


PLANNING COMMISSION – July 19, 2021

STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		First plat of Angelo Heights Addition, Lot 15, Block 15	
SYNOPSIS:			
<p>The applicant is requesting approval of a First Plat of Angelo Heights Addition, Lot 15, Block 15; being 0.30 acres generally located at 989 Veterans Memorial; and variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to maintain paving widths of 36' feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk for both Veterans Memorial Drive and Elm Street, both urban local streets.</p>			
LOCATION:		LEGAL DESCRIPTION:	
989 Veterans Memorial Drive		Angelo Heights Addition, Lot 15, Block 15	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Neighborhood: Central	Single-Family Residential (RS-1)	Residential	0.30 acres
THOROUGHFARE PLAN:			
<p><u>Elm Street</u> – Urban Local Street, Required 50' min. ROW (60' provided), 40' or 36' with a 4' sidewalk min. pavement width, 36 ft. existing.</p> <p><u>Veterans Memorial Drive</u> - Urban Parkway Street, Required 50' min. ROW (50' existing), 40' or 36' with a 4' sidewalk min. pavement width, 36 ft. existing.</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the final plat of Angelo Heights Addition, Lot 15, Block 15, and APPROVAL of the variance requests subject to Six Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner</u> James Sosa <u>Representative</u> Erica Carter, Carter-Fentress Engineering, LLC.			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Ext. 1547 Zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: Reviewed pursuant to Chapter 5.III of the Subdivision Ordinance and Purpose Statements of Chapter 2 of the Subdivision Ordinance.

The proposed plat will conform to the Comprehensive Plan and Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F), and insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O).

Variances: As indicated above, the applicant has submitted a request for a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance (LDSO) to allow Elm Street and Veterans Memorial Drive to maintain a 36-foot pavement width in lieu of the required 36 feet with a 4 foot sidewalk or 40 feet. 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 believes that Elm Street and Veterans Memorial Drive currently meet the functional needs of the area so granting the variance will not be detrimental to the public safety or injurious to other property. City Staff agrees that the 36 foot wide roadways (curb and gutter) are in an area that has been built out and developed and meet the functional needs of the area.

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.

City Staff believes that the conditions upon which this request for a variance is based are generally applicable to Elm St. and Veterans Memorial Dr., and the surrounding area of the plat.

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.

City Staff believes that the proposed variances would further allow for new residential, buildable lots within an area of town that is already built out and developed with improved (36' wide/curb and gutter) roadways. Allowance of the variances would allow the applicant to plat the property and develop it in conformance with the surrounding area.

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

City Staff believes that the variances will not, in any significant way, vary the provisions of applicable ordinances.

Recommendation: Staff recommends that the Planning Commission **APPROVE** the First plat of Angelo Heights Addition, Lot 15, Block 15, subject to **Six Conditions of Approval and APPROVAL of the variance requests from Chapter 10.III.A.2 for Elm Street and Veterans Memorial Drive.**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7.II.A]
2. Prior to plat recordation, submit a revised plat, on which is illustrated the right-of-way for Veterans Memorial Drive. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]

3. 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]. Prior to plat recordation, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2].
4. Prior to plat recordation, install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2] Prior to plat recordation, submit revised plat illustrating the dedication of an at least 10' wide public utility easement to encompass the existing/proposed water main. [City of San Angelo Design Standards for Water and Sewer, Section 1.5.A].
5. Prior to plat recordation, prepare and submit plans for required improvements to Elm Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Elm Street, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either construction of a 4 foot sidewalk, or 2 additional feet). 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]
6. Prior to plat recordation, prepare and submit plans for required improvements to Veterans Memorial Drive by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Veterans Memorial Drive, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either construction of a 4 foot sidewalk, or 2 additional feet). 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]

Attachments:

Aerial Map
Zoning Map
Proposed Final Plat
Application

Survey Report prepared in accordance with the Surveying and Mapping Act, Chapter 81, Texas Government Code, and the Surveying and Mapping Act, Chapter 81, Texas Government Code, as amended from time to time. The Surveyor is not responsible for the accuracy of the information provided by the client. The Surveyor is not responsible for the accuracy of the information provided by the client. The Surveyor is not responsible for the accuracy of the information provided by the client.

This plot is filed in Cabinet _____, Book _____, Plat Records of Tom Green County, Texas.

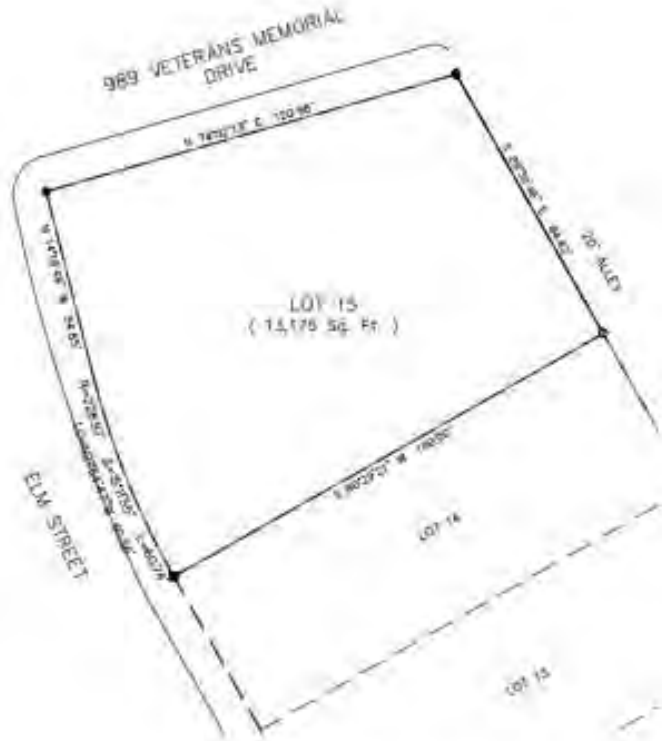


SCALE: 1"=30'



LEGEND

- FOUND 1/2" IRON ROD WITH CAP STAMPED "TMC ENGINEERS"
- SET 1/2" IRON ROD WITH CAP STAMPED "TMC ENGINEERS"
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE EASEMENT



CITY PLANNING COMMISSION
 Approved for recording this _____ day
 of _____, 20____.
 By: _____
 Chairman

 Secretary

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day
 of _____, 20____.
 By: _____
 Director of Public Works

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day
 of _____, 20____.
 By: _____
 Director of Water Utilities

COUNTY CLERK
 Approved for recording this _____ day
 of _____, 20____.
 County Clerk of Tom Green County, Texas
 By: _____

SURVEYOR'S CERTIFICATE

I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown hereon will be or were properly placed under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo, and I further certify that the tract of land herein platted lies within the City Limits, or within the extrajurisdictional jurisdiction are of the City of San Angelo, Texas, as established by law.

**PLAT OF LOT 15,
 BLOCK 15, ANGELO HEIGHTS ADDITION,
 CITY OF SAN ANGELO,
 TOM GREEN COUNTY, TEXAS**

OWNERS: JAMES SOSA & TINA GARCIA
 Being 13,175 Square Feet of the land north of Lot 14, Angelo Heights Addition to the City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 84, Page 198, Deed Records of Tom Green County, Texas.

DEDICATION / ACKNOWLEDGEMENT
 I, James Sosa, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.
 James Sosa

DEDICATION / ACKNOWLEDGEMENT
 I, Tina Garcia, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.
 Tina Garcia

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on the _____ day of _____, 20____.
 By: _____
 Notary Public in and for the State of Texas



Plat of Lot 15, Block 15

Angelo Heights Addition

Council District: Lucy Gonzales - District 4
 Neighborhood: Central
 Scale: 1" approx. = 100 ft

SE of Elm St/Veterans Memorial Dr.

Legend

- Subject Properties: █
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Open Space**



**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		First Replat of Tract 9, Block G, Section One, Concho Valley Estates	
SYNOPSIS:			
<p>The applicant recently purchased a 1.013-acre lot, Tract 9 in Block G, and a 0.268-acre remainder in Block H and is replatting them into one lot. There is an existing single-family home and detached brick garage on Tract 9. Combining the two lots into one will allow the applicant to add accessory buildings on the property as the Zoning Ordinance does not allow accessory buildings to be placed on a lot separate from the principal home. The applicant is also seeking a variance from the minimum street paving width for Floyd Drive.</p>			
LOCATION:		LEGAL DESCRIPTION:	
East of Foster Road/Floyd Drive		Tract 9 in Block G and a 0.268-acre tract out of Tract 2 in Block H, Section One, Concho Valley Estates	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood		R&E	N - Neighborhood
			SIZE: 1.281 acres
THOROUGHFARE PLAN:			
<p>Floyd Drive - Urban Local Street, Required: 50’ right-of-way, 40’ pavement or 36’ with 4’ sidewalk; Provided: 50’ right-of-way, 40’ pavement (37 feet plus 3 additional feet of ribbon curb = 40 feet; variance not required – see below).</p>			
NOTIFICATIONS:			
12 notifications were mailed with a 200-foot radius on July 2, 2021 for this replat. No responses received in favor or against.			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a First Replat of Tract 9, Block G, Section One, Concho Valley Estates, being 1.281 acres located at 1502 Floyd Dr; and to SET ASIDE (not require) a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, as Floyd Drive is 40 feet wide with curb-and-gutter as required, subject to two conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
Petitioner: Russell Gully, P.E., SKG Engineering LLC; Owner: Till Dark Homes LLC (Sandy Moreland)			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Conformity with Comprehensive Plan and Intent of Purpose Statements: The property is part of the Country Club Neighborhood and “Neighborhoods” in the City’s Comprehensive Plan are to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices.” The remainder tract is under 0.5-acres is unbuildable on its own. Combining it with the existing tract will allow further residential development on the combined lots consistent with this policy. As indicated, **a variance for road width is not required.** Engineering Services deems the additional 3 feet (18 inches on either side of the street) to count as part of the street width, totaling 40 feet in compliance. This complies with the Intent of Purpose Statements in Chapter 2.

Recommendations:

Staff recommends **APPROVAL** of a First Replat of Tract 9, Block G, Section One, Concho Valley Estates, being 1.281 acres located at 1502 Floyd Dr; and to **SET ASIDE (not require)** a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, as Floyd Drive is 40 feet wide with curb-and-gutter as required, **subject to two conditions of approval:**

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, 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, City of San Angelo Design Standards for Water and Sewer, Section 1.5.A, submit a revised plat illustrating the dedication of an at least 10' wide public utility easement to encompass the existing/proposed water main.

Attachments:

Aerial Map

Proposed replat

Proposed replat showing existing structures

Application with Variance request



First Replat of Tract 9, Block G, Section One

Concho Valley Estates

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

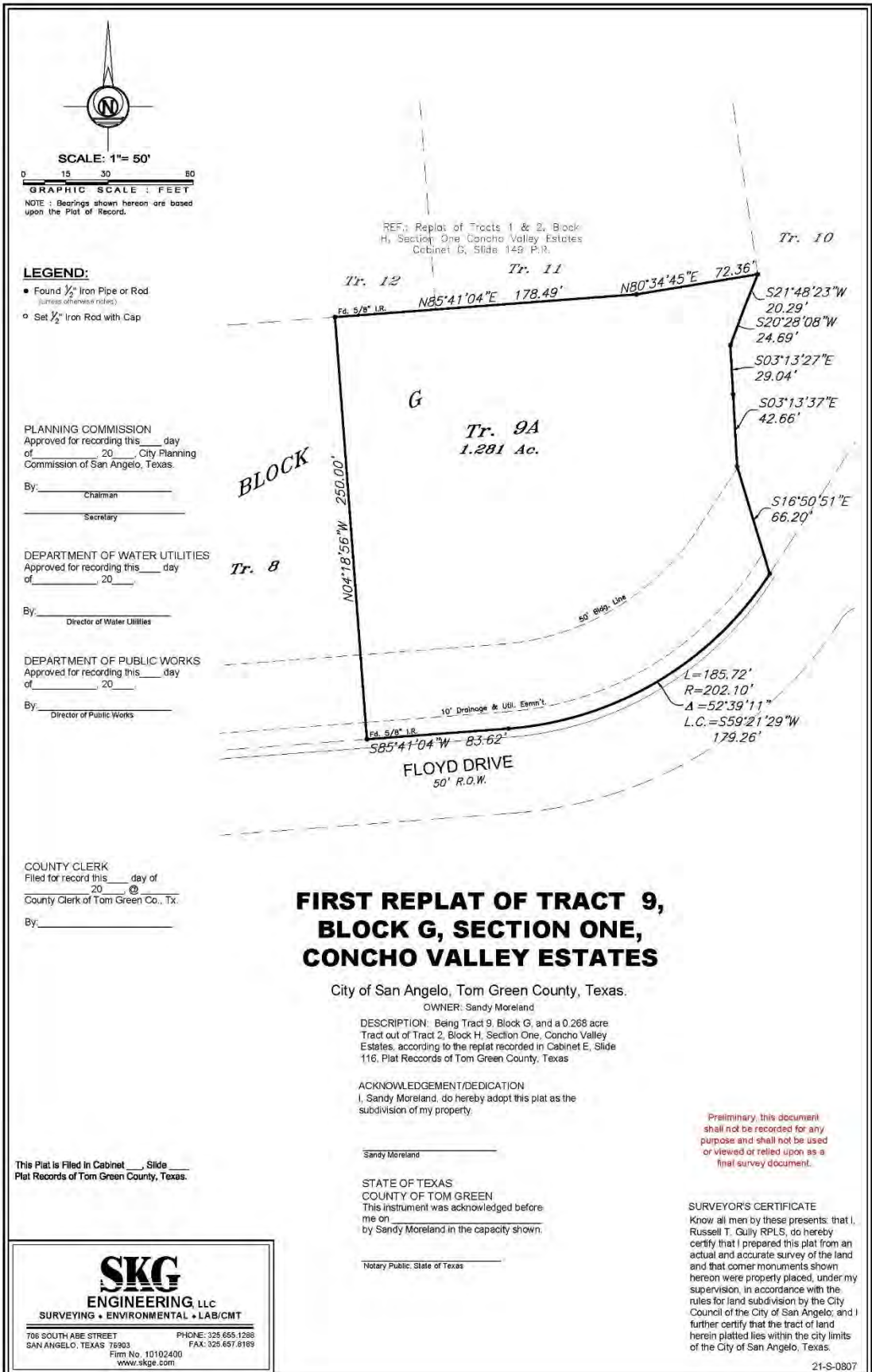
1502 Floyd Dr

Legend

- Subject Properties: █
- Current Zoning: **R&E**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**

N





SCALE: 1" = 50'
 0 15 30 60
 GRAPHIC SCALE: FEET
 NOTE: Bearings shown hereon are based upon the Plat of Record.

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

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

By: _____
 Chairman

 Secretary

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of ___ 20___

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of ___ 20___

By: _____
 Director of Public Works

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

By: _____

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

**FIRST REPLAT OF TRACT 9,
 BLOCK G, SECTION ONE,
 CONCHO VALLEY ESTATES**

City of San Angelo, Tom Green County, Texas.

OWNER: Sandy Moreland

DESCRIPTION: Being Tract 9, Block G, and a 0.268 acre Tract out of Tract 2, Block H, Section One, Concho Valley Estates, according to the replat recorded in Cabinet E, Slide 116, Plat Records of Tom Green County, Texas

ACKNOWLEDGEMENT/DEDICATION
 I, Sandy Moreland, do hereby adopt this plat as the subdivision of my property

 Sandy Moreland

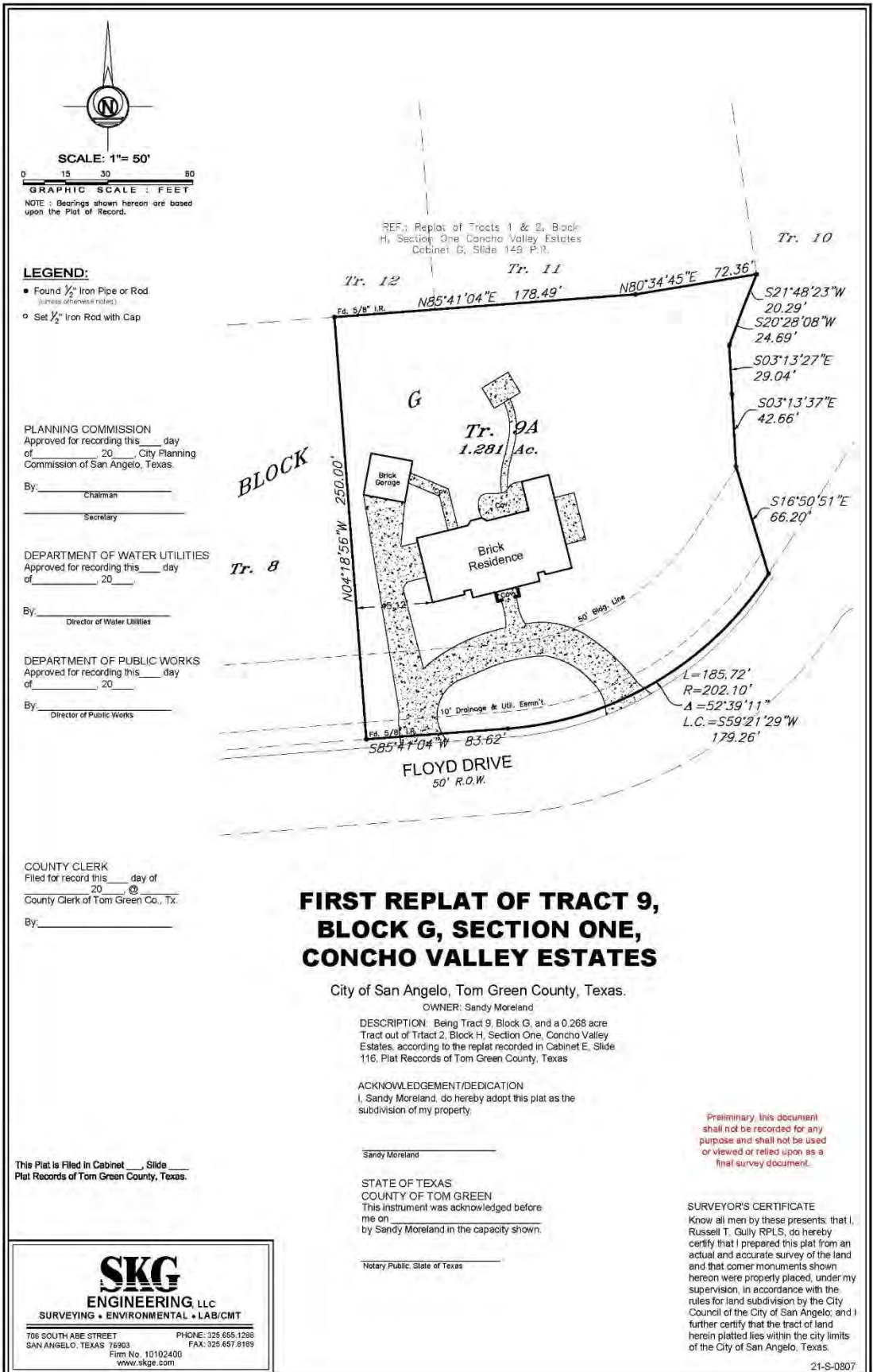
STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by Sandy Moreland in the capacity shown.

 Notary Public, State of Texas

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

SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo, and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

SKG
ENGINEERING LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT
 706 SOUTH ABE STREET PHONE: 325.665.1288
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
 Firm No. 10102400
 www.skg.com



LEGEND:

- Found 1/2" Iron Pipe or Rod
(unless otherwise noted)
- Set 1/2" Iron Rod with Cap

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

By: _____
 Chairman

 Secretary

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of ___ 20___

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of ___ 20___

By: _____
 Director of Public Works

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

By: _____

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

**FIRST REPLAT OF TRACT 9,
 BLOCK G, SECTION ONE,
 CONCHO VALLEY ESTATES**

City of San Angelo, Tom Green County, Texas.

OWNER: Sandy Moreland

DESCRIPTION: Being Tract 9, Block G, and a 0.268 acre
 Tract out of Tract 2, Block H, Section One, Concho Valley
 Estates, according to the replat recorded in Cabinet E, Slide
 116, Plat Records of Tom Green County, Texas

ACKNOWLEDGEMENT/DEDICATION
 I, Sandy Moreland, do hereby adopt this plat as the
 subdivision of my property.

Sandy Moreland _____

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

Notary Public, State of Texas _____

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

SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I,
 Russell T. Gully RPLS, do hereby
 certify that I prepared this plat from an
 actual and accurate survey of the land
 and that corner monuments shown
 hereon were properly placed, under my
 supervision, in accordance with the
 rules for land subdivision by the City
 Council of the City of San Angelo; and I
 further certify that the tract of land
 herein platted lies within the city limits
 of the City of San Angelo, Texas.

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.skge.com



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 9, Block G, Section One, Concho Valley Estates

Proposed Subdivision Name

Tr. 9, Blk. G, Sect. 1 Concho Valley Estates and 0.268 Acre Tr. out of Tr. 2, Blk. H, Sect. 1 Concho Valley Estates

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

07-19150-0007-009-00

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: N/A

Name Phone Number Email Address

Property Owner: Sandy Moreland (325) 656-0453 N/A

Name Phone Number Email Address

Architect/Engineer/Design Professional: SKG Engineering (325) 655-1288 jack@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? 1"
 Other Please specify: _____

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

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

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

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

Section 3: Property Characteristics

1.281 **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 _____ Single-Family Residential 1.281 Office _____

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

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

Vacant _____ Single-Family Residential 1.281 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? Brick Residence *
Brick Detached Garage

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. 569, Pg. 452 OPRRP Vol. 526, Pg 931 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: Section III, A

Full variance requested Partial variance requested (proposed variation from standard): Additional paving width/ no sidewalk

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 granting of this variance request would not be detrimental to the public safety, health or welfare, or be injurious to other property as this area functions and will continue to function in its current condition.

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 conditions upon which this request for variance is based are not generally applicable to other property as this is an existing developed area and this is a small in-fill project.

(Section 4 continues on next page)

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary/Final Plat		Revised Preliminary Plat of Baker Ranch, Section 5; Final Plat of Section 5	
SYNOPSIS:			
<p>The applicant is seeking approval of a Revised Preliminary Plat of Baker Ranch, being 19.525 acres west of the western end of Twin Mountain Drive, Caroline Rd., and Blair Lane, and associated Final Plat for Section 5.</p>			
LOCATION:		LEGAL DESCRIPTION:	
West of the western end of Twin Mountain Drive, Caroline Rd., and Blair Lane		Abst: A-1649 S-0182, Survey: G MAURER, 19.525 acres out of 22.693 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Neighborhood: Country Club	Single-Family Residential (RS-1)	Neighborhood	19.525 acres
THOROUGHFARE PLAN:			
<p><u>Caroline Lane</u> – Urban Local Street, Required 50’ min. ROW (50’ shown), 40’ pavement width or 36’ with a 4’ sidewalk</p> <p><u>Blair Lane</u> – Urban Local Street, Required 50’ min. ROW (50’ shown), 40’ pavement width or 36’ with a 4’ sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a revised Preliminary Plat of Baker Ranch, Section 5; Final Plat Section 5; subject to Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner</u> Vista Del Sol Ventures, LLC			
<u>Representative</u> Russell Gully, SKG Engineering			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Ext. 1547 zachary.rainbow@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: Reviewed for conformity with existing plans and ordinances pursuant to Chapter 5.III of the Subdivision Ordinance, City’s Comprehensive Plan and with the purpose statements set forth in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

The proposed plat will conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly, safe and efficient development (Statement C) and will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F).

Note:

1. Any additional future platting may require fire apparatus access roads and additional fire hydrants.

APPROVAL of a revised preliminary plat for Baker Ranch, Sect. 5, subject to **Two Conditions of Approval**.

1. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

2. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D

APPROVAL of a final plat for section 5, subject to **Eight Conditions of Approval**.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7.II.A]
2. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D
3. Provide a temporary turnaround at the western projection Blair Lane. Identify and indicate on the plat. Land Development and Subdivision Ordinance, Chapter 4].
4. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning

and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

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].
6. 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].
7. Prepare and submit plans for approval, illustrating the required construction of Caroline Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].
8. Prepare and submit plans for approval, illustrating the required construction of Blair Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].

Attachments:

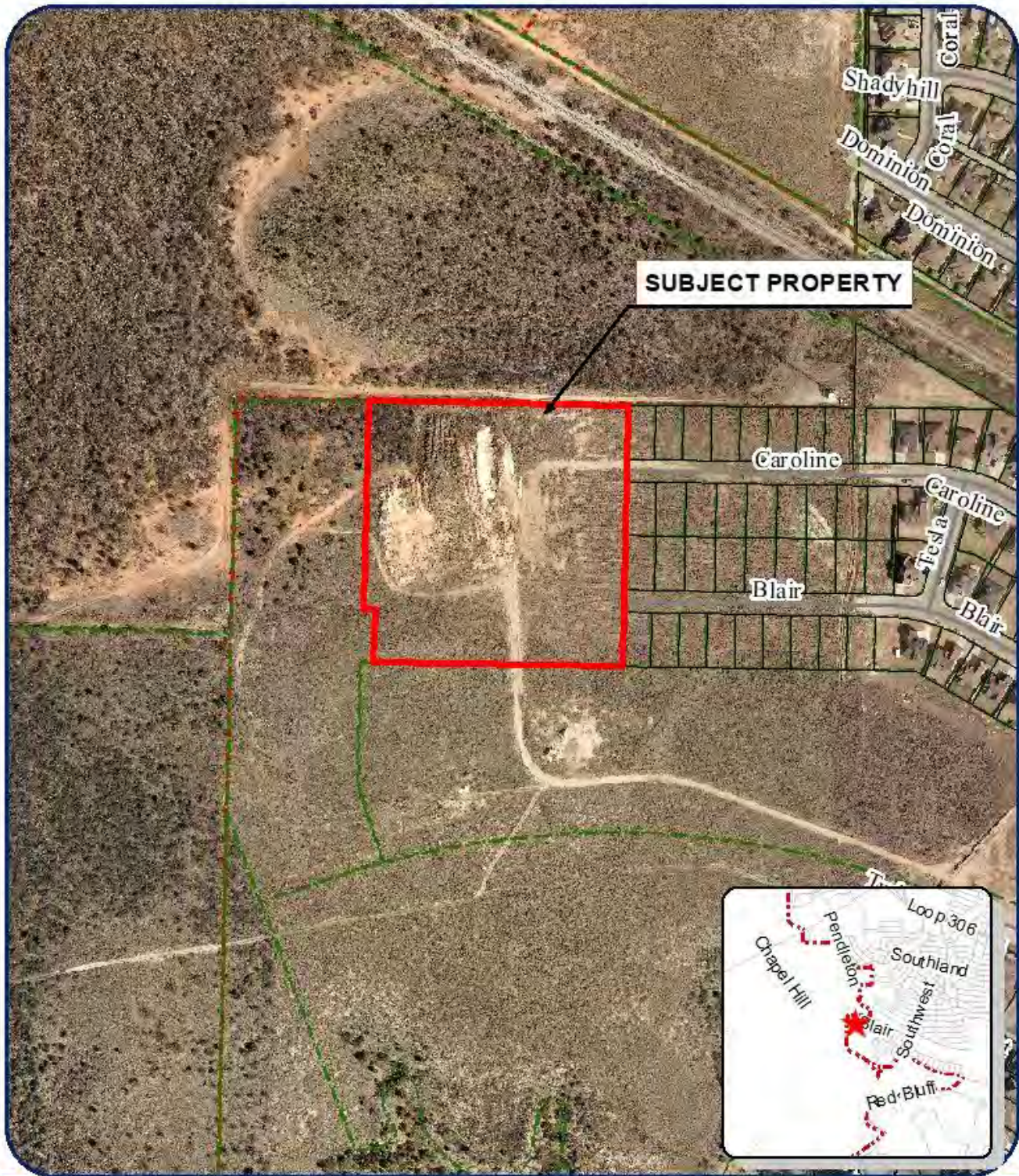
Aerial Map

Future Land Use Map

Zoning Map

Proposed Prelim Plat

Proposed Final Plat




Preliminary and Final Plats

Baker Ranch, Section 5

Council District: Tommy Hiebert - District 1
Neighborhood: Country Club
Scale: 1" approx. = 282 ft

SW of Southwest Blvd/Dominion Ridge

Legend

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





Preliminary Plat



Final Plat

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, and The Enclave at Twin Oaks Addition, Section One	
SYNOPSIS:			
The applicant has submitted a revised preliminary plat (fourth revised) and a final plat for the southern portion of the Twin Oaks Addition. The current preliminary plat for this area (third revised) includes the subject property as well as a larger geographic area, most of which has been built-out with homes. The new preliminary plat shows more lots (129 lots) than the previous preliminary plat (90 lots), an increase of 39 lots, although the configurations remain generally consistent. The final plat is for 26 new single-family residential lots with an extension of Silver Spur Drive (see below).			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Grandview Dr./Canyon Ridge Dr.		30.98 acres out of the J. S. Stooksberry Survey No. 8, Abstract Nos. 8108 and 8238	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bonham Neighborhood	RS-1	N – Neighborhood	Preliminary: 30.98 acres Final: 7.48 acres
THOROUGHFARE PLAN:			
Urban Collector Streets (Coral Way north of Royal Oak Drive and Royal Oak Drive west of Coral Way): Required: 60' ROW, 50' paving; Provided: 60' ROW, 50' paving to be provided, sidewalks required			
Urban Local Streets (Coral Way south of Royal Oak Drive; Royal Oak Drive east of Coral Way; Silver Spur Drive; Clearview Drive, Southern Oak Drive): Required: 50' right-of-way, 40' pavement of 36' with 4' sidewalk; Provided: 50' right-of-way, 40' pavement to be provided			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, subject to three conditions of approval ; and APPROVAL of The Enclave at Twin Oaks Addition, Section One, subject to eight conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: West Texas Land Guys San Angelo, LLC Petitioner: Erica Carter, P.E., Carter-Fentress Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Conformity with the Governing Preliminary Plat: Chapter 5.III.A.3 of the Land Division and Subdivision Ordinance (LDSO) states that “the final plat shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission”. The 33-lot final plat is identical to the same area within the new preliminary plat.

Conformity with Comprehensive Plan and Purpose Statements: The property is part of the Bonham Neighborhood and “Neighborhoods” in the City’s Comprehensive Plan are to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices.” The entire subdivisions are zoned RS-1 and all lots range between 55 and 65 feet to accommodate a mix of different-sized single-family homes in conformity with this policy. All of the streets will provide functional circulation for through traffic (no dead-end streets) and will provide a logical extension of existing streets and utilities in conformity with the intent of purpose statements.

Comparison from Governing Preliminary Plat to New Preliminary Plat:

Block No.	3 rd Preliminary Plat	New (4 th Preliminary Plat)
Block 64	2	2
Block 65	16	19
Block 81	16	18
Block 82	14	20
Block 83	22	45
Block 85	7	8
Block 86	13	17
Total Lots	90	129 (+39)

Recommendations:

Staff recommends **APPROVAL** of a Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, subject to **three conditions of approval**:

1. Prior to signatures, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
2. Prior to signatures, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D.
3. Prior to signatures, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard

Fourth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion and The Enclave at Twin Oaks Addition, Section One; July 19, 2021

Specifications and Details for Construction, Detail S-FF-1, prepare and submit a master sidewalk plan for approval, illustrating the proposed installation of sidewalks along both sides of right-of-way adjacent to Coral Way. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

Note:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of sidewalks in accordance with the approved version of the master sidewalk plan.

Staff recommends **APPROVAL** of a final plat of The Enclave at Twin Oaks Addition, Section One, subject to **eight conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, 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 5.III.A.3, obtain signatures of approved preliminary plat and complete all outstanding conditions.
3. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a master sidewalk plan for approval, illustrating the proposed installation of sidewalks along both sides of right-of-way adjacent to Coral Way. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
4. Prior to plat recordation, prepare and submit plans for approval illustrating the required construction of Silver Spur Drive, meeting the requirements for an "urban" local roadway. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance, Chapter 11.1.A] 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].

6. 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 12.1.A] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.1.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 drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
8. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D.

Note:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation of sidewalks in accordance with the approved version of the master sidewalk plan.

Attachments:

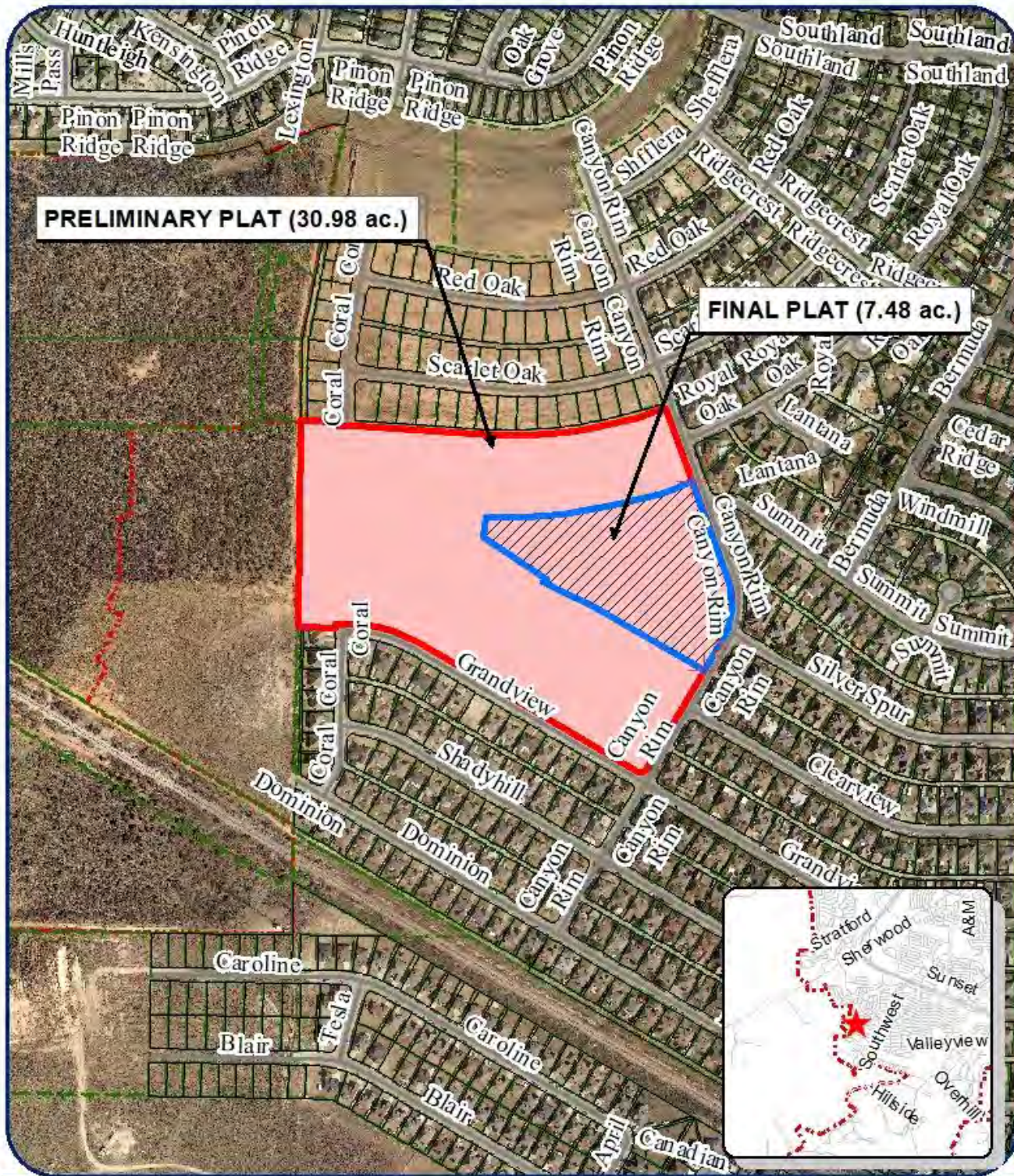
Aerial Map

Governing preliminary plat

Proposed preliminary plat

Proposed final plat

Applications with Variance request

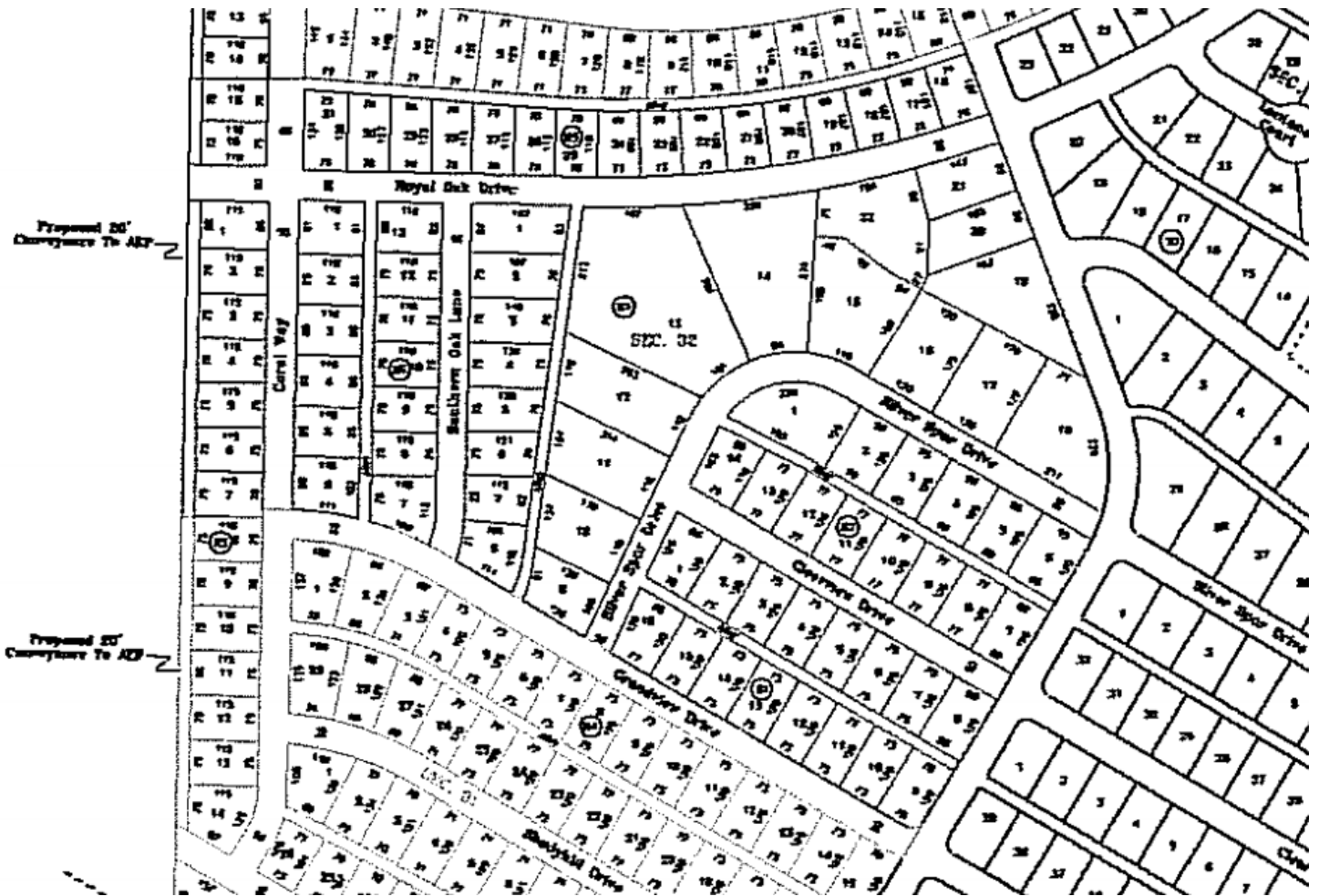


Preliminary Plat and Final Plat
The Enclave at Twin Oaks Addition, Sec. 1
 Council District: Larry Miller - District 6
 Neighborhood: Bonham
 Scale: 1" approx. = 452 ft
 NW of Grandview Dr/Canyon Ridge Dr

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

N

Current Preliminary Plat (2005)



New Preliminary Plat (2021)



Final Plat (2021)

THE ENCLAVE AT TWIN OAKS ADDITION SECTION 1

COUNTY CLERK _____ day of _____, 2021
 Filed for record this _____ day of _____, 2021
 By: _____
 This plat is recorded in Cabinet _____ Slide _____ of the Plat Records of Tom Green County, Texas.
 Field Notes are recorded as Instrument No. _____ of the Official Public Records of Tom Green County, Texas.

City of San Angelo, Tom Green County, Texas
OWNER: West Texas Land Guys San Angelo, LLC

DESCRIPTION: Being 7.48 acres out of JS Stockstern Survey 8, Abstract No. 8238, Tom Green County, Texas and being out of a 30.96 acre tract as described in Deed from Hornrock Development, LLC to West Texas Land Guys San Angelo, LLC dated May 12, 2021 and recorded as Instrument # 202106306 of the Official Public Records of Tom Green County, Texas.

BEARINGS AND DISTANCES: Being as shown hereon as based on 30.96 acres, Hornrock Development, LLC to West Texas Land Guys San Angelo, LLC, May 12, 2021, Instrument # 202106306, OPR, Tom Green County, Texas.

BEARINGS AND DISTANCES: Being as shown hereon as of the Texas Coordinate System Central Zone (MAGDS).

LEGEND: \odot - Found 1/2" Iron Rod
 \circ - Set 5/8" Iron Rod w/ Cap

Line Table		
Bearing	Distance	
N 11° 59' 35" W	15.43	

CITY PLANNING COMMISSION
 Approved for recording this _____ day of _____, 2021
 By: _____ Chairman
 By: _____ Secretary

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day of _____, 2021
 By: _____ Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day of _____, 2021
 By: _____ Director of Public Works

ACKNOWLEDGMENT/DEDICATION:
 We, West Texas Land Guys San Angelo, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, alleys, and easements shown hereon.
 Jack F. Strong, III
 Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____ by Jack F. Strong, III
 Notary Public, State of Texas

CURVE TABLE

Radius	Length	Angle
C1 30.00'	31.42'	60°00'00"
C2 145.00'	19.96'	7°53'07"
C3 30.00'	35.57'	110°20'31"
C4 275.00'	7.39'	1°32'21"
C5 1985.00'	6.97'	0°12'04"

SURVEYOR'S CERTIFICATE
 I, Blake Wilde, Registered Professional Land Surveyor No. 6759, do hereby certify that this plat was prepared and is a true and accurate survey of land and that the monuments shown hereon were properly placed under the supervision, it accompanying with the rules for the subdivision of the City Council of the City of San Angelo, and I further certify that the best of land hereon plat is within the City Limits of the City of San Angelo, Texas as shown on the map.

This document is released for the purpose of **interim review** under the authority of Blake Wilde, Registered Professional Land Surveyor No. 6759 on July 2, 2021. **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.**

BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 WE Wilde Engineering, LLC | 5770 LVI 763 | San Angelo, Texas 76905 | 325.277.6662 | www.wilde-eng.com

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Fifth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, and Twin Oaks Addition, Section 28	
SYNOPSIS:			
The applicant has submitted a revised preliminary plat (fifth revised) and final plat for 21 single-family residential lots. Included are two undevelopable Tracts B and C which will serve as utility and drainage easements. These plats will encompass the remaining vacant land in the Twin Oaks, Southern Portion preliminary plat area. An associated set of plats for the fourth revised preliminary plat to the south are also being brought forward for review.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Grandview Dr./Canyon Ridge Dr.		3.011 acres out of the Deaf and Dumb Asylum Survey No. 2, Abstract No. 8211; and 3.479 acres out of the Alvin E. White Survey No. 1, Abstract No. 3944.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bonham Neighborhood	RS-1	N – Neighborhood	6.490 ac.
THOROUGHFARE PLAN:			
<i>Urban Collector Street (Coral Way):</i> Required: 60' ROW, 50' paving; Provided: 60' ROW, 50' paving to be provided, sidewalks required			
<i>Urban Local Street (Shefflera Drive):</i> Required: 50' right-of-way, 40' pavement of 36' with 4' sidewalk; Provided: 50' right-of-way, 40' pavement to be provided			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Fifth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, subject to two conditions of approval ; and APPROVAL of Twin Oaks Addition, Section 28, subject to eight conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: West Texas Land Guys San Angelo, LLC Petitioner: Erica Carter, P.E., Carter-Fentress Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Conformity with the Governing Preliminary Plat: Chapter 5.III.A.3 of the Land Division and Subdivision Ordinance (LDSO) states that “the final plat shall generally conform to the preliminary subdivision plat as approved by the City Planning Commission”. The 21-lot final plat is identical to the same area within the new preliminary plat.

Conformity with Comprehensive Plan and Purpose Statements: The property is part of the Bonham Neighborhood and “Neighborhoods” in the City’s Comprehensive Plan are to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices.” The subdivisions are zoned RS-1 and all lot frontages range between 68 and 74 feet to accommodate a mix of different-sized single-family homes in conformity with this policy. All of the streets will provide functional circulation for through traffic (no dead-end streets) and will provide a logical extension of existing streets and utilities in conformity with the intent of purpose statements.

Comparison from Governing Preliminary Plat to New Preliminary Plat:

The only change between the governing preliminary plat and the new preliminary plat is that there will be three less lots on the new plat. This is because these lots will become part of the utility and drainage easement identified as Tract B along the west side of these plats.

Recommendations:

Staff recommends **APPROVAL** of a Fifth Revised Preliminary Plat, Twin Oaks Addition, Southern Portion, subject to **two conditions of approval:**

1. Prior to signatures, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
2. Prior to signatures, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. [2015 International Fire Code, Section 507.5, and Appendix D]

Notes:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications, prepare and submit plans for approval, illustrating the proposed installation of sidewalks along both sides of right-of-way adjacent to Coral Way, and per City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation in accordance with the approved version of these plans. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

2. Portions of these proposed lots are located in the floodplain and will have additional requirements for development. Contact the City Engineer/Floodplain administrator for more information.

Staff recommends **APPROVAL** of Twin Oaks Addition, Section 28, subject to **eight conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, 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 5.III.A.3, obtain signatures of approved preliminary plat and complete all outstanding conditions.
3. Prior to plat recordation, prepare and submit plans for approval illustrating the required construction of Shefflera Drive, meeting the requirements for an "urban" local roadway. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year 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].
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Coral Way meeting the requirements for an "Urban" collector roadway with a minimum 50' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance, Chapter 11.1.A] 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].
6. 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 12.1.A] 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].

7. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
8. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 507.5, and Appendix D

Notes:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications, prepare and submit plans for approval, illustrating the proposed installation of sidewalks along both sides of right-of-way adjacent to Coral Way, and per City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, complete the installation in accordance with the approved version of these plans. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
2. Portions of these proposed lots are located in the floodplain and will have additional requirements for development. Contact the City Engineer/Floodplain administrator for more information.

Attachments:

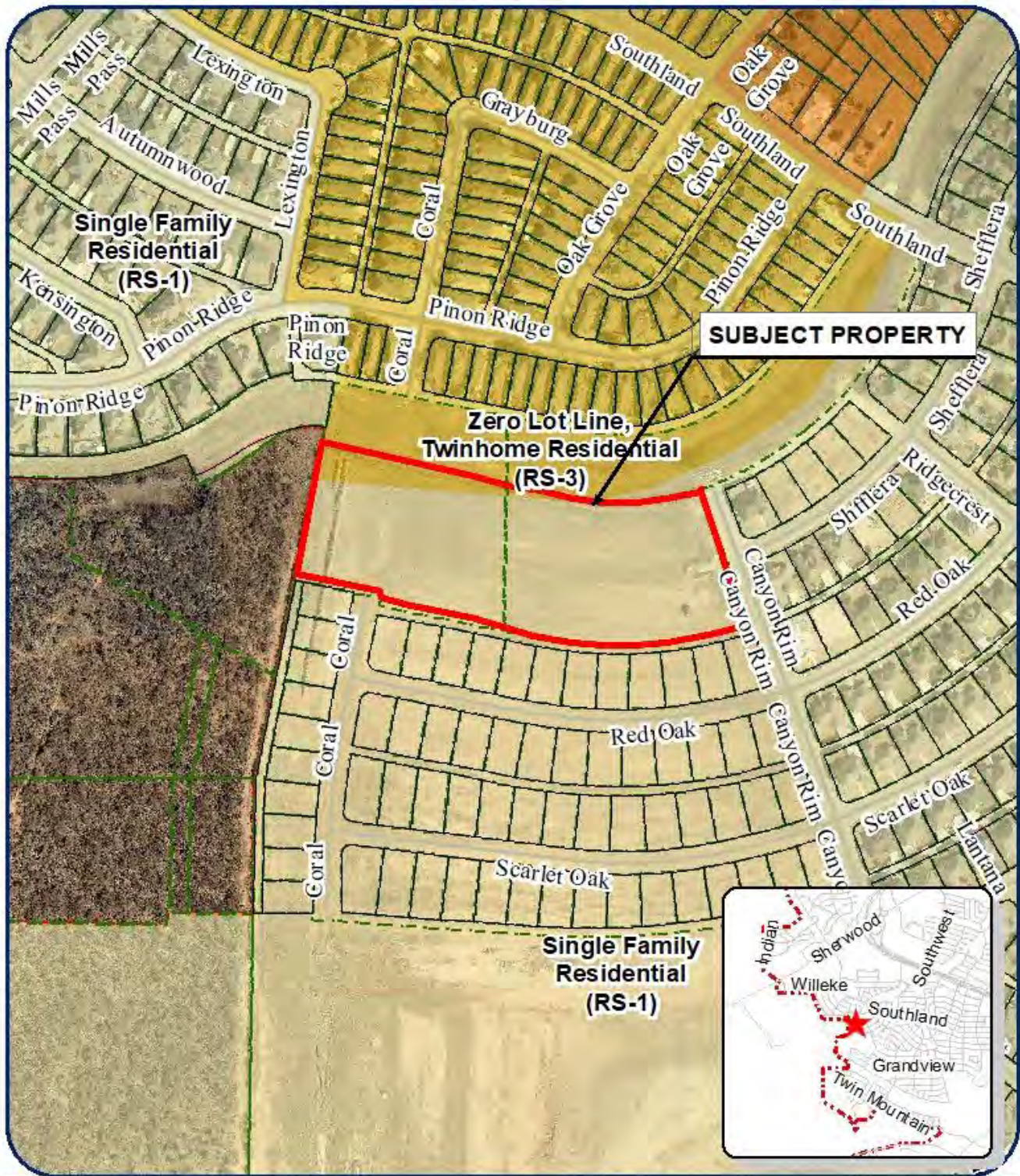
Aerial Map

Current preliminary plat

Proposed preliminary plat

Proposed final plat

Applications with Variance request



Preliminary Plat and Final Plat
Twin Oaks Addition, Section 28

Council District: Larry Miller - District 6
 Neighborhood: Bonham
 Scale: 1" approx. = 275 ft

NW of Grandview Dr/Canyon Ridge Dr

Legend

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

N



New Preliminary Plat (2021)

FIFTH REVISED PRELIMINARY PLAT TWIN OAKS ADDITION SOUTHERN PORTION

City of San Angelo, Tom Green County, Texas
OWNER: Rimrock Development Co., LLC

DESCRIPTION: Being 6.490 acres comprised of 3.011 acres out of Deaf and Dumb Asylum Survey 2, Abstract No. 8211, Tom Green County, Texas and 3.479 acres out of Alvin E. White Survey 1, Abstract No. 3944, Tom Green County, Texas and being out of a 94.366 acre tract as described in Deed from Freeman Pickett to Rimrock Development Co., LLC dated September 1, 2006 and recorded as instrument # 819408 of the Official Public Records of Tom Green County, Texas

REF: Tract 3, 4.000 acres, Wilkie Hudson Limited Partnership to Sierra Vista Construction, Inc., October 24, 2014, Instrument # 201414333, OPR

- 21 Single Family Lots
6.490 Acres Overall
4.540 Acres Single Family
1.258 Acres Street ROW
0.659 Acre Tract B
0.033 Acre Tract C

CITY PLANNING COMMISSION

Approved for preliminary purposes this ___ day of ___ 20__
By: _____ Chairman
By: _____ Secretary

Tract B is not a building site and is reserved as a utility and drainage easement.

Tract C is not a building site and is reserved as a utility and drainage easement and is not to be used by the public for access

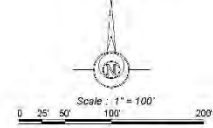
SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, Registered Professional Land Surveyor No. 6759 on June 18, 2021. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
WE Wilde Engineering, LLC 5770 FM 763 San Angelo, Texas 76905 325.277.8682

IREIS Firm # 10198857
www.wilde-eng.com



Bearings and distances shown hereon are based on 94.366 acres, Freeman Pickett to Rimrock Development Co., LLC, September 1, 2006, Instrument # 819408, OPR, Tom Green County, Texas.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
LEGEND: (circle with dot) Found 1/2" Iron Rod
(circle with cross) Set 5/8" Iron Rod w/Cap

New Final Plat (2021)

**TWIN OAKS ADDITION
 SECTION 28**

City of San Angelo, Tom Green County, Texas
 OWNER: Rimrock Development Co., LLC

DESCRIPTION: Being 6.490 acres comprised of 3.011 acres out of Deaf and Dumb Asylum Survey 2, Abstract No. 8211, Tom Green County, Texas and 3.479 acres out of Alvin E. White Survey 1, Abstract No. 3944, Tom Green County, Texas and being out of a 94.368 acre tract as described in Deed from Freeman Pickett to Rimrock Development Co., LLC dated September 1, 2006 and recorded as Instrument # 619408 of the Official Public Records of Tom Green County, Texas

REF: Tract 2.4, 0.000 acres: Wilkie Hudson Limited Partnership to Sierra Vista Construction, Inc. October 24, 2014, Instrument # 201414335, DPR

CITY PLANNING COMMISSION

Approved for recording this _____ day

of _____, 20

By: _____

Chairman

By: _____

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this _____ day

of _____, 20

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this _____ day

of _____, 20

By: _____

Director of Public Works

Tract B is not a building site and is reserved as a utility and drainage easement.

Tract C is not a building site and is reserved as a utility and drainage easement and is not to be used by the public for access.

SURVEYOR'S CERTIFICATE

Know all men by these presents, that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo, and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, Registered Professional Land Surveyor No. 6799 on June 18, 2021. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6799

WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682

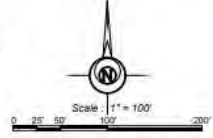
TWPLS Firm # 10.193.857
 www.wilde-eng.com



ACKNOWLEDGEMENT/DEDICATION
 We, Rimrock Development Co., LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Tony Jones
 STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____
 by Tony Jones

 Notary Public, State of Texas



Bearings and distances shown hereon are based on 94.368 acres, Freeman Pickett to Rimrock Development Co., LLC, September 1, 2006, Instrument # 619408, OPR, Tom Green County, Texas.
 Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.
 LEGEND: Found 1/2" Iron Rod
 Set 5/8" Iron Rod w/Cap

COUNTY CLERK
 Filed for record this _____ day of _____, 20 _____
 By: _____
 This plat is recorded in Cabinet _____ Slide _____ of the Plat Records of Tom Green County, Texas.
 Field Notes are recorded as Instrument No. _____ of the Official Public Records of Tom Green County, Texas.

PLANNING COMMISSION – July 19, 2021

STAFF REPORT



APPLICATION TYPE:		CASE:		
Replat		First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition		
SYNOPSIS:				
<p>The applicant is requesting approval of a First Replat of Lots 1 & 2, Block 1, Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition; being 1.938 acres located southwest of Knickerbocker Road and Deaton Street; and a variances from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance, to maintain a paving width of 36 feet with curb-and-gutter in lieu of the required 40' or 36' with a 4' sidewalk for Deaton Street, an urban local street.</p>				
LOCATION:		LEGAL DESCRIPTION:		
915 Knickerbocker Road		Lot 1 & 2, Block 1, Reece Albert Addition and Lot1, Block G Sunnyside Addition		
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:	
SMD District #3 – Harry Thomas Neighborhood: Rio Vista		General Commercial/Heavy Commercial (CG/CH)	Commercial	
		SIZE:		
		1.98 acres		
THOROUGHFARE PLAN:				
<p><u>Deaton Street</u> – Urban Local Street, Required 50' min. ROW (60' provided), 40' or 36' with a 4' sidewalk min. pavement width, 36 ft.existing.</p> <p><u>Currier Street</u>- Urban Minor Collector Street, Required 60' min. ROW (65' existing), 50' min. Pavement width 50 ft. existing.</p> <p><u>Knickerbocker Road</u> – TXDOT – Urban Major Arterial Street, Required 80' min. ROW (90' existing), 64' min. pavement width, 85 ft. existing.</p>				
NOTIFICATIONS:				
N/A				
STAFF RECOMMENDATION:				
Staff recommends APPROVAL of the final plat of First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition, and DENIAL of the variance request subject to Four Conditions of Approval .				
PROPERTY OWNER/PETITIONER:				
<u>Property Owner</u> Roger Albert <u>Representative</u> Erica Carter, Carter-Fentress Engineering, LLC.				
STAFF CONTACT:				
Sherry Bailey, Principal Planner Cooper Carroll, Intern (325) 657-4210, Ext. 146 sherry.bailey@cosatx.us				



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

The subject property is designated “Commercial” in the City’s Comprehensive Plan which intends to create “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” The purpose of the plat is to facilitate the creation of two lots on the existing property, currently zoned General Commercial/Heavy Commercial (CG/CH), within an area dedicated to commercial uses on a major arterial street. The proposed plat would allow the property owner to make improvements to the lot containing the existing commercial use as well as establish a second lot on the remaining portion of the property better suited for future commercial development. This proposed replat is consistent with the above policy and would be beneficial in the addition of more commercial development assets along the commercial corridor of Knickerbocker Road, a high traffic major arterial urban street.

The proposed plat will also conform to the Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will assist in guiding the future growth and development of the City in accordance with City plans and requirements (Statement E). This plat will also provide for a systematic and accurate record of land development (Statement F), and insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O).

Variance: As indicated above, the applicant has submitted a request for a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance (LDSO) to allow Deaton Street to maintain a 36-foot pavement width in lieu of the required 36 feet with a 4 foot sidewalk or 40 feet. 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 believes that Deaton Street currently meet the functional needs of the area so granting the variance will not be detrimental to the public safety or injurious to other property. City Staff believes that Deaton Street currently does not meet the functional needs of the area so granting the variance would be detrimental to the public safety or injurious to other people. The 36 foot street of Deaton Street connects to the major arterial of Knickerbocker Road. The Texas Department of Transportation (TxDOT) is currently constructing sidewalks along Knickerbocker Rd. in this area. The proposed replat would add additional commercial space adjacent to Deaton Street increasing the need for a sidewalk to ensure a safe place for pedestrians.

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.

City Staff believes that the conditions upon which this request for a variance is based are generally applicable to Deaton St. and the surrounding area of the Knickerbocker Road commercial corridor. As stated previously the TxDOT is constructing sidewalks along Knickerbocker Road and the proposed variance would not be necessary if sidewalks are also constructed along Deaton to connect to those on Knickerbocker.

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.**

City Staff does not believe that there is a hardship that would warrant a variance in this case.

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

Approving this variance would eliminate an ordinance requirement that City staff believes is needed for the area. Construction of a sidewalk as part of the development would alleviate the need for this street width variance.

Recommendation: Staff recommends that the Planning Commission **APPROVE** the First Replat of Lot 1 & 2, Block 1, Reece Albert Subdivision and Lot 1 Block G, Sunnyside Addition, subject to **Four Conditions of Approval and a DENIAL of the variance request from Chapter 10.III.A.2 for Deaton Street since a variance will not be required if the sidewalk, as proposed, is approved as one of the conditions.**

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7.II.A]
2. 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] Alternatively, submit a request to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]
3. Prior to plat recordation, prepare and submit plans for required improvements to Deaton Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Deaton Street, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either construction of a 4 foot sidewalk, or 2 additional feet of road pavement). 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].
4. Prior to plat recordation prepare and submit plans for approval, illustrating the installation of a sidewalk along the west side of Deaton Street from the alley to the connection with the TxDOT sidewalk being constructed along Knickerbocker 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*].

Attachments:

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




Location Map Replat

Reece Albert Subdivision

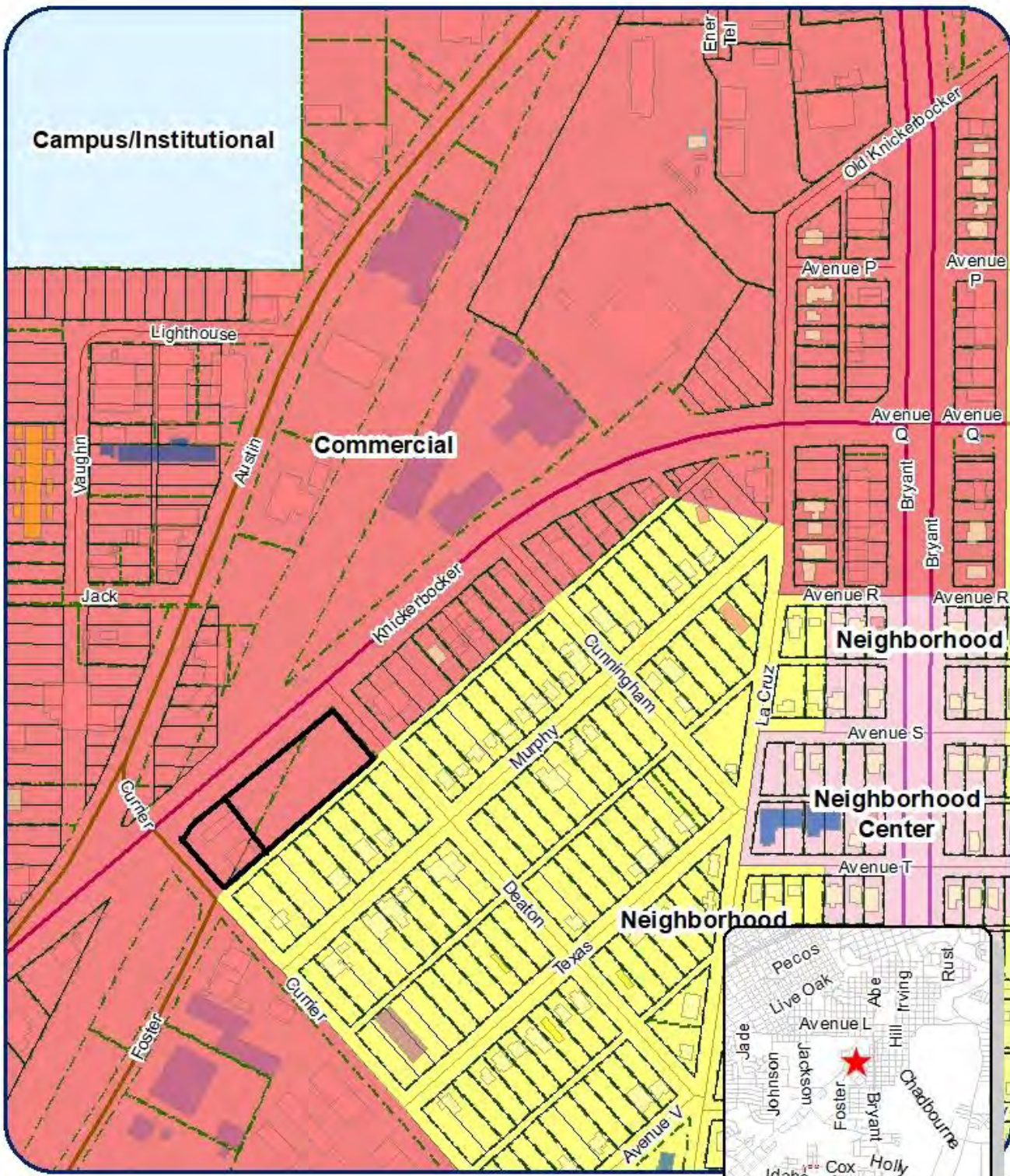
Council District 3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 250 ft

Legend

Subject Properties: 
 Current Zoning: **CG/CH**
 Requested Zoning Change: **Replat**
 Vision: **Commercial**



First Replat of Lot 1 & Lot 2, Block 1 Reece Albert Subdivision, and Lot 1, Block G Sunnyside Addition



Replat

Reece Albert Subdivision

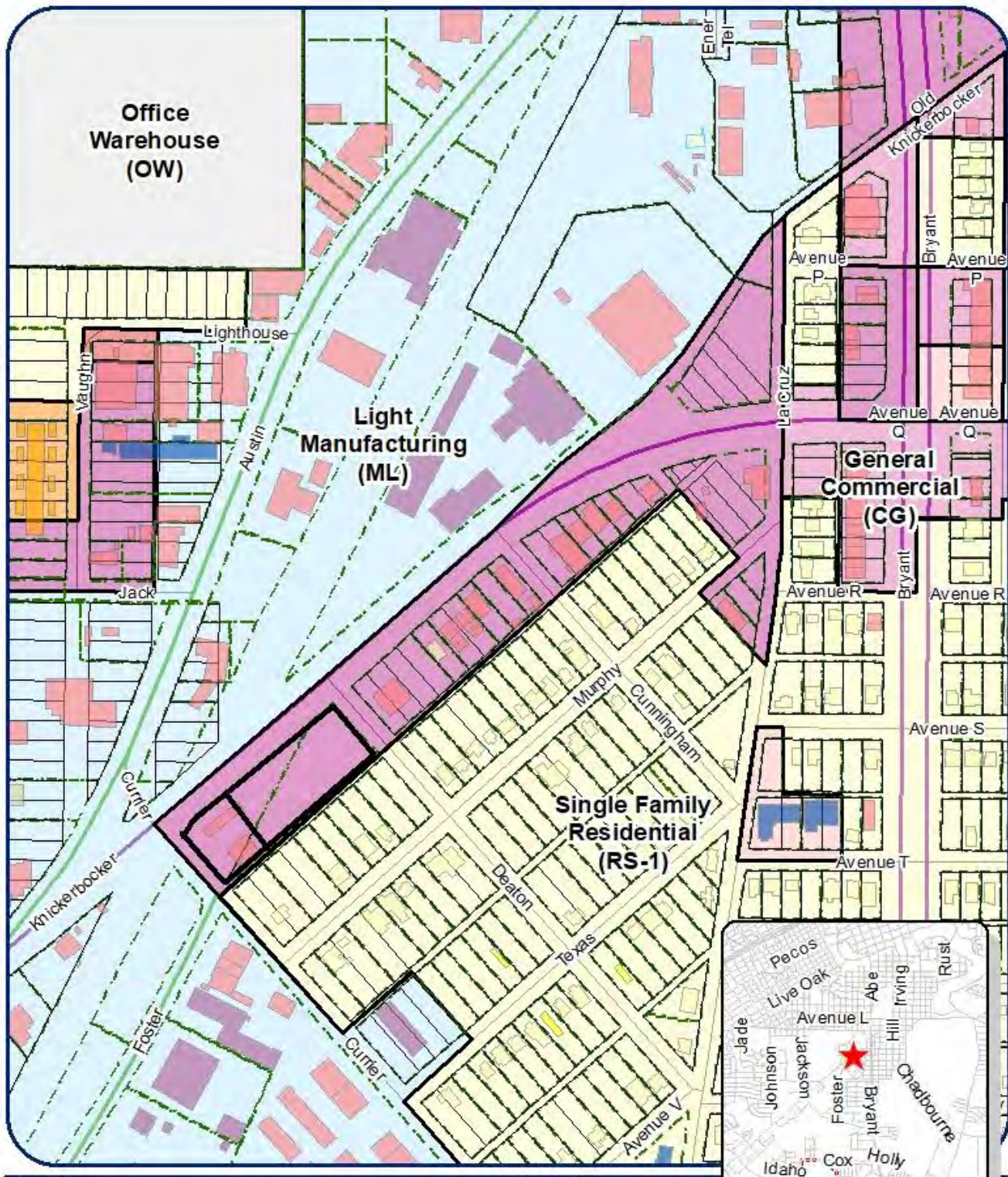
Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 315 ft

Legend

- Subject Properties:
- Current Zoning: **CG/CH**
- Requested Zoning Change: **Replat**
- Vision: **Commercial**



First replat of Lot 1 & Lot 2, Block 1 Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition.




Replat

Reece Albert Subdivision

Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 315 ft

Legend

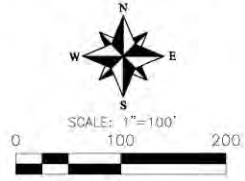
Subject Properties: 
 Current Zoning: **CG/CH**
 Requested Zoning Change: **Replat**
 Vision: **Commercial**



First replat of Lot 1 & Lot 2, Block 1 Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).
 Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

This plat is filed in Cabinet _____, Slide _____
 Plat Records of Tom Green County, Texas.



- LEGEND**
- ⊗ FOUND 1/2" IRON ROD WITH CAP STAMPED "SKG. ENGINEERS"
 - SET 1/2" IRON ROD WITH CAP STAMPED "QUINN 0625"
 - SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT



CITY PLANNING COMMISSION
 Approved for recording this _____ day of _____, 20____.
 City Planning Commission of San Angelo, Texas
 By: _____ Chairman
 By: _____ Secretary

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day of _____, 20____.
 By: _____ Director of Public Works

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day of _____, 20____.
 By: _____ Director of Public Works

COUNTY CLERK
 Approved for recording this _____ day of _____, 20____.
 County Clerk of Tom Green County, Texas
 By: _____

SURVEYOR'S CERTIFICATE
 Know all men by these presents: that I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown hereon will be or were properly placed under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits, or within the extraterritorial jurisdiction are of the City of San Angelo, Texas, as established by law.

FIRST REPLAT OF LOT 1 & LOT 2, BLOCK 1, REECE ALBERT SUBDIVISION, AND LOT 1, BLOCK G, SUNNYSIDE ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

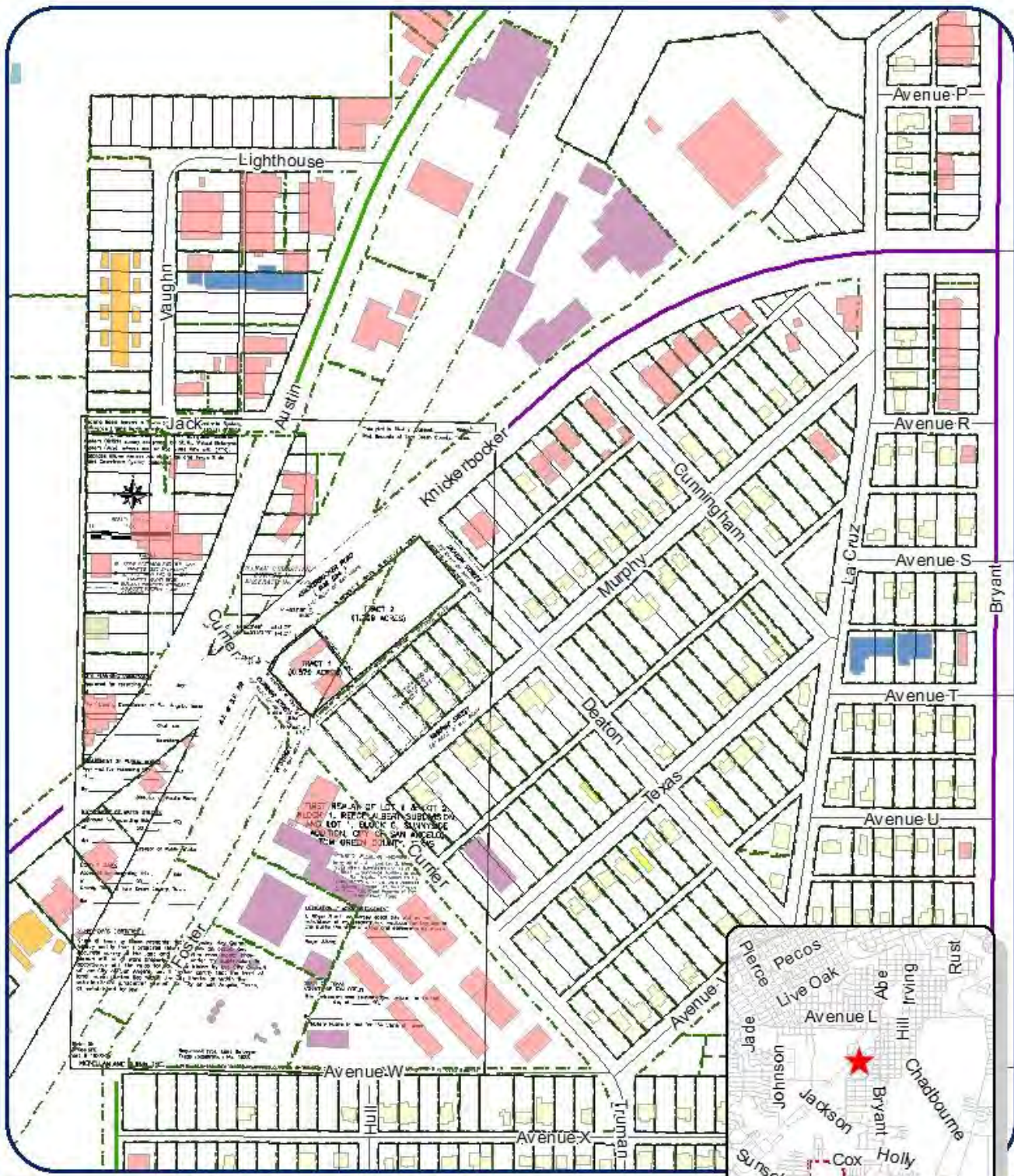
OWNER: WESTERN PROPERTIES
 Being all of Lot 1 and Lot 2, Block 1, Reece Albert Subdivision and all of Lot 1, Block G, Sunnyside Addition to the City of San Angelo, Tom Green County, Texas, according to the plats recorded in Volume 4, Page 133, and Volume 26, Page 339, Deed Records of Tom Green County, Texas.

DEDICATION / ACKNOWLEDGEMENT
 I, Roger Albert, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.

Roger Albert

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on the _____ day of _____, 20____.

By: _____
 Notary Public in and for the State of Texas



Replat


Reece Albert Subdivision
 Council District #3 - Harry Thomas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 314 ft

Legend

Subject Properties: **CG/CH**
 Current Zoning: **CG/CH**
 Requested Zoning Change: **Replat**
 Vision: **Commercial**

First replat of Lot 1 & Lot 2, Block 1 Reece Albert Subdivision, and Lot 1, Block G, Sunnyside Addition.

N





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 1 & LOT 2, BLOCK 1, REECE ALBERT SUBDIVISION AND LOT 1 BLOCK G, SUNNYSIDE ADDITION. AND LOT 1 & 2, BLOCK 1 REECE ALBERT ADDITION, LOT 1, BKG SUNNYSIDE.

Proposed Subdivision Name: LOT 1 BLOCK G, SUNNYSIDE ADDITION. AND LOT 1 & 2, BLOCK 1 REECE ALBERT ADDITION, LOT 1, BKG SUNNYSIDE.

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com):
01-10250-0001-001-001-25-45700-0000-076-00

Tax ID Number(s) (can be found on property tax statement or at www.tomgreencad.com under Geographic ID):
01-10250-0001-001-001-25-45700-0000-076-00

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:
Name _____ Phone Number _____ Email Address _____

Architect/Engineer/Design Professional: ERICA CARTER 325-716-3013 ecarter@entresseng.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? 4"
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? 6"
 Other Please specify: _____
 Septic System Lot size? _____

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

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

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

Section 3: Property Characteristics

1.98

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 1.98

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

- Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 1.98

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? BRICK COMMERCIAL BUILDINGS WITH AWNING

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* Yes No

*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/2 miles of it.

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: 10.111.A.2

FOR CARRIER STREET & FOR DEATON STREET

- Full variance requested Partial variance requested (proposed variation from standard): REQUEST TO KEEP DEATON STREET AT CURRENT WIDTH WITHOUT SIDEWALK. REQUEST TO KEEP CARRIER STREET WIDE AT CURRENT WIDTH WITHOUT SIDEWALK.

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.

APPROVAL OF THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC SAFETY OR WELFARE OR BE INJURIOUS TO OTHER PROPERTY. BOTH DEATON STREET AND CARRIER STREET ARE THE SAME WIDTH FROM KNUCKERBOCKE RD TO AVE V. WITH MOST OF THE PROPERTY SURROUNDING BEING DEVELOPED

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.

BOTH ROADS ARE BOTH STREETS ARE WIDE WITH CURB & GUTTER ON BOTH SIDES.

(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.

As other provisions are met, the provisions of applicable ordinances will not be varied.

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

3/24/2021

 Date

3/24/2021

 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: _____



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



AFFIDAVIT
Owner Permission-To-Named-Representative

STATE OF TEXAS
COUNTY OF TOM GREEN

Section 1: Owner, Property, and Representative Information

I, Roger Albert, make this affidavit and hereby on oath state the following:
Print Property Owner Name

I, being the sole partial owner of the following property:

915 KNICKERBOCKER RD SAN ANGELO, TX 76903
Property Address City State Zip Code Contact Number E-mail Address

Legal Description of Location (can be found on property tax statement or at www.tomgreencad.com):
LOT 1&2, BLOCK 1, REECE ALBERT ADDITION AND LOT 1, BLK G SUNNYSIDE ADDITION

give my permission to below named representative, to apply for approval of a Planning application (e.g. Zone Change, Special Use, Conditional Use, etc.) on the above-described property.

Roger Albert LERICA CARTER
(Please print) Representative's Organization or Entity

Signed this the 24 day of March, 20 21.

[Signature]
Signature of the Property Owner

Section 2: Notary Public Information

BEFORE ME, the undersigned authority, this day personally appeared Roger Albert and
Name

on oath stated that the facts hereinabove stated are true to the best of His knowledge or belief.
His/Her

SWORN TO AND SUBSCRIBED before me on this the 24th day of March, 20 21.



[Signature]
Notary Public, State of Texas



Corner of Deaton Street and the alley.



Deaton Street and Knickerbocker Rd.




Deaton Street



Knickerbocker Rd and Currier Street corner

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary Plat		Preliminary Plat, Fairway Downs Subdivision	
SYNOPSIS:			
<p>The applicant is requesting approval of a Preliminary Plat of Fairway Downs Subdivision; being 76.55 acres located southeast of the intersection of Country Club and S. Ratliff Roads; and variances from Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200 feet without providing street stub-outs to adjacent property.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of the intersection of Country Club and S. Ratliff Roads		Being 76.55 acres out of Block 9, UPTON & COLLINS SUBDIVISION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: SMD 1- Tommy Hiebert Neighborhood: Country Club	ETJ (N/A)	Rural	76.55 acres
THOROUGHFARE PLAN:			
Proposed local roads within the plat, and an adjacent minor arterial road.			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
<p>Staff recommends DENIAL of the “Preliminary Plat of Fairway Downs” subdivision, and DENIAL of the variances from Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200 feet without providing street stub-outs to adjacent property.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Casey Pornoy Petitioner: Dorado Construction Group</p>			
STAFF CONTACT:			
<p>Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@cosatx.us</p>			

Conformity with Comprehensive Plan and Intent of Purpose Statements: The proposed preliminary plat will be consistent with the Future Land Use in the City's Comprehensive Plan, which is shown as "rural". The proposed plat will be a large lot (1/2 acre min) residential subdivision in the Extra-Territorial Jurisdiction (ETJ). **Staff however, does not support the variances from block length and street stub-outs to adjacent, unsubdivided properties, because it contravenes Purpose Statements B and C. This would not provide for public safety or general welfare of the City (Statement B); would not provide orderly, safe, development (Statement B).**

Variances: 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.** As stated in section 9.III.B.(2) provision of the LDSO, the purpose statement regarding streets includes:
"Continuation. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection and efficient provision of utilities or the implementation of the Master Street Plan".
Staff believes that if the variances are granted, there is no assurance that the proposed layout would provide for adequate and effective arrangement of streets for emergency services or for the residents within and beyond the proposed subdivision.
- 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.** Staff does not believe there is anything unique about this property, topographically or otherwise, to warrant this variance. Staff is willing to work with the applicant on a revised preliminary plat.
- 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.** Staff does not believe a particular hardship would result if the applicant redesigned the plat to provide for the east and west street stub-outs to ensure connectivity with future development. A redesigned configuration, providing the required stub-out streets, will eliminate the variance and remain in conformance with the requirements in the Land Development and Subdivision Ordinance.
- 4. The variance will not, in any significant way, vary the provisions of applicable ordinances.** As indicated, Staff believes that approving these variances contravenes the intent of Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200' without providing street connections to adjacent property. For all of these reasons, Staff cannot support the applicant's request. Staff recommends the applicant submit a revised preliminary plat configuration or another alternative for the August Planning Commission Meeting that delineates the required street stub-outs with block lengths less than the required maximum of 2,200 feet.

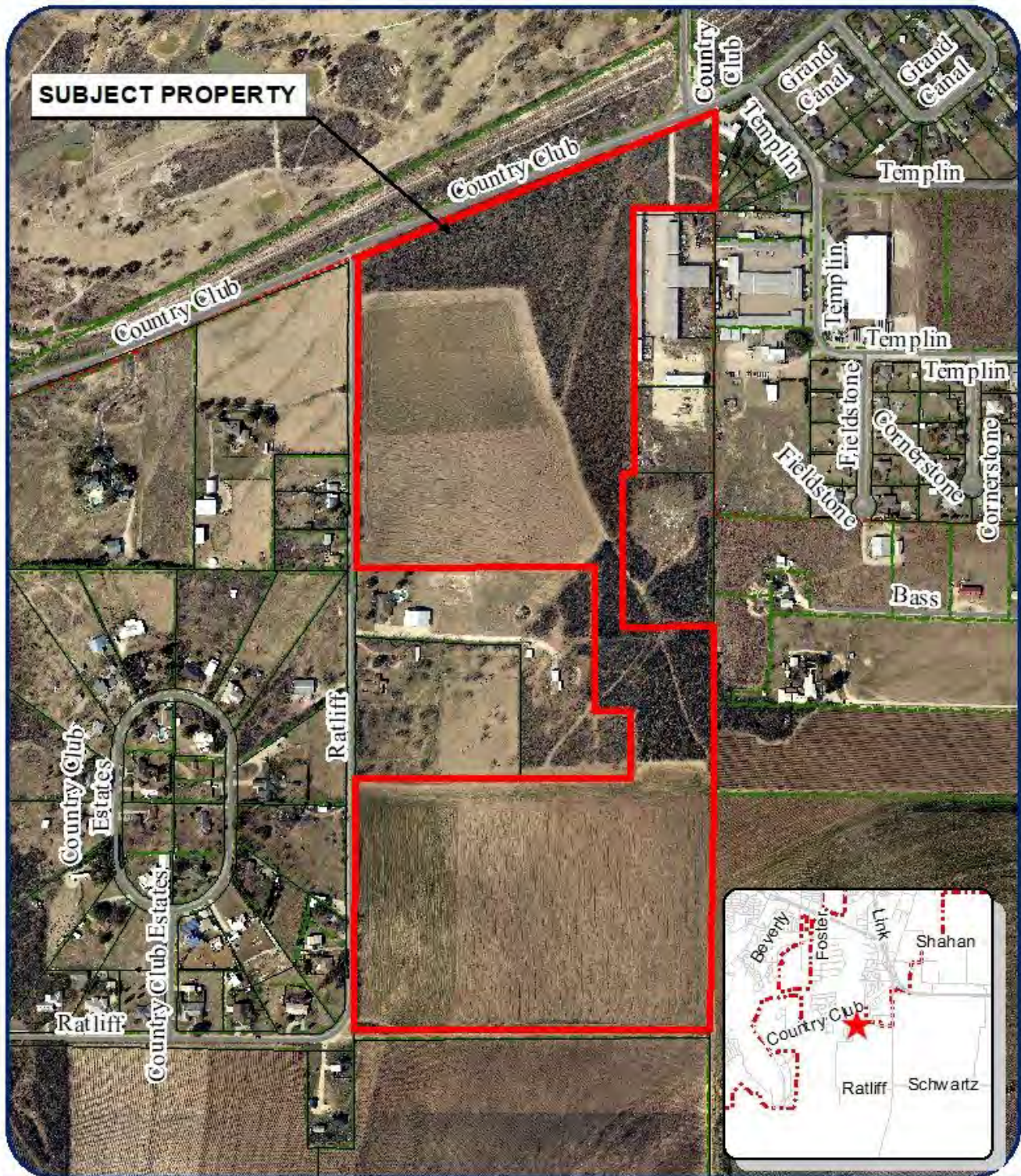
Recommendation: Staff recommends **DENIAL** of the “Preliminary Plat, Fairway Downs Subdivision”, and **DENIAL** of the variances from Chapter 9.II.B of the Land Development and Subdivision Ordinance to allow block lengths to exceed the maximum of 2,200 feet without providing street stub-outs to adjacent property.

Attachments:

Aerial Map

Preliminary Plat

Application with variance requests




Preliminary Plat

Fairway Downs

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

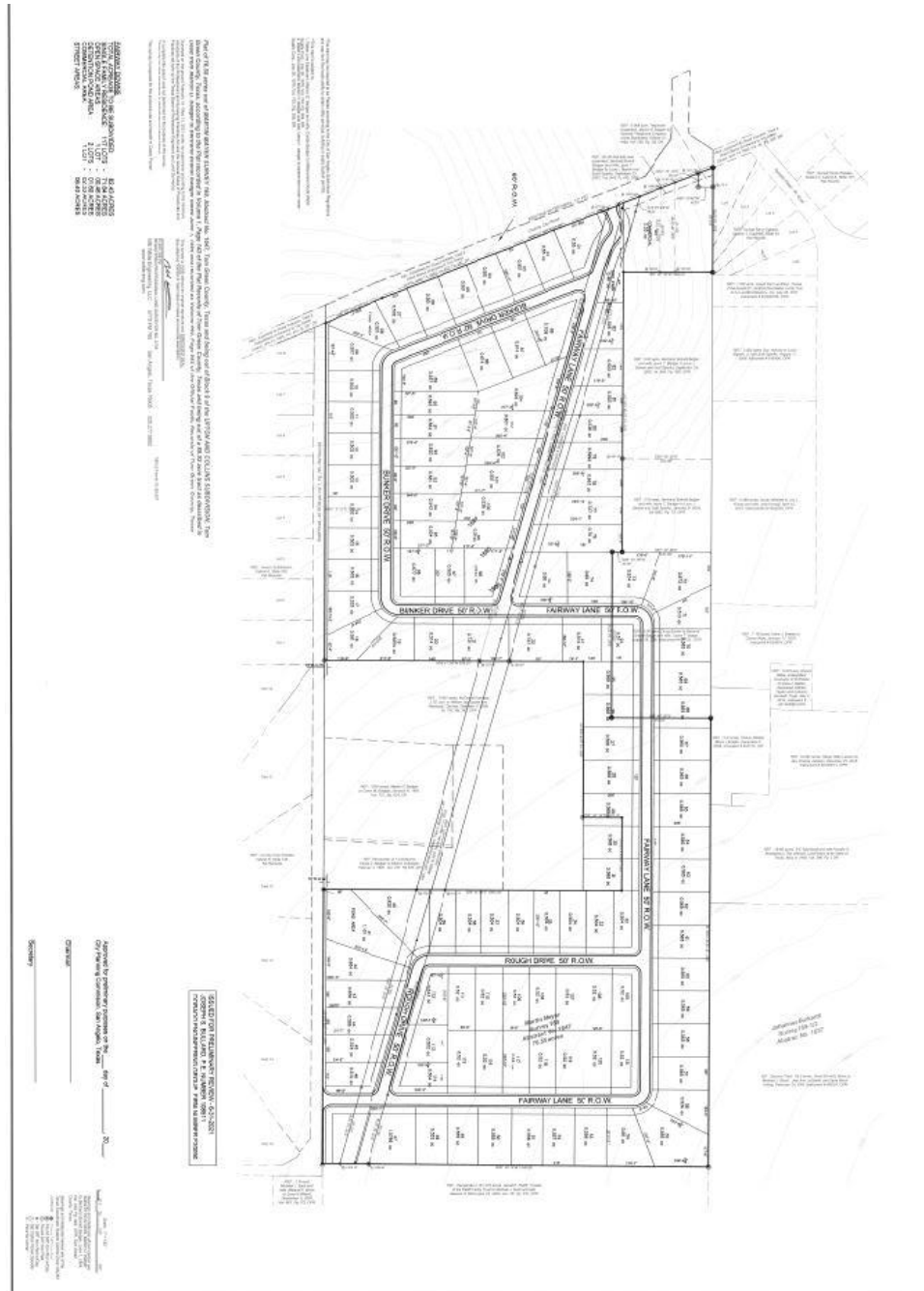
SW of Country Club Rd/Templin Rd.

Legend

Subject Properties: 
Current Zoning: N/A
Requested Zoning Change: N/A
Vision: Rural



Preliminary Plat



100
EC
 ENGINEERING & ARCHITECTURE


DORADO
 CONSTRUCTION GROUP

FAIRWAY DOWNS
 SAN ANGELO, TEXAS

DATE	06/23/2021
VERSION	PRELIMINARY
PREPARED BY	JOSEPH BALZARD, PE
DRAWN BY	ROBERT D. HANCO, PLS
CHECKED	JOSEPH BALZARD, PE
APPROVED	CASEY POTNOR

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary Plat		Preliminary Plat, Shops of Sherwood Subdivision (REVISED)	
SYNOPSIS:			
<p>The applicant submitted their original preliminary plat for the same six lots for the June Planning Commission Meeting. All of the lots had direct, abutting access to Sherwood Way as required by Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance. Prior to the meeting, the applicant decided to withdraw the request and resubmit because one of their lots, "Parcel C" did not have direct, abutting access (no flag connection) in their private easements, covenants, and restrictions agreement (ECRA). The applicant's revised plat reflects this ECRA with Parcel C not having direct, abutting access to Sherwood Way, and has requested a variance from direct, abutting access. As an alternative, the applicant plans to construct a permanent shared driveway across the shopping center that will allow all lots to connect to Sherwood Way.</p>			
LOCATION:		LEGAL DESCRIPTION:	
South of Sherwood Way and west of Southland Boulevard		Being 35.017 acres in the D. Hodges Survey No. 2, Abstract No. 8279.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: SMD 6- Miller Neighborhood: Bonham		CG	C– Commercial
SIZE:			
35.017 acres			
THOROUGHFARE PLAN:			
Sherwood Way: Urban Arterial Street (TXDOT), Required: N/A; Provided: variable right-of-way, 100' paved			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends DENIAL of the "Preliminary Plat, Shops of Sherwood Subdivision", and DENIAL of the variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to allow a lot to not have direct, abutting access to an approved, accepted, and publicly dedicated street right-of-way.			
PROPERTY OWNER/PETITIONER:			
Owner: RS Sherwood, LLC Petitioner: Mr. Russell Gully, P.E., SKG Engineering, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Conformity with Comprehensive Plan and Intent of Purpose Statements: The proposed preliminary plat will be consistent with the Commercial Future Land Use in the City's Comprehensive Plan, 2009 Strategic Plan update, which are "often single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage onto the major street network." The proposed plat will be a large commercial development center zoned CG, General Commercial, which allows retail and office uses consistent with the above policy. **Staff however, does not support the variance from direct and abutting access from Sherwood Way, because it contravenes Purpose Statements B, C, and O. Staff understands that the ECRA will provide a shared paved access from Sherwood Way, but is concerned if this agreement was ever eliminated in future, that it would potentially land-lock Parcel C. This would not provide for public safety or general welfare of the City (Statement B); would not provide orderly, safe, development (Statement B); nor ensure a nonexclusive easement would remain on the property to provide access (Statement O). Finally, it is specifically not allowed in that the subdivision ordinance requires all lots to have direct and abutting access to a public street.**

Variations: 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.** As indicated above, Staff believes that if a variance is granted, there is no assurance that the private easement would always be preserved, and that one of the lots could be landlocked in future if the easement was ever removed. The 9.III.A.1 provision of the LDSO ensures that the lots themselves physically touch a street right-of-way so if an access easement was ever removed, the lots will still have potential to connect and have access to the street. Staff supports the applicant's original submission that had Parcel C directly connect to Sherwood Way by adding a 25-foot wide flag connection. Staff sees no reason why this configuration could not continue, and why the ECRA could not be amended to match the original plat submission.
- 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.** Staff does not believe there is anything unique about this property, topographically or otherwise, to warrant this variance. Staff is willing to work with the applicant on a revised plat, and bring this revision back next month along with any final plat. Since the applicant requires final plat(s) for each lot in order to obtain permits, the applicant would not lose time, as they could simply bring back a preliminary plat and final plat(s) concurrently next month for review and approval.
- 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.** Staff does not believe a particular hardship would result if the applicant redesigned the plat to have Parcel C connect to Sherwood Way. The originally submitted plat had this configuration and all lots would still comply with the minimum lot sizes in the Zoning Ordinance.

4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.** As indicated, Staff believes that approving this variance contravenes the intent of Chapter 9.III.A.1 and the Purpose Statements of Chapter 2 of LDSO. For all of these reasons, Staff cannot support the applicant's request. Staff recommends the applicant submit their original plat configuration or another alternative for the August Planning Commission Meeting that delineates all lots having direct, abutting access to Sherwood Way.

Recommendation: Staff recommends **DENIAL** of the "Preliminary Plat, Shops of Sherwood Subdivision", and **DENIAL** of the variance from Chapter 9.III.A.1 of the Land Development and Subdivision Ordinance to allow a lot to not have direct, abutting access to an approved, accepted, and publicly dedicated street right-of-way.

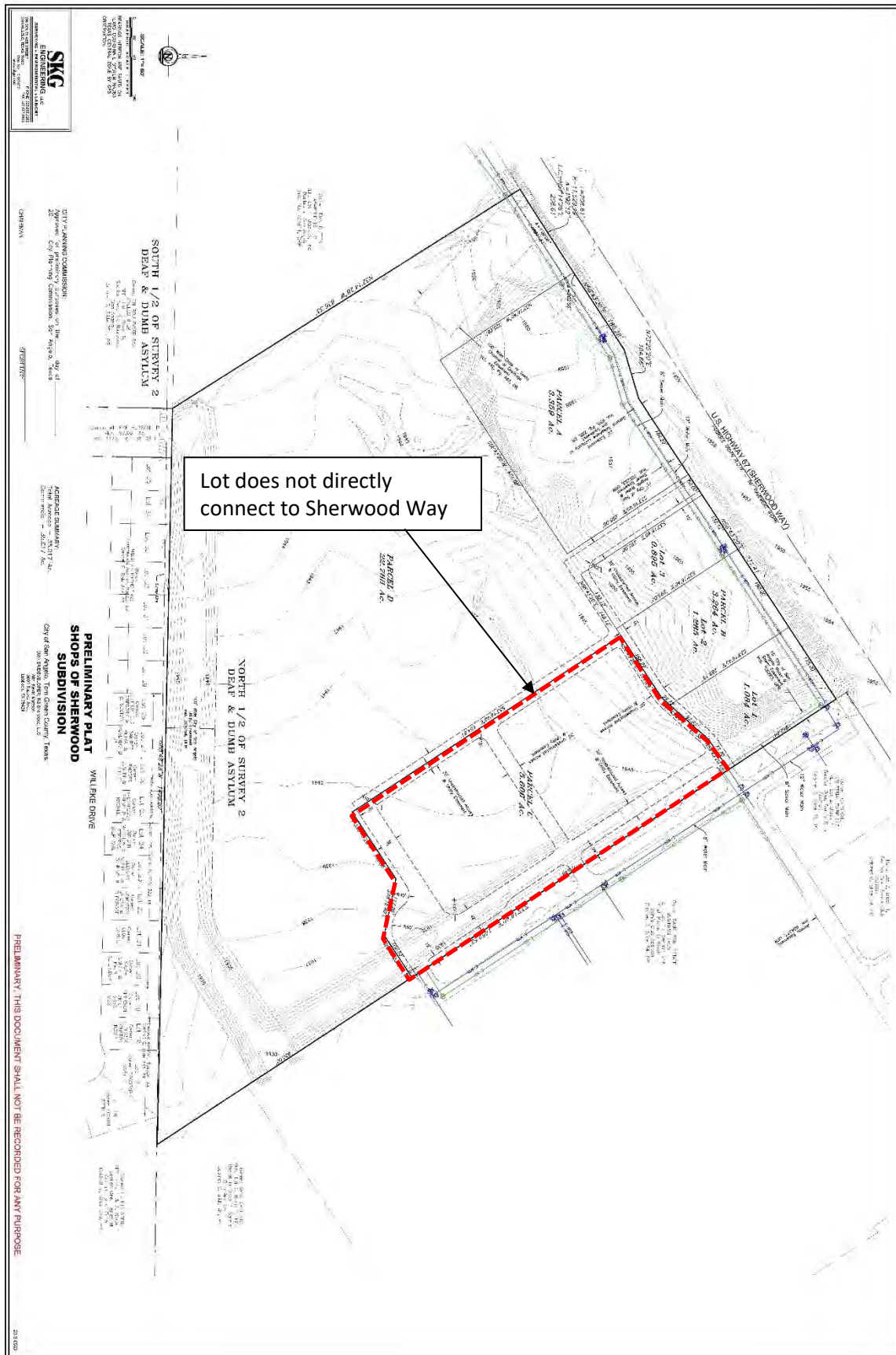
Attachments:

Aerial Map
Revised Preliminary Plat (July 2021)
Original Submission Withdrawn (June 2021)
Application with variance request

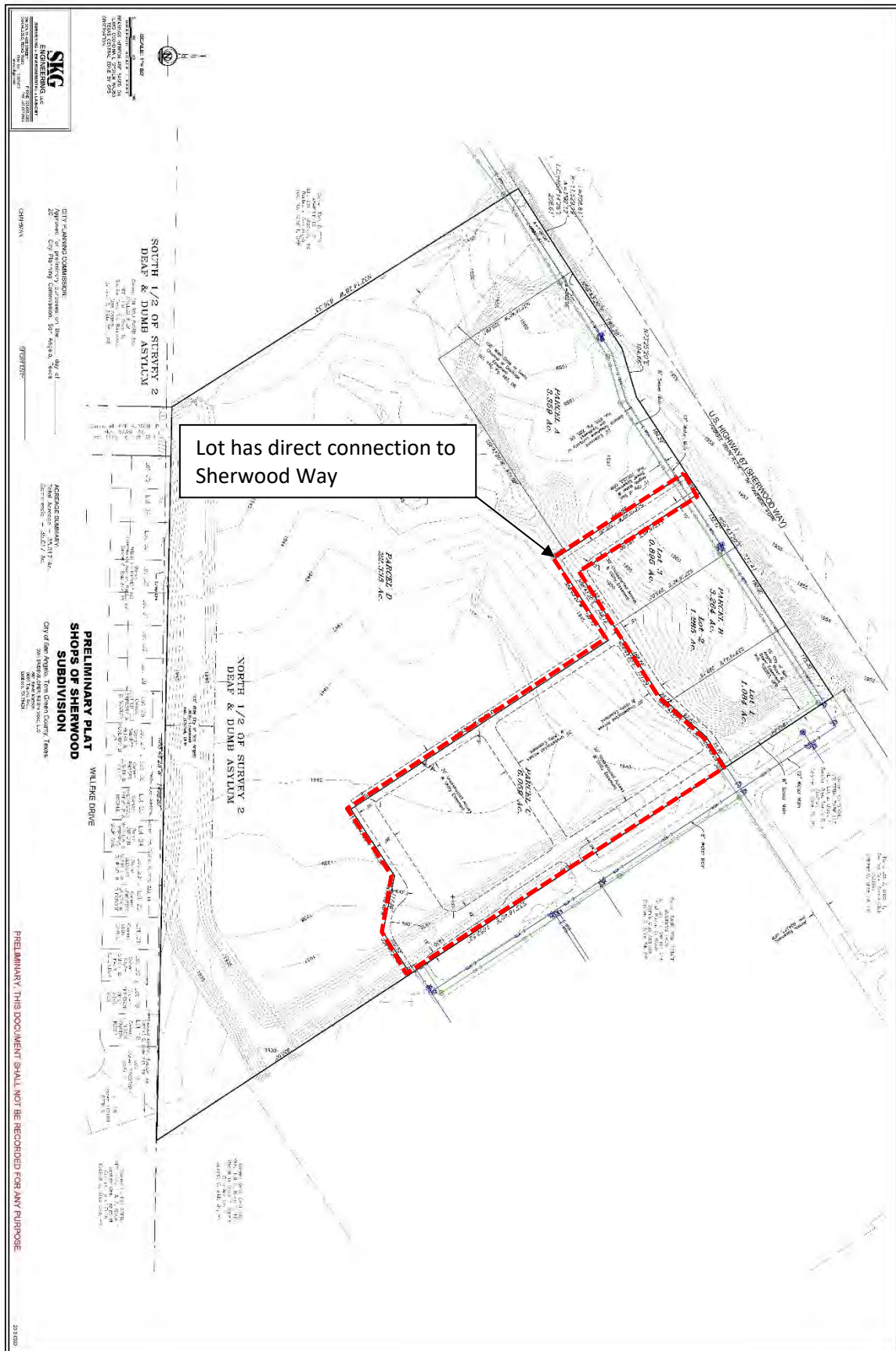


<p>Preliminary Plat Shops of Sherwood Subdivision Council District: Larry Miller - District 6 Neighborhood: Bonham Scale: 1" approx. = 500 ft South of Sherwood Way, east of Southland Blvd. 35.017 ac.</p>	<p>Legend Subject Properties: — Current Zoning: CG Requested Zoning Change: N/A Vision: Commercial</p>	<p>N </p>
---	---	---

REVISED Preliminary Plat (July 2021)



Original Submission - WITHDRAWN (June 2021)



SHEET FOR ADDITIONAL VARIANCE REQUEST(S)

Section 4: Variance Requests

Request ____: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: _____
Grant a variance of the subdivision "direct access" ordinance

Full variance requested Partial variance requested (*proposed variation from standard*): A declaration is being
recorded for the entire development setting permanent driveways

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.
Declaration will remain for the life of the property which gives Kohl's and their successors
(and all parcels and their successors) direct access to Sherwood Way. No modification can
made to this declaration.

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.

XX

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.



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
 Shops of Sherwood Subdivision

Proposed Subdivision Name
 Abst: A-8279 S-0002, Survey: D R HODGES, 35.017 ACRES

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
 38-08279-0001-000-00

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: RS Sherwood, LLC	972-369-4123	KMattson@RedSkyHoldings.com

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

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

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

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

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

Section 2: Utility & Easement Information

Water: City - requesting new services Proposed size? 8"
 City - utilizing existing services Existing size? 12"
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 8"
 City - utilizing existing services Existing size? 8"
 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

35.017 6

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 35.017 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 _____ Industrial/Manufacturing _____ Commercial/Retail 35.017

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

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)

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:		
Preliminary Plat and Replat		Preliminary Plat, Southland Hills Blocks 35-40, and Southland Hills Addition, Section 22		
SYNOPSIS:				
<p>On January 19, 2021, the applicant received approval by City Council for a preliminary and final plat for Southland Hills, Section 22. These plats delineated South College Hills Boulevard extending south to Walnut Hill Drive, providing through access to the subdivision, and allowing connection to future development to the west and east. The applicant has submitted revised preliminary and final plats that exclude any construction of College Hills Boulevard and no easterly connection at all to Valleyview Boulevard. The revised plats also exclude the four future development blocks to the east, and the row of single-family home lots on the north side of Valleyview Boulevard, under different ownership, who was part of the original plats but not part of these requests (see additional information).</p>				
LOCATION:		LEGAL DESCRIPTION:		
Southwest of College Hills Boulevard and Valleyview Boulevard		37.507 ac. in the C. Dammann Survey No. 180, Abstract No. 141		
SM DISTRICT / NEIGHBORHOOD:		ZONING	FUTURE LAND USE:	SIZE:
SMD District: Tommy Hiebert (SMD #1) Neighborhood: Bonham		RM-1	N - Neighborhood	Preliminary: 37.507 ac. Final: 8.751 ac.
THOROUGHFARE PLAN:				
<p>Valleyview Boulevard: Urban Collector Street; Required: 80' ROW/64' paving (applicant is responsible for their incremental half of 40' ROW and 32' paving) However, staff would recommend a reduction per the approved variance by City Council for this width to taper to 30' ROW and 26' paving after 105' past the Stone Canyon/Valleyview intersection.</p> <p>Stone Canyon Trail, Mountain Forest Dr, Cedarhill Dr, Maplewood Dr, Forest Hill Dr, Walnut Hill Dr, Valley Pine Dr: Urban Local Streets: 50' right-of-way required (50' proposed) and 40' of pavement or 36' with a 4' sidewalk (40' proposed)</p>				
STAFF RECOMMENDATION:				
Staff recommends DENIAL of a Preliminary Plat, Southland Hills Blocks 35-40; and DENIAL of a Revised Southland Hills, Section 22.				
PROPERTY OWNER/PETITIONER:				
Owner: Fall Creek, Inc.				
Petitioner: Russell Gully, SKG Engineering LLC				
STAFF CONTACT:				
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us				

Rationale for Denial: City Staff have met with the applicant and expressed concerns with several aspects of the plats and is recommending denial:

- **No southerly extension of S. College Hills Blvd/Non-Conformity with previous preliminary plats** – the approved January 2021 preliminary and final plats, and the 1998 and 1994 preliminary plats, all show S. College Hills Blvd. being extended south to Walnut Hill Drive. Extension of S. College Hills provided the only north-south access for traffic to connect future development on both sides of College Hills with Valleyview Boulevard. Without this connection, all of the traffic is redirected to Stone Canyon Trail, placing additional strain on this street.
Furthermore, since this preliminary plat amendment is only for a portion of the original preliminary plat area, removing the College Hills extension only removes the western half of this proposed street, leaving a half-width street on the resulting preliminary plat. Staff cannot recommend approval of an amendment that creates such a half street. In addition, the layout of the adjacent property on the approved preliminary plat relies on the extension of College Hills for access. Approving this amendment would negatively impact that adjacent property owner, who should be able to rely on the previously approved plans. ***For this reason alone, Staff is recommending denial of the preliminary plat amendment and without the preliminary plat amendment, the proposed final plat would not be in conformance with an approved preliminary plat, and also must be denied.***
- **Non-conformity with Purpose Statements of LDSO, Chapter 2** – consistent with the above, without constructing S. College Hills Blvd., there is less safe and less orderly development as all traffic is relocated to Stone Canyon Trail (Statement C); there are fewer streets to provide functional connections (Statement D); and there is no extension of S. College Hills, which is inconsistent with the preliminary plat being amended and creates a lack of another viable street connection (Statements M and P).
- **No northerly extension of Mountain Forest Drive to Valleyview** – even without the issues surrounding the pre-existing preliminary plat and lack of extension of College Hills Blvd, the lack of any north south connectivity through the development to Valleyview creates a situation where all of the traffic, including any emergency vehicle traffic, would have to use Stone Canyon as the only way into and out of this part of the neighborhood. Again if not for the other issues mentioned above, this could possibly be alleviated by extending Mountain Forest to Valleyview.
- **No connections from Mountain Forest Drive eastward** – similar to the two above issues, the lack of connectivity is compounded without any stub-outs (planned future extensions) from Mountain Forest to the east, leaving no connections to and from future development to the east.
- **No taper of Valleyview Blvd right-of-way per Council approval** – the preliminary and final plats approved in January 2021 required that Valleyview be constructed to the arterial road

standard for 105 feet from Stone Canyon to allow a smooth transition from the west which was constructed to the arterial standard. This will require a reduction of the lot depths along Valleyview and a revision to the plat. The proposed preliminary plat does not address this.

Recommendations:

Staff recommends **DENIAL** of an amendment to the Preliminary Plat, Southland Hills Blocks 35-40; and,

Staff recommends **DENIAL** of a Revised Southland Hills, Section 22, for not being in conformity with the governing preliminary plat for this area.

Attachments:

- Aerial Map
- Previous Preliminary Plats
- Proposed revised preliminary plat
- Proposed final plat
- Application with Variance requests




Preliminary and Final Plat
Southland Hills Additon, Section 22

Council District: SMD1- Hiebert
Neighborhood: Bonham
Scale: 1" approx. = 650 ft

E. of Stone Canyon Trail/Valleyview Blvd.

Legend

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



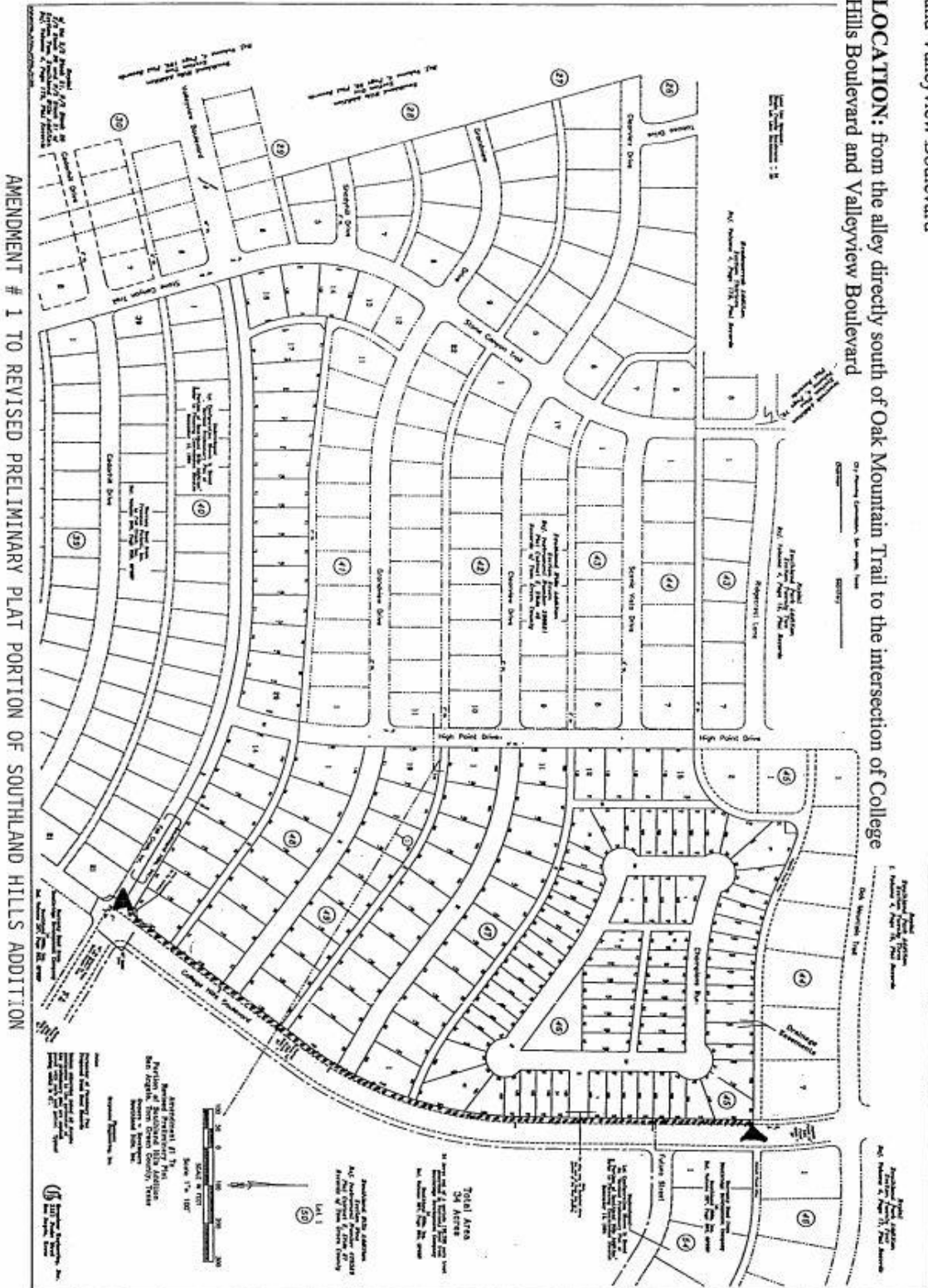
Approved Preliminary Plat (January 2021)



1998 Preliminary Plat (Revision to 1994)

SUBJECT: request to abandon five feet on the western margin of total 80' public right-of-way of College Hills Boulevard and the northwest return of intersection of College Hills Boulevard and Valleyview Boulevard

LOCATION: from the alley directly south of Oak Mountain Trail to the intersection of College Hills Boulevard and Valleyview Boulevard



AMENDMENT # 1 TO REVISED PRELIMINARY PLAT PORTION OF SOUTHLAND HILLS ADDITION

1994 Preliminary Plat



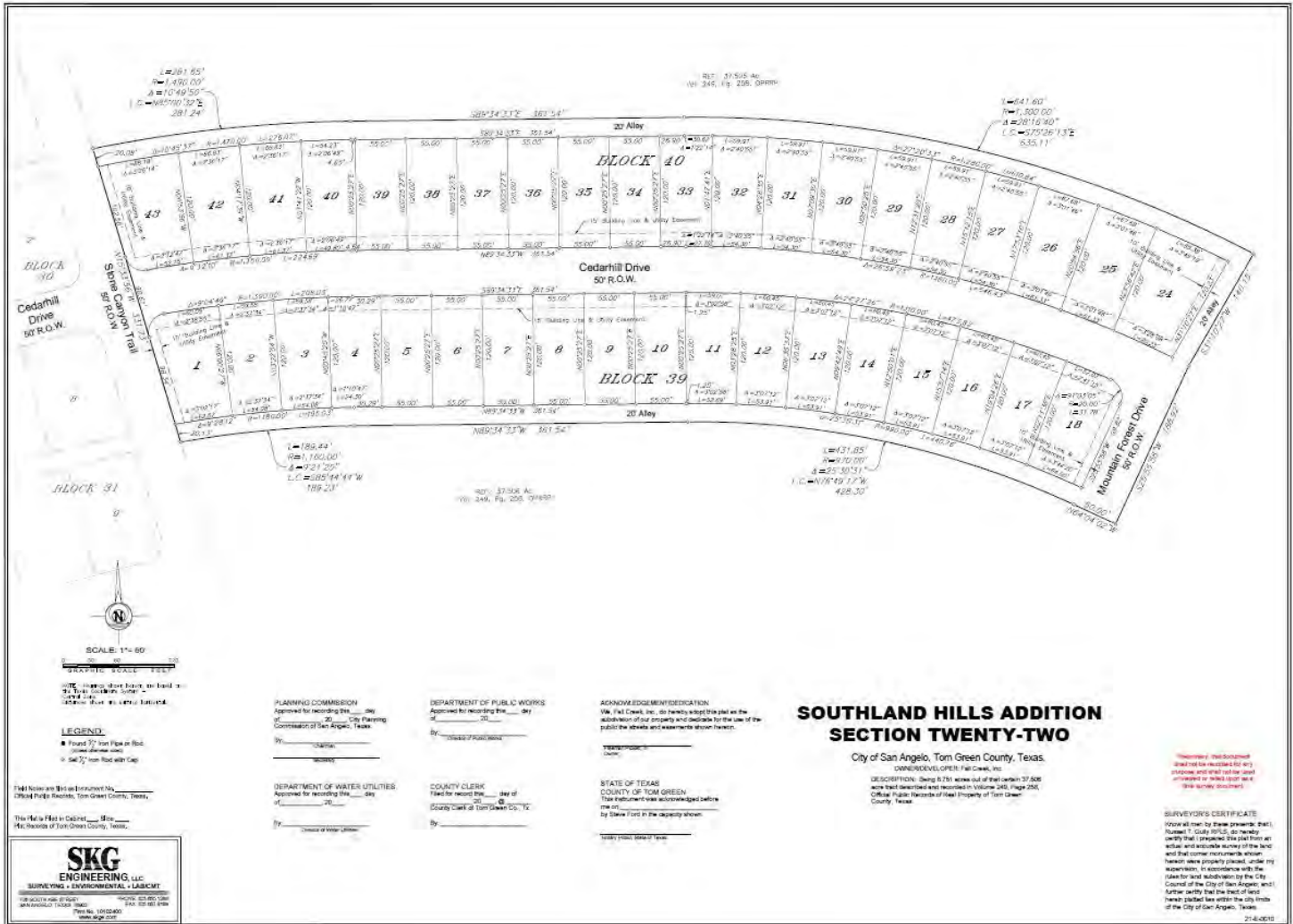
Proposed Preliminary Plat



Proposed Preliminary Plat



Proposed Final Plat



SOUTHLAND HILLS ADDITION SECTION TWENTY-TWO

City of San Angelo, Tom Green County, Texas.
 DEVELOPER: Full Creek, Inc.
 DESCRIPTION: Being 6.751 acres out of that certain 37.686 acres that described and recorded in Volume 245, Page 285, Official Public Records of Real Property of Tom Green County, Texas.

Surveyor's Certificate
 (This certificate shall not be recorded for any purpose and shall not be used in any way other than as a survey document.)

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon were properly placed, under my supervision, in accordance with the plat for and subdivision by the City Council of the City of San Angelo and I further depose that the lines and areas plotted hereon within the city limits of the City of San Angelo, Texas.

**PLANNING COMMISSION – JULY 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-05/Z21-08: Southwest corner Loop 306/Foster Road	
SYNOPSIS:			
<p>The applicant expressed interested in developing these two vacant unplatted tracts for future commercial development. He conducted a consultation with City Staff to discuss a Comprehensive Plan Amendment and Rezoning, and has now submitted these applications. The properties are located at the southwest corner of a major intersection designated Neighborhood Center in the Comprehensive Plan except for the west 1-acre which is Transitional. This would support at least a CN zoning but would prohibit outdoor storage greater than 5 feet from a building wall, limit the maximum floor area ratio to 0.6 instead of 2.0 in other commercial districts, and prohibit certain uses such as vehicle washes which require at least a CG. Therefore, the applicant is requesting a Comprehensive Plan designation of Commercial which would then support an underlying CG zoning.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of Loop 306/Foster Road		6.287 acres in the C. Berberich Survey No. 177, Abstract No. 52	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	ML and RS-1	NC – Neighborhood Center and T- Transitional	6.287 acres
THOROUGHFARE PLAN:			
Loop 306 – TXDOT Freeway; Foster Road – Urban Arterial Road			
NOTIFICATIONS:			
3 notifications for CP21-05 and Z21-08 were mailed within a 200-foot radius on July 8, 2021. No responses in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Neighborhood Center” and “Transitional” Future Land Use to the “Commercial” Future Land Use; and, APPROVAL of a rezoning from the Light Manufacturing (ML) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being approximately 6.287 acres, located at the southwest corner of Loop 306 and Foster Road.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner: Joe Heartsill Trustee/Loop 306 Trust; Applicants: HBB Investment Company, LLC/La Grande Investments, LLC</i>			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Comprehensive Plan Amendments and 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 as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes that the Comprehensive Plan Amendment to Commercial is logical given that the properties front onto Loop 306 adequately serviced by Loop 306, a major freeway, and Foster Road, an urban arterial road. Staff would require further review before supporting any further commercial rezoning to the south also owned by the applicant, but this is not part of the subject request.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** If the properties are rezoned to CG, both would comply with the minimum lot area, frontage and depth requirements. The CG zone requires a minimum of 6,000 square feet and the properties are 5.057 and 1.23 acres respectively. It also requires lot frontages of 50 feet and depths of 80 feet, and each lot has lot frontages of 750 and 470 feet, and lot depths of 230 and 175 feet on their narrowest sides respectively, in compliance with the Zoning Ordinance. This should allow substantial space for commercial buildings and associated parking, while maintaining the required 25-foot front yard setbacks from the Loop 306 Frontage Road. **Prior to development, a subdivision plat will be required, ensuring extension of required city services. City Staff have communicated this to the applicant.**
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.** Staff believes that the rezoning is compatible with the surrounding area which is slated for future commercial development. Given its adjacency to Loop 306, Staff is comfortable supporting the rezoning to CG and changing the Comprehensive Plan designation to Commercial. The immediate area is underserved for retail commercial development and approval of these applications would allow some much needed retail space to service the local neighborhood, including the Old Stone subdivisions recently approved to the west.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The properties have remained vacant since at least 1954 per historic aerial photographs. Staff agrees with the applicant that the proposed amendments are appropriate.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse

environmental affects at this time. Grading, drainage, and stormwater will be reviewed at time of platting/permitting.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* As discussed, Staff believes retail commercial development at this location will service the surrounding neighborhood void of retail and shopping amenities.
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.* Both lots could be platted to comply with the Zoning Ordinance. The lots have direct and abutting access to Loop 306 and Foster Road which can accommodate large traffic volumes.

Recommendation:

Staff's recommendation is for the Planning Commission to:

1. Recommend **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Neighborhood Center" and "Transitional" Future Land Use to the "Commercial" Future Land Use; and,
2. Recommend **APPROVAL** of a rezoning from the Light Manufacturing (ML) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being approximately 6.287 acres, located at the southwest corner of Loop 306 and Foster Road.

Attachments:

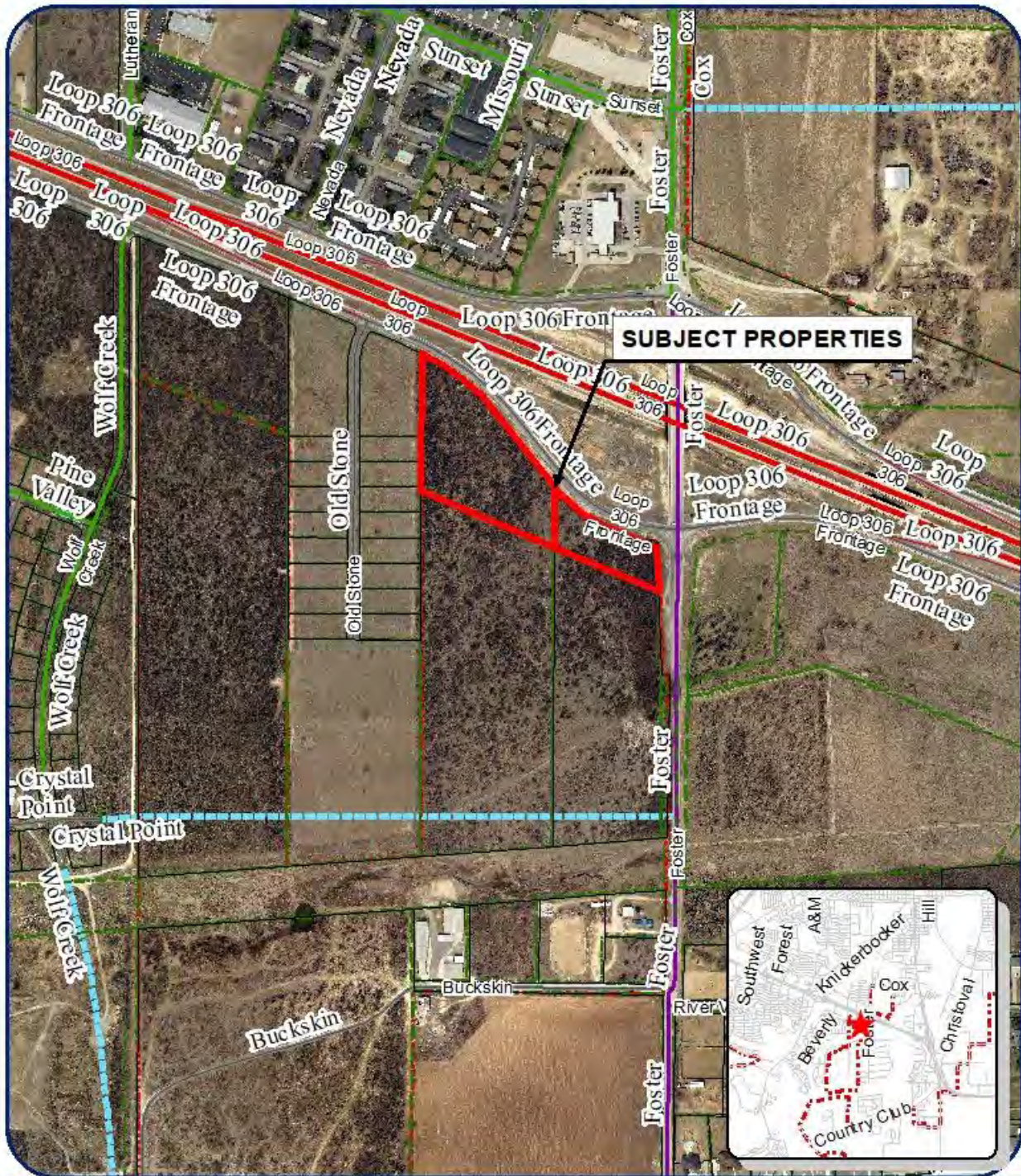
Aerial Map




Future Land Use Map

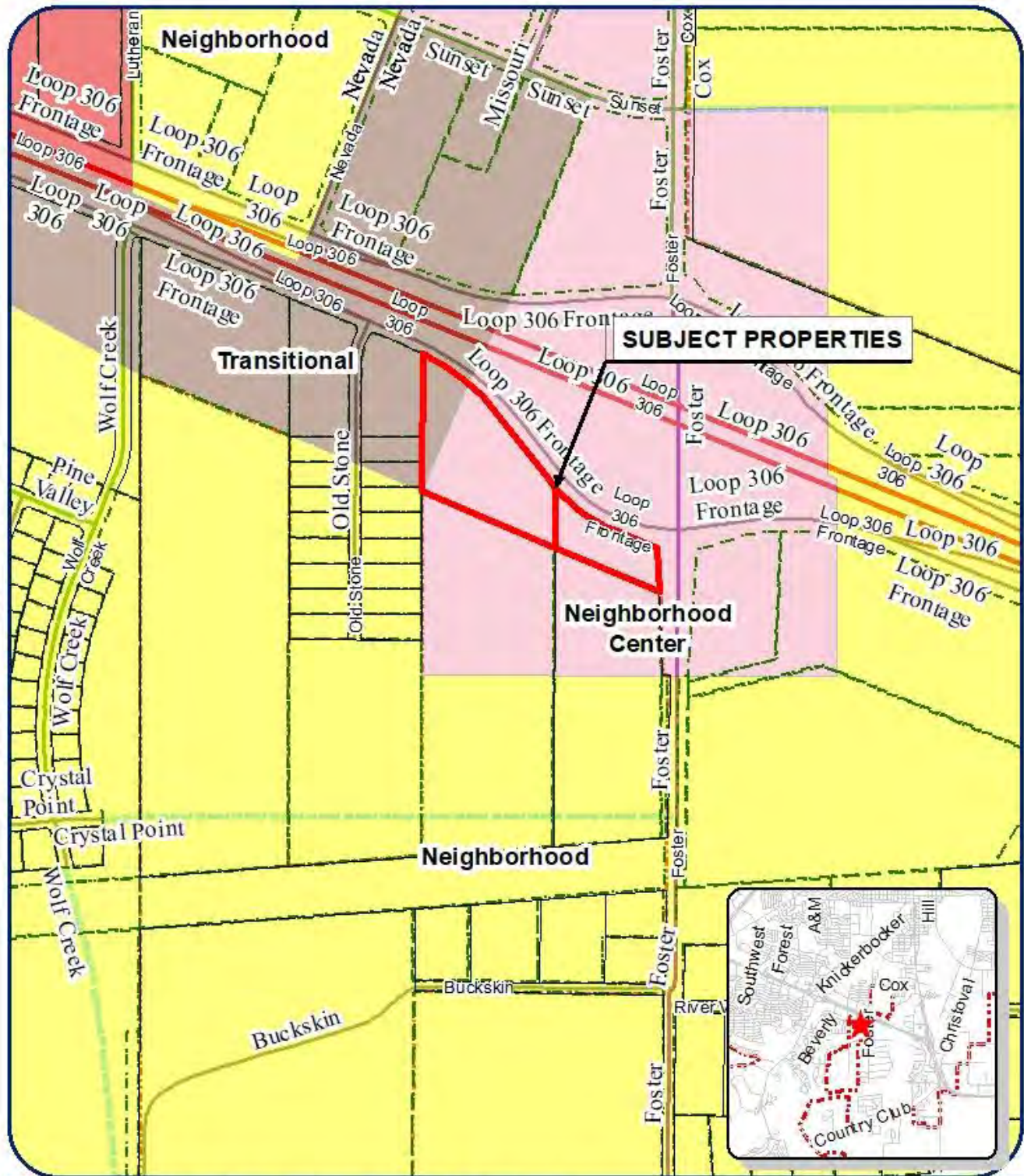
Zoning Map

Photographs

Applications



Comprehensive Plan Amendment and Rezoning		Legend		 
CP21-05/Z21-08: Loop 306/Foster Rd		Subject Properties: 	Current Zoning: ML and RS-1	
Council District: Tommy Hiebert - District 1		Requested Zoning Change: CG		Vision: Neighborhood Center and Transitional to Commercial
Neighborhood: Country Club				
Scale: 1" approx. = 500 ft				
Southwest corner of Loop 306/Foster Rd				







Comprehensive Plan Amendment and Rezoning

CP21-05/Z21-08: Loop 306/Foster Rd

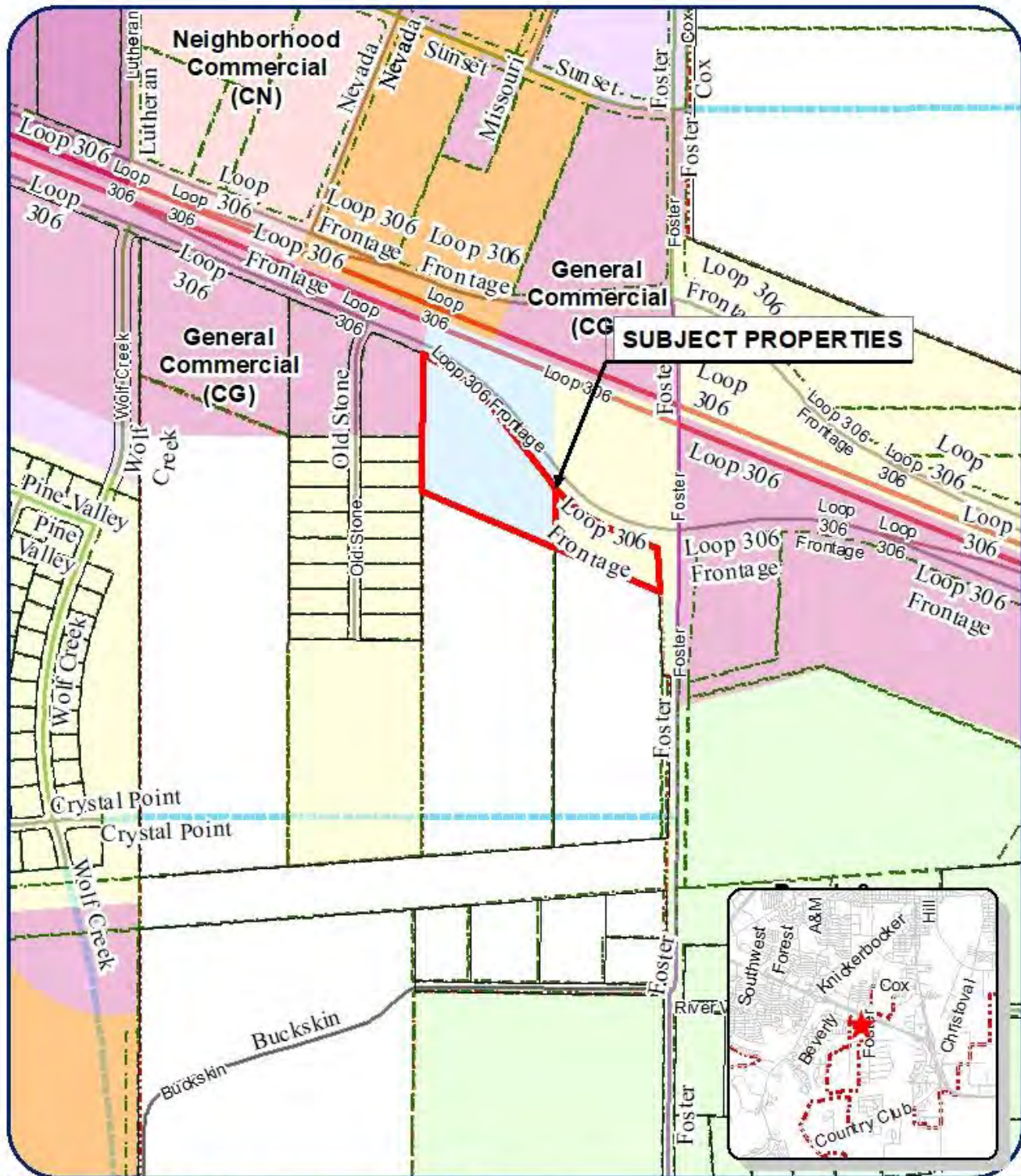
Council District: Tommy Hiebert - District 1
Neighborhood: Country Club
Scale: 1" approx. = 500 ft

Southwest corner of Loop 306/Foster Rd

Legend

 Subject Properties:
 Current Zoning: **ML and RS-1**
 Requested Zoning Change: **CG**
 Vision: **Neighborhood Center and Transitional to Commercial**






Comprehensive Plan Amendment and Rezoning

CP21-05/Z21-08: Loop 306/Foster Rd

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

Southwest corner of Loop 306/Foster Rd

Legend

Subject Properties: 
Current Zoning: **ML and RS-1**
Requested Zoning Change: **CG**
Vision: **Neighborhood Center and Transitional to Commercial**



Photos of Site and Surrounding Area

SOUTH AT SUBJECT PROPERTIES



WEST



EAST



NORTH



Effective January 3, 2017



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



Application for Request to Amend Comprehensive Plan

Section 1: Basic Information

Name of Applicant(s): HBS Investment company, LLC / La Vista Grand Investments, LLC
 Owner Representative (Notarized Affidavit Required)

P.O. Box 62582 San Angelo TX 76906
 Mailing Address City State Zip Code

(325) 245-7517 hadenburhard@gmail.com
 Contact Phone Number Contact E-mail Address

Abstract A-0052 S-017, Survey BERBERTH 5.057 Acres
Abstract A-0032 S-017, Survey BERBERTH 1.234 Acres
 Subject Property Address City State Zip Code

Lot Size: ① 5.057 Acres / ② 1.234 Acres Zoning: ① MC ② RS-7

Section 2: Site Specific Details

Existing Use of Property: Ag land

Proposed Use of Property: CS - future development

Existing Comprehensive Plan Land Use Designation: - Neighborhood Center

Requested Comprehensive Plan Land Use Designation: - Commercial

Reason(s) and justification(s) for requesting Comprehensive Plan Amendment:
Allow for CS zoning -

Effective January 3, 2017

Section 3: Applicant(s) Acknowledgement

Please initial the following:

HSS This process does NOT change the zoning on the property. Future applications filed for zone change will be evaluated by comparing the request against the Comprehensive Plan category, to insure consistency as required by the Local Government Code. This Code directs cities to make zoning decisions in accordance with this planning document.

HSS Filing of this application is simply a request that the Planning Commission consider an amendment to the Comprehensive Plan map. Both the Planning Commission and City Council have the option to determine no amendment is necessary. If amendment is deemed necessary, staff will recommend updates based on the facts and evidence collected, and in accordance with the principles of the Comprehensive Plan adopted in 2009.

HSS If approved, the Comprehensive Plan Amendment is applied to the property and runs with the land; it does not apply to the property owner(s).

HSS The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a Comprehensive Plan Amendment request, the request must still go before City Council for final action.

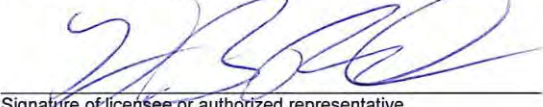
HSS If a Comprehensive Plan Amendment request is granted by City Council, a Zone Change application must still be filed to begin the rezoning process. While such applications may be filed concurrently, refund of a rezoning application fee is not possible; as such, it may be advisable to wait for a final decision on said Comprehensive Plan Amendment before proceeding with a rezoning request.

HSS Comprehensive Plan Amendments are not done on a property by property basis, since zoning is largely based upon anticipating & mitigating the effects and unintended consequences land uses have on their surroundings. The neighborhood or area where your property lies will be evaluated and studied by staff, the Planning Commission, and City Council.

HSS Areas will be examined no more than once per calendar year. The analysis, study, and evaluation by staff, the Planning Commission is a three month process; City Council must also adopt any changes.

HSS 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.



6/14/2021
Date

Signature of licensee or authorized representative
Hayden B. Orchard
 Printed name of licensee or authorized representative

HSS Investment Company, LLC
 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CPA.: _____ -- _____ Planning Commission Date: ____/____/____

City Council Date(s): ____/____/____

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

Reviewed/Accepted by: _____ Date: ____/____/____

\$ 1,270.00

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): HBB Investment company, LLC / La Vista Grande Investments, LLC
 Owner Representative (Notarized Affidavit Required)
P.O. Box 62582 San Angelo TX 76906
 Mailing Address City State Zip Code
(325) 245-7517 hadenburcharl@gmail.com
 Contact Phone Number Contact E-mail Address

Subject Property Address City State Zip Code
Tract 1: Abstract A-0052 S-0177, Survey C BERBERICH, 5.057 Acres
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Tract 2: Abstract A-0052 S-0177, Survey C BERBERICH, 1.234 Acres
 Existing Zoning: _____ Proposed Zoning: CG/CS Lot size: 5.057 Acres / 1.234 Acres

(Zoning Map available on [City Maps](#))
 Tract 1: ML
 Tract 2: RS-1

Section 2: Site Specific Details

Existing Use of Property: Ag Land

*Proposed Use of Property: CG - future development

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Loop 306 Trust
 Owner Name (Print) Signature Company/Organization (If Applicable) Date

Haden Burchard [Signature] H3B Investment Company 6/17/2021
 Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

Verified Complete Verified Incomplete Date of Application: ____/____/____

Case No.: Z 21 -- 08 Fully-dimensioned site plan:

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Sign Deposit \$37.50 Receipt #: _____ Date paid: ____/____/____

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

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

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

Planning Commission hearing date: ____/____/____ Date notifications due: ____/____/____

City Council hearing date: ____/____/____ Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____

**PLANNING COMMISSION – July 19, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU21-10: 3302 Edgewood Drive	
SYNOPSIS:			
<p>The applicant has applied for a Conditional Use (CU) for a Short-Term Rental (STR) on the subject property. The property is zoned Single Family Residential (RS-1) and contains an existing single-detached dwelling built in 2007, according to the Tom Green County Appraisal District. A Short-Term Rental is allowed in the RS-1 District with an approved Conditional Use, subject to the development standards of Section 406 of the Zoning Ordinance. This area is a single-family neighborhood and the STR will be within the single-detached dwelling. If approved, a renewal is required after the first year and then every two years thereafter.</p>			
LOCATION:		LEGAL DESCRIPTION:	
3302 Edgewood Drive; generally located at the intersection of Norwood and Edgewood Drive.		Lot 40 Section 4, Block: 1, METCALFE HEIGHTS ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 1 – Tommy Hiebert Neighborhood – Glenmore	RS-1 – Single-Family Residential	Neighborhood	0.15 acres
THOROUGHFARE PLAN:			
<i>Edgewood Drive</i> – Local Street - 50' ROW (existing) 40' pavement required (40' provided)			
NOTIFICATIONS:			
15 notifications mailed within 200-foot radius on July 9, 2021			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Conditional Use of a Short-Term Rental in the Single-Family Residential (RS-1) Zoning District, on the subject property, subject to seven Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Robert and Tifanie Brannon</i>			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@cosatx.us			



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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** There does not appear to be any adverse impacts on surrounding properties. The Short Term Rental at this location appears to be compatible with the surrounding area. This area is transitional in nature already impacted by the Air Force base to the south, and east; and residentially zoned neighborhood to the west and north.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The subject property zoned RS-1 allows a Short-Term Rental with an approved Conditional Use, subject to the development standards of the Zoning Ordinance for single-detached dwellings, and Section 406 for Short-Term Rentals. The Short-Term Rental is located within the existing single-detached dwelling and complies with all setbacks. The existing driveway will function as the parking area located in front of the existing house which can accommodate all parking requirements.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The Short-Term rental property maintains its residential character and has not made any structural changes that would change the original determination that this property is residential and is compatible with the other residential structures in the area.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Planning Staff believes there have not been any adverse impacts on the natural environment. The subject use is located within an existing residential structure and maintains the existing building footprint on the property.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Staff believes there is a demonstrated community need for a Short Term Rental in this location given close proximity to Goodfellow Air Force Base. It will not change the residential character of the area, and there will be adequate on-site parking.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** The short-term rental is not anticipated to have any adverse effect on existing development patterns.

Recommendation:

Staff's recommendation is for the Planning Commission to **APPROVE** case CU21-10, a Conditional Use to allow for a Short Term Rental in the Single Family Residential (RS-1) Zoning District, **subject to the following seven Conditions of Approval:**

1. The owner shall maintain the required two (2) off-street parking spaces and maintain them in a manner consistent with Section 511 of the Zoning Ordinance.
2. The applicant shall register with the State of Texas and City of San Angelo for the purpose of Hotel Occupancy Tax and forward copies of the tax registration documents to the Planning Division.
3. No exterior evidence of the Short Term Rental shall be allowed.
4. The owner shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
5. The owner shall obtain and comply with an annual fire safety inspection by the City Fire Marshal's office.
6. The property owner shall maintain the short-term rental operation in a manner consistent with Section 406 of the Zoning Ordinance, to include adherence to required periodic reviews, and any subsequent permit renewals.
7. No commercial outdoor storage shall be allowed on the premises.

Attachments:

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




Conditional Use

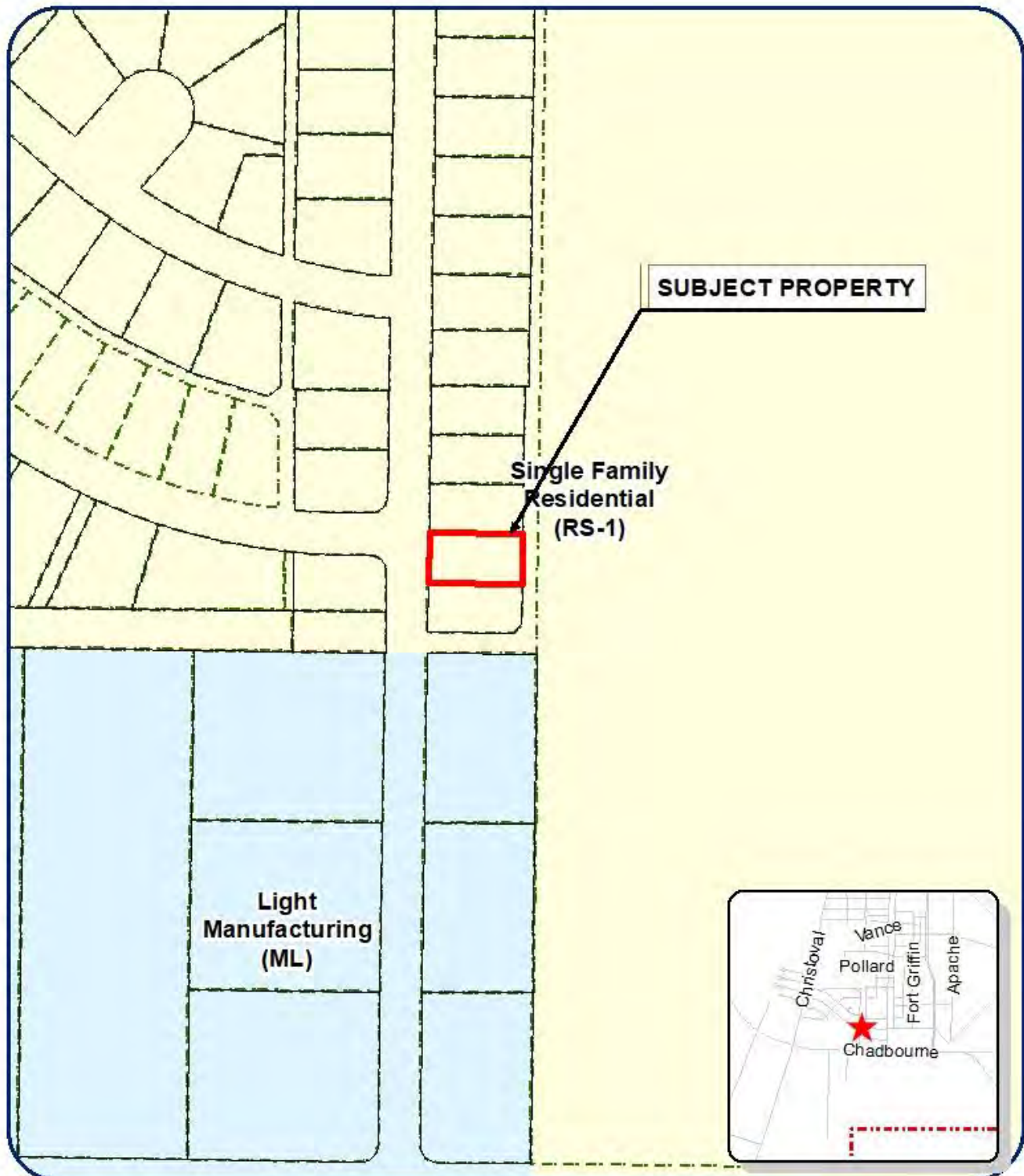
CU21-10: 3302 Edgewood Dr

Council District: Tommy Hiebert - District 1
Neighborhood: Glenmore
Scale: 1" approx. = 150 ft
3302 Edgewood Dr

Legend

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





Conditional Use

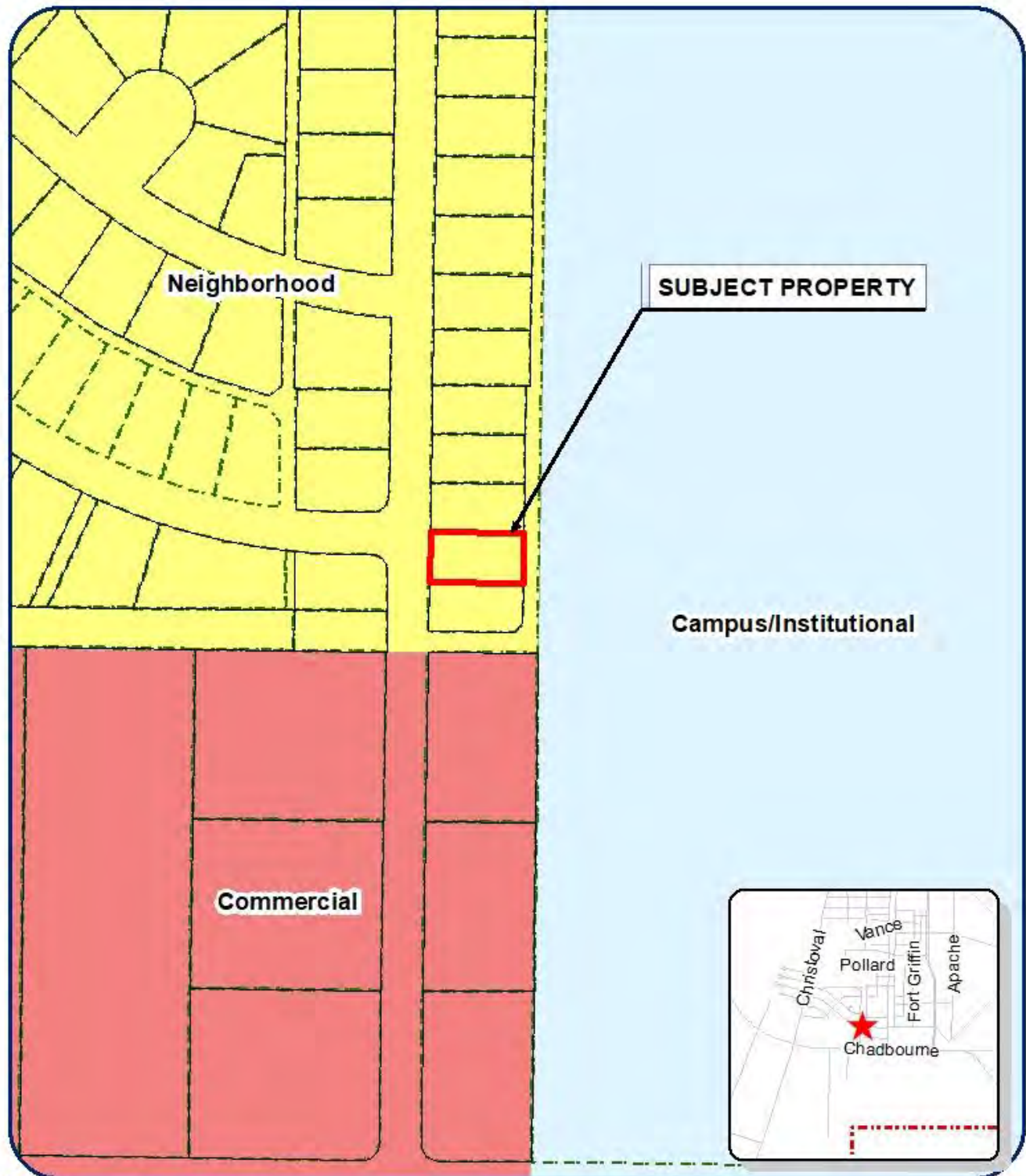
CU21-10: 3302 Edgewood Dr




Council District: Tommy Hiebert - District 1
Neighborhood: Glenmore
Scale: 1" approx. = 150 ft
3302 Edgewood Dr

Legend

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





<p>Conditional Use CU21-10: 3302 Edgewood Dr Council District: Tommy Hiebert - District 1 Neighborhood: Glenmore Scale: 1" approx. = 150 ft 3302 Edgewood Dr</p>	<p>Legend Subject Properties:  Current Zoning: RS-1 Requested Zoning Change: N/A Vision: Neighborhood</p>	<p> </p>
---	---	--

Photos of Site and Surrounding Area



**PLANNING COMMISSION – July 19, 2021
STAFF REPORT**



APPLICATION TYPE:	CASE:
Conditional Use	CU21-11: 1716 Volney Street

SYNOPSIS:

The applicant has applied for a Conditional Use (CU) for a Short-Term Rental (STR) on the subject property. The property is zoned Two-Family Residential (RS-2) and contains an existing single-detached dwelling built in 1959, according to the Tom Green County Appraisal District. A Short-Term Rental is allowed in the RS-2 District with an approved Conditional Use, subject to the development standards of Section 406 of the Zoning Ordinance. This area is a single and two-family residential neighborhood and the STR will be within the single-detached dwelling. If approved, a renewal is required after the first year and then every two years thereafter.

LOCATION:	LEGAL DESCRIPTION:
1716 Volney Street; generally located southeast of the intersection of E. 18th and Volney Street.	Block: 20, LASKER ADDITION, and the South 50’ of LOTS 1 TO 3

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 3 – Harry Thomas Neighborhood – Raegan	RS-2 – Two-Family Residential	Neighborhood	0.17 acres

THOROUGHFARE PLAN:

Volney Street – Local Street - 50’ ROW required (80’ existing), 40’ pavement required (40’ provided)

NOTIFICATIONS:

15 notifications mailed within 200-foot radius on July 9, 2021

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of a Conditional Use of a Short-Term Rental in the Two-Family Residential (RS-2) Zoning District, on the subject property, **subject to seven Conditions of Approval**.

PROPERTY OWNER/PETITIONER:

Pebble Rock Properties, LLC

STAFF CONTACT:

Zack Rainbow
 Planning Manager
 (325) 657-4210, Extension 1547
zachary.rainbow@cosatx.us



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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** There does not appear to be any adverse impacts on surrounding properties. The Short Term Rental at this location appears to be compatible with the surrounding area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The subject property zoned RS-2 allows a Short-Term Rental with an approved Conditional Use, subject to the development standards of the Zoning Ordinance for single-detached dwellings, and Section 406 for Short-Term Rentals. The Short-Term Rental is located within the existing single-detached dwelling and complies with all setbacks. There is a long driveway which will function as the parking area located on the north of the property which can accommodate all parking requirements.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The Short-Term rental property maintains its residential character and has not made any structural changes that would change the original determination that this property is residential and is compatible with the other residential structures in the area.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Planning Staff believes there have not been any adverse impacts on the natural environment. The subject use is located within an existing residential structure and maintains the existing building footprint on the property.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Staff believes there is a demonstrated community need for a Short Term Rentals in established neighborhoods. It will not change the residential character of the area, and there will be adequate on-site parking.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** The short-term rental is not anticipated to have any adverse effect on existing development patterns.

Recommendation:

Staff's recommendation is for the Planning Commission to **APPROVE** case CU21-11, a Conditional Use to allow for a Short Term Rental in the Two-Family Residential (RS-2) Zoning District, **subject to the following seven Conditions of Approval:**

1. The owner shall maintain the required two (2) off-street parking spaces and maintain them in a manner consistent with Section 511 of the Zoning Ordinance.
2. The applicant shall register with the State of Texas and City of San Angelo for the purpose of Hotel Occupancy Tax and forward copies of the tax registration documents to the Planning Division.
3. No exterior evidence of the Short Term Rental shall be allowed.
4. The owner shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
5. The owner shall obtain and comply with an annual fire safety inspection by the City Fire Marshal's office.
6. The property owner shall maintain the short-term rental operation in a manner consistent with Section 406 of the Zoning Ordinance, to include adherence to required periodic reviews, and any subsequent permit renewals.
7. No commercial outdoor storage shall be allowed on the premises.

Attachments:


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



Conditional Use

CU21-11: 1716 Volney St
Council District: Harry Thomas - District 3
Neighborhood: Reagan
Scale: 1" approx. = 75 ft
1716 Volney St

Legend

Subject Properties: 
Current Zoning: **RS-2**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**





Conditional Use

CU21-11: 1716 Volney St




Council District: Harry Thomas - District 3
Neighborhood: Reagan
Scale: 1" approx. = 75 ft
1716 Volney St

Legend

- Subject Properties: —
- Current Zoning: **RS-2**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**





Conditional Use CU21-11: 1716 Volney St Council District: Harry Thomas - District 3 Neighborhood: Reagan Scale: 1" approx. = 75 ft 1716 Volney St	Legend Subject Properties:  Current Zoning: RS-2 Requested Zoning Change: N/A Vision: Neighborhood	 
---	--	--

Photos of Site and Surrounding Area







North of Subject Property