

**PLANNING COMMISSION –OCTOBER 15, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Final Plat		Final Plat of Rio Concho West, Section Seven	
<b>SYNOPSIS:</b>			
This is an application to final plat a portion of a surveyed tract into one platted lot located in the southwest San Angelo. The lot comply with the minimum lot standards of the PD Zoning District.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
6305 Stage Coach Trail		Abst: A- 8279 S-0002, Survey: D R Hodges, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #6 – Billie DeWitt Bluffs Neighborhood	Planned Development (PD)	Neighborhood	1.259 acres
<b>THOROUGHFARE PLAN:</b>			
<i>Stage Coach Trail</i> –Urban Local Street, Required 50’ min. ROW (Varies per the PD), 36’ with a 4’ sidewalk or 40’ min. pavement width (Varies per the PD).			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of the Final Plat of Rio Concho West, Section Seven subject to <b>Three Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner</u> Rio Concho, Inc.  <u>Representative</u> Russell Gully, SKG Engineering			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			



**Conformity with Comprehensive Plan and Intent of Purpose Statements:** Chapter 5.III of the Subdivision Ordinance states that the Planning Commission may “deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission’s opinion, the proposal would not be in conformance with the City’s Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance.”

The subject property is designated “Neighborhood” in the City’s Comprehensive Plan which intends to “promote vibrant and viable neighborhoods and improve relationship between adjacent commercial and residential land use adjacencies.” With the proposed plat, one new lot would be created within the existing PD zoning, which would allow the addition of three new senior living duplexes. This addition would fit into the adjacent residential neighborhood and allow for a continuation of the existing development pattern. The proposed plat, if approved, would allow the property owners to make improvements to their land consistent with the above policy.

The proposed plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly development of the land (Statement C) and will insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O). The new lot configurations will be consistent with the lots in the surrounding PD zoning district.

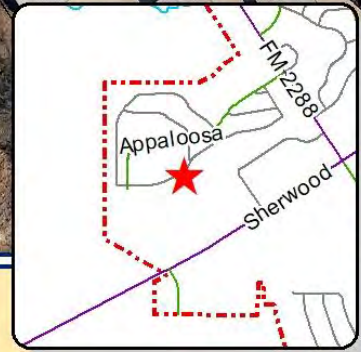
**Recommendation:** Staff recommends that the Planning Commission **APPROVE** the Final Plat of Rio Concho West, subject to **Three Conditions of Approval**.

1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per 2015 International Fire Code Section 503, Appendix D and the City Code of Ordinances Section 6.03.031, Prepare and submit plans, and complete construction for the required secondary access as approved by the Fire Department. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
3. Prior to building permit issuance, a drainage study shall be submitted if the impervious area changes by 5% and development\* of a site exceeds 1 acre [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13].

\*note development is defined in ordinance as "Any man-made change to improved or unimproved real estate, including, but not limited to, adding buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, clearing, or removing vegetative cover."

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Proposed Final Plat  
Application

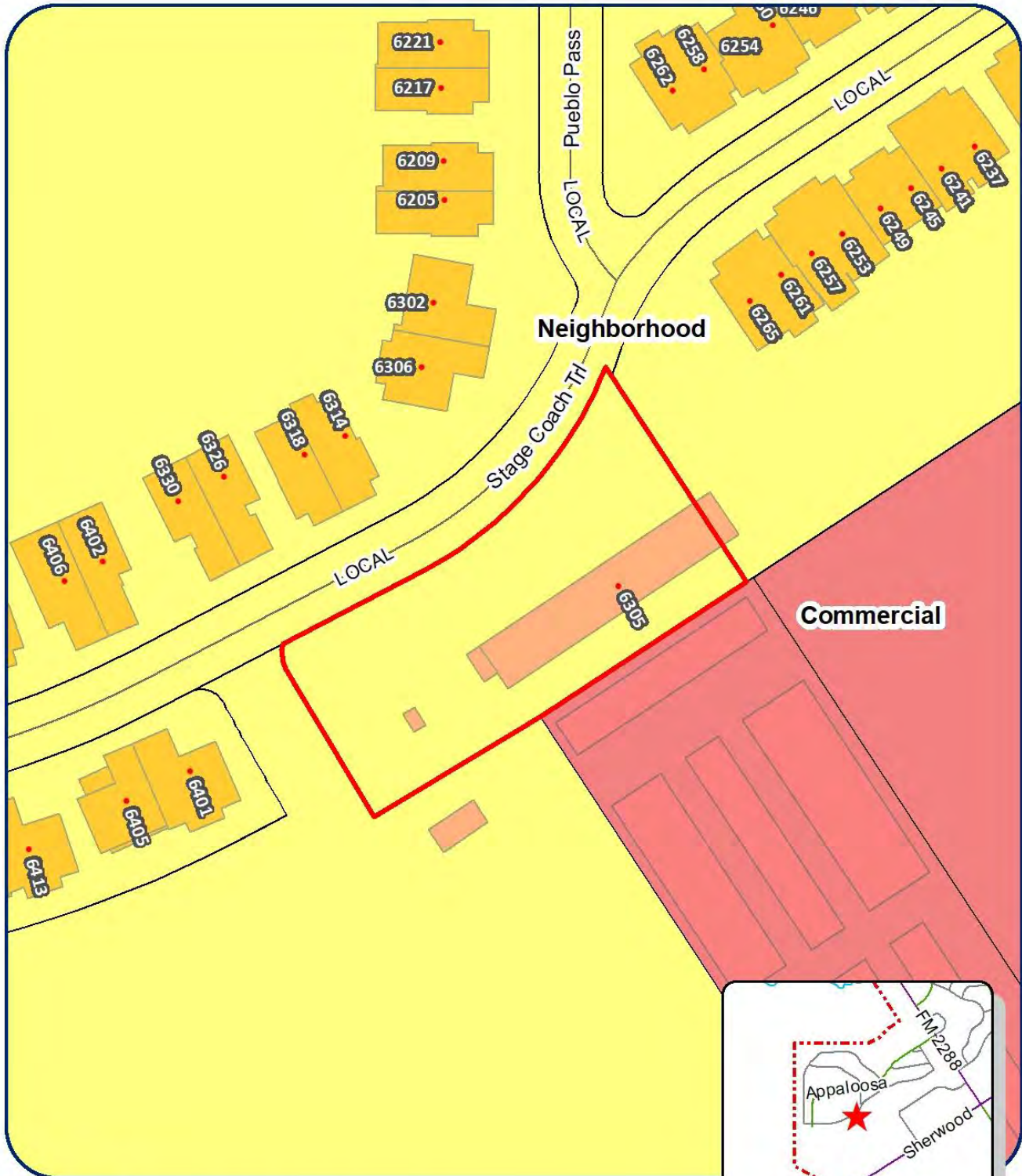


**Final Plat**  
**Rio Concho West, Section 7**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: PD  
 Requested Zoning Change: N/A  
 Vision: Neighborhood



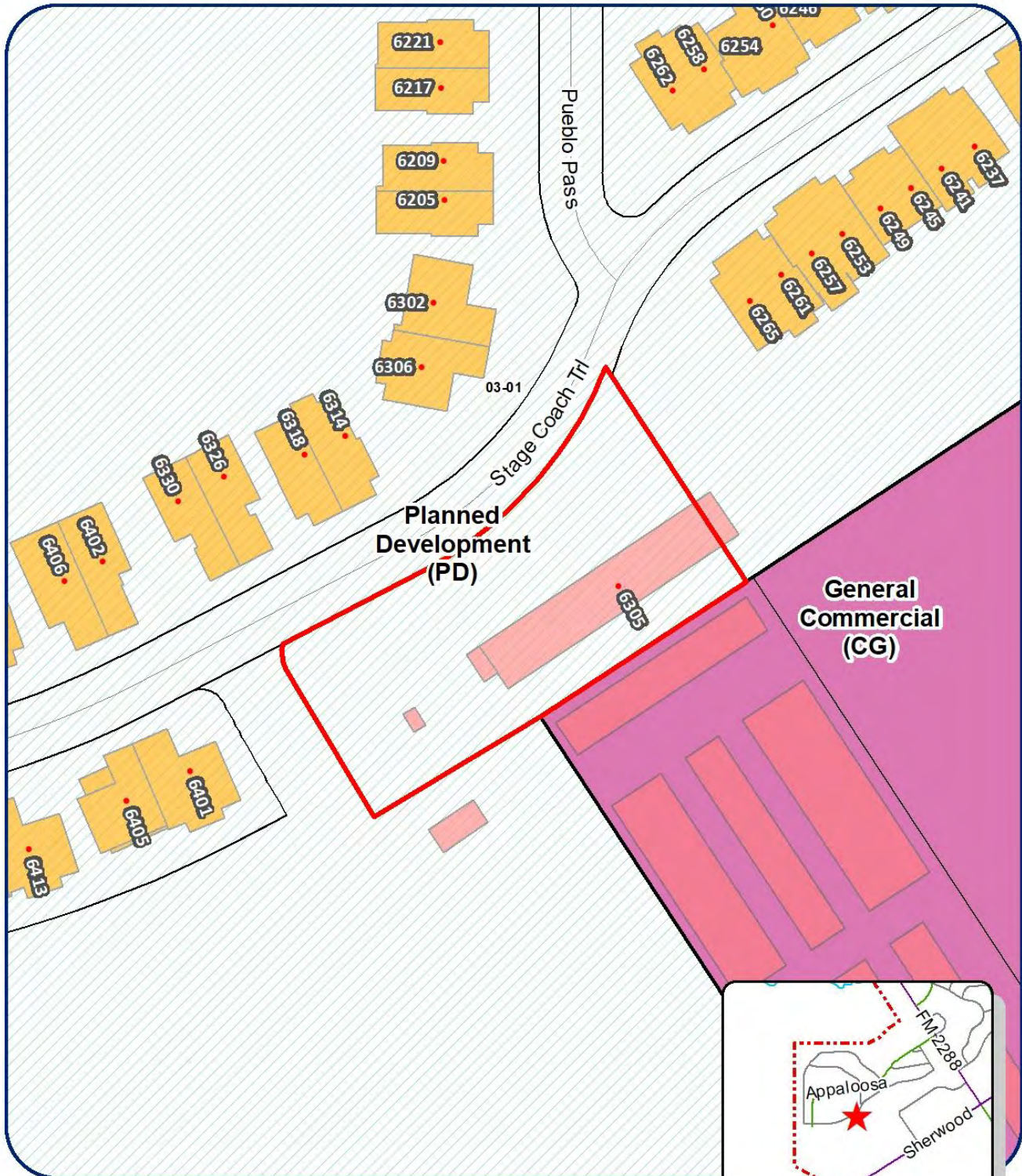


**Final Plat**  
**Rio Concho West, Section 7**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: PD  
 Requested Zoning Change: N/A  
 Vision: Neighborhood





**Final Plat**  
**Rio Concho West, Section 7**

Council District: SMD #6 - Billie DeWitt  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: PD  
 Requested Zoning Change: N/A  
 Vision: Neighborhood







City of San Angelo, Texas - Plann  
**Land Subdivision Application**



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

**Section 1: Basic Information**

Rio Concho West, Section Seven

Proposed Subdivision Name

Abst: A-8279 S-0002, Survey: D R HODGES, 35.024 ACRES

Current Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

Property ID: R000071004 Geo ID: 38-08279-0003-000-00

Tax ID Number(s) (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com) under Geographic ID)

One Authorized Representative **must** be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative:  Tenant  Property Owner  Contractor  Engineer

Tenant:

Name	Phone Number	Email Address
Rio Concho, Inc.	325-944-9564	blainerc@wcc.net

Property Owner:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type:  Final Plat  Replat - requiring Planning Commission approval  Plat Vacation  
 Preliminary Plat  Replat - administratively eligible\*  Amended Plat

\*If claiming eligibility for administrative approval, please note that **all of the following criteria** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

**Section 2: Utility & Easement Information**

Water:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? 1"  
 Other Please specify: \_\_\_\_\_

Sewer:  City - requesting new services Proposed size? \_\_\_\_\_  
 City - utilizing existing services Existing size? 4"  
 Other Please specify: \_\_\_\_\_  
 Septic System Lot size? \_\_\_\_\_

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision?  Yes  No

If yes, briefly describe each, including the use and size: \_\_\_\_\_



**Section 3: Property Characteristics**

1.259 1

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Total Acreage of Proposed Subdivision/Resubdivision Total Number of Lots Proposed

Existing Zoning:

RS-1    RS-2    RS-3    RM-1    RM-2    PD (include case number: PD03\_01)

R&E    CN    CO    CG    CG/CH    CBD    OW    ML    MH

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?\*  Yes    No  
 \*NOTE: if so, notification is required, and an additional notification fee is required.

Existing Land Use (Include the number of acres devoted to this use):

Vacant 1.259    Single-Family Residential \_\_\_\_\_    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Proposed Land Use (Include the number of acres devoted to this use):

Vacant \_\_\_\_\_    Single-Family Residential 1.259    Office \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_    Industrial/Manufacturing \_\_\_\_\_    Commercial/Retail \_\_\_\_\_

Are there existing structures on the property?  Yes    No

If yes, how many structures exist? 1   What type of structures exist currently? storage building

\_\_\_\_\_

If yes, are any of the structures planned to remain?  Yes (NOTE: requires one copy of proposed plat showing structures to remain)

No

Are there existing deed restrictions?  Yes    No

If yes, provide deed reference information: \_\_\_\_\_

Is this proposed plat within the ETJ?\*  Yes    No  
 \*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/2 miles of it.

**Section 4: Variance Requests**

Are any variances for this application being requested?  Yes    No

If yes, provide all of the following information:

**Request 1:** Section & subsection from Subdivision Ordinance from which variance is requested: \_\_\_\_\_

Full variance requested    Partial variance requested (proposed variation from standard): \_\_\_\_\_

Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional sheets if necessary to provide more explanation, or if additional variances are requested.

The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Section 4 continues on next page)

Section 4, continued

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The variance will not, in any significant way, vary the provisions of applicable ordinances.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.11 of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Bob Brewer Rio Concho Inc 9/14/18  
 Owner's Signature Date  
Amelia J. [Signature] 9.19.18  
 Representative's Signature Date

FOR OFFICE USE ONLY:

Submitted to front desk: \_\_\_\_\_ Deemed preliminary complete: \_\_\_\_\_  
 Date Date Time Initials

Received by Development Services Technician for completeness review: \_\_\_\_\_  
 Date Time Initials

Completeness review passed?  Yes \_\_\_\_\_  No \_\_\_\_\_  
 Date Date

If yes, when was application scheduled for staff review, if applicable? \_\_\_\_\_  
 Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? \_\_\_\_\_  
 Date Initials

Resubmittal received by Development Services Technician for completeness review: \_\_\_\_\_  
 Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)

Yes \_\_\_\_\_  No \_\_\_\_\_  
 Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

**PLANNING COMMISSION – OCTOBER 15, 2018**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASES:</b>	
Rezoning – Planned Development		PD18-03: Spring Creek - COSA	
<b>SYNOPSIS:</b>			
A request for approval of a rezoning from the Single-Family Residence (RS-1) and General Commercial Zoning Districts to the Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park on the subject property. The City of San Angelo is intending to legalize a lease area which includes a campground/RV park and commercial boats uses. Section 310 of the Zoning Ordinance does not permit such use by right in the existing zoning district. Previous approved Special Permits allow the uses on a portion of the proposed PD.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
2680 Camper Road		Approximately 16.36 acres out of Abstract A-1566 S-0647, Survey: P KURZENACKER, 178.69 Acres Out of TRACTS 18, 19 & 20 (West of Fishermans Rd Addition), Tom Green County, Texas.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #1 – Tommy Hiebert Nasworthy Neighborhood	CG – General Commercial & RS-1 – Single Family Residential	Open Space	16.36 acres
<b>THOROUGHFARE PLAN:</b>			
<i>Camper Road</i> –Urban Local Street, No ROW Existing, 20’ Pavement Width Existing.			
<b>NOTIFICATIONS:</b>			
2 notifications were mailed within a 200-foot radius on October 4, 2018. Zero responses has been received in support or opposition.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a rezoning from the Single-Family Residence (RS-1) and General Commercial (CG) Zoning Districts to the Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park, subject to <b>7 Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
City of San Angelo			
<b>STAFF CONTACT:</b>			
Hillary Bueker Senior Planner (325) 657-4210, Extension 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**Rezoning:** Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request:

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 subject property is designated “Open Space” in the City’s Comprehensive Plan which intends to “Provide a balanced system of parks, open space, and recreational facilities in terms of function and location.” The proposed rezoning would legalize the current campground/RV park and commercial boat uses, and fit into the adjacent park uses. The proposed rezoning, if approved, would allow the property owners to make improvements to their land consistent with approved planning policies.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The purposes of a Planned Development District include allowing a diversification of uses, structures, and open spaces and to promote flexibility of design in a manner compatible with existing uses of land on adjacent properties. In lieu of relying on conventional standards for a rather unconventional and unique project, special development standards that are responsive to the lake’s environment and character of the project are being implemented through the use of a Planned Development. The Planned Development will allow complementary and logical accessory uses while providing some limitations.
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 intent of the Planned Development is to offer a balance between new recreational amenities, the existing Lake Nasworthy environment, and the surrounding residential neighborhoods. The Planned Development should also allow residents and property owners within surrounding neighborhoods some additional protections with included development limitations.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** The increasing popularity of Lake Nasworthy as a regional recreation venue has prompted the City to reexamine its economic value and proceed accordingly. The City currently maintains four parks along the lake, and short-term activities such as boating and fishing have proven very popular for both local residents and visitors. The lake is also home to annual regional events. Updates to the Comprehensive Plan, recent economic studies concerning the lake and their conclusions, and increasing outside popularity and interests in the lake, have now changed the direction of development along the lake
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. The rezoning is anticipated to have little to no adverse impact on the natural environment. Future development will require building permits which would include a review of grading, drainage, and stormwater runoff to further ensure there are no negative environmental impacts.

6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need. According to past studies for Lake Nasworthy, the Planned Development area is prime for tourism development as an “action sports” destination area, ideal for such items as boat races and wake boarding. Increasing demand for lake recreation supports the need for the current development as well as future expansions. The proposed PD would allow legalizing the current development while ensuring development standards are met.
  
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. Since the early 1950s, Lake Nasworthy has evolved into a regional recreational destination spot. Along with recreation, a mixture of various stakeholders in the form of private ownerships, ground leases, and public holdings that have developed into numerous residential neighborhoods, park facilities, and commercial/recreational ventures. The existing development has been a part of the lake neighborhood for a significant time period and will continue to function in this capacity.

**Recommendation:**

Staff’s recommendation is for the Planning Commission to recommend **APPROVAL** of a rezoning from Single-Family Residence (RS-1) and General Commercial Zoning Districts to the Planned Development (PD) Zoning District to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park, subject to 7 **Conditions of Approval**.

1. Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan to the Planning Director for review and approval.
  
2. The following are allowed accessory uses, included but not limited to,
  - Off-street paved and striped parking
  - Retail sales and service use
  - Offices for park management and maintenance support
  - Caretaker’s quarters
  - Restroom, shower and laundry facilities
  - Outdoor guest amenities
  - Commercial recreational rentals
  - Sanitary sewer stations
  - Fuel Sales
  - Outdoor enclosed waste and recycling collection station
  - Screened outdoor trailer storage area
  - Performance Stage
  
3. The outer perimeter of the Campground/RV Park shall be at least 200 feet from the property boundary line of any lot used for residential purposes.

4. Camper Road will be used for primary site access and shall be maintained by the City of San Angelo or as amended by the property lease agreement.
5. Existing improvements in current configuration may be maintained in current condition. New improvements or adjustments to layout configuration must comply with ordinance development standards in place at the time of development.
6. Prior to issuance of a sign permit, each commercial vendor shall present a signage plan to be considered by the Planning Director for approval.
7. Maximum length of stay shall be Six (6) months within a twelve (12) month period, and;
  - a. No permanent living structures shall be allowed on the property, except for those of the park's on-site property manager(s).
  - b. 15% of the Recreational Vehicle spaces for patrons within the park shall be exempt from this time restraint requirement. When calculation of this 15% results in a fractional number, this fractional number shall be rounded down.
  - c. Relocating a unit from one space to another within the Park does not restart the six month term.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Application  
Photographs  
Notification Map




**PD18-03: Spring Creek-COSA**

**2680 Camper Road**

Council District: SMD #1 - Tommy Hiebert  
Neighborhood: Nasworthy  
Scale: 1" approx. = 200 ft

**Legend**

Subject Properties:   
Current Zoning: **CG & RS-1**  
Requested Zoning Change: **PD**  
Vision: **Open Spaces**





**PD18-03: Spring Creek-COSA**

**2680 Camper Road**

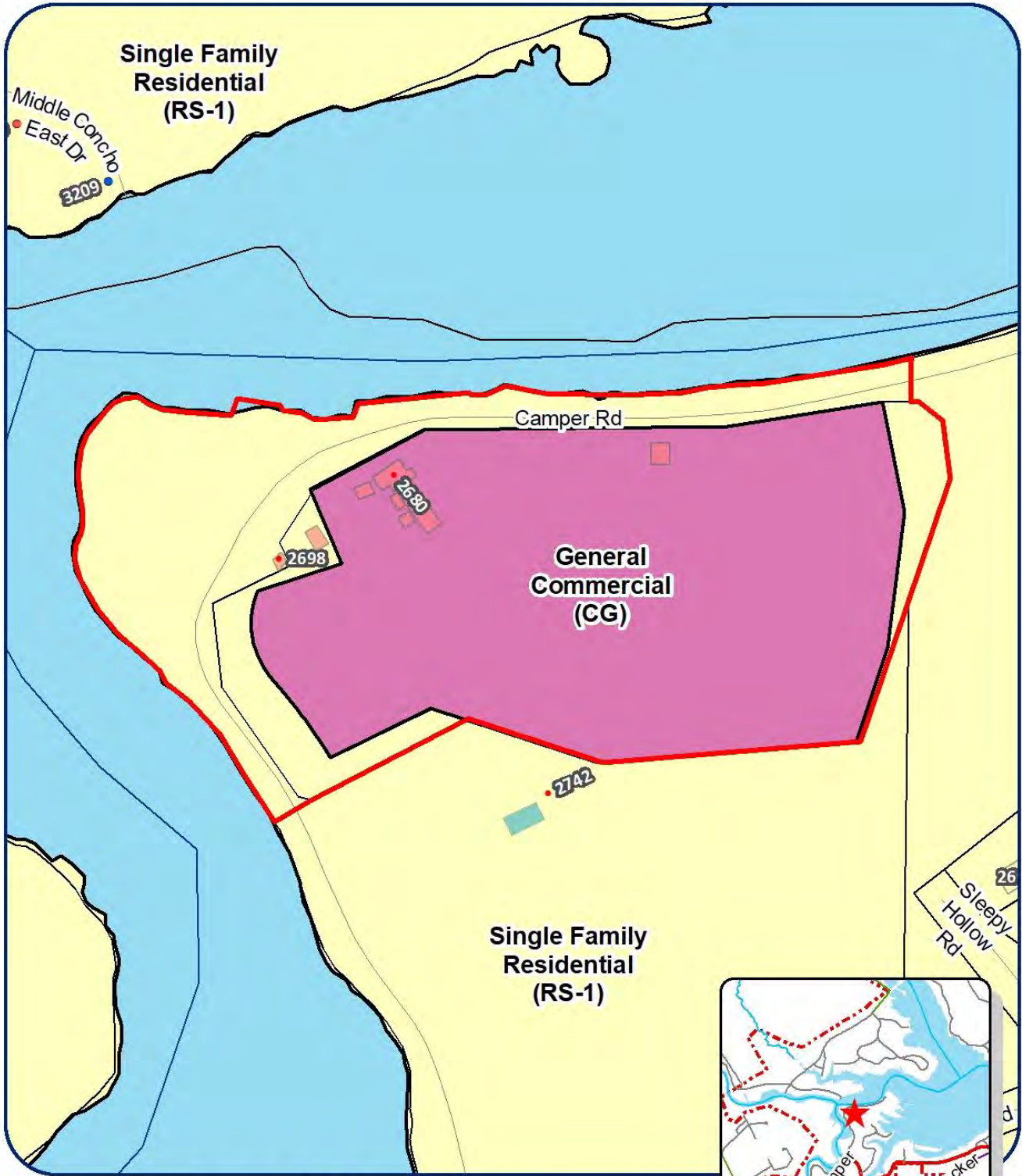
Council District: SMD #1 - Tommy Hiebert  
Neighborhood: Nasworthy  
Scale: 1" approx. = 200 ft

**Legend**

- Subject Properties: —
- Current Zoning: **CG & RS-1**
- Requested Zoning Change: **PD**
- Vision: **Open Spaces**








**PD18-03: Spring Creek-COSA**

**2680 Camper Road**

Council District: SMD #1 - Tommy Hiebert  
Neighborhood: Nasworthy  
Scale: 1" approx. = 200 ft

**Legend**

Subject Properties:   
Current Zoning: **CG & RS-1**  
Requested Zoning Change: **PD**  
Vision: **Open Spaces**



Effective January 3, 2017



City of San Angelo, Texas – Planning Division  
 52 West College Avenue  
**Application for Approval of a Zone Change**



**Section 1: Basic Information**

Name of Applicant(s): Carl White

Owner                       Representative (Notarized Affidavit Required)

702 South Chadbourne                      San Angelo                      Texas                      76903

Mailing Address                      City                      State                      Zip Code

325-234-1724, carl.white@cosatx.us

Contact Phone Number                      Contact E-mail Address

2680 Camper Rd., San Angelo, Texas 76904

Subject Property Address                      City                      State                      Zip Code

16.36 acres out of Abstract A-1566 S-0647, Survey: P KURZENACKER, 178.69 Acres Out of TRACTS 18, 19 & 20, Tom Green Co, TX

Legal Description (can be found on property tax statement or at [www.tamgreencad.com](http://www.tamgreencad.com))

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Existing Zoning: RS-1/CG                      Proposed Zoning: PD                      Lot size: 16.36

(Zoning Map available on [City Maps](#))

**Section 2: Site Specific Details**

Existing Use of Property: one portion for the leased operation of Spring Creek Marina another smaller portion for a concession boat tour and rental operation authorized by agreement

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\*Proposed Use of Property: one portion for the leased operation of Spring Creek Marina another smaller portion for a concession boat tour and rental operation authorized by agreement

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\*Use separate attachment if necessary

**Section 3: Applicant(s) Acknowledgement**

**(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)**

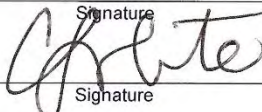
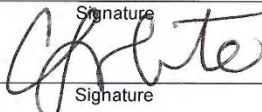
- An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- If approved, a zone change is applied to the property, not the property owner.
- The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

**Section 3 continued : Applicant(s) Acknowledgement**

The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Carl White		CoSA	Oct. 1, 18
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Carl White		CoSA	Oct. 1, 18
Representative Name (Print)	Signature	Company/Organization	Date

**FOR OFFICE USE ONLY:**

Verified Complete  Verified Incomplete Date of Application: 10 / 1 / 18

Case No.: Pa 18 -- 03 Fully-dimensional site plan:

Nonrefundable fee: \$ 725 Receipt #: \_\_\_\_\_ Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

Sign Deposit \$37.50 Receipt #: \_\_\_\_\_ Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

Affidavit attached?  Yes  No  N/A Applicant's signature on information sheet?  Yes  No

Previous Zone Change Inquiry?  Yes  No If yes, ZCI case no.: \_\_\_\_\_ -- \_\_\_\_\_

River Corridor Commission?  Yes  No If yes, RCC meeting date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Planning Commission hearing date: 10 / 15 / 18 Date notifications due: 10 / 4 / 18

City Council hearing date: 11 / 20 / 18 Packets due date: 12 / 4 / 18

Publication date: 11 / 1 / 18

Reviewed/Accepted by: H. Bueker Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Site Photos**



South portion of RV Park



South Portion of RV Park



Park Restroom Facility



Boat Ramp



Fuel Sales



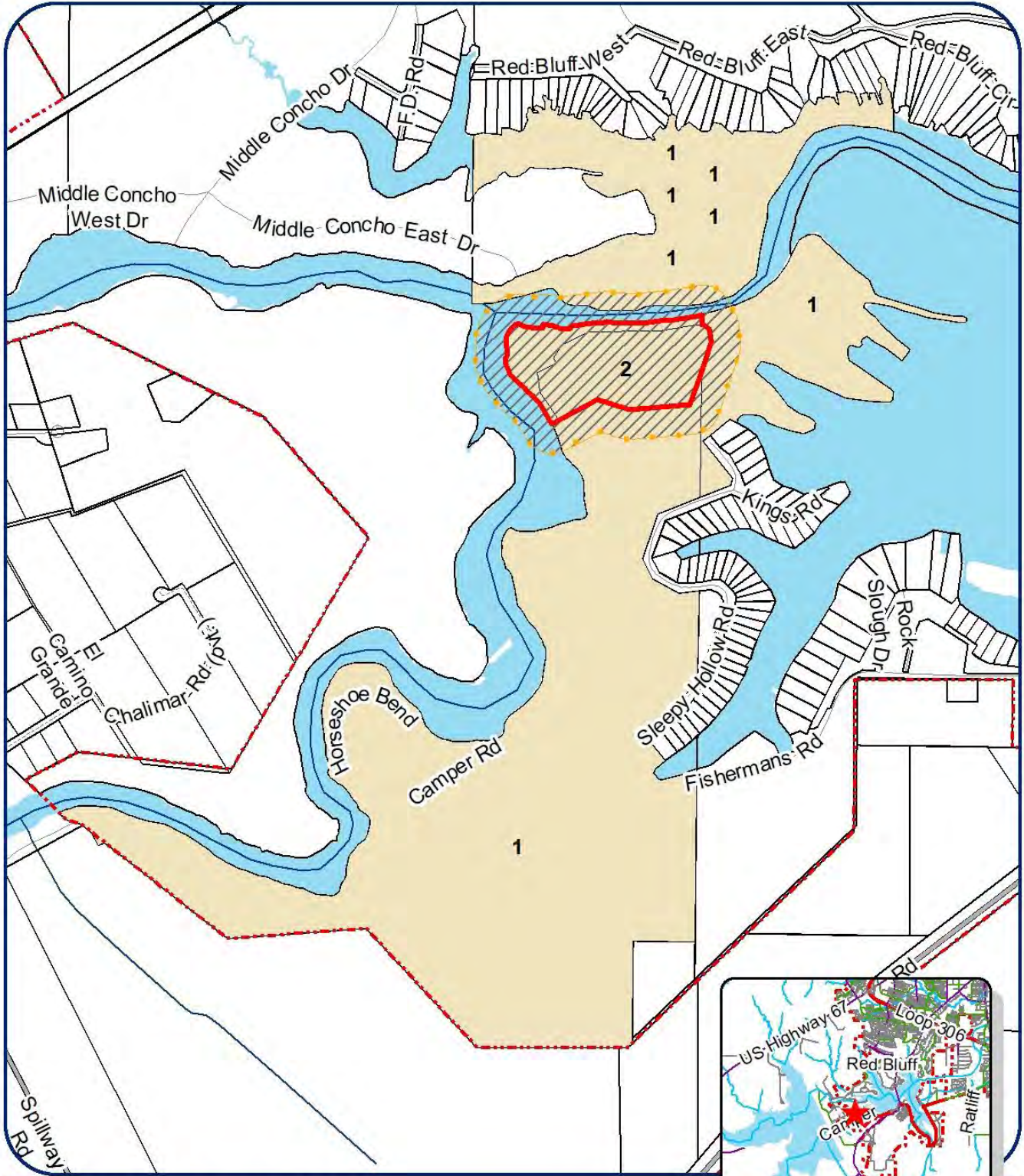
Park Road



Tule Princess



Current Parking in Grass



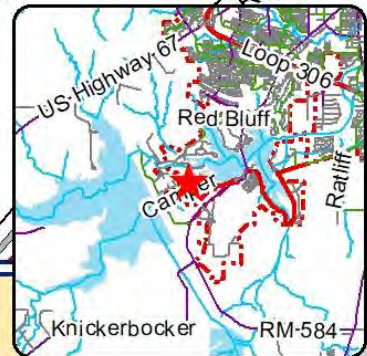
**PD18-03: Spring Creek-COSA**

**2680 Camper Road**

Council District: SMD #1 - Tommy Hiebert  
 Neighborhood: Nasworth  
 Scale: 1" approx. = 850 ft

**Legend**

- Subject Properties: —
- Current Zoning: **CG & RS-1**
- Requested Zoning Change: **PD**
- Vision: **Open Spaces**





**PLANNING COMMISSION – October 15, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Conditional Use		CU18-18: West Texas Rehabilitation Center	
<b>SYNOPSIS:</b>			
<p>The applicant, West Texas Rehabilitation Center (WTRC) has applied for a Conditional Use to allow the lodging of student trainees within a future building at 1925 University Avenue. The existing buildings on the 1925 University Avenue and 3001 South Jackson Street properties are for medical offices for rehabilitation services which is allowed in the Office Commercial (CO) Zoning District. However, the CO Zoning does not allow overnight stay. If the Conditional Use is approved, the new building would provide temporary housing for four student trainees during their rotations (See Additional Information).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1925 University Avenue, 3001 South Jackson Street, and an unaddressed tract; generally located at the southwest corner of South Jackson Street and University Avenue.		Being 3.485 acres within Tract 1 of the West Texas Rehab Addition, Section One; 4.641 acres within Tract 2 of the West Texas Rehab Addition, Section Two; and 1.18 acres in the J. McNeese Survey No. 176.25, Abstract No. 1641.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #5 – Lane Carter ASU – College Hills Neighborhood	CO – Office Commercial	C/I – Campus/Institutional	9.306 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>University Avenue</b> – Urban Collector Street Required: 60’ right-of-way, 50’ pavement Provided: 70’ right-of-way, 50’ pavement</p> <p><b>South Jackson Street</b> – Urban Collector Street Required: 60’ right-of-way, 50’ pavement Provided: 80’ right-of-way, 50’ pavement</p>			
<b>NOTIFICATIONS:</b>			
4 notifications mailed within 200-foot radius on October 4, 2018. One received in support; none in opposition.			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of a Conditional Use to allow for the lodging of student trainees in the Office Commercial (CO) Zoning District, <b>subject to four conditions of approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner and Applicant:</i> West Texas Rehabilitation Center</p> <p><i>Agent:</i> Ms. Erica Carter, P.E. Carter-Fentress Engineering</p>			
<b>STAFF CONTACT:</b>			
<p>Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a></p>			

**Additional Information:** The applicant has also applied for an Easement Release for an existing 7,669-square foot, 20-foot utility easement on 1925 South Jackson Street. The Easement Release is required in order to construct the new office building with temporary housing for student trainees on the property. The Easement Release is scheduled for the November 6, 2018 City Council Meeting.

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed one-story office building with student trainee lodging is consistent with the surrounding institutional uses. These include the main West Texas Rehab facility at 3001 South Jackson Street immediately east, SAISD Administration building further east, Angelo State University to the north, and PAYS school to the south. The Planning Division does not anticipate any adverse impacts given the new one-story building will be located on the same property as the existing offices.
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 proposed building and lodging use will be consistent with the Zoning Ordinance. The four new lodging units serve as temporary housing for student trainees and will be located within the new building. The site plan provided for the entire WTRC properties delineates 256 parking spaces and only 204 are required, a surplus of 52 spaces. This would allow the opportunity for additional units (1 parking space/unit) and office areas (1 space/300 square feet) in future. The building complies with all development standards and setbacks in the Office Commercial (CO) Zoning District.
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.** As indicated, the proposed office use with student housing is compatible with similar administrative office and institutional uses in the surrounding area. The lodging units will be located within the principal building and will not be visible from the outside, consistent with the surrounding office and institutional nature of the area.
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.** Planning Staff does not anticipate any adverse impacts on the natural environment. A review of grading, drainage, and stormwater runoff will be reviewed as part of the permitting process.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The Planning Division believes there is a need for student lodging given that the WTRC requires therapy students to be located close to their training facility. Allowing

students to reside where they are being trained allows a convenient live-work situation, and avoids students having to find separate accommodation.

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.* Future access to the building will be directly from the University Avenue entrance, or through the main WTRC building on South Jackson Street. Both streets are collector streets which can accommodate high traffic volumes.

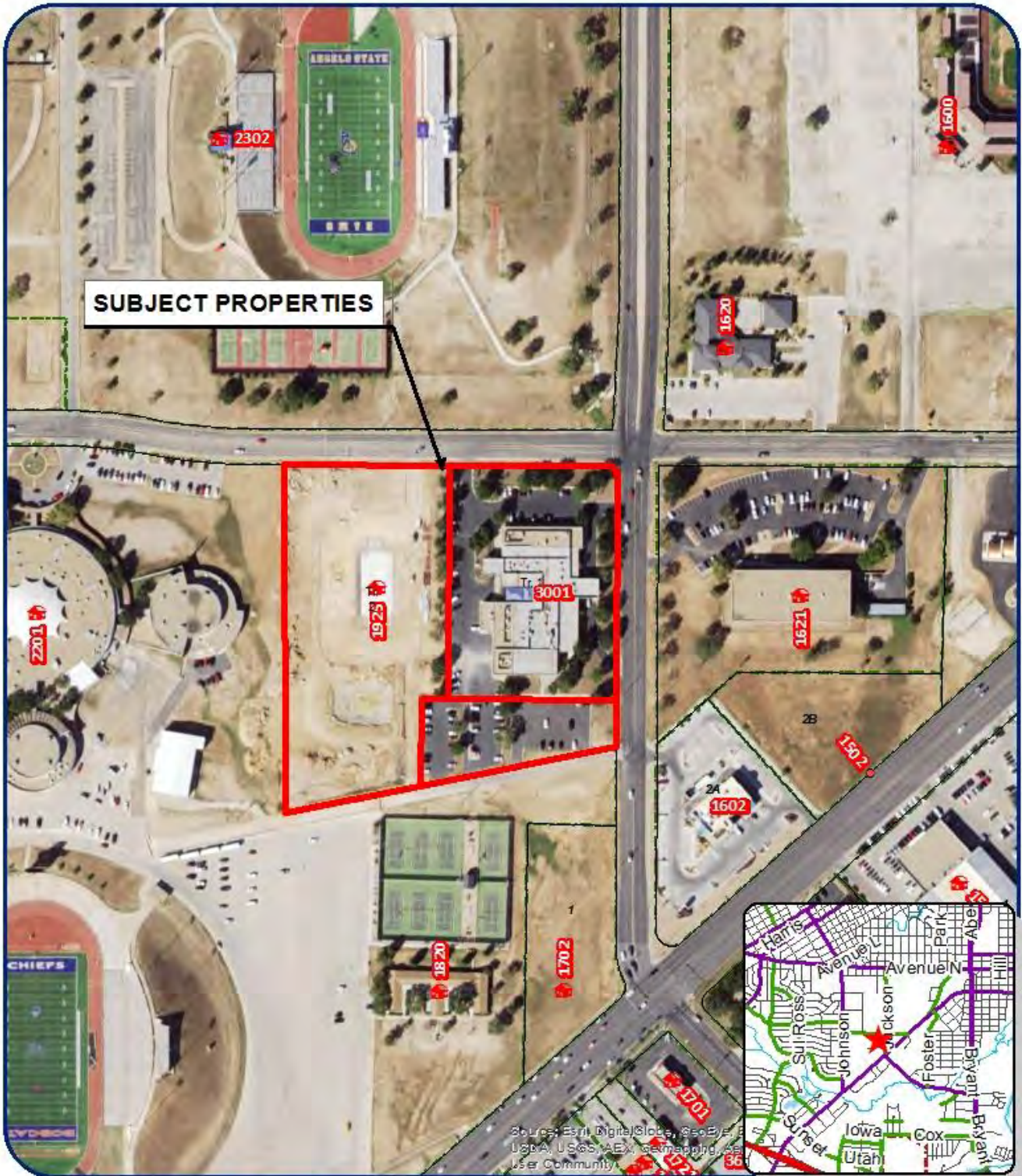
**Recommendation:**

Staff's recommendation is for the Planning Commission to **APPROVE** a Conditional Use to allow for the lodging of student trainees in the Office Commercial (CO) Zoning District, subject to the **following four Conditions of Approval:**

1. The applicant shall obtain a building permit from the Permits and Inspections Division for the new building.
2. No construction shall take place within the existing 7,669-square foot, 20-foot utility easement on 1925 University Avenue, until the easement is officially released by City Council.
3. Lodging of student trainees shall be located within the proposed 19,773-square foot building on 1925 University Avenue. Additional lodging space beyond the 2,101-square foot area within the building shall require a revised site plan to be approved by the Planning Director showing adequate parking. Any expansion of lodging beyond the current 19,773-square foot building shall require a Conditional Use Amendment.
4. The applicant shall provide materials and colors of the new building to the Planning Director for approval which shall be generally consistent with the existing building at 1925 University Avenue.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Site Plan  
Response Letter  
Application



**Conditional Use Case File**

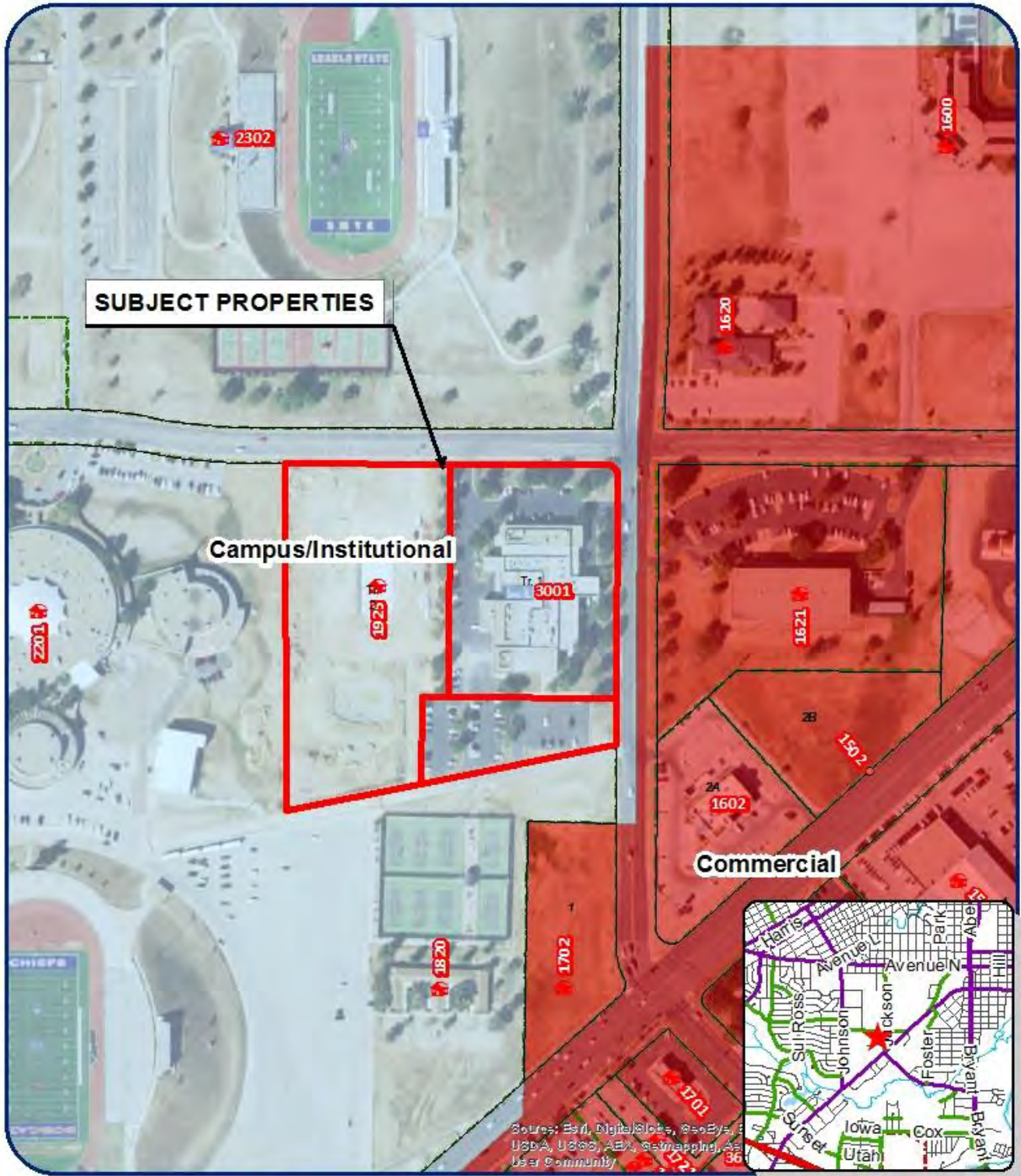
**CU18-18: WTRC**

Council District: Lane Carter (SMD#5)  
 Neighborhood: ASU - College Hills  
 Scale: 1" approx. = 250 ft  
 Subject Properties: 1925 University Avenue, 3001 South Jackson Street, and 1.18-acre tract

**Legend**

- Subject Properties: ▬
- Current Zoning: **CO**
- Requested Zoning Change: **N/A**
- Vision: **Campus/Institutional**





**Conditional Use Case File**

**CU18-18: WTRC**

Council District: Lane Carter (SMD#5)  
 Neighborhood: ASU - College Hills  
 Scale: 1" approx. = 250 ft  
 Subject Properties: 1925 University Avenue, 3001 South Jackson Street, and 1.18-acre tract

**Legend**

- Subject Properties: █
- Current Zoning: **CO**
- Requested Zoning Change: **N/A**
- Vision: **Campus/Institutional**





Photos of Site and Surrounding Area

**WEST**



**EAST**



**NORTH (ANGELO STATE UNIVERSITY)**



**WEST TEXAS REHAB BUILDING (3001 S. JACKSON)**



**WEST TEXAS REHAB BUILDING (1925 UNIVERSITY)**



**NEW LOCATION SITE (1925 UNIVERSITY)**



**Photos of Site and Surrounding Area**

**EXISTING BUILDING CLOSE-UP  
(1925 UNIVERSITY)**



**EXISTING PARKING LOT (1925 UNIVERSITY)**



**LOOKING WEST AT PROPOSED NEW BUILDING SITE  
(1925 UNIVERSITY)**

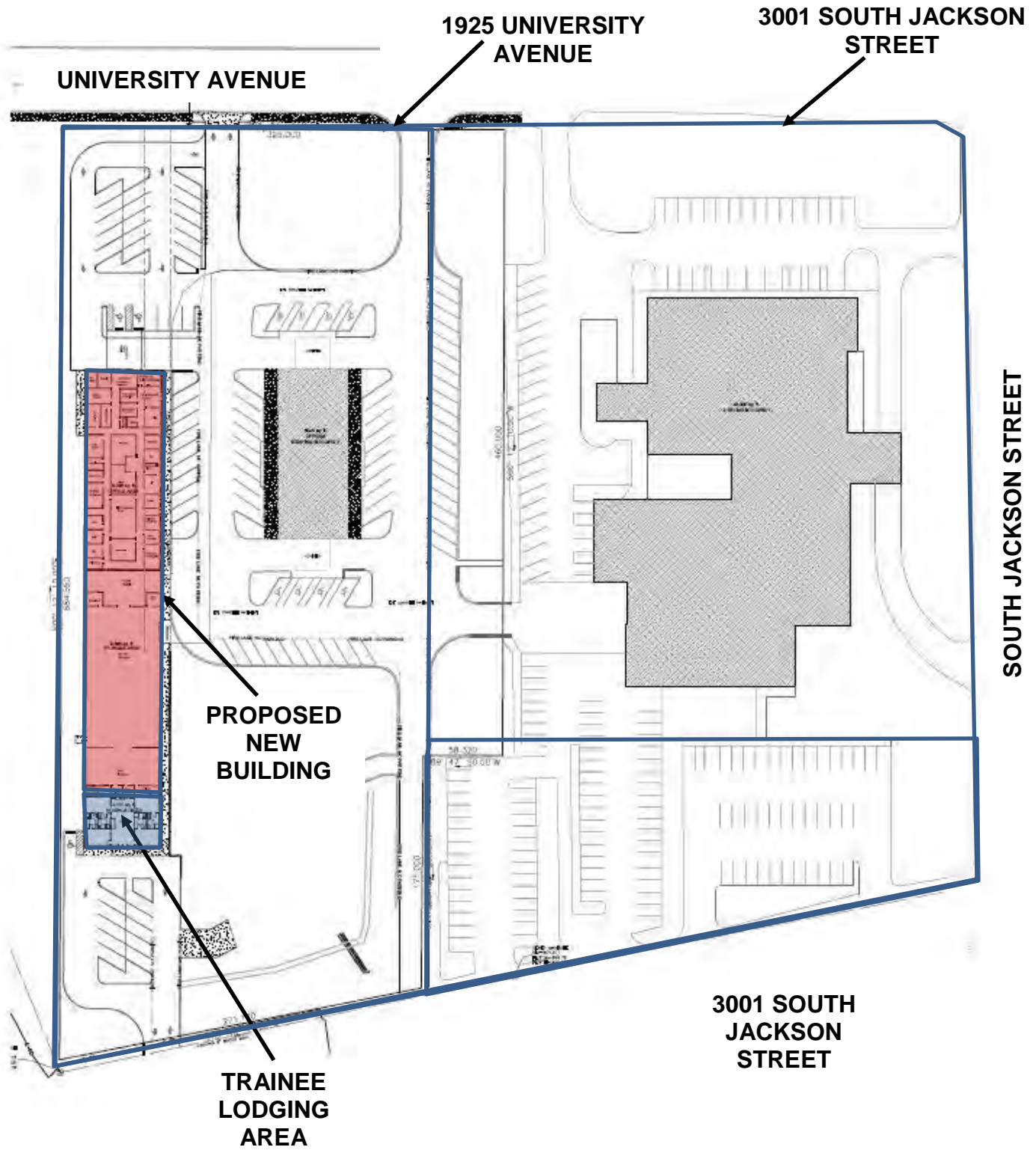


**LOOKING EAST AT SAISD BUILDING  
(1620 UNIVERSITY)**





WTRC Campus Site Plan



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(  ) IN FAVOR (  ) IN OPPOSITION

REASON(S) \_\_\_\_\_

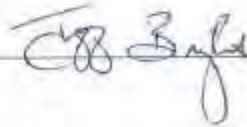
\_\_\_\_\_ WC support WT Rehab's request

\_\_\_\_\_ Thank you

NAME: \_\_\_\_\_ Jeff Bright, San Angelo ISD

ADDRESS: \_\_\_\_\_ 1621 University

\_\_\_\_\_ San Angelo

SIGNATURE: \_\_\_\_\_ 

CU18-18: WTRC  
property owner number: 2

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at [jeff.fisher@cosatx.us](mailto:jeff.fisher@cosatx.us).



**Section 2 continued: Site Specific Details**

**Community Need.** Whether and the extent to which the proposed conditional use addresses a demonstrated community need.  
 Explanation: WTRC takes care of all patients regardless of their ability to pay. Students that study at our facility help take care of those patients.

**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.  
 Explanation: The vast majority of this building is the expansion of the current health care facility. Approximately 10% of the space will be student housing on limited basis.

**Section 3: Applicant(s) Acknowledgement**

Please initial the following:

Sj If approved, a Conditional Use is applied to the property, not the property owner.  
Sj The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council  
Sj Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.  
Sj If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

**I/We the undersigned acknowledge that the information provided above is true and correct.**

Scott Jameson 9-12-18  
 Signature of licensee or authorized representative Date

Scott Jameson  
 Printed name of licensee or authorized representative

West Texas Rehab Center  
 Name of business/Entity of representative

**FOR OFFICE USE ONLY:**

Case No.: CU: 18 - 18 Planning Commission date: 9, 12, 2018  
 Nonrefundable application Fee: \$ 385.00 Receipt #: 366036 Date paid: 9, 18, 2018  
 Reviewed/Accepted by: J. Fisher Date: 9, 18, 2018