0.00	6,703.10
Cost Per Acre (Total Development)	\$14,649.97	\$41,456.49	\$28,510.36	\$21,956.92	\$30,483.93	\$46,851.86	\$60,698.72	N/A	

Next Steps

- Northeast Sector Plan to COSADC, Planning Commission, City Council
- Annexation
- Master Land Use Plan
- Master Thoroughfare Plan
- Zoning

Next Steps



Westwood

Westwood

Thank You