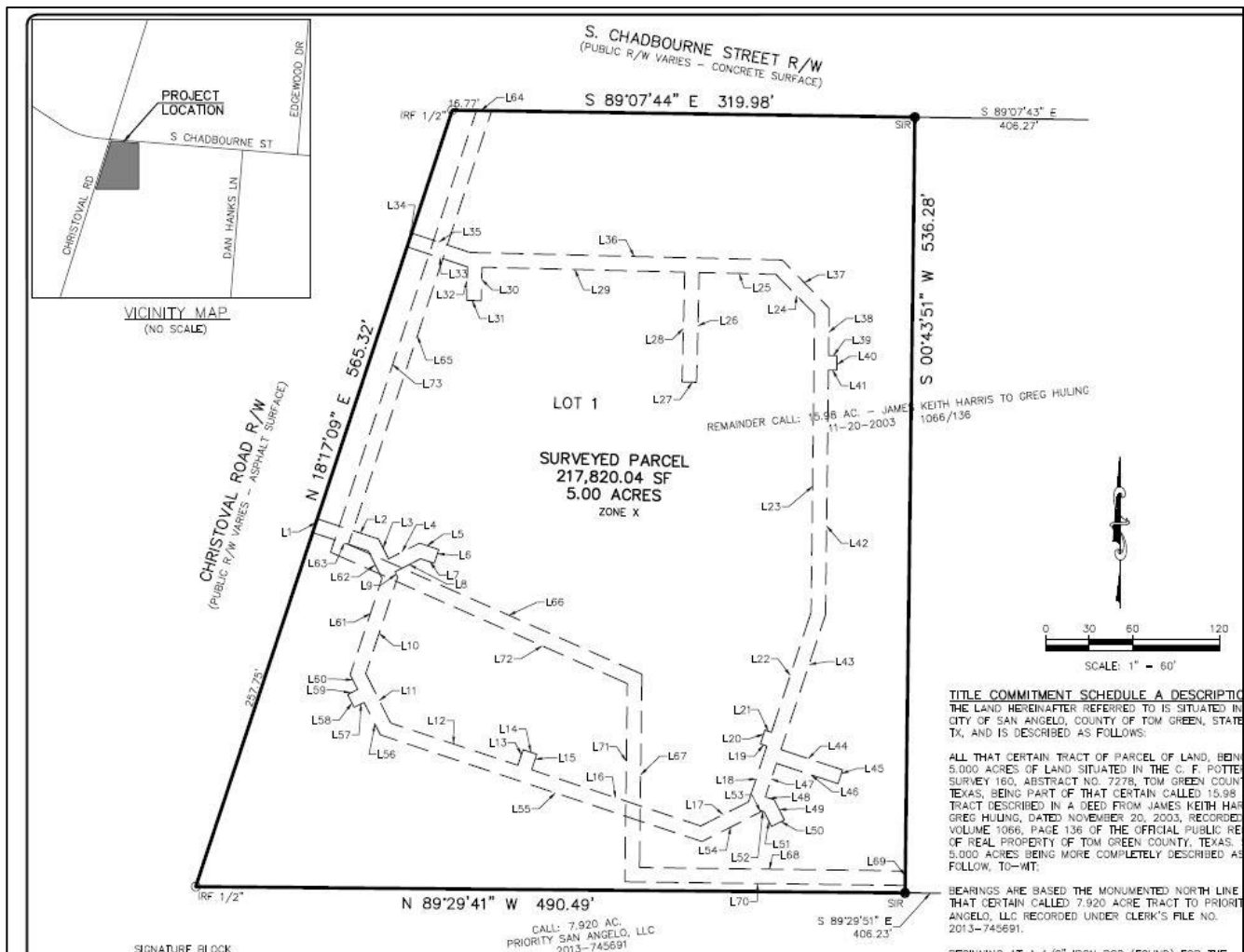


**PLANNING COMMISSION – August 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		Glenn Park Addition, Section One	
SYNOPSIS:			
The applicant has submitted a final plat for a vacant 5.00-acre unplatted property at the immediate southeast corner of Christoval Road and South Chadbourne Street. The applicant intends to construct a new 76,304-square foot multifamily apartment complex on the subject property once platted. City Council approved an associated Rezoning (Z18-06) in August 2018 from Light Manufacturing (ML) to Low Rise Multifamily Residential (RM-1) which allows the apartment complex (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
4001 South Chadbourne Street; generally located at the southeast corner of South Chadbourne Street and Christoval Road.		Being 5.00 in the C.F. Potter Survey No. 160, Abstract No. 7278.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood		Low Rise Multifamily Residential (RM-1)	NC – Neighborhood Commercial
			SIZE: 5.00 acres
THOROUGHFARE PLAN:			
<p>South Chadbourne Street – Urban Major Arterial Street (TXDOT) Required: 80’ right-of-way, 64’ pavement Provided: Variable 120’-210’ right-of-way, 64’ pavement</p> <p>Christoval Road – Urban Minor Arterial Street (TXDOT) Required: 80’ right-of-way, 64’ pavement Provided: Variable 152’-350’ right-of-way, 40’ pavement (Not required to pave adjacent to TXDOT right-of-way per Chapter 9.III.A.5(5)(b))</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of “Glenn Park Addition, Section One”, subject to four Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: Glenn Park Apartments, LP			
Agent: Mike Osbourne, KAW Valley Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The applicant has submitted an associated Urban Design Review (UDR19-03) for the proposed multifamily apartment complex. The proposed development would comply with all of the RM-1 development standards that apply to the property. The platted lot frontage of 319.98 feet onto South Chadbourne Street, lot depth of 565.32 feet onto Christoval Road, and lot area of 5.00 acres will well exceed the minimum lot frontage of 60 feet, lot depth of 100 feet, and lot area of 6,000-square feet of the RM-1 zone in compliance.



Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(c)(3) 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.”

Comprehensive Plan

On August 8, 2018, City Council adopted a Comprehensive Plan Amendment from “Industrial” to “Neighborhood Center” to allow the associated rezoning request to RM-1 to be approved for a new multifamily apartment complex. The Neighborhood Center designation promotes “a mix of various uses at key intersections to encourage the necessary infill, densification, and walkability necessary for Neighborhood Centers” which would include multi-family residential uses. There is a Stripes Gas Station at the northeast corner, a mobile home park at the northwest corner, a construction office to the south. Planning Staff believe that the proposed plat is consistent with the Neighborhood Center designation as well as the RM-1 zoning on the property. It will allow for the future multifamily apartment complex on the property, which is located within one half mile of Goodfellow Air Force base and close to the existing gas station, nearby amenities, and other housing north of South Chadbourne Street.

Intent of Purpose Statements

The proposed final plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); assist in guiding future growth and development of the City in accordance with City Plans and requirements (Statement E); and insure that easements and rights-of-way are provided for drainage, access, and all utilities (Statement L). The 5.00-acre plat provides ample space and safe access into the property for the future multifamily apartment complex. The property is located immediately south of a Concho Valley Transit bus loop with connections northbound from both Chadbourne Street and Christoval Road into Downtown San Angelo and the Shannon Medical Center district. Finally, a water and sanitary sewer loop easement will be provided on the plat to service the future buildings, consistent with Statement L.

Recommendations: Staff recommends that the Planning Commission **APPROVE** the final plat “Glenn Park Addition, Section One”, subject to the following **four Conditions of Approval:**

1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections and per Land Development and Subdivision Ordinance, Chapter 12.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within an 18-month period.
3. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.A, City of San Angelo Standards & Specifications, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and per Land

Development and Subdivision Ordinance, Chapter 11.I.B, complete the installation in accordance with the approved version of these plans. Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within an 18-month period.

4. Prior to plat recordation, per Stormwater Ordinance, Sec 12.05.001; and Stormwater Design Manual, Sec 2.13; a drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval.

Notes:

1. Prior to permitting, per Zoning Ordinance, Sec. 204.B.1.a., obtain required Urban Design Review for the proposed multifamily apartment complex.

Attachments:

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



Final Plat

Glenn Park Addition, Section One

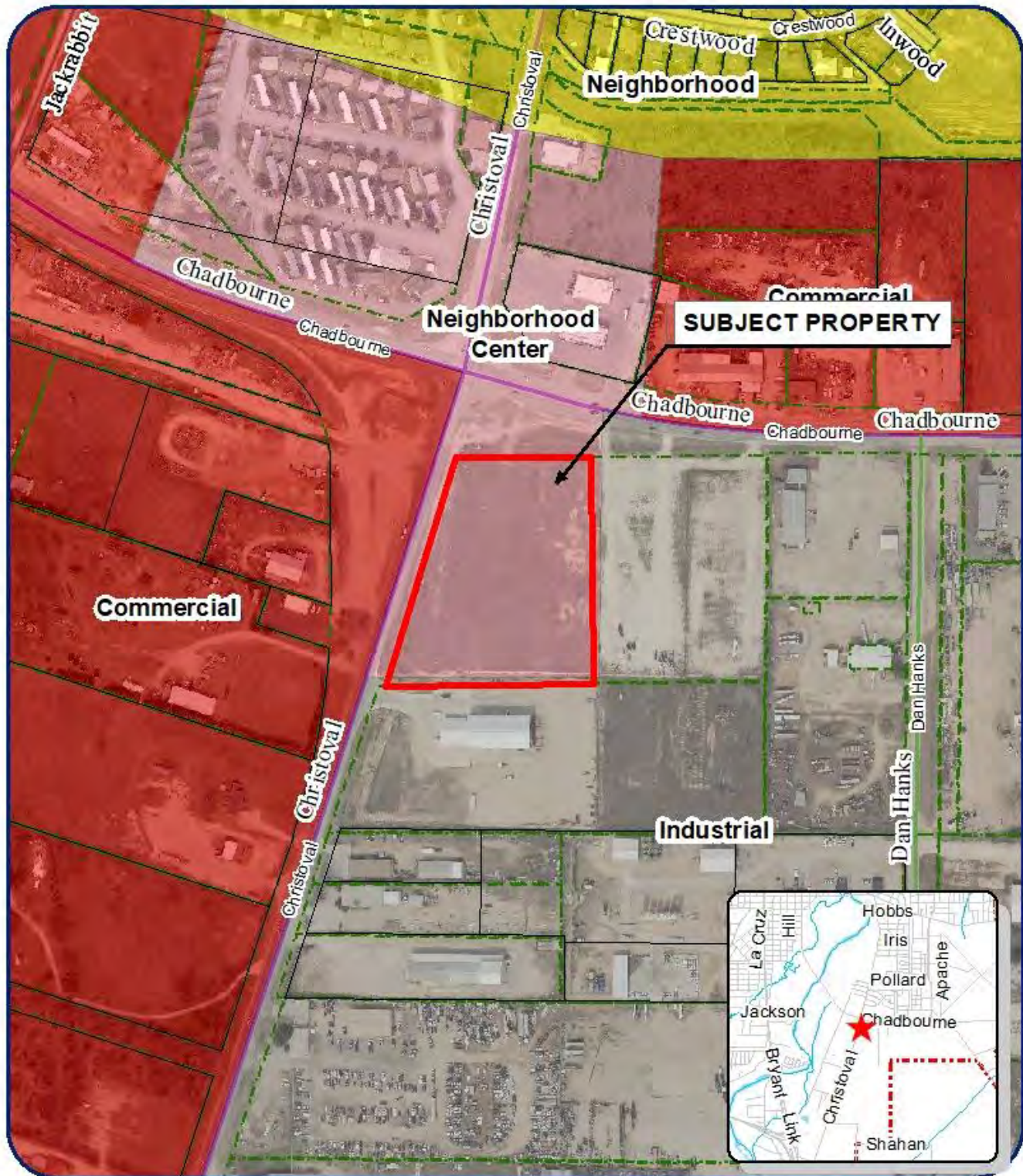
Council District: Tommy Hiebert - District 1
 Neighborhood: Glenmore
 Scale: 1" approx. = 300 ft

4001 S. Chadbourne St.

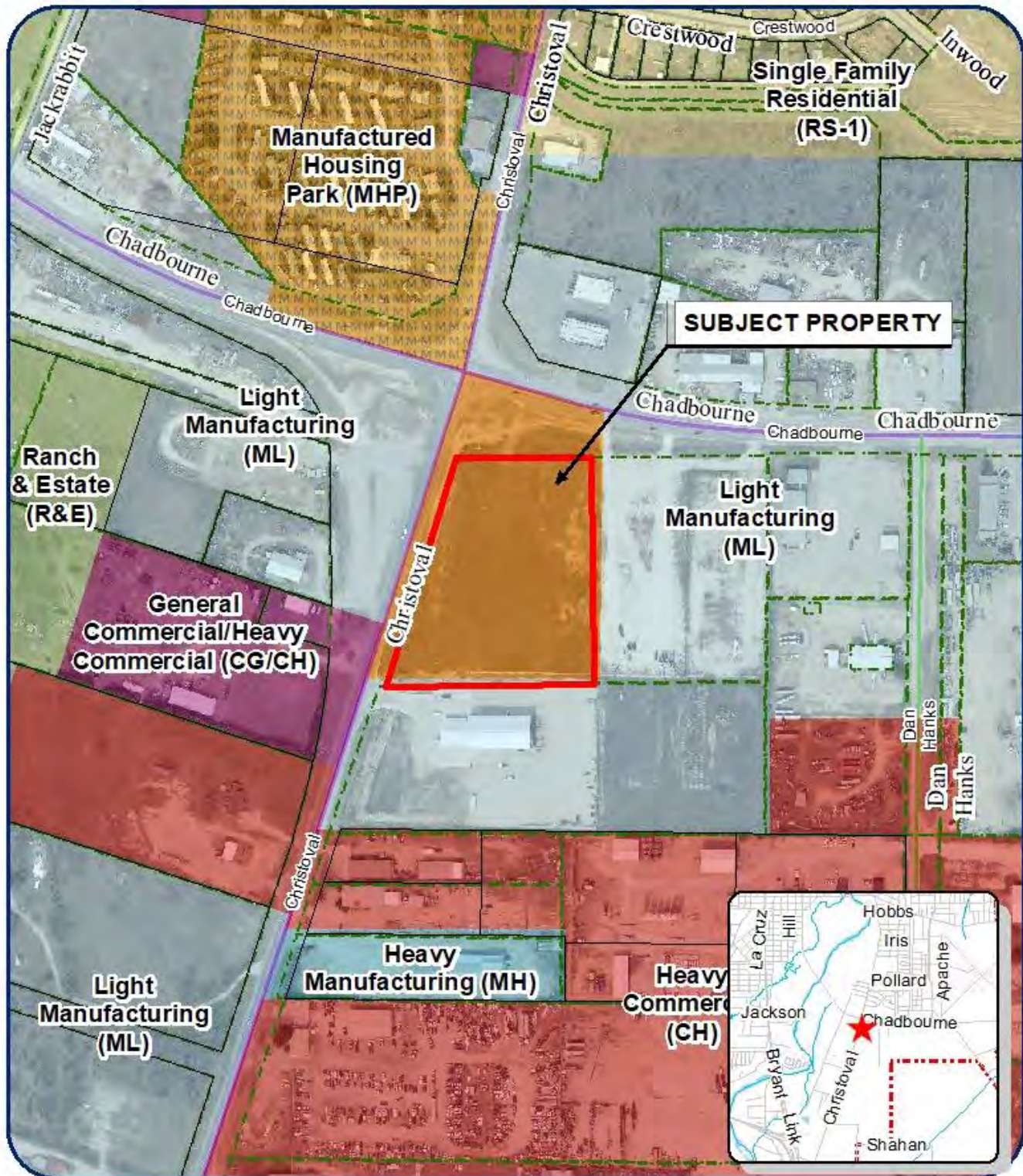
Legend

- Subject Properties: █
- Current Zoning: **RM-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood Center**





Final Plat		Legend		N ▲	
Glenn Park Addition, Section One		Subject Properties: —	Current Zoning: RM-1		
Council District: Tommy Hiebert - District 1		Requested Zoning Change: N/A			
Neighborhood: Glenmore		Vision: Neighborhood Center			
Scale: 1" approx. = 300 ft					
4001 S. Chadbourne St.					



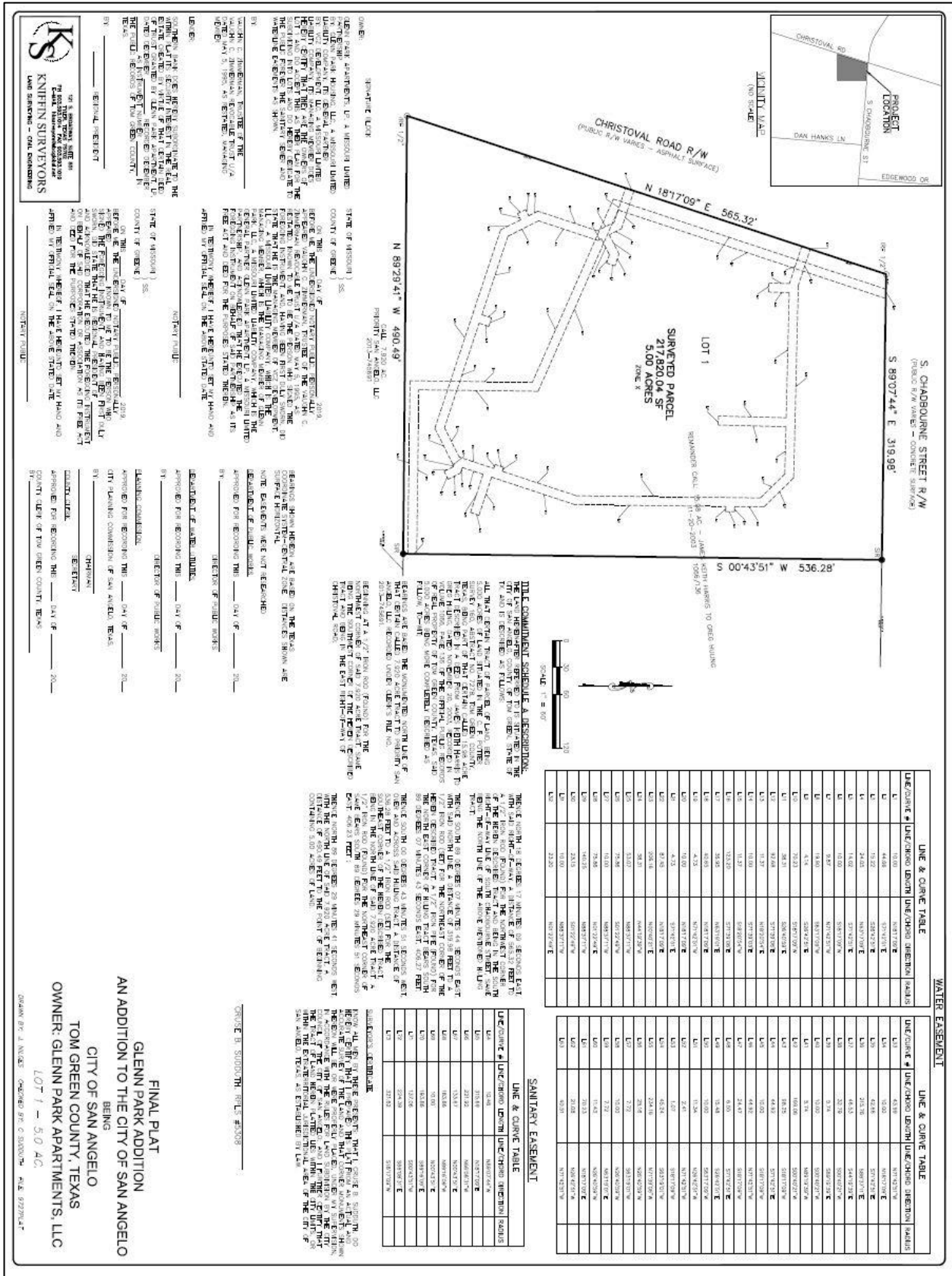
Final Plat
Glenn Park Addition, Section One
 Council District: Tommy Hiebert -District 1
 Neighborhood: Glenmore
 Scale: 1" approx. = 300 ft
4001 S. Chadbourne St.

Legend
 Subject Properties: —
 Current Zoning: **RM-1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood Center**

N




Proposed Final Plat



OWNER: KNIFENE SIVEVOVORS
 1000 S. UNIVERSITY BLVD. SUITE 100
 AUSTIN, TEXAS 78748
 PHONE: (512) 426-1111
 FAX: (512) 426-1112
 WWW.KNIFENESIVEVORS.COM

APPROVED FOR RECORDING THIS _____ DAY OF _____ 2019.
 BY: _____ DIRECTOR OF PUBLIC WORKS

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 BY: _____ DIRECTOR OF PUBLIC WORKS

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APPROVED FOR RECORDING THIS _____ DAY OF _____ 2019.
 BY: _____ DIRECTOR OF PUBLIC WORKS

THE COMMISSIONER OF THE STATE DEPARTMENT OF AGRICULTURE AND FOOD SAFETY HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PLAT ACT AND THE RULES OF THE COMMISSION. THE COMMISSIONER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

THESE RIGHTS ARE RESERVED BY THE STATE DEPARTMENT OF AGRICULTURE AND FOOD SAFETY. ANY VIOLATION OF THESE RIGHTS SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW. THE STATE DEPARTMENT OF AGRICULTURE AND FOOD SAFETY SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS PLAT.

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WATER EASEMENT

LINE #	START POINT	END POINT	BEARING	DISTANCE
L1	0+00	0+100	S 89°29'41" E	100.00
L2	0+100	0+200	S 89°29'41" E	100.00
L3	0+200	0+300	S 89°29'41" E	100.00
L4	0+300	0+400	S 89°29'41" E	100.00
L5	0+400	0+500	S 89°29'41" E	100.00
L6	0+500	0+600	S 89°29'41" E	100.00
L7	0+600	0+700	S 89°29'41" E	100.00
L8	0+700	0+800	S 89°29'41" E	100.00
L9	0+800	0+900	S 89°29'41" E	100.00
L10	0+900	1+000	S 89°29'41" E	100.00

SANITARY EASEMENT

LINE #	START POINT	END POINT	BEARING	DISTANCE
L1	0+00	0+100	S 89°29'41" E	100.00
L2	0+100	0+200	S 89°29'41" E	100.00
L3	0+200	0+300	S 89°29'41" E	100.00
L4	0+300	0+400	S 89°29'41" E	100.00
L5	0+400	0+500	S 89°29'41" E	100.00
L6	0+500	0+600	S 89°29'41" E	100.00
L7	0+600	0+700	S 89°29'41" E	100.00
L8	0+700	0+800	S 89°29'41" E	100.00
L9	0+800	0+900	S 89°29'41" E	100.00
L10	0+900	1+000	S 89°29'41" E	100.00

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L4	0+300	0+400	S 89°29'41" E	100.00
L5	0+400	0+500	S 89°29'41" E	100.00
L6	0+500	0+600	S 89°29'41" E	100.00
L7	0+600	0+700	S 89°29'41" E	100.00
L8	0+700	0+800	S 89°29'41" E	100.00
L9	0+800	0+900	S 89°29'41" E	100.00
L10	0+900	1+000	S 89°29'41" E	100.00

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L4	0+300	0+400	S 89°29'41" E	100.00
L5	0+400	0+500	S 89°29'41" E	100.00
L6	0+500	0+600	S 89°29'41" E	100.00
L7	0+600	0+700	S 89°29'41" E	100.00
L8	0+700	0+800	S 89°29'41" E	100.00
L9	0+800	0+900	S 89°29'41" E	100.00
L10	0+900	1+000	S 89°29'41" E	100.00

FINAL PLAT
 GLENN PARK ADDITION
 AN ADDITION TO THE CITY OF SAN ANGELO
 BEING
 CITY OF SAN ANGELO
 TOM GREEN COUNTY, TEXAS
 OWNER: GLENN PARK APARTMENTS, LLC
 LOT 1 - 510 AC.
 DRAWN BY: J. ANDRES (CHECKED BY: C. SIBOVICH) FILE #2299-41



City of San Angelo, Texas - Planning
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

GLENN PARK ADDITION

Proposed Subdivision Name:

SEE ATTACHED

Current Legal Description (can be found on property tax statement or at www.tcomgreencad.com)

Tax ID Number(s) (can be found on property tax statement or at www.tcomgreencad.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

Property Owner: GLENN PARK APARTMENTS L.P. 417-883-1632 J.MCDONALD@WINDYTRIPPLUG.COM
 Name Phone Number Email Address

Architect/Engineer/Design Professional: YAN VAUGHAN ENGINEERING - MIKE OSLOVA 915-874-5150 MIKE@YVAUGHAN.COM
 Name Phone Number Email Address

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? 4-2"; 1-1"; 1-3/4"
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 6-6"
 City - utilizing existing services Existing size? _____
 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

Total Acreage of Proposed Subdivision/Resubdivision: 5.0 Total Number of Lots Proposed: 1

Existing Zoning:

RS-1 RS-2 RS-3 RM-1 RM-2 PD (include case number: _____)

R&E CN CO CG CG/CH CSD 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 5.0 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 _____ Office _____

Multi-Family Residential 5.0 Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? _____ What type of structures exist currently? _____

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 plot 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: Full ordinance citation from Subdivision Ordinance standard 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 letter 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.

Owner's Signature: [Signature]
 Representative's Signature: [Signature]

Date: 7/9/19
 Date: 07-03-19

FOR OFFICE USE ONLY:

Submitted to front desk: 7-11-19 Date 7-11-19 Deemed preliminary complete: 3:15 Time 54 Initials

Received by Development Services Technician for completeness review: 7-11-19 Date 3:20pm Time [Initials] Initials

Completeness review passed? Yes 7-11-19 Date No _____ Date

If yes, when was application scheduled for staff review, if applicable? 7-16-19 Date [Initials] 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 with incomplete, after a second review, schedule appointment with Authorized Representative.)
 Yes _____ Date No _____ Date

Approvals required for this application:

Approval	Date	Case Number	Notes
<u>Administrative Approval</u>	_____	_____	_____
<u>Planning Commission</u>	_____	_____	_____
<u>City Council (passes with appeal)</u>	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

PLANNING COMMISSION – August 19, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Final Plat		Final Plat in Baker Ranch, Section Three-A	
SYNOPSIS:			
The applicant is proposing to create 18 lots in Section 3A, Baker Ranch. The subject property is currently vacant.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of Blair Lane and Tesla Lane		Being 3.828 acres of land out of a 30.194 acre tract, generally located west of the intersection of Blair Lane and Tesla Lane, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Neighborhood – Country Club	RS-1	Neighborhood	3.828 acres
THOROUGHFARE PLAN:			
<i>Blair Lane</i> – Urban Local Street, Required: 50’ right-of-way; 36’ pavement with sidewalk or 40’ pavement with no sidewalk; curb & gutter.			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final plat of Baker Ranch, Section 3A, subject to Seven Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owners: Vista Del Sol Ventures, LLC Agent: Russell Gully, SKG Engineering, LLC			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information: The purpose of this replat is to create 18 separate lots (Lots 3 thru 11 in Block 2 and Lots 23 thru 31 in Block 4) within Section Three-A of Baker Ranch. Lot 3 and 4 in Block 2 are approximate 7,800 square foot lots and Lots 5 thru 11 are approximate 8,040 square foot lots. Lots 23 thru 31 are approximate 7,440 square foot lots. The minimum lot size in the RS-1 District is 5,000 square feet. Consequently, this subdivision is exceeding the minimum requirements for lot sizes set forth in the Zoning Ordinance. Utility improvements and extensions are also being proposed.

Conformity with the Governing Preliminary Plat: The governing Preliminary Plat for Baker Ranch, Section Three was approved by the Planning Commission in 2006. The Subdivision Ordinance states that “the final plat (replat) shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission”. The Planning Division believes that the plat generally conforms to the governing preliminary plat.

Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may “deny approval of the final (re) 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.”

Comprehensive Plan

The subject land is designated “Neighborhood” in the City’s Comprehensive Plan. The future land use as identified in the City of San Angelo Comprehensive Plan for the Baker Ranch area is residential neighborhood in character. Low Density residential is the primary use in this area. The land use provides the guidelines for a secure, livable area to nurture families in a neighborhood environment.

Intent of Purpose Statements

The proposed replat complies with the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe and efficient development (Statement C) and will insure that future growth and development of the city is done in accordance with City plans and requirements.

Recommendations: Staff recommends that the Planning Commission **APPROVE** the Final plat of Baker Ranch, Section 3A, subject to the following **Seven Conditions of Approval:**

1. Prior to plat recordation, per Land Division and 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, prepare and submit plans for approval, illustrating the required construction of Blair Lane, meeting the requirements for an "urban" Local Road with a minimum 40' of pavement, standard curb-and-gutter required [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 an 18 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]
3. Prior to plat recordation, a drainage study shall be submitted. [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]
 4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans. [2015 International Fire Code Section 507.5.1]
 5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
 6. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
 7. Prior to plat recordation, a Fire Apparatus Access Easement is required to show compliance with the City Ordinance modifying the 2015 International Fire Code Appendix D, Section D107.1. This fire apparatus access shall connect to Dominion Ridge. To accomplish the connection, an easement and right to cross the railroad tracks will need to be obtained. City ordinance requires the road to be at least 20' in width and constructed with a minimum of 4' compacted limestone, caliche or approved engineered base material. [2015 International Fire Code Section D107.1 and City Code of Ordinances].

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Plat
Preliminary Plat (approved in 2006)
Applications
Photograph




Location Map Baker Ranch

Section Three-A

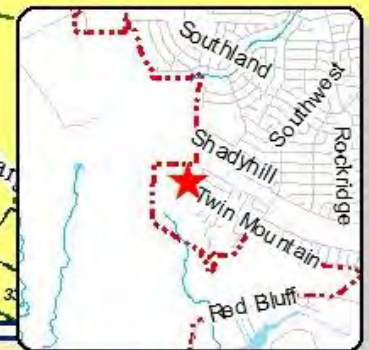
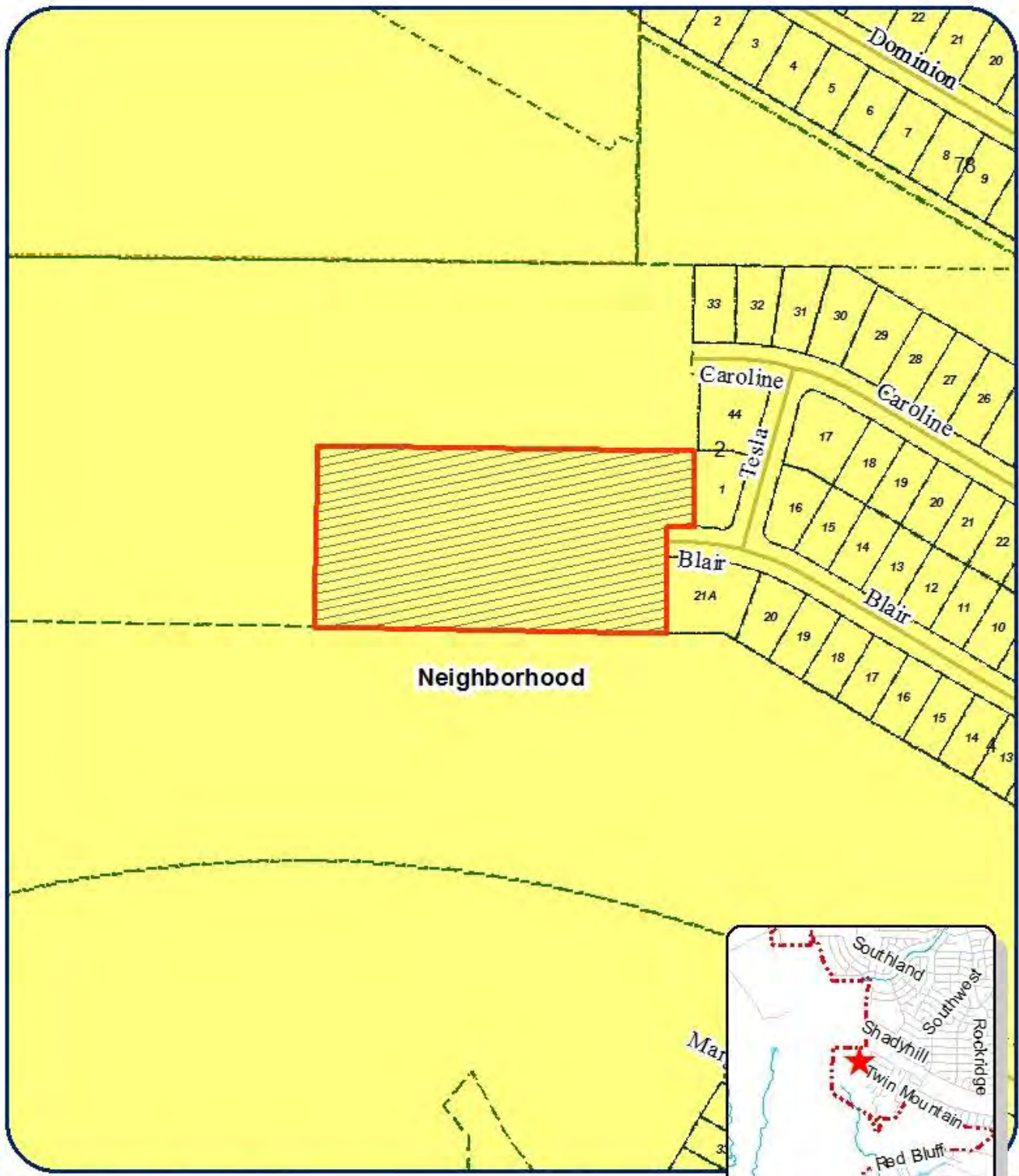
Council District 1 - Tommy Hiibert
Neighborhood: Country Club
Scale: 1" approx. = 200 ft




Legend

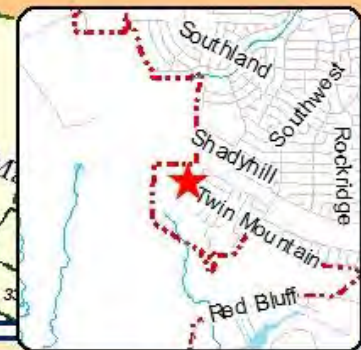
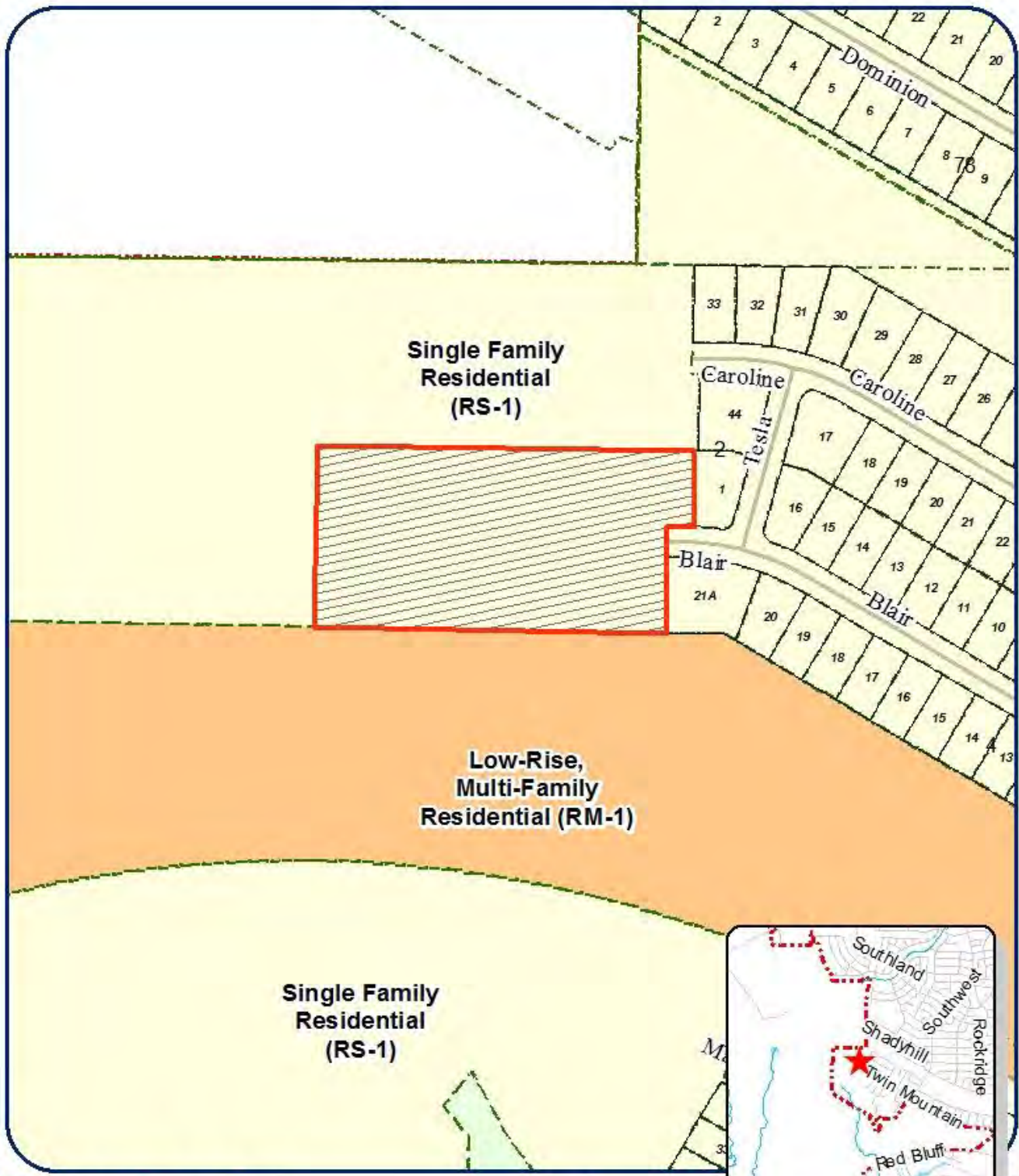
Subject Properties: 
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood



Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, & 2.659 acre tract, A.E. white Survey No. 1



Location Map Baker Ranch		Legend		N 	
Section Three-A		Subject Properties: 	Current Zoning: RS-1		
Council District 1 - Tommy Hiibert		Requested Zoning Change: N/A	Vision: Neighborhood		
Neighborhood: Country Club					
Scale: 1" approx. = 200 ft					
Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, & 2.659 acre tract, A.E. White Survey No. 1					

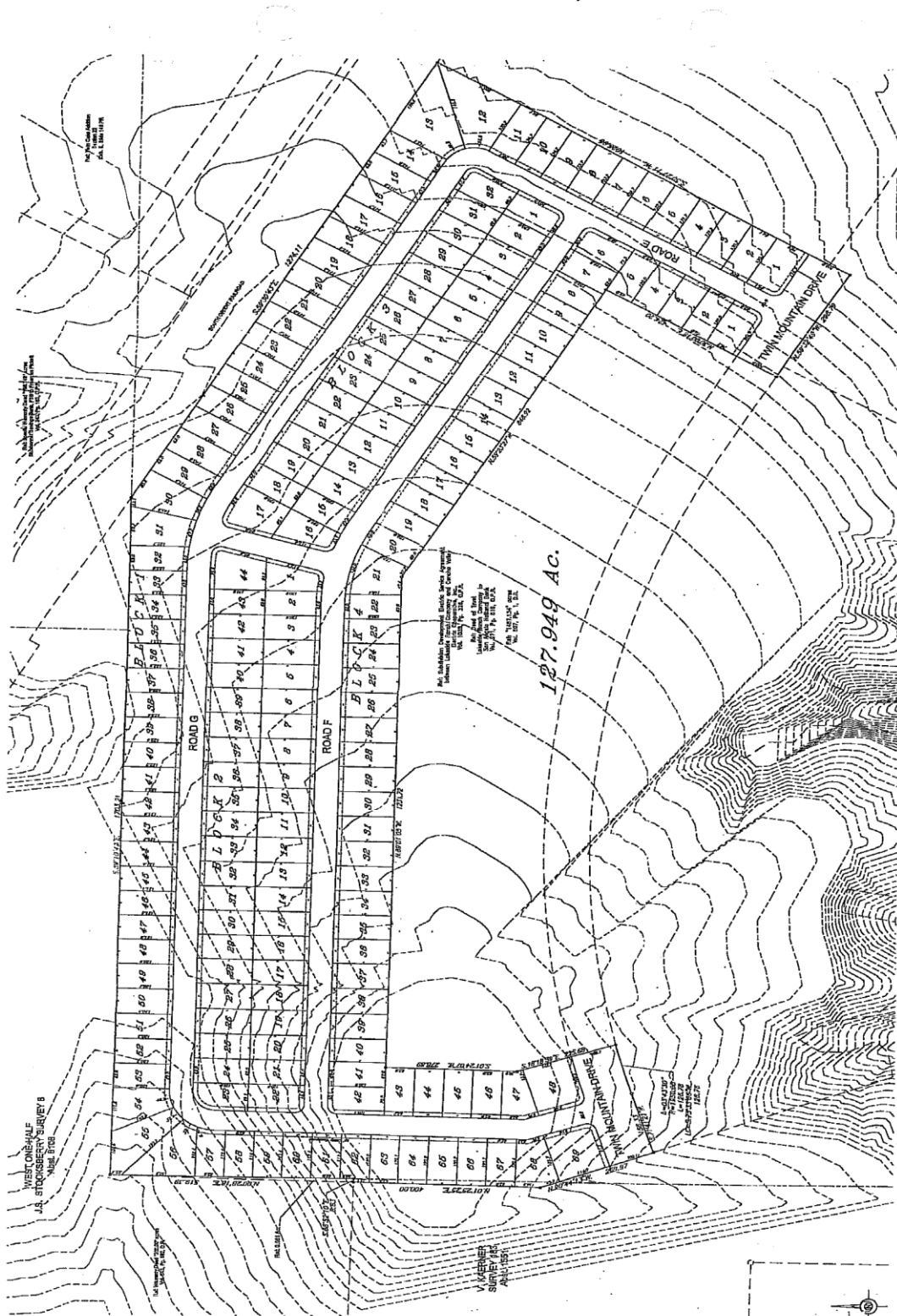


Location Map Baker Ranch
Section Three-A
 Council District 1 - Tommy Hiibert
 Neighborhood: Country Club
 Scale: 1" approx. = 200 ft

Legend
 Subject Properties:
 Current Zoning: **RS-1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**



Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, & 2.659 acre tract, A.E. White Survey No. 1



NOTE: draft copy approved by
 Planning Commission on 08/21/2006,
 subject to conditions expressed
 in Planning Department's
 background report.

PRELIMINARY REPEAT
 BAKER RANCH
 CITY OF SAN ANGELO
 TOM GREEN COUNTY, TEXAS.

DRAFT

ACRES: 127.949
 TOTAL LOTS: 447
 APPROVED FOR THE CITY OF SAN ANGELO
 BY: [Signature] DATE: 08/21/06

SIG
 ENGINEERING
 1000 W. 11TH ST. SUITE 100
 SAN ANGELO, TEXAS 76901
 TEL: 361-222-2222
 FAX: 361-222-2223
 WWW.SIG-ENG.COM

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.



City of San Angelo, Texas - Planning 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

BAKER RANCH, SECTION 3A

Proposed Subdivision Name

Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, & 2.659 Acre tract, A.E. White Survey No. 1, City of San Angelo

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

38-04210-0001-000-00; 38-03944-0023-200-00

Tax ID Number(s) (can be found on property tax statement or at 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
------	--------------	---------------

Property Owner: Vista Del Sol Ventures, LLC	325-656-2980	ddarnell@suddenlinkmail.com
---	--------------	-----------------------------

Name	Phone Number	Email Address
------	--------------	---------------

Architect/Engineer/Design Professional: SKG Engineering	325-655-1288	rg@skge.com
---	--------------	-------------

Name	Phone Number	Email Address
------	--------------	---------------

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? 1" - 2"
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4"
 City - utilizing existing services Existing size? _____
 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

3.828 18

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: _____)

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 3.828 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 3.828 Office _____

Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? _____ What type of structures exist currently? _____

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 1/4 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.

Vista Del Sol Ventures
 Owner's Signature

7-22-19
 Date

[Signature]
 Representative's Signature

7-22-19
 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: _____

Subject Property Looking down Blair Lane



PLANNING COMMISSION – August 19, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Final Plat		Final Plat in Baker Ranch, Section Three-B	
SYNOPSIS:			
The applicant is proposing to create 19 lots in Section BA, Baker Ranch. The subject property is currently vacant. All proposed lots are at least 6,800 square foot lots exceeding the 5,000 square foot minimum in RS-1.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of Caroline Lane and Tesla Lane		Being 4.751 acres of land and being 3.995 acres out of a 30.194 acre tract, generally located west of the intersection of Caroline Lane and Tesla Lane, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Neighborhood – Country Club	RS-1	Neighborhood	4.751 acres
THOROUGHFARE PLAN:			
<i>Caroline Lane</i> – Urban Local Street, Required: 50’ right-of-way; 36’ pavement with sidewalk or 40’ pavement with no sidewalk; curb & gutter.			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final plat of Baker Ranch, Section 3B, subject to Seven Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owners: Vista Del Sol Ventures, LLC Agent: Russell Gully, SKG Engineering, LLC			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information: The purpose of this replat is to create 19 separate lots (Lot 34A thru Lot 42 in Block 1 and Lots 34 thru 42 in Block 2) within Section Three-B of Baker Ranch. All proposed lots are at least 6,800 square foot lots. The minimum lot size in the RS-1 District is 5,000 square feet. Consequently, this subdivision is exceeding the minimum requirements for lot sizes set forth in the Zoning Ordinance. Utility improvements and extensions will be required.

Conformity with the Governing Preliminary Plat: The governing Preliminary Plat for Baker Ranch, Section Three was approved by the Planning Commission in 2006. The Subdivision Ordinance states that “the final plat (replat) shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission”. The Planning Division believes that the plat generally conforms to the governing preliminary plat.

Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may “deny approval of the final (re) 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.”

Comprehensive Plan

The subject land is designated “Neighborhood” in the City’s Comprehensive Plan. The future land use as identified in the City of San Angelo Comprehensive Plan for the Baker Ranch area is residential neighborhood in character. Low Density residential is the primary use in this area. The land use provides the guidelines for a secure, livable area to nurture families in a neighborhood environment.

Intent of Purpose Statements

The proposed replat complies with the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe and efficient development (Statement C) and will insure that future growth and development of the city is done in accordance with City plans and requirements.

Recommendations: Staff recommends that the Planning Commission **APPROVE** the Final plat of Baker Ranch, Section 3A, subject to the following **Seven Conditions of Approval:**

1. Prior to plat recordation, per Land Division and 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, Prepare and submit plans for approval, illustrating the required construction of Caroline Lane, meeting the requirements for an "urban" Local Road with a minimum 40' of pavement, standard curb-and-gutter required [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 an 18 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]

3. Prior to plat recordation, a drainage study shall be submitted. [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]
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans. [2015 International Fire Code Section 507.5.1]
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18-month period [Land Development and Subdivision Ordinance, Chapter 6].
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period [Land Development and Subdivision Ordinance, Chapter 6].
7. Prior to plat recordation, a Fire Apparatus Access Easement is required to show compliance with the City Ordinance modifying the 2015 International Fire Code Appendix D, Section D107.1. This fire apparatus access shall connect to Dominion Ridge. To accomplish the connection, an easement and right to cross the railroad tracks will need to be obtained. City ordinance requires the road to be at least 20' in width and constructed with a minimum of 4' compacted limestone, caliche or approved engineered base material. [2015 International Fire Code Section D107.1 and City Code of Ordinances].

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Plat

Preliminary Plat (approved in 2006)

Applications

Photograph




Location Map Baker Ranch

Section Three-B

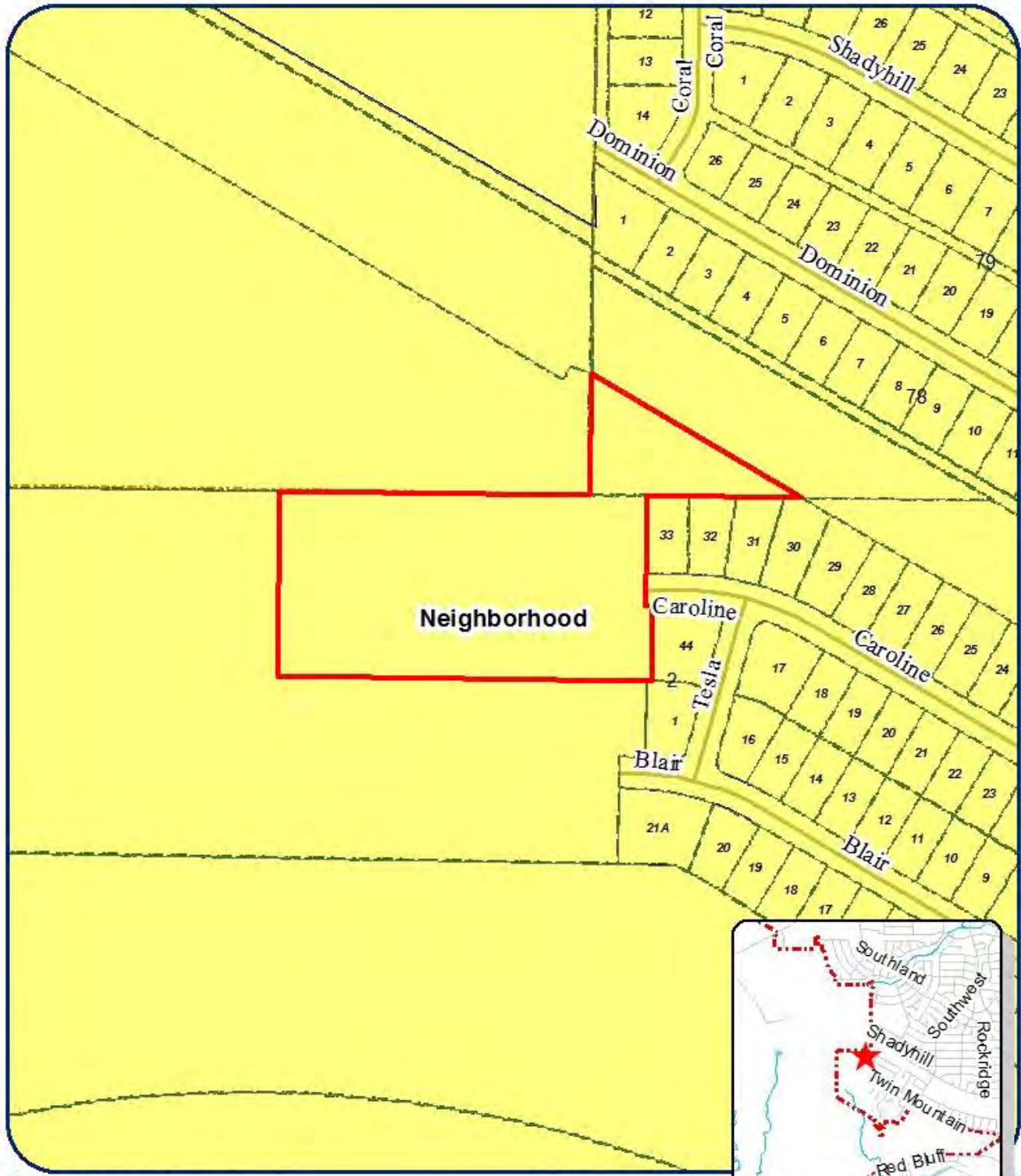
Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 200 ft

Legend

Subject Properties: 
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood



Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, City of San Angelo



Location Map Baker Ranch

Section Three-B

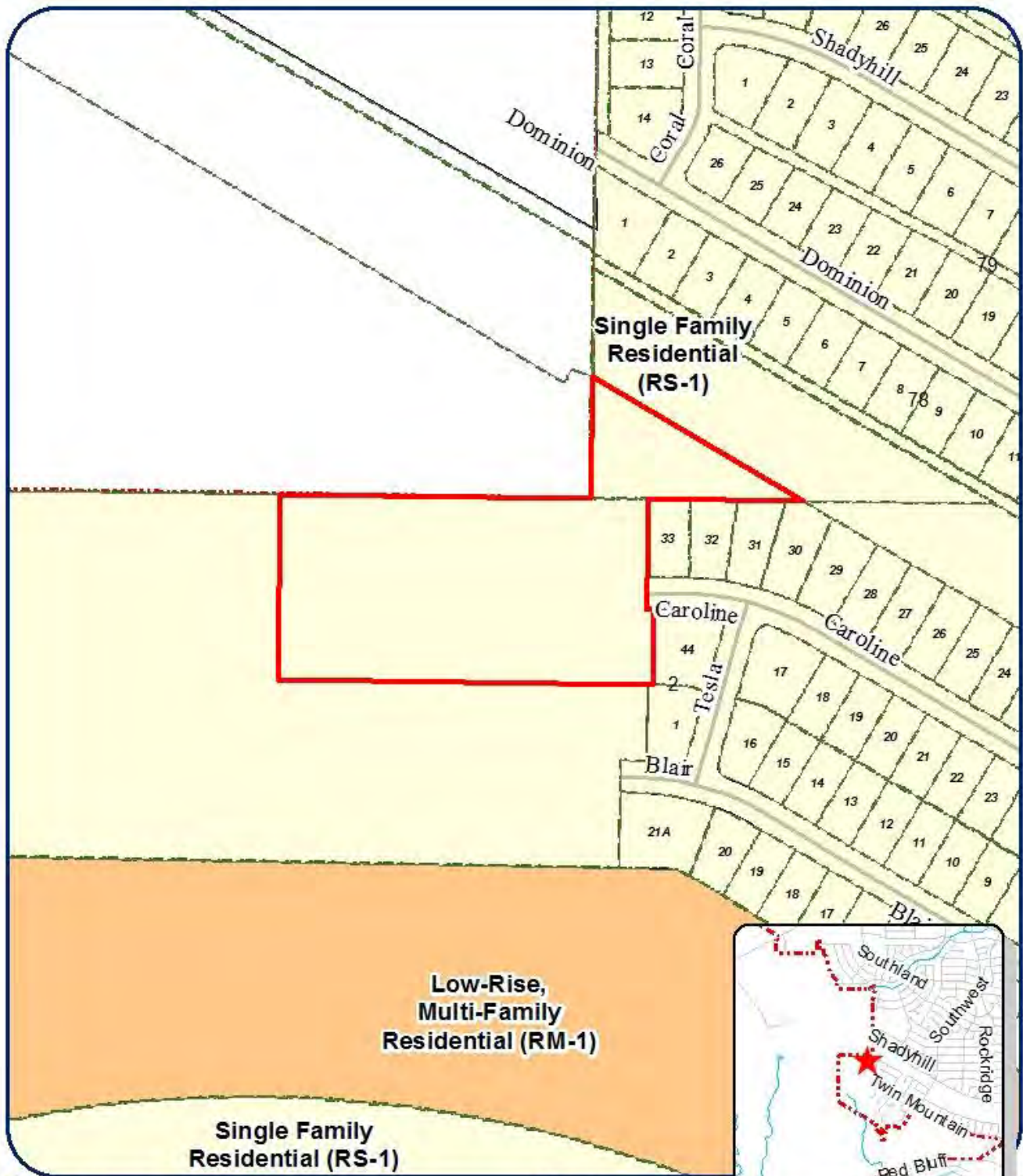
Council District 1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 200 ft

Legend

Subject Properties:
 Current Zoning: RS-1
 Requested Zoning Change: N/A
 Vision: Neighborhood



Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, City of San Angelo



Location Map Baker Ranch
Section Three-B
 Council District 1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 200 ft

Legend
 Subject Properties:
 Current Zoning: RS-1
 Requested Zoning Change: N/A
 Vision: Neighborhood

Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, City of San Angelo





City of San Angelo, Texas - Planning
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

BAKER RANCH, SECTION 3B

Proposed Subdivision Name

Out of 30.194 acre tract, G. Maurer Survey No. 182, Abstract No. 1649, City of San Angelo

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

38-04210-0001-000-00;

Tax ID Number(s) (can be found on property tax statement or at 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
------	--------------	---------------

Property Owner: Vista Del Sol Ventures, LLC	325-656-2980	ddarnell@suddenlinkmail.com
---	--------------	-----------------------------

Name	Phone Number	Email Address
------	--------------	---------------

Architect/Engineer/Design Professional: SKG Engineering	325-655-1288	rg@skge.com
---	--------------	-------------

Name	Phone Number	Email Address
------	--------------	---------------

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? 1" - 2"
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4"
 City - utilizing existing services Existing size? _____
 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

4.751 19

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: _____)

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 4.751 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 4.751 Office _____

Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? _____ What type of structures exist currently? _____

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 ½ 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.

Vista Del Sol Ventures
 Owner's Signature Date 7-22-19

[Signature]
 Representative's Signature Date 7-22-19

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: _____

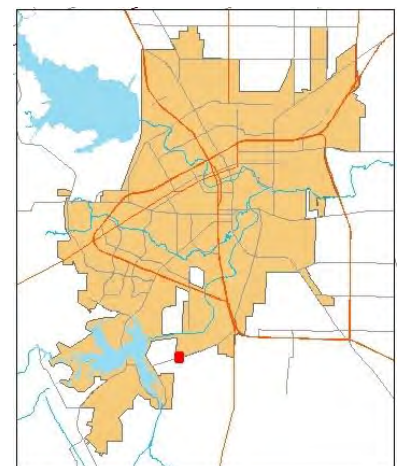
Subject Property Looking down Caroline Lane



**PLANNING COMMISSION – August 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Final Plat		Country Club West Estates, Section One	
SYNOPSIS:			
The applicant has submitted a request for approval of a final plat of Country Club West Estates with a variance from Chapter 10.III.A.2 Of the LDSO on pavement width. (See additional information)			
LOCATION:		LEGAL DESCRIPTION:	
2762 Country Club Road; located 1700 ft. west of the intersection of Hilton Head Blvd. and Country Club Road		Being 6.254 acres out of Peter Duffy Survey No. 171, Abstract No. 133, described and recorded in Instrument No. 201905821, Official Public Records of Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 1: Tommy Hiebert Neighborhood: Country Club	Ranch & Estates (R&E)	Neighborhood Center	6.254 acres
THOROUGHFARE PLAN:			
<p>Country Club Road – Urban Major Collector Street Required: 60 Ft. Right of Way width; 50 Ft. pavement width Provided 30 Ft. Right of Way on the north; 24 Ft. pavement width</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of Country Club West Estates, Section One and APPROVAL of the variance from Chapter 10.III.A.2 Of the LDSO, subject to Four Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: JP Brookeson Agent: Mr. Russell Gully, SKG Engineering, LLC			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			



Additional Information: This six acre tract was a part of a larger 22.492 acres piece of land. When the applicant purchased this piece of property he believed that since it was over five acres, the city had already built the road, and water was available that platting would not be required. In the process of the original owner wanting to sell another piece of this 22 acre property it was discovered that this piece had not been platted, the pavement width did not meet requirements and the only way to receive a variance on the pavement width was to bring the request before the Planning Commission which is a process then requires platting. Since the property had already been sold and was a separate piece of property staff agreed with the applicant that the preliminary platting process would not serve any purpose for just a single lot for the one owner to build a home. Staff is supporting the variance from Chapter 10.III.A.2 of the LDSO on the pavement width which is equal to the constructed pavement on the north side of Country Club Road built by the City of San Angelo along this completed section of Country Club Road.

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 preliminary plat, if the Commission finds the preliminary 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.” Staff believes the final plat in this case serves the purpose to establish one lot for the construction of the property owner’s home.

Comprehensive Plan

The subject land is designated “Neighborhood Center” in the City’s Comprehensive Plan because of the proposed future Minor Arterial. The Neighborhood Center encourages clustering of pedestrian-friendly development with transitional residential areas that provide scaling from the commercial to the residential. The proposed final plat will act as a buffer/transitional area to the single family neighborhoods to the east. The final plat has frontage onto Country Club Road, will require that the applicant put in a hydrant and keep the rural development feel of the property in this area.

Intent of Purpose Statements

The proposed final plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation (Statement D); 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 (Statement K).

Variance: As indicated above, the applicant has submitted a variance from Chapter 10.III.A.2 of the Subdivision Ordinance to allow Country Club Road, an Urban Major Collector Street, to maintain a 24’ pavement width with no sidewalk in lieu of the required 50’. In accordance with Chapter 1, Section IV.A, the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

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

The applicant and city staff believe that granting these variance requests would not be detrimental to the public safety, health or welfare, or be injurious to other property as this area functions in its current condition. Engineering Services and the Planning Division support the variance from any the additional improvements to Country Club Road. The existing right-way was dedicated from the north property owners and the city constructed the road to supply the northern properties with their section of the road since this area lies within the city limits.

2. **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.**

The applicant and city staff have stated that they believed the City had the opportunity to widen Country Club Road when it was reconstructed and determined it was unnecessary to widen at that time. This area is R&E zoning with significantly larger than normal residential lots. As indicated above, Engineering Services and the Planning Division support the variance from any street improvements along this portion of Country Club Road as these segments lie within an existing developed area.

3. **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 applicant and City Staff believe due to the physical surroundings and shape of the subject property including the presence of the existing street and utilities, a particular hardship to the owners would result. City staff believes the existing street width and configuration along Country Club Road will service the surrounding area satisfactorily.

4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.**

The applicant and City Staff believe approval of this variance would not, in any significant way, vary the provisions of the applicable ordinances as this street currently functions and will continue to function in its current capacity. Planning agrees that the existing street is currently sufficient and pose no safety risks to the public. This plat will not drastically increase the development of this area or add new street traffic.

Recommendation: Staff recommends that the Planning Commission **APPROVE** Country Club West Estates, Section One, subject to the following **Four Conditions of Approval:**

1. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Additionally, provide City staff with correspondence from TGC Environmental Health stating approval.
2. Prior to plat recordation, prepare and submit plans for required improvements to Country Club Road by half the additional increment necessary to comprise the minimum paving widths [Land Development and Subdivision Ordinance, Chapter 10]. For Country Club Road, 1 foot of extra pavement is required for this development. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 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]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans [2015 International Fire Code Section 507.5.1].
4. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.

Notes:

1. 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."

2. If a Fire Hydrant is required for this development, an engineered set of plans is required to be submitted for approval to the Engineering Services Department. City policy is water service is limited to projects within the City of San Angelo and its established service area.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Proposed Final Plat

Application



Aerial Map

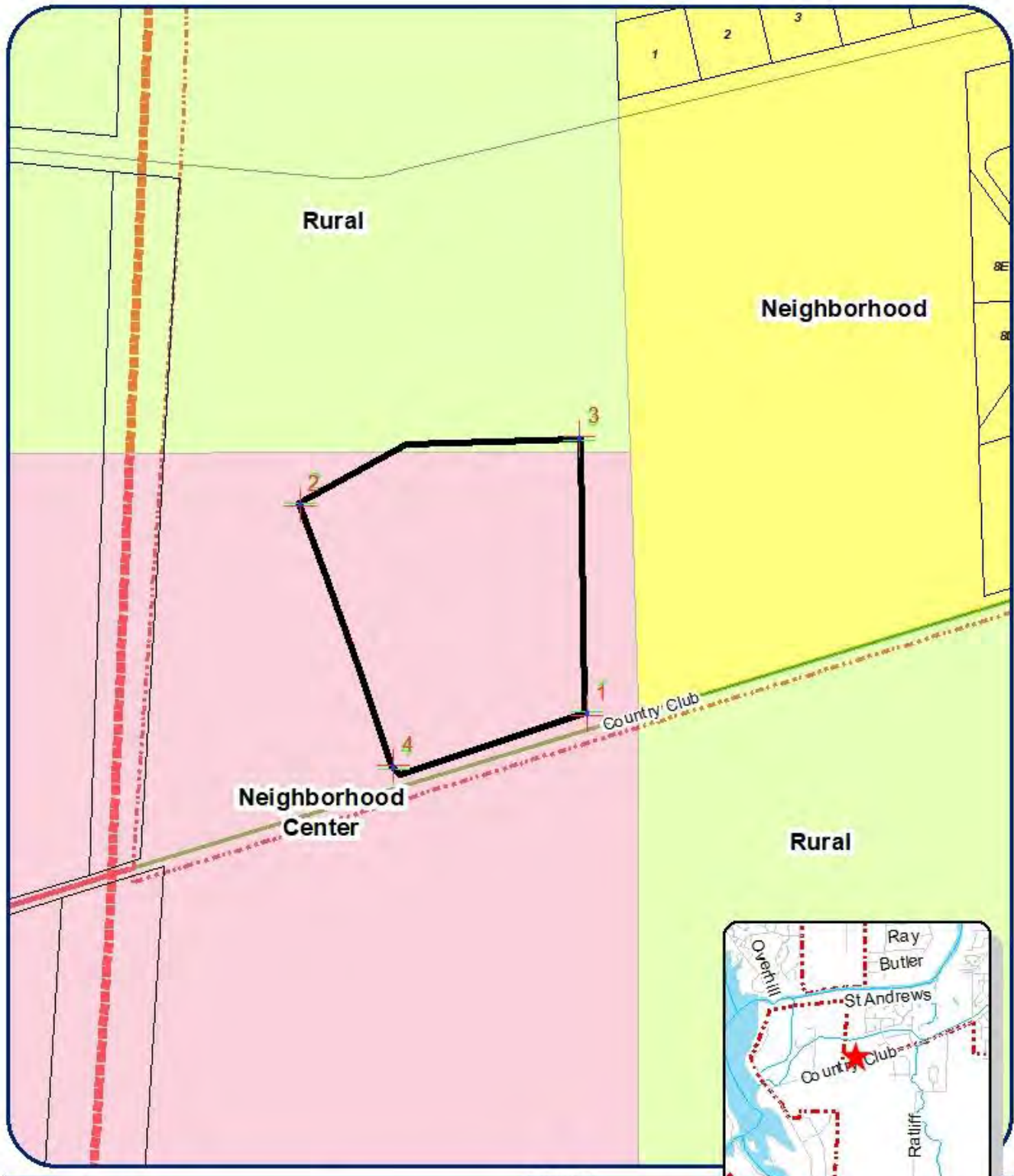
Country Club West Estates




Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 251 ft

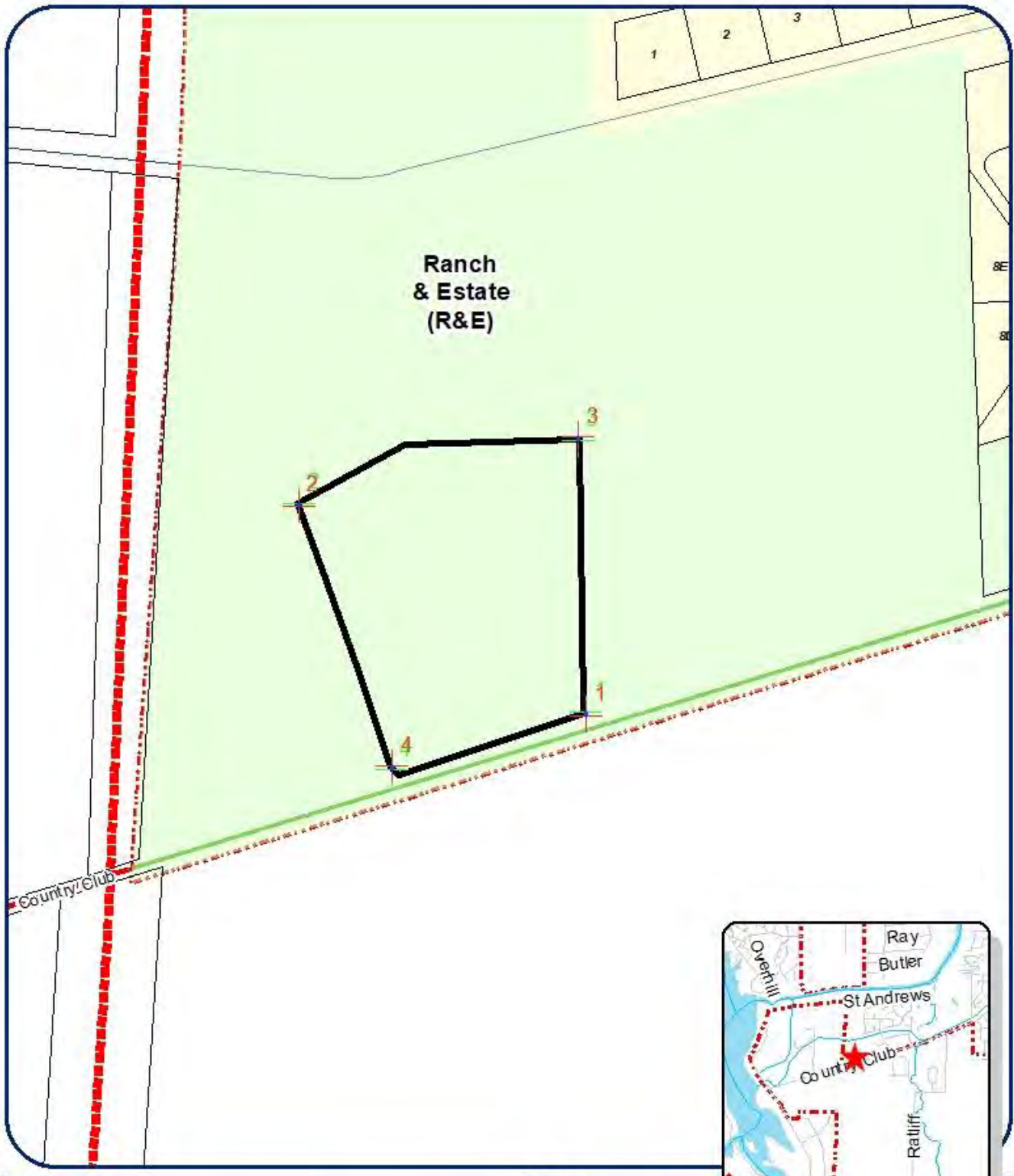
Legend

Subject Properties: **Ranch & Estate**
Current Zoning: **NA**
Requested Zoning Change: **NA**
Vision: **Neighborhood Center**





<p>Future Land Use Country Club West Estates Council District 1 - Tommy Hiebert Neighborhood: Country Club Scale: 1" approx. = 251 ft</p>	<p>Legend Subject Properties:  Current Zoning: Ranch & Estate Requested Zoning Change: NA Vision: Neighborhood Center</p>	<p>N  </p>
---	--	--

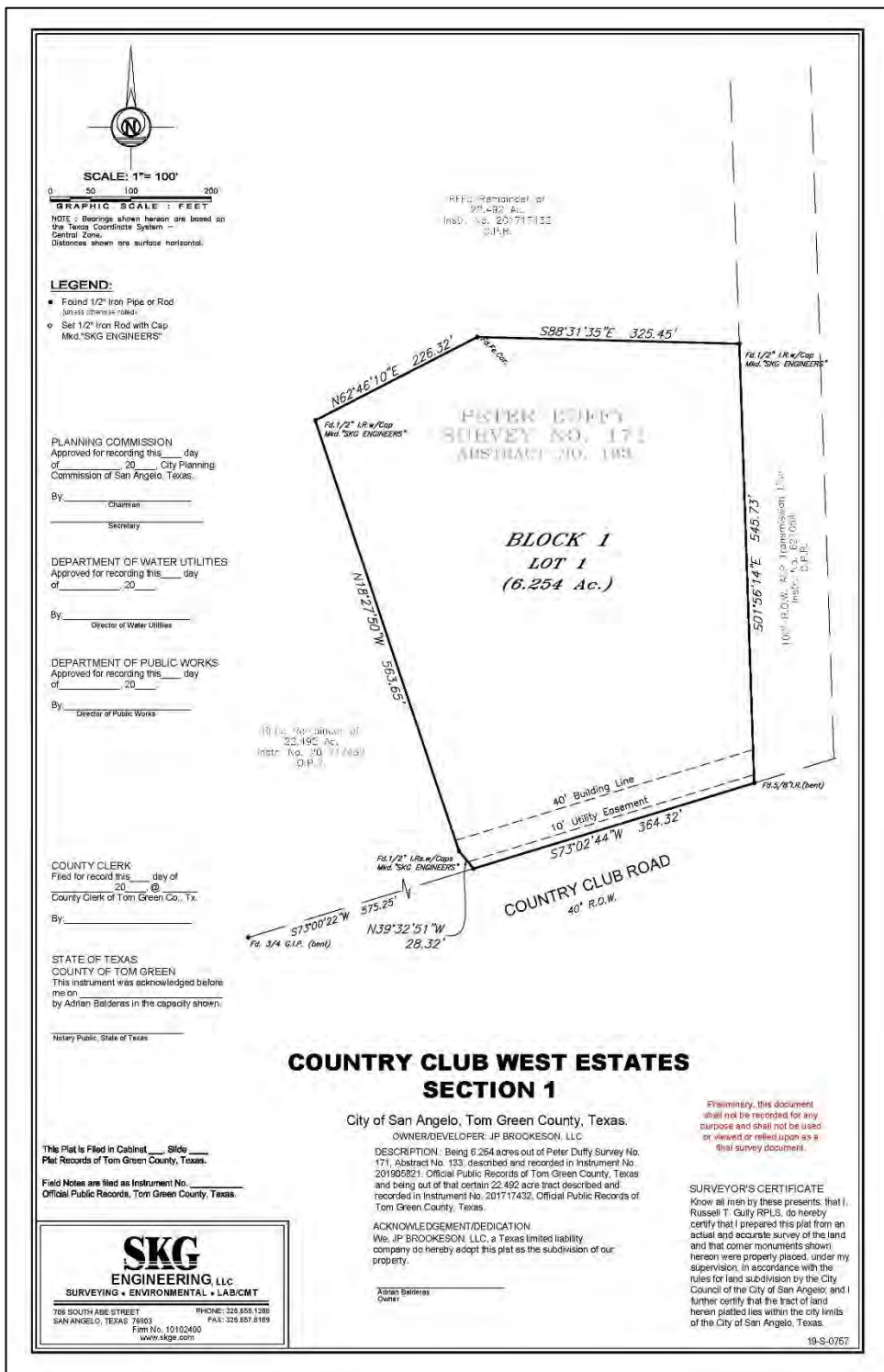


Existing Zoning
Country Club West Estates
Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 251 ft

Legend
Subject Properties:
Current Zoning: **Ranch & Estate**
Requested Zoning Change: **NA**
Vision: **Neighborhood Center**

N

Proposed Final Plat





City of San Angelo, Texas - Planning
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
 Country Club West Estates - Section One

Proposed Subdivision Name
 Abst: A-0133 S-0171, Survey: P DUFFY, 6.254 ACRE TRACT - Instr. No. 201905821

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
 38-00133-0004-010-01

Tax ID Number(s) (can be found on property tax statement or at 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
Property Owner: JP Brookeson	325-374-9620	a.b.builders74@gmail.com

Property Owner:

Name	Phone Number	Email Address
Architect/Engineer/Design Professional: SKG Engineering	325-655-1288	rg@skge.com

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address
Subdivision Type: <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Replat - requiring Planning Commission approval <input type="checkbox"/> Plat Vacation		
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Replat - administratively eligible* <input type="checkbox"/> 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? 1"

City - utilizing existing services Existing size? _____

Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____

City - utilizing existing services Existing size? _____

Other Please specify: _____

Septic System Lot size? 6.254 acres

(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

6.254 1

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: _____)

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 6.254 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 6.254 Office _____

Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? _____ What type of structures exist currently? _____

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 See attached.

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.

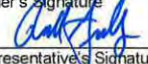
The variance will not, in any significant way, vary the provisions of applicable ordinances.

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.



 Owner's Signature



 Representative's Signature

7.24.19

 Date

7.24.19

 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: _____

SHEET FOR ADDITIONAL VARIANCE REQUEST(S)

Section 4: Variance Requests

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: _____
To not widen Country Club Road the full required incremental half width

Full variance requested Partial variance requested (*proposed variation from standard*): 10. III. A. 2.

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.
Country Club Road is currently function at its current width. Granting the variance
and is not detrimental to the public safety or 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.
The City had the opportunity to widen Country Club Road when it was reconstructed and determined it was
unnecessary to widen at the time. This area is R&E zoning with significantly larger than normal residential lots.

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.
Due to the physical surroundings and shape of the subject property including the alignment of the Country Club Road
a particular hardship to the owner would result.

The variance will not, in any significant way, vary the provisions of applicable ordinances.
As other conditions are met, the provisions of applicable ordinances would not vary in a significant way.

**PLANNING COMMISSION – August 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		First Replat of Tract 54, Section One, Fuessel Farm Tracts	
SYNOPSIS:			
The applicant has submitted a replat to divide the existing 2.996-acre tract into two separate tracts, a 1.494-acre tract to the north and a 1.502-acre tract to the south. There is an existing brick single-family residence on the north lot and the south lot is vacant (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
3829 Terry Trail Street; generally located at the southeast corner of Terry Trail and Lorine Lane		Being 2.996 acres in Tract 54, Section One, Fuessel Farm Tracts	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
N/A (ETJ)	N/A (ETJ)	N – Neighborhood	2.996 acres
THOROUGHFARE PLAN:			
Terry Trail, Lorine Lane, Herbert Road – Rural Local Streets Required: 60' right-of-way, 30' pavement, curb-and-gutter not required Provided: 60' right-of-way, 30' pavement, no curb-and-gutter			
NOTIFICATIONS:			
15 notifications were mailed within a 200-foot radius on August 2, 2019. One response in favor from the property owner and none against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of "First Replat of Tract 54, Section One, Fuessel Farm Tracts" subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: Melanie Love Agent: Mr. Herb Hooker, SKG Engineering LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The original subdivision was filed for record with the Tom Green County Clerk on January 13, 1998, and remains part of the City's Extraterritorial Jurisdiction (ETJ).

Section 212.015 of the Texas Local Government Code and Chapter 5.III.A.3.D.3 of the Land Development and Subdivision Ordinance requires where any lot in the proceeding plat was limited by deed restrictions to residential use for not more than two dwelling units per lot, that all owners of property within two hundred feet and the same subdivision as the subject area are formally notified of this proceeding. The associated deed restrictions Instrument No. 481501 limit all tracts for single-family residential construction only, triggering the need to notify.

The associated deed restrictions also limit further subdivision of the subject tract unless the same owner owns both tracts which in this case they would not. However, the City does not enforce deed restrictions and therefore, the replat application may proceed. As a courtesy, Planning Staff notified the applicant, SKG Engineering LLC, and the owner about this, and they indicated they would still like to proceed.

Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(c)(3) 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."

Comprehensive Plan

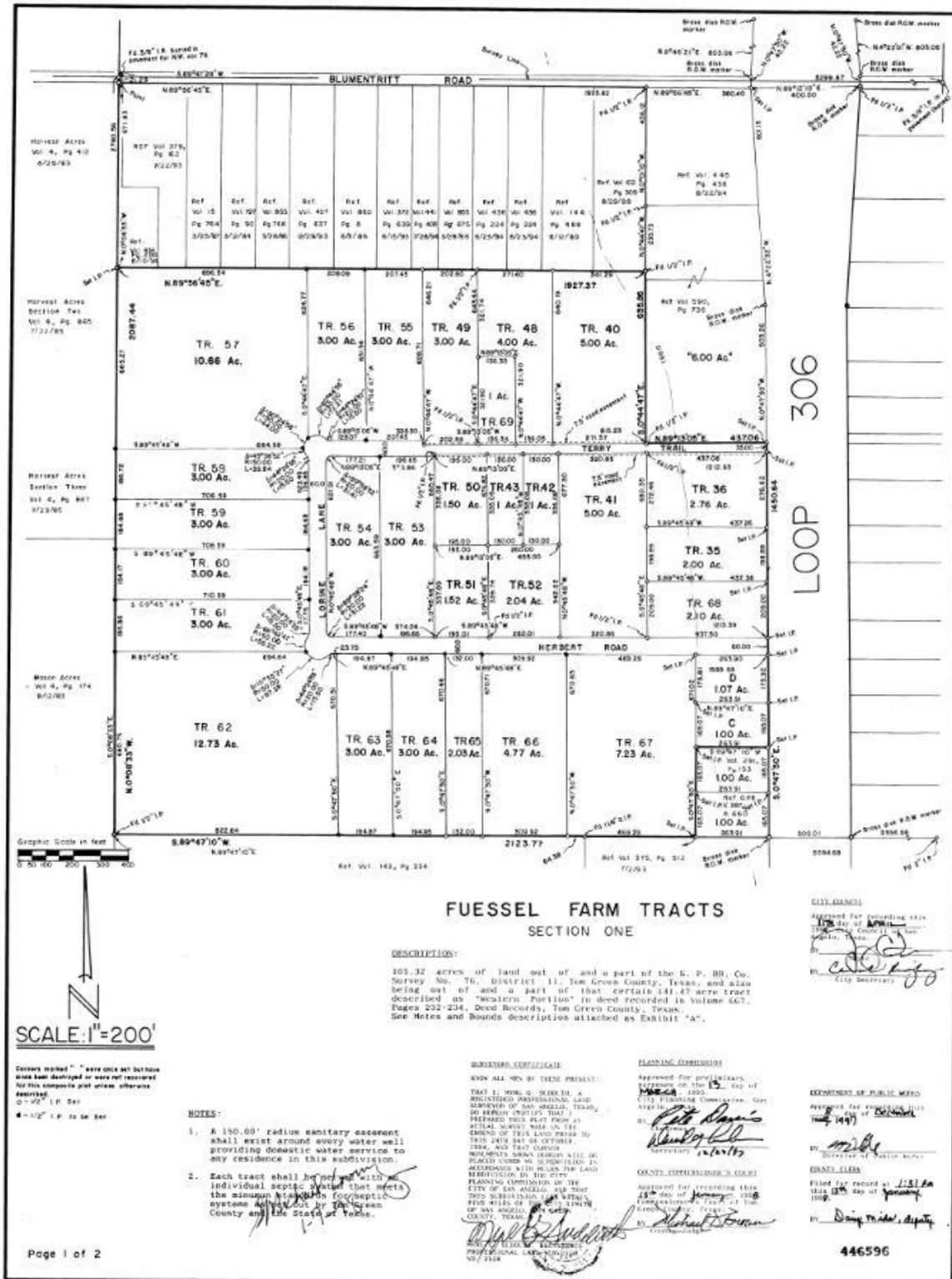
The property is designated "Neighborhood" in the City's Comprehensive Plan which intends to "Promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo's neighborhoods." The property is part of an existing subdivision of single-family residential dwellings. The proposed replat would be consistent with the Neighborhood policies, providing an opportunity for an additional single-family home on the new lot. The replat would be consistent with size and shape of other tracts in the same subdivision. There are other tracts of similar size of 1.5 acres or less that were platted as part of the original subdivision, including Tracts 42, 43, 50, 51, 52 and 69, C and D. Tract 53 in 2008 was replatted into two 1.5 acre tracts in 2008 with both under at least one common owner.

Intent of Purpose Statements

The proposed final plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); assist in guiding future growth and development of the City in accordance with City Plans and requirements (Statement E); and insure proper land development in the extraterritorial jurisdiction so the City can expand in an orderly and efficient manner (Statement N). Planning Staff believe that the proposed replat conforms to all of these statements. The existing streets and right-of-ways already meet the minimum City Standards if the properties were ever annexed into the City. Both lots well exceed the minimum lot sizes, lot depths and lot frontages for any future RS-1 zoning that

could be instituted if the properties were annexed. Finally, the properties are large enough to accommodate future private septic systems and water well.

Original Approved Plat



Recommendations: Staff recommends that the Planning Commission **APPROVE** the final plat “First Replat of Tract 54, Section One, Fuessel Farm Tracts” subject to the following **three Conditions of Approval:**

1. Prior to plat recordation, per Subdivision Ordinance, Chapter 7.II.A., provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Additionally, provide City staff with correspondence from TGC Environmental Health stating approval.
3. Per City Code of Ordinances, Section 6.03.031, there is no water for firefighting in the area. For buildings or structures constructed in areas not developed with provision for city water service, installation of an approved fire hydrant system shall not be required until such time as city water service has been extended to within two hundred feet (200') of the property.

Note:

1. It appears that the property may be subject to deed restrictions which, although the City does not enforce, may apply to subdividing this tract (Tom Green County Clerk, Instrument No. 481501).

Attachments:

Aerial Map
Future Land Use Map
Proposed Final Plat
Response Letter
Application




Fuessel Farm Estates, Section One

First Replat of Tract 54

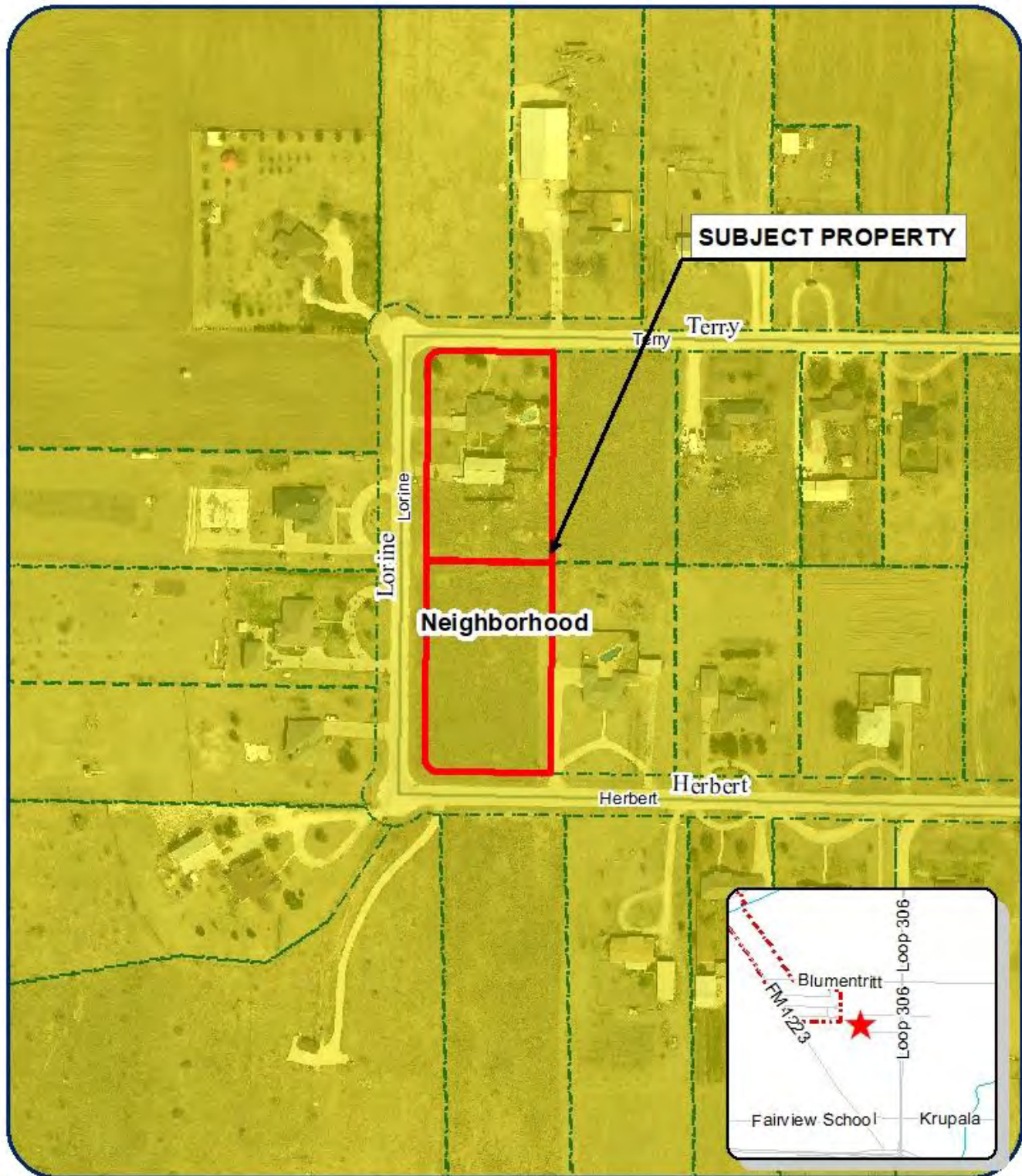
Council District: N/A (ETJ)
 Neighborhood: N/A (ETJ)
 Scale: 1" approx. = 200 ft

3829 Terry Trail

Legend

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





Fuessel Farm Estates, Section One

First Replat of Tract 54


Council District: N/A (ETJ)

Neighborhood: N/A (ETJ)

Scale: 1" approx. = 200 ft

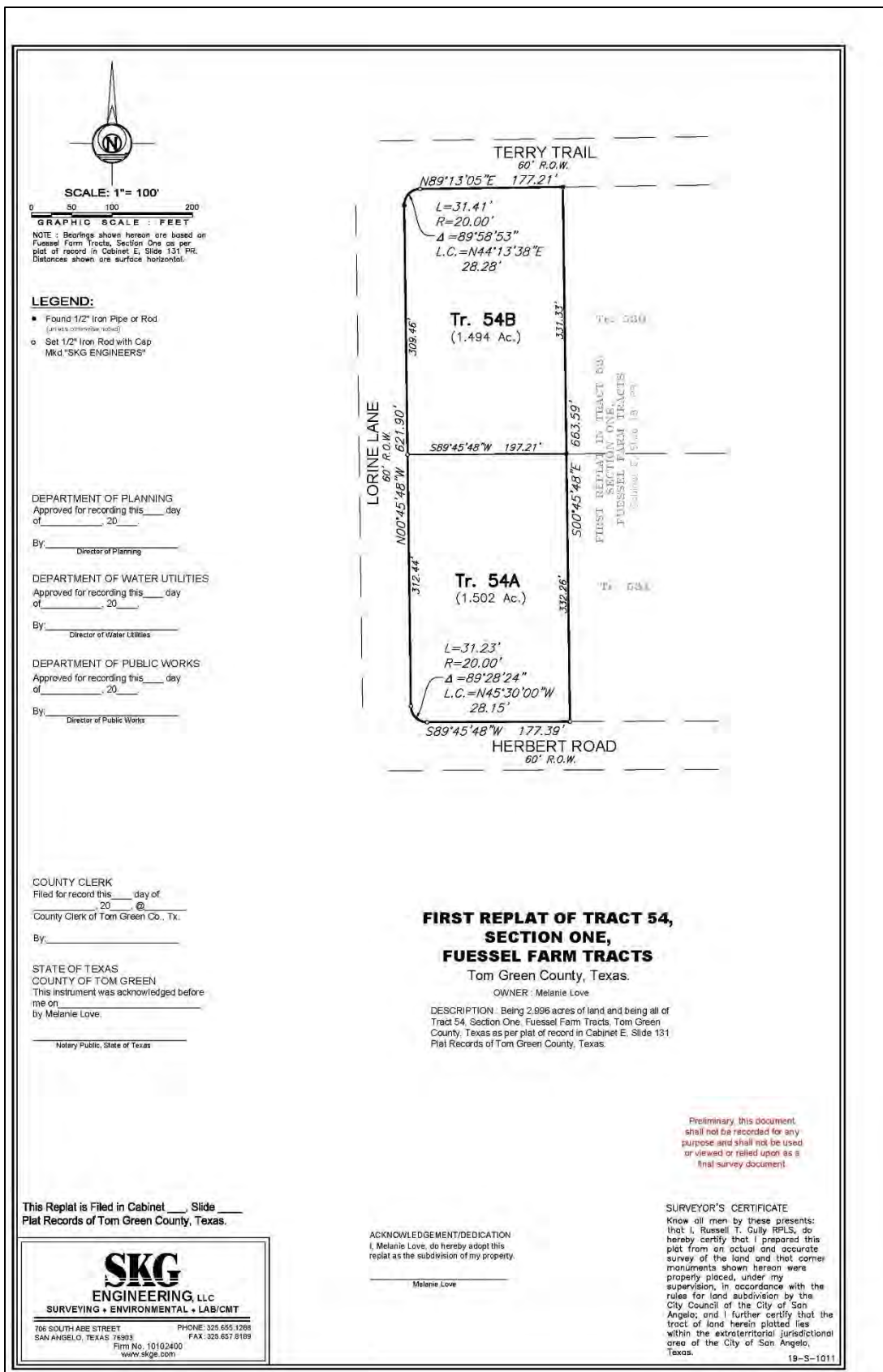
3829 Terry Trail

Legend

- Subject Properties: 
- Current Zoning: N/A
- Requested Zoning Change: N/A
- Vision: Neighborhood



Proposed Replat



SCALE: 1"= 100'

0 50 100 200

GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on Fuessel Farm Tracts, Section One as per plat of record in Cabinet E, Slide 131 PR. Distances shown are surface horizontal.

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

DEPARTMENT OF PLANNING
 Approved for recording this ___ day of ___ 20__
 By: _____
 Director of Planning

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day of ___ 20__
 By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day of ___ 20__
 By: _____
 Director of Public Works

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

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____
 by Melanie Love.

 Notary Public, State of Texas

FIRST REPLAT OF TRACT 54, SECTION ONE, FUESSEL FARM TRACTS
 Tom Green County, Texas.

OWNER : Melanie Love

DESCRIPTION : Being 2.996 acres of land and being all of Tract 54, Section One, Fuessel Farm Tracts, Tom Green County, Texas as per plat of record in Cabinet E, Slide 131 Plat Records of Tom Green County, Texas.

Preliminary this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

SKG ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

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

ACKNOWLEDGEMENT/DEDICATION
 I, Melanie Love, do hereby adopt this replat as the subdivision of my property.

 Melanie Love

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 extraterritorial jurisdictional area of the City of San Angelo, Texas.

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) _____

NAME: Melanie Love

ADDRESS: 3829 Terry Trail
San Angelo, Tx 76905

PHONE: 325-234-5390

SIGNATURE: Melanie Love

First Replat of Tract 54, Section One, Fuessel Farm Tracts

Property owner number: 6

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Principal 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



City of San Angelo, Texas - Planning
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

First Replat of Tract 54, Section One, Fuessel Farm Tracts, Tom Green County, Texas 3829 Terry Trail

Proposed Subdivision Name
 Tract 54, Section One, Fuessel Farm Tracts, Tom Green County, Texas

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
 R51316

Tax ID Number(s) (can be found on property tax statement or at 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
Property Owner: Melanie Love	234.5390	mlove@airmail.net

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address
SKG Engineering	325-655-1288	herbh@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? _____
 Other Please specify Well

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? _____
 Other Please specify _____
 Septic System Lot size? 1.494 Ac. & 1.502 Ac.

(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

2.996 2

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: _____)

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 _____ Single-Family Residential 2.996 Office _____

Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

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

Vacant _____ Single-Family Residential 2.996 Office _____

Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? House & Shop

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: Vol. 740, Pg. 285 OPRRP

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.

Melanie Love
 Owner's Signature

07/09/19
 Date

Bob North
 Representative's Signature

07/09/19
 Date

FOR OFFICE USE ONLY:

Submitted to front desk: 7/9/19 Date Deemed preliminary complete: 7/9/19 10:05AM Date Time Initials JP

Received by Development Services Technician for completeness review: 7/9/19 10:05AM Date Time Initials JP

Completeness review passed? Yes 7/9/19 Date No _____ Date

If yes, when was application scheduled for staff review, if applicable? 7/16/19 Date Initials JP

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 _____ Date No _____ Date

Approvals required for this application:	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
<u>Planning Commission</u>	_____	_____	_____
City Council (ceases with appeal)	_____	_____	_____

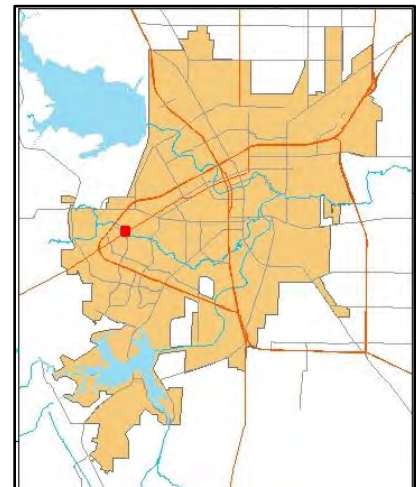
Date of Approval Expiration: _____

Date Recorded: _____

PLANNING COMMISSION – August 19, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Replat		First Replat in Lot 5 of Mer-Way, Inc. Addition Consolidated, Section Three	
SYNOPSIS:			
The applicant is proposing to create two lots in Lot 5 of Mer-Way, Inc. Addition Consolidated, Section Three, 3.305 acres (Lot 5A) and 2.258 acres (Lot 5B) respectively.			
LOCATION:		LEGAL DESCRIPTION:	
4248 Sherwood Way		Being 5.563 acres and being all of Lot 5, Section Three, Mer-Way, Inc. Addition Consolidated, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Billie DeWitt Neighborhood - Bluffs	PD17-04	Commercial	5.563 acres
THOROUGHFARE PLAN:			
<i>Sherwood Way</i> – Major Arterial, Required: N/A – TXDOT road; Provided: 120’ right-of-way, 60 pavement. <i>Future sidewalks to be provided by developer adjacent to Sherwood Way.</i>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of First Replat in Lot 5 of Mer-Way, Inc. Addition Consolidated, Section Three, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owners: James Hughes Agent: Herb Hooker, SKG Engineering, LLC			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			



Additional Information: The purpose of this replat is to create two separate lots (Lot 5A and Lot 5B) within the existing Lot 5. Lot 5A is proposed to be 3.305 acres and Lot 5B is proposed to be 2.258 acres. Consistent with Subdivision Ordinance, the Planning Division recommends sidewalks adjacent to Sherwood Way that borders the subject property. No variances have been requested by the applicant. A future shared use trail is being proposed to be located within the western portion of this proposed replat.

Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(c)(3) of the Subdivision Ordinance states that the Planning Commission may “deny approval of the final (re) 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.”

Comprehensive Plan

The subject land is designated “Commercial” in the City’s Comprehensive Plan. Commercial areas “seek visibility and convenient access offered by frontage on the major street network. The uses within this area draw from the larger regional area, thus necessitating the citing.” These areas also call to “where possible, plan for new pedestrian and/or vehicular connections through Commercial areas to integrate them with the city-wide grid of network for streets.” The proposed replat achieves all of these objectives. The subject replat will have direct access to Sherwood Way, allowing convenient access to the property for the existing commercial development. Installation of new sidewalks along all frontage will allow pedestrian connections between the site and other businesses to the east and west.

Intent of Purpose Statements

The proposed replat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe, and efficient development of the City (Statement C); streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation (Statement D); and will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). The proposed replat will provide direct and abutting access onto Sherwood Way ensuring orderly development. The new sidewalks will ensure safe and functional pedestrian connections.

Recommendations: Staff recommends that the Planning Commission **APPROVE** the First Replat in Lot 5 of Mer-Way, Inc. Addition Consolidated, Section Three, subject to **three Conditions of Approval**.

1. Prior to plat recordation, per Land Division and 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, prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more

convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

3. Prior to plat recordation, revise signature block to reflect Planning Commission approval.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Bike Trail Path Map
Plat
Applications
Photographs

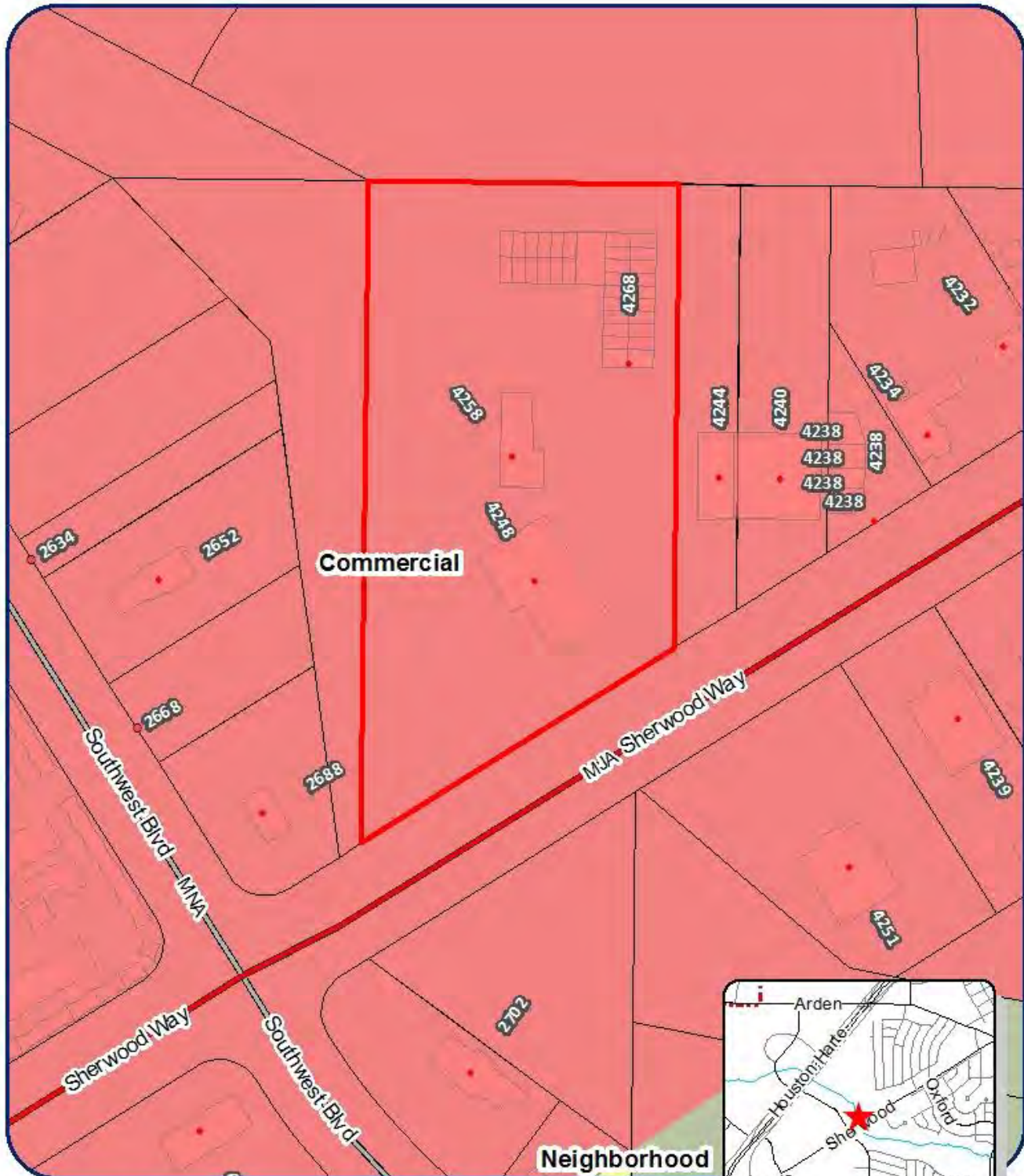


First replat of lot 5
Mer-Way, Inc. Addition

Council District: SMD #6 - Billie DeWitt
 Neighborhood: Bluffs
 Scale: 1" approx. = 150 ft

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






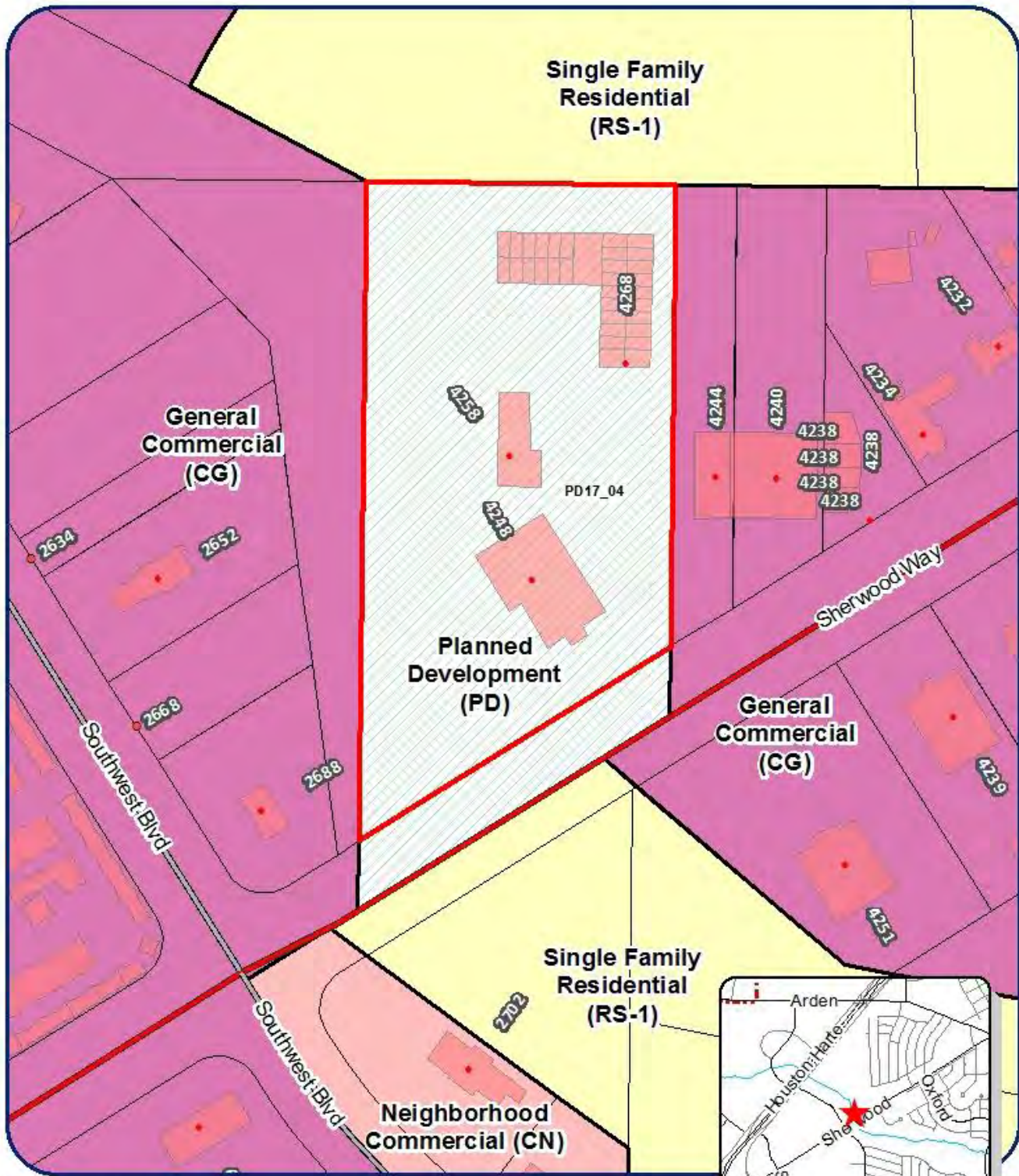
First replat of lot 5
Mer-Way, Inc. Addition

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 150 ft

Legend

Subject Properties: 
Current Zoning: PD
Requested Zoning Change: N/A
Vision: Commercial





First replat of lot 5
Mer-Way, Inc. Addition

Council District: SMD #6 - Billie DeWitt
 Neighborhood: Bluffs
 Scale: 1" approx. = 150 ft

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





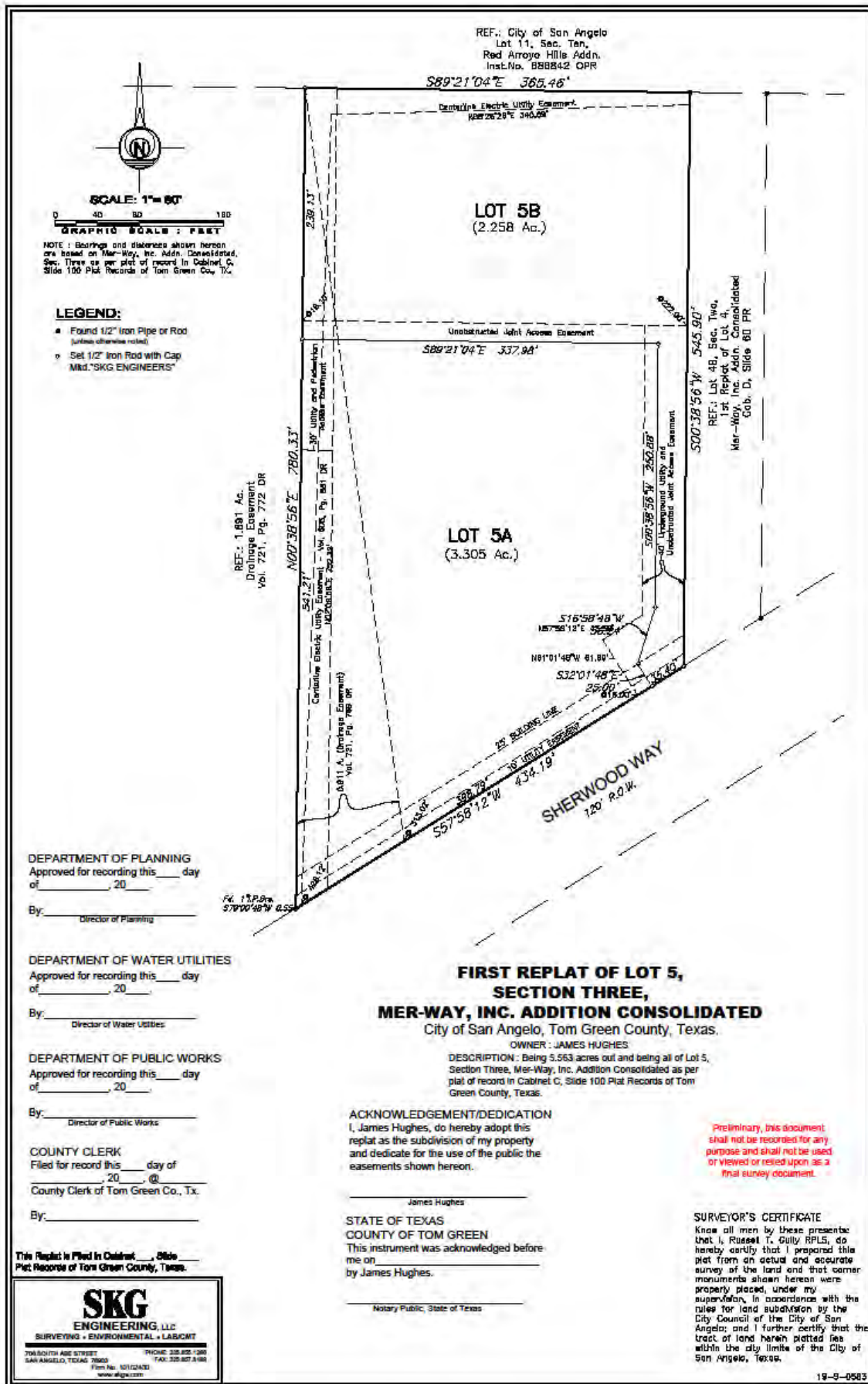
First replat of lot 5
Mer-Way, Inc. Addition

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 150 ft

Legend

- Subject Properties: —
- Current Zoning: PD
- Requested Zoning Change: N/A
- Vision: Commercial







City of San Angelo, Texas - Planning
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

First Replat of Lot 5, Section Three, Mer-Way, Inc. Addition Consolidated

Proposed Subdivision Name

Lot 5, Section 3, Mer-Way Inc Addn Consolidated

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)

R13022

Tax ID Number(s) (can be found on property tax statement or at 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
------	--------------	---------------

Property Owner:

James Hughes		
Name	Phone Number	Email Address

Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	herbh@skge.com
	Name	Phone Number	Email Address

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? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? _____
 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

5.563 2

 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: _____)
 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 _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 5.563

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

- Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 5.563

Are there existing structures on the property? Yes No

If yes, how many structures exist? 3 What type of structures exist currently? Commercial

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 ½ 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.II 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.

James P. Fisher
 Owner's Signature
Neil Hooker
 Representative's Signature

05/13/19
 Date
05/13/19
 Date

FOR OFFICE USE ONLY:

Submitted to front desk: 5-14-19 Date Deemed preliminary complete: _____ Date Time Initials

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

Completeness review passed? Yes _____ Date No _____ 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 _____ Date No _____ 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: _____

Front of Subject Property



Buildings at rear of the subject property



Looking at ROW near Sherwood Way



Looking at ROW near Sherwood Way



**PLANNING COMMISSION – August 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Planned Development Amendment (Rezoning)		Amendment to PD18-03: Golden Antlers Corp.	
SYNOPSIS:			
<p>The applicant has applied for a PD zoning amendment to allow a 24.27-acre PD expansion within Spring Creek Marina. City Council approved the original 16.36-acre PD zoning in December 2018 which legalized the existing campground RV park and commercial-related boat uses. The PD amendment would allow the same uses approved in the original PD within the existing and expanded boundary. On August 6, 2019, City Council authorized the City Manager to execute an amendment to the existing lease for the expanded area subject to this amendment being approved (see Additional Information).</p>			
LOCATION:		LEGAL DESCRIPTION:	
2680 and 2698 Camper Road; located approximately 1,400 feet north of the intersection of Spring Creek Drive and Fishermans Road		Being 17.74 acres in the P. Kurzenacker Survey No. 0647, Abstract No. 1566 and out of Tracts 18-20 west of Fishermans Road Addition; and 22.89 acres in the J.J. Schaffer Survey No. 0646, Abstract No. 1882.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Nasworthy Neighborhood	RS-1	OS – Open Space	40.63 ac.
THOROUGHFARE PLAN:			
<p>Camper Road – Urban Local Street Required: 50’ right-of-way, 40’ pavement or 36’ with a 4-foot sidewalk Provided: No right-of-way existing, 20’ pavement (pre-existing street)</p>			
NOTIFICATIONS:			
6 notifications mailed within 200-foot radius on August 8, 2019. None received in support or opposition.			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Rezoning from the Single-Family Residential (RS-1) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD18-03 boundary to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park on the subject properties, subject to previous standards in the original PD18-03 approval and one new condition of approval.</p>			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo (COSA) Applicant: Mr. Raymond Broadway, Golden Antlers Corp.			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The applicant has been managing the current marina and as part of the new lease would become the owner of Spring Creek Marina which includes both properties. The applicant's concept plan for the expanded area delineates an additional 22 RV spaces, a future expansion area for additional RVs, four boat and trailer storage buildings, a sewer lift station, pavilion, boat docks and outdoor trailer parking, a future small beach area, restrooms, a caretaker's residence, and a cantina building for a future restaurant with accessory alcoholic beverage sales.

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 properties are designated "Open Space" which intends to "provide a system of parks, open space, and recreational facilities in terms of function and location." The expanded PD boundary is consistent with these objectives, providing additional recreational opportunities for San Angelo residents and visitors. The RV campground, boat rentals, and a future restaurant and beach area can provide additional recreational opportunities for those renting campground/RV sites or visiting the Marina. The properties are also located in the "Zone 1: Action Sports Character Zone" in the Lake Nasworthy Master Plan which also intends this area to be for recreational uses including camping, biking, boating and trail running. The intended uses are consistent with this Plan.
- 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 PD expansion will comply with the current PD development standards, many of which are outlined in Section 407 of the Zoning Ordinance for Campgrounds/RV Parks.

Density and Setbacks

Section 407 allows a maximum of 10 RV spaces per acre. The expansion area is 21.72 acres would allow up to 229 spaces and the applicant is only providing 22 new spaces at this time with a future area that would allow approximately 11 spaces, a total of 33 spaces, only 14% of the maximum allowed. Future structures would be subject to the minimum setbacks and separation standards in Section 407 which are the same as those for manufactured housing parks. All structures must be setback at least 20 feet from a park boundary, 10 feet between RVs and accessory structures, 15 feet between RVs and park buildings, and 10 feet from a building to curb or edge of pavement of a driveway providing common access. The concept plan provided was not to scale, but appears to show the RV spaces at least 10 feet from Camper Road. This setback can be achieved at time of permitting.

The current PD Ordinance requires a minimum of 200 feet from the outer perimeter of the Campground/RV Park to any residential lot. While the PD and lease boundary is only 20 feet from a residential lot at 2690 Kings Road, the concept plan shows all proposed structures and outdoor

use areas greater than 200 feet from this lot. As a condition of approval to ensure compliance, and as part of a revised PD Ordinance, staff is recommending that the applicant be required to provide a revised concept plan that delineates the edge of the RV Park is at least 200 feet from any residential lot.

Parking, Internal Streets, and Screening

Section 407 of the Zoning Ordinance requires all internal streets within the facility to be paved, and each RV to have one paved parking space with connection to a street. The applicant will be required to delineate all paved parking and paved streets at the permit stage.

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 PD zoning will be consistent with the surrounding area. As indicated, the subject area is part of an Action Sports Zone in the Lake Nasworthy and the expanded campground/RV park will provide additional amenities for residents and visitors to San Angelo within the Marina.
4. **Changed Conditions.** Whether and the extent to which there are changed conditions that require an amendment. As indicated, City Council has authorized a revised lease to be executed to expand the PD boundary for additional campground/RV and boating-related facilities. The additional acreage requires the need for an amended PD boundary.
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 is no anticipated effect on the natural environment. In the August 6, 2019 Report to Council for the expanded lease request, it was indicated that the applicant has satisfied the Water Utility's Director respecting sewer system capacity limitations. They have agreed to provide grinders and staging tanks, and a sewer lift station is delineated on the concept plan.
6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need. Planning Staff believes there is a community need for more recreational opportunities including boating camping, and RVs in this area given it front onto Lake Nasworthy within Spring Creek Marina, consistent with the Lake Nasworthy and the first phase of this development immediately adjacent.
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 expanded PD will utilize the existing Camper Road which extends through the property and joins to Fisherman's Road which connects to Knickerbocker Road, a Major Arterial Road. The PD expansion would be a logical extension of the existing PD along the same street frontage.

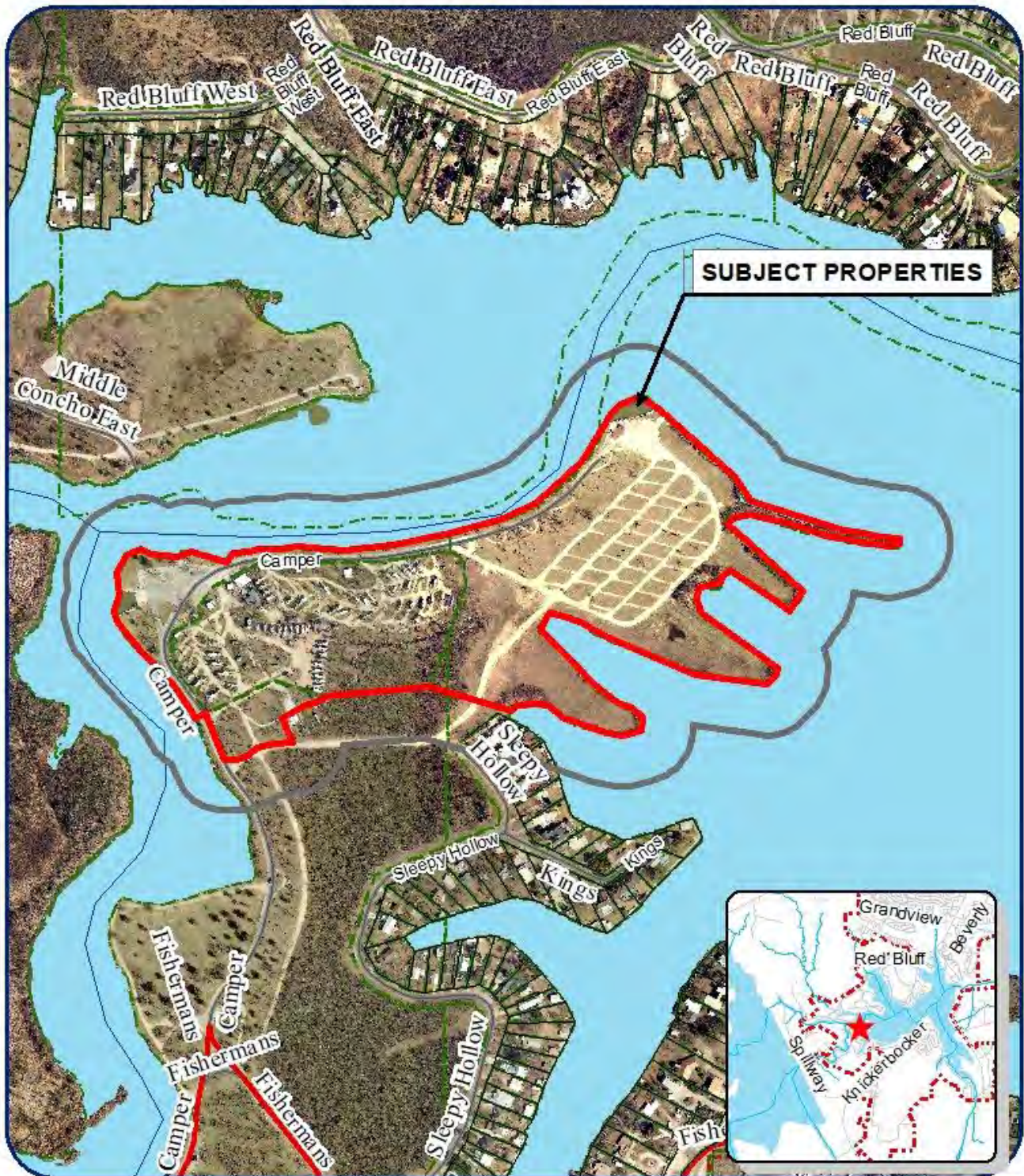
Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of the rezoning from the Single-Family Residential (RS-1) Zoning District to the Planned Development (PD) Zoning District to expand the existing PD18-03 boundary to allow for uses permitted in the General Commercial (CG) Zoning District with a principal use of Campground/Recreational Vehicle Park on the subject properties, **subject to previous standards in the original PD18-03 approval and one new condition of approval:**

1. The applicant shall submit a revised concept plan to the Planning Director for approval that:
 - a. Delineates the RV park area boundary at least 200 feet from the nearest residential lot;
 - b. Labels the intended use of the buildings to the south as boat trailer storage buildings; and,
 - c. Removes all references to Sandy Beach which is not part of this request

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
New PD Boundary Map
Site Concept Plan
Application



PD18-03 Amendment (Rezoning)

Golden Antlers Corp.
 Council District: Tommy Hiebert - District 1
 Neighborhood: Nasworthy
 Scale: 1" approx. = 500 ft
2680 and 2698 Camper Road

Legend
 Subject Properties:
 Current Zoning: **PD and RS-1**
 Requested Zoning Change: **PD**
 Vision: **Open Space**

N






PD18-03 Amendment (Rezoning)

Golden Antlers Corp.

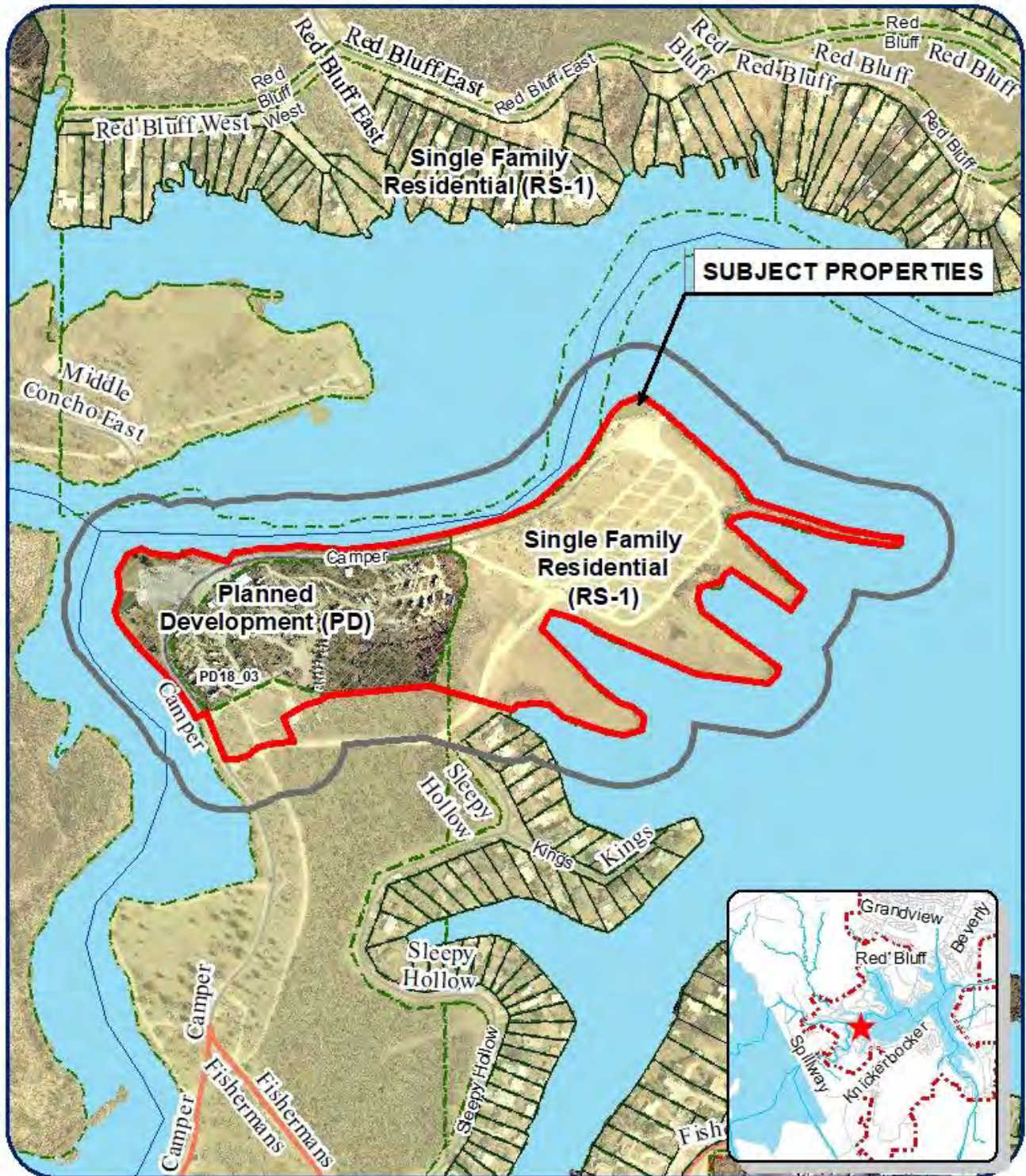
Council District: Tommy Hiebert -District 1
 Neighborhood: Nasworthy
 Scale: 1" approx. = 500 ft

2680 and 2698 Camper Road

Legend

- Subject Properties: ▬
- Current Zoning: **PD and RS-1**
- Requested Zoning Change: **PD**
- Vision: **Open Space**





PD18-03 Amendment (Rezoning)
Golden Antlers Corp.
 Council District: Tommy Hiebert -District 1
 Neighborhood: Nasworthy
 Scale: 1" approx. = 500 ft
2680 and 2698 Camper Road

Legend
 Subject Properties:
 Current Zoning: **PD and RS-1**
 Requested Zoning Change: **PD**
 Vision: **Open Space**

N




Photos of Site and Surrounding Area

ENTRY TO EXISTING PD BOUNDARY



EXISTING PD18-03 (RV PARK)

ENTRY TO EXISTING PD BOUNDARY



EXISTING PD18-03 (RETAIL STORE)



EXISTING PD18-03 (BOAT AREA)



EXISTING PD18-03 (BOAT AREA)



Photos of Site and Surrounding Area

ENTRY TO EXPANDED PD BOUNDARY



PROPOSED EXPANSION AREA



PROPOSED EXPANSION AREA



LOOKING NORTH AT LAKE NASWORTHY

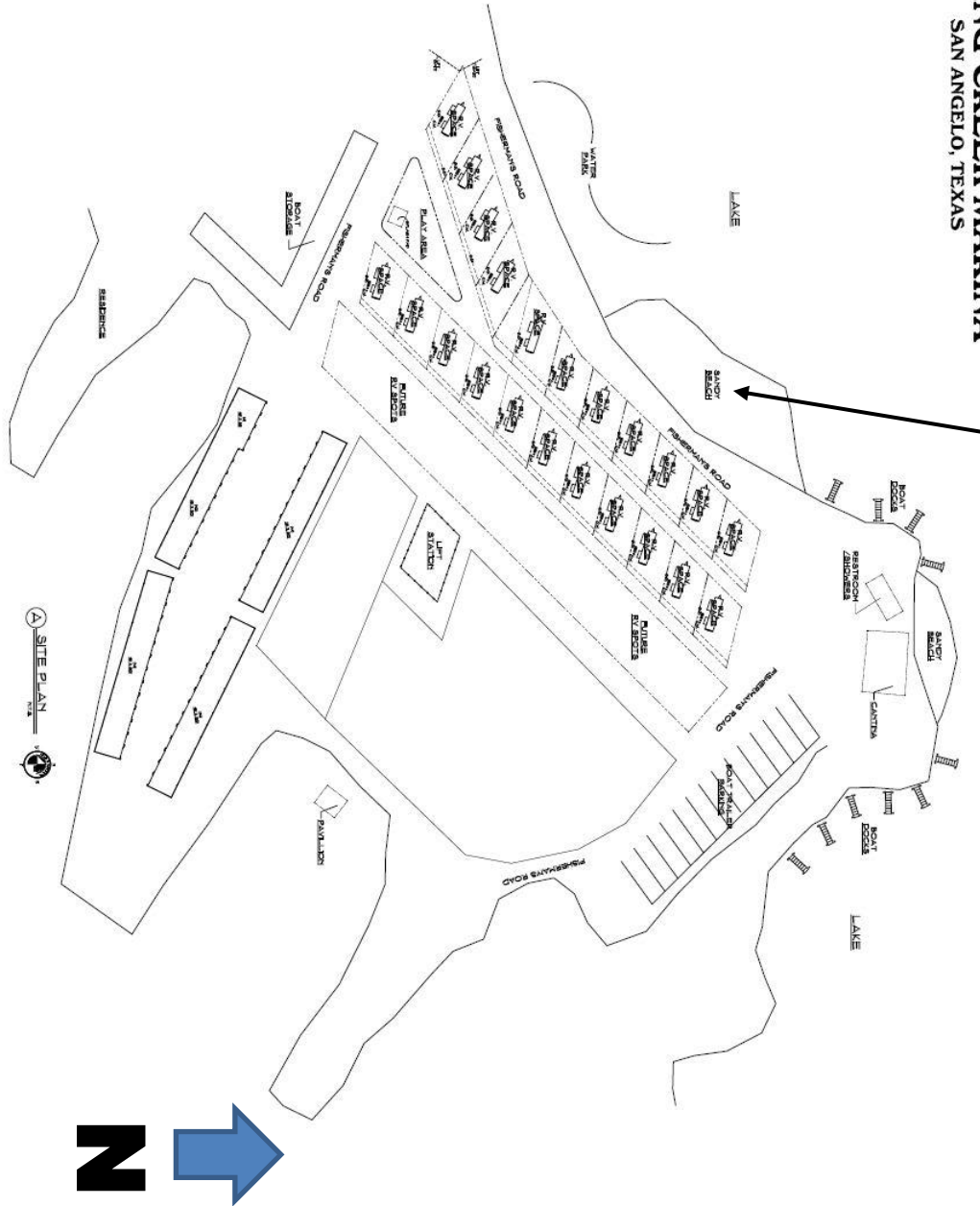


New PD Boundary Map



Site Concept Plan

PROPOSED RV SITES FOR:
SPRING CREEK MARINA
 SAN ANGELO, TEXAS



DATE REVISION JULY 2, 2019 REVISED	PREPARED BY PAR 1 DESIGNS P.O. BOX 441 33506A, TEXAS 77141 OFFICE: 409.385.4636 FAX: 409.277.5160
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PROPOSED BY SITE FOR: SPRING CREEK MARINA 280 CUMBER RD. SAN ANGELO, TEXAS	ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PAR 1 DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAR 1 DESIGNS, INC.
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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): Raymond Broadway (Golden Antlers Corp.)

Owner Representative (Notarized Affidavit Required)

2680 Camper Rd San Angelo Texas 76904

Mailing Address City State Zip Code

775-455-5745 goldenantlers72@gmail.com

Contact Phone Number Contact E-mail Address

San Angelo Texas 76904

Subject Property Address City State Zip Code

Legal Description (can be found on property tax statement or at www.tamarsencad.com)

R000072317 36-01882-0007-004-00

Existing Zoning: RES Proposed Zoning: PD Lot size: 22.9 ac

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

Section 2: Site Specific Details

Existing Use of Property: City owned, camping

*Proposed Use of Property: To have the same zoning as current leased property at 2680 camper Rd

*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.


Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

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.

<u>Raymond Broadway</u>		<u>Golden Antlers Corp</u>	<u>7/28/19</u>
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

Verified Complete Verified Incomplete
Amendment
 Case No.: 2-PD18-03 Date of Application: 7, 22, 19
 Fully-dimensional site plan:
 Nonrefundable fee: \$ 625 Receipt #: 309671 Date paid: 7, 22, 19
 Sign Deposit \$37.50 Receipt #: 309669 Date paid: 7, 22, 19
20
 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: 8, 19, 19 Date notifications due: 8, 2, 19
 City Council hearing date: 9, 17, 19 Packets due date: 7, 9, 19
 Publication date: 8, 20, 19
 Reviewed/Accepted by: H. Buckner Date: 7, 22, 19

**PLANNING COMMISSION – August 19, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Street Right-of-way Abandonment		East Ave D – Carl White	
SYNOPSIS:			
The applicant has requested the abandonment of approximately 105,000 square feet of East Avenue D, extending between South Oakes Street and near Rust Street. The applicant’s intent is to gate the area and remove the asphalt to provide extra security and safety for the historic site.			
LOCATION:		LEGAL DESCRIPTION:	
East Avenue D from the intersection with South Oakes Street on the west and near Rust Street to the east.		Being the section of East Avenue D; the section of road that is directly south of Blocks 56, Block 57 and Block 58 and directly north of Block 55, all of the Fort Concho Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Fort Concho	RM-1 – Low-Rise Multi-Family Residential	Campus/ Institutional	5.53 acres
THOROUGHFARE PLAN:			
East Avenue D – Local Street, 50’ ROW Required – 80’ Provided, 40’ Pavement Required – 36’ Provided			
NOTIFICATIONS:			
9 notifications mailed within 200-foot radius on August 5, 2019. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Street Right-of-Way Abandonment request, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> City of San Angelo <i>Agent:</i> Carl White – Robert Bluthardt			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information:

Planning Staff circulated all relevant municipal departments, as well as public and private utility companies, and there were no responses in opposition to the request. Frontier stated that there are no lines in this right-of-way of East Avenue D. Altice (Suddenlink) stated that there are no lines in this right-of-way of East Avenue D.

The City of San Angelo Water Utilities will need an adequately sized utility easement to cover the water and sewer currently in the Avenue D right-of-way.

Staff comments include requiring submitting, obtaining approval, and officially recording a subdivision replat absorbing the subject property into adjacent lot(s) meeting all requirements of the Land Subdivision Ordinance and remit payment of the City's assessment formula for the abandoned area. The applicant will be required to pay the full assessed value of the abandoned area, to be determined by the City's Real Estate Division.

Analysis:

Planning Staff reviewed all relevant history, ordinances, policies, and had a staff discussion regarding the site on August 5, 2019 to determine the appropriateness of abandoning this public street right-of-way.

Planning Staff believes existing or anticipated traffic patterns would not be negatively affected if the subject portion of East Avenue D between South Oakes Street and near Rust Street is closed. At present, this portion of East Avenue D is adjacent and adjoining to property owned by the City of San Angelo, Fort Concho. For these reasons, Staff believe closing this portion of East Avenue D would not create any detrimental effects to this area. Staff believes this portion currently provides no public benefit, and closing it would provide more safety and security to visitors to the historic Fort Concho.

The proposed abandonment would not contradict any applicable City Ordinance. As conditions of approval, the applicant would be required to replat the abandonment area into the adjacent property.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of the proposed abandonment of a 105,000 square feet segment of the East Avenue D public right-of-way, **subject to Three Conditions of Approval:**

1. Submit, obtain approval, and official recording of a subdivision replat absorbing the subject property into adjacent lot(s) meeting all requirements of the Land Subdivision Ordinance.
2. Remit payment for assessment formula outlined in fee schedule, if abandonment is approved consistent with the Code of Ordinances, Section A9.008.

3. The City of San Angelo Water Utilities will need an adequately sized utility easement to cover the water and sewer currently in the Avenue D right-of-way.

Note (this note can be addressed during the platting process):

- Applicant might have to submit a plan illustrating an approved fire apparatus access road meeting all associated requirements **[2015 International Fire Code, Sec. 503]** including the accessible route to the existing buildings, with the route's width, length, and required turnaround shown, and other required dimensions. **[2015 International Fire Code, Section 503, Appendix D].**

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Notification Map
Application
Letters of support
Photos

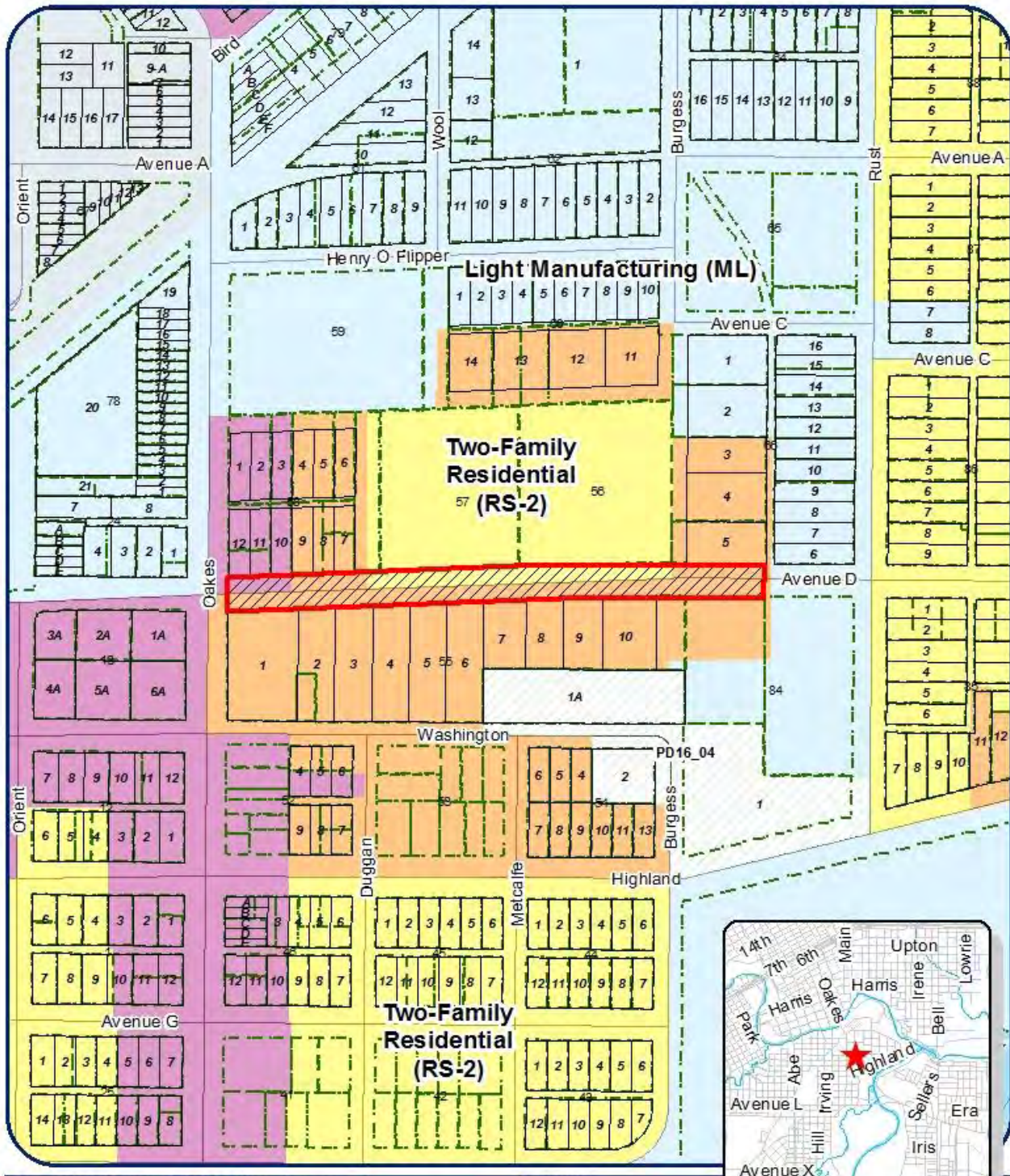


Location Map ROW Abandonment		Legend	
Fort Concho		Subject Properties:	RS-2 & RM-1
Council District 3 - Harry Thomas		Current Zoning:	N/A
Neighborhood: Fort Concho		Requested Zoning Change:	Campus
Scale: 1" approx. = 300 ft		Vision:	
East Avenue D - between South Oakes and Rust Streets			



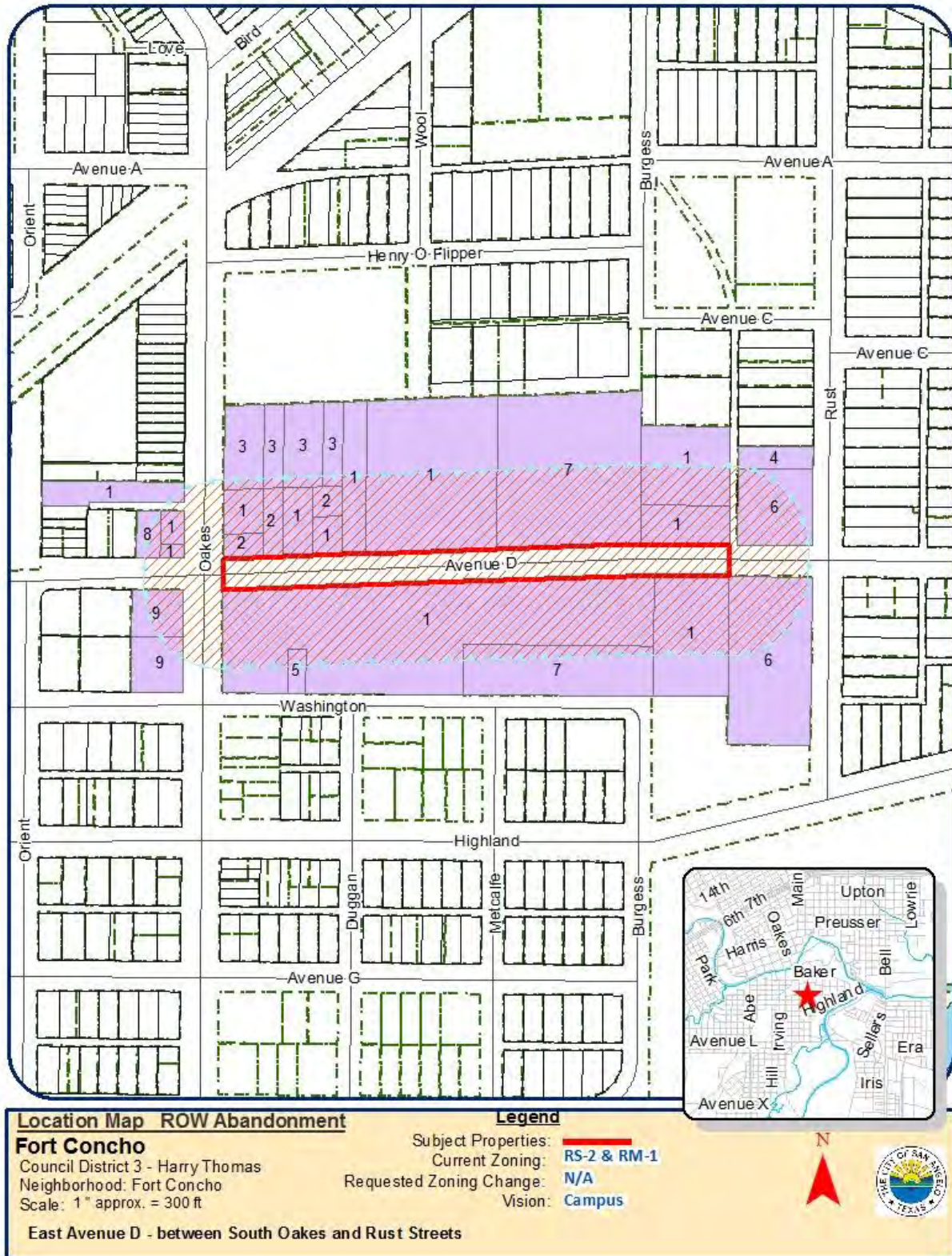


Location Map ROW Abandonment		Legend	
Fort Concho		Subject Properties:	RS-2 & RM-1
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Scale: 1" approx. = 300 ft		Vision:	
East Avenue D - between South Oakes and Rust Streets			



Location Map ROW Abandonment		Legend	
Fort Concho		Subject Properties:	RS-2 & RM-1
Council District 3 - Harry Thomas		Current Zoning:	N/A
Neighborhood: Fort Concho		Requested Zoning Change:	Campus
Scale: 1" approx. = 300 ft		Vision:	
East Avenue D - between South Oakes and Rust Streets			





Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
**Application to Abandon Right-of-way for
Street(s) and/or Alley(s)**



Section 1: Basic Information

Name of Applicant(s): Carl White
 Owner Representative (Affidavit Required)

City Hall	<u>72 West College</u>	<u>San Angelo</u>	<u>Texas</u>	<u>76903</u>
Mailing Address		City	State	Zip Code
Contact Phone Number	<u>(325) 657-4279</u>	Contact E-mail Address	<u>carl.white@cosatx.us</u>	
Subject Property Address	<u>0-499 East Avenue D</u>	<u>San Angelo</u>	<u>Texas</u>	<u>76903</u>
		City	State	Zip Code

Legal Description (can be found on property tax statement or at www.fortconcho.org)

Lot Size: _____ Zoning: Historic Preservation District

Section 2: Site Specific Details

Subdivision Name: Fort Concho Addition

Lots and/or Blocks Affected*: All of Blocks 55, 56, 57, 58; Block 66, Lots 5 & 6; Block 84

General Description of Location*: East Avenue D that runs from the intersection with South Oakes Street on the west and Rust Street to the east

Reason for Abandonment*: To complete the restoration of Fort Concho and restore the site's integrity, fulfilling its master plan and improving its programs and services to its guests and the community

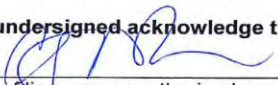
*Use attachment if necessary.

- * Map attached of street and area in question
- * Letter of support attached from Fort Concho Museum Board

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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


Signature of licensee or authorized representative affirming the truth of the above statement.

July 25, 2019
Date

Carl White
Printed name of licensee or authorized representative
Parks & Recreation Director/City of San Angelo
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: 7 / 25 / 19

Non-Refundable Fee: \$ 450.00 575.00 Receipt #: _____ Date paid: ____/____/____

Date of hearing by Planning Commission: 8 / 19 / 19 Date of hearing by City Council: 9 / 17 / 19

Reviewed/Accepted by: Sholly Paschel 10 / 1 / 19



July 29, 2019

City of San Angelo
Planning Commission
City Hall
San Angelo, Texas

Please let this letter serve as my endorsement, support for the project proposed by Fort Concho NHL and the City of San Angelo to abandon East Avenue D that runs through the fort's south side, and eventually physically remove it. I also understand the long-term plan calls for the creation of a new pathway near the officers' quarters, a loading zone at the west end and an auto pick up/drop off oval at the east end.

My prime concern for the hundreds of school students and their parents/guardians is safety, and this plan effectively solves a growing concern of many cars on that street dropping off and picking up young children while traffic runs through it. As a member of the Fort Concho Board, I also know of the fort's concerns for its thousands of annual guests who cross that street during tours and events. Its removal combined with the proposed enhancements would eliminate these hazards to our students and the fort's guests.

In a larger view, I see this development as a natural outgrowth of a very positive relationship our campus has had with Fort Concho for nearly forty years. Our staff and students benefit every day from the programs, resources, buildings, and events the fort provides. We work extremely well with one another; we watch out and care for each other's properties; and we communicate almost daily on issues of mutual concern.

I appreciate the fort and city making this proposal and I look forward to the improved safety and security the street's removal will bring to our campus.

Sincerely,

Lori Barton
Principal

FORT CONCHO
NATIONAL HISTORIC LANDMARK
630 S. OAKES STREET
SAN ANGELO, TEXAS 76903-7013



Norma Preston HEADQUARTERS
RESTORATION, PRESERVATION AND MUSEUM

June 18, 2019

Dear Mayor and City Council Members:

The Fort Concho Museum Board wishes to express its full support for the abandonment of East Avenue D that has run through the historic site grounds. It also supports the creation of a new company road and associated short-term parking/loading ovals at the west and east end of the removed street.

The Fort Board is a Council-appointed body that works very closely with the professional staff and volunteers in the management, operations, and improvements of this national historic landmark. The Board has thoroughly discussed and reviewed this proposal over the past two years, and it is convinced that the abandonment of the street—the last remaining within the core site—will complete the Board's chartered goal of reestablishing the integrity of the core of Fort Concho's original and historic site.

Also, the removal of the street and creation of the company road will unite the Parade Ground to the fort's officers' row, providing additional and safely accessible space for the students as well as a better setting for our ever-increasing schedule of special events, living history, and public programs. Site security would be enhanced by limiting vehicular access and site revenue would improve as guests would be better directed to the visitor center where they should pay their admission fees and make gift shop purchases.

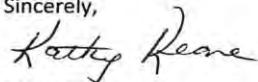
The new arrangement would alleviate the current flooding and drainage issues that have slowly undermined the foundations of our historic structures. Rainwater runoff would be directed onto the field preserving the grass and eliminating any needs for irrigation.

Proposed standing/loading zone ovals at either end of the new company road would serve our guests as well as school parents and students. With the grounds made whole, fort staff could implement a motorized cart program for guests with mobility issues who could transport themselves about the whole site. This service cannot be offered in a cost-efficient or safe manner under current site conditions.

Since 1930, the Fort Board has worked toward the total restoration of the site, making it authentic and whole, and serving the widest possible audience. We see this as the last, logical step toward that worthy goal and we submit this letter as a reflection of our commitment and approval. The board reviewed and unanimously approved this letter at its regular meeting today, June 18, 2019.

Thank you for your consideration.

Sincerely,



Kathy Keane

President/Fort Concho Museum Board of Directors

Bluthardt, Robert

From: Dunn, Brian
Sent: Tuesday, April 30, 2019 11:49 AM
To: Bluthardt, Robert
Subject: RE: Avenue D

Closing down Ave D that runs in front of the Fort will in no way impede the operations of the San Angelo Fire Department. This street isn't used as a running lane and doesn't have occupied housing on it. SAFD doesn't use Oakes Street to cross the river because the bridge isn't rated to support our fire apparatus.

Brian Dunn, Fire Chief MBA CPM CFO
San Angelo Fire Department
306 W. 1st
San Angelo, TX 76903
Office: (325) 657-4355
Fax: (325) 655-1644
Email: firechief@safiredept.com

From: Bluthardt, Robert
Sent: Monday, April 29, 2019 4:49 PM
To: Dunn, Brian
Subject: Avenue D

Chief

It would appear that City Hall wishes to move ahead with our proposal to "abandon" and ultimately physically remove East Avenue D that runs through our site. The proposal will eventually reach the Planning Commission and City Council. It would remove the street from South Oakes on the west to Rust on the east.

You told me and our board that this action would not affect the response to the neighborhood; indeed, I recall your noting that the street itself was not a primary way (run route?) to the area.

Could you send me a one or two sentence statement to that effect that Carl White can summarize in his application/submission to the Planning Commission? Of course, phrase it in a way that you can defend in any public meeting

Many thanks

Bob

Bluthardt, Robert

From: Bryan Jarvis <bryanjarvis@johnsonstreetchurch.org>
Sent: Friday, August 31, 2018 9:48 AM
To: Harold Thomas; Bluthardt, Robert
Subject: Road closing

Harry,

I wanted you to know that I am in contact with Bob Bluthardt about the proposed removal of East Avenue D.

Rust Street Ministries fully supports the move and it will in no way hinder our service to our neighbors.

Blessings and looking forward to serving with the Elks!

Bryan

Looking East



Looking West

