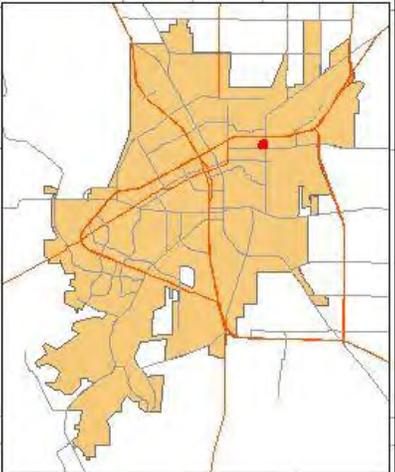


PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT



APPLICATION TYPE:		CASE:	
Replat		Replat of Lots 8 and 9, Block 41, Fairview Addition	
SYNOPSIS:			
The applicant is proposing to subdivide two lots which run north-south into three new east-west lots to construct new single-family homes. The applicant has submitted an associated request to rezone these properties from Light Manufacturing (ML) to Single-Family Residential (RS-1) to facilitate this development (Z21-11).			
LOCATION:		LEGAL DESCRIPTION:	
Northeast corner N. Archer St./Upton St.		Lots 8 and 9 in Block 41, Fairview Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: SMD 4 - Gonzales Neighborhood: Paulann		ML	C– Commercial
THOROUGHFARE PLAN:			
Upton Street and N. Archer Street: Urban Local Streets, Required: 50' right-of-way; 40' pavement or 36' with a 4' sidewalk; Provided: Upton: 100' right-of-way; Archer: 80' right-of-way; both: 40' pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the "Replat of Lots 8 and 9, Block 41, Fairview Addition, subject to four conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owners: D. Day and Esmeralda Dominguez Petitioner: Ms. Erica Carter, P.E., Carter-Fentress Engineering			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 jeff.fisher@cosatx.us			

Conformity with Comprehensive Plan and Intent of Purpose Statements: The applicant has applied to amend the Comprehensive Plan to Neighborhood Center to recognize the existing multi-family and single-family development on this block, as well the subject properties to be subdivided for new single-family residential homes. Neighborhood Center “allows a mix of uses allowing for increased activity, interest, and long-term viability” and the proposed development is consistent with this policy. The proposed replat is consistent with the Intent of Purpose Statements including Statement D (safe, convenient, functional streets) as the lots will have frontage onto existing streets that are fully paved and curbed to City Standards; and adding one lot will not increase traffic significantly, therefore, the existing street network can accommodate the lots Statement C (orderly, safe, efficient development).

Recommendation: Staff recommends **APPROVAL** of the “Replat of Lots 8 and 9, Block 41, Fairview Addition, subject to **four conditions of approval**:

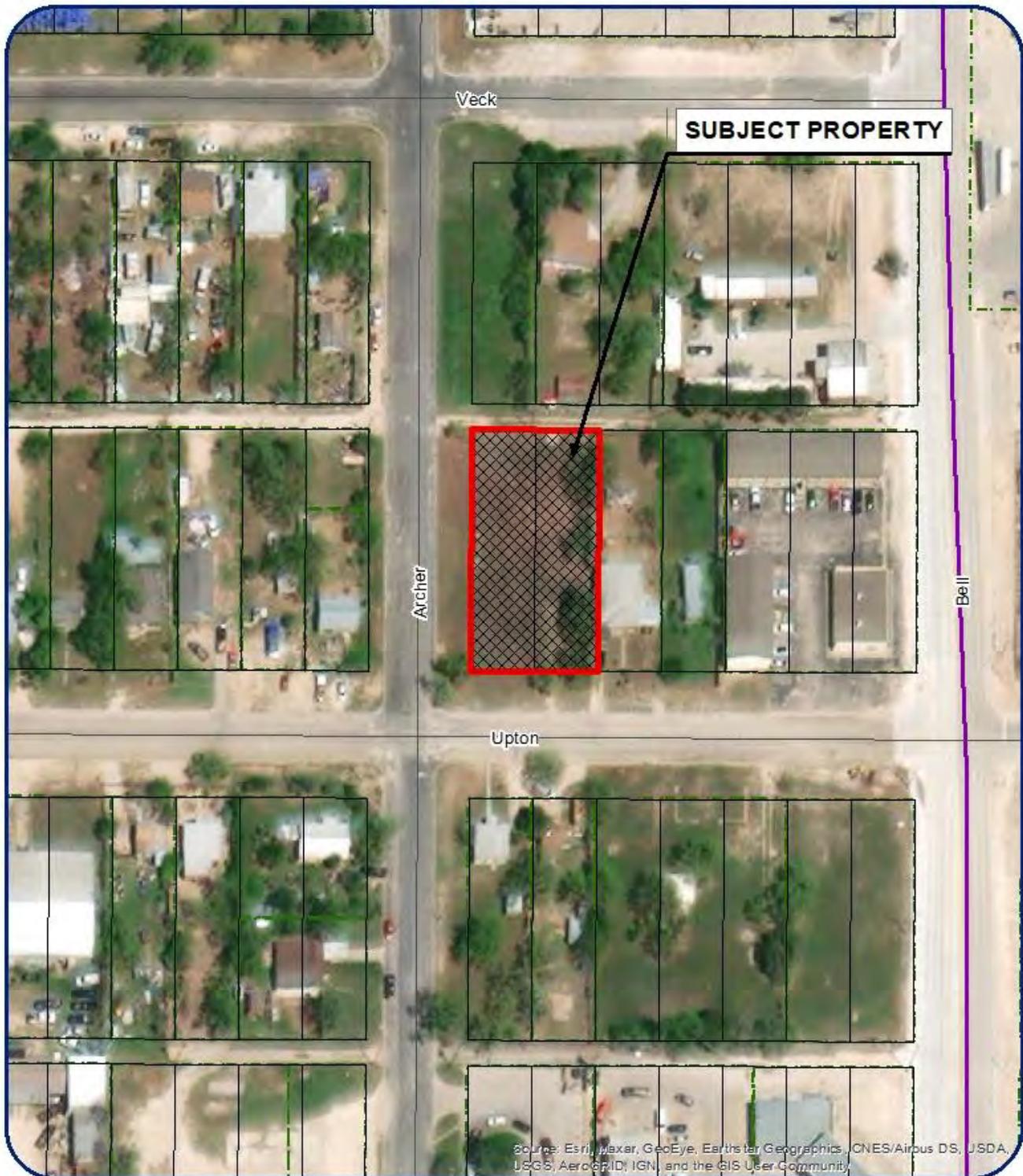
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, make the following corrections to the replat:
 - a) Switch Upton Street and N. Archer Street to correct locations; and,
 - b) Use a dotted or dashed line with a lighter line weight to show the front yard setbacks
3. Prior to plat recordation, a fire hydrant is required and shall not exceed more than 600' (residential) to the far side of a building following the roadway, measured along the road traveled by fire apparatus, not in a straight line. After review of the plat for new construction on N. Archer St and Upton, this will not be approved by the Fire Dept as it is now. The closest hydrant is 700 feet away on the other side of Bell Street. This poses a risk to provide sufficient fire protection, risk to fire personnel and a major disruption of traffic of Bell Street if that hydrant is needed to supply water flow. Also 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 permit issuance, the associated rezoning (Z21-11) shall be approved by City Council to allow single-family residential development on the properties.

Attachments:

Aerial Map
Replat
Application



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Replat of Lots 8 & 9, Block 41

Fairview Addition

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

Upton St/N. Archer St.

Legend

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





City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

REPLAT OF LOTS 8 AND 9, BLOCK 41, FAIRVIEW ADDITION, AND ADDITION OF THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Proposed Subdivision Name:

Lot: 8 & 9, Blk: 41, Subd: FAIRVIEW ADDITION

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

Tax ID: 10-22600-0041-004-00

Tax ID Number(s) (can be found on property tax statement or at www.tamarenced.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:	McCrorry Homes	325-656-9082	cmccrorry2@icloud.com
	Name	Phone Number	Email Address

Architect/Engineer/Design Professional: Erica Carter, P.E. 325-716-3013 ecarter.fentresseng.com

	Name	Phone Number	Email Address
	Erica Carter, P.E.	325-716-3013	ecarter.fentresseng.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? 2" water service (4) Lots
 City - utilizing existing services Existing size? 6" water main
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4" Sewer service (4) lots
 City - utilizing existing services Existing size? 15" sewer main
 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

0.44 Acres 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 0.44 acres 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 0.44 acres Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

Are there existing structures on the property? Yes No

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

If yes, are any of the structures planned to remain? Yes (NOTE: requires one copy of proposed plat showing structures to remain)
 No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: _____

Full variance requested Partial variance requested (proposed variation from standard): _____

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

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

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

(Section 4 continues on next page)

Section 4, continued

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

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

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee 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: *Erica Carter* Date: 12/20/21
 Representative's Signature: _____ Date: 07/19/21

FOR OFFICE USE ONLY:

Submitted to front desk: _____ Deemed preliminary complete: _____
Date Date Time Initials

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)
 Yes _____ No _____
Date Date

Approvals required for this application:	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

**PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary Plat (REVISED)		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. The applicant was denied their original request by the Planning Commission on July 19, 2021. They have submitted a revised plat (see attached) showing a stub-out to the west. However, the plat still does not show a street stub-out to the east, as requested by Staff for better circulation through the area and to not exceed the 2,200 feet of block length. For this reason, Staff maintains its position to deny the plat until stub-out(s) to the east are provided that do not exceed the block length.</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:			
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 to the east.			
PROPERTY OWNER/PETITIONER:			
Owner: Casey Pornoy Petitioner: Dorado Construction Group			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@cosatx.us			

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 **to the east**.

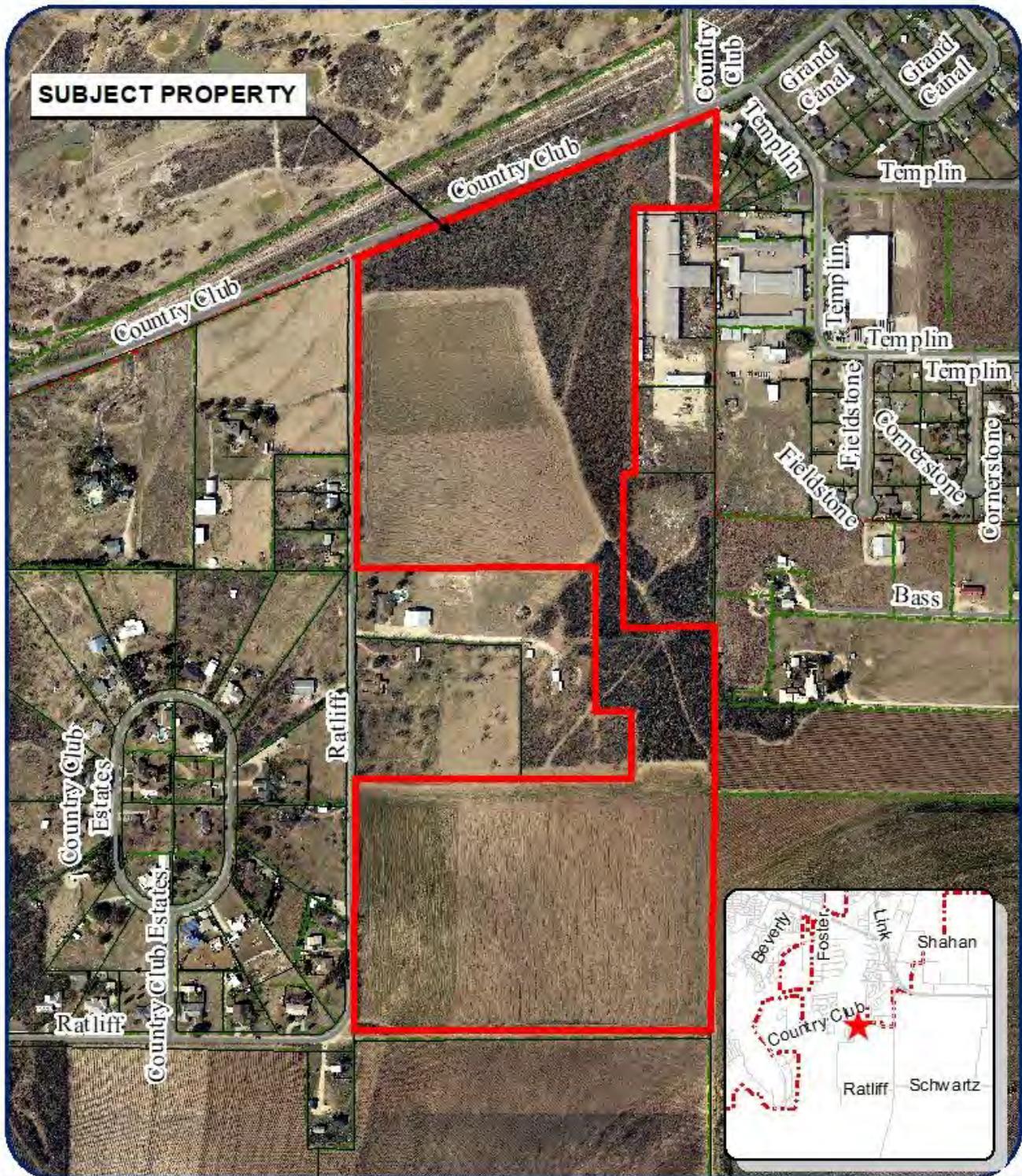
Attachments:

Aerial Map

Revised Preliminary Plat

Original Preliminary Plat

Application with variance requests



Preliminary Plat

Fairway Downs

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

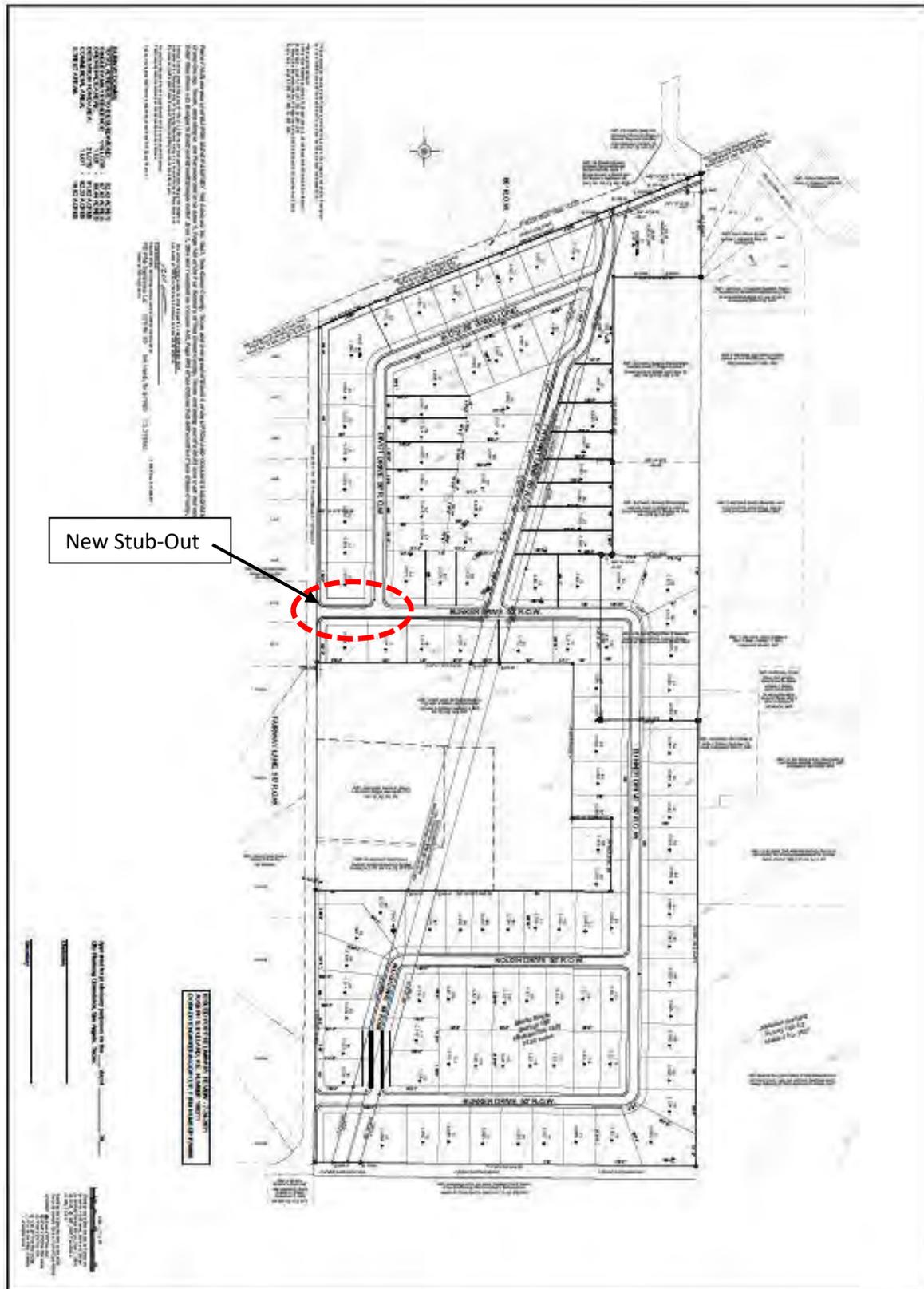
SW of Country Club Rd/Templin Rd.

Legend

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



REVISED Preliminary Plat

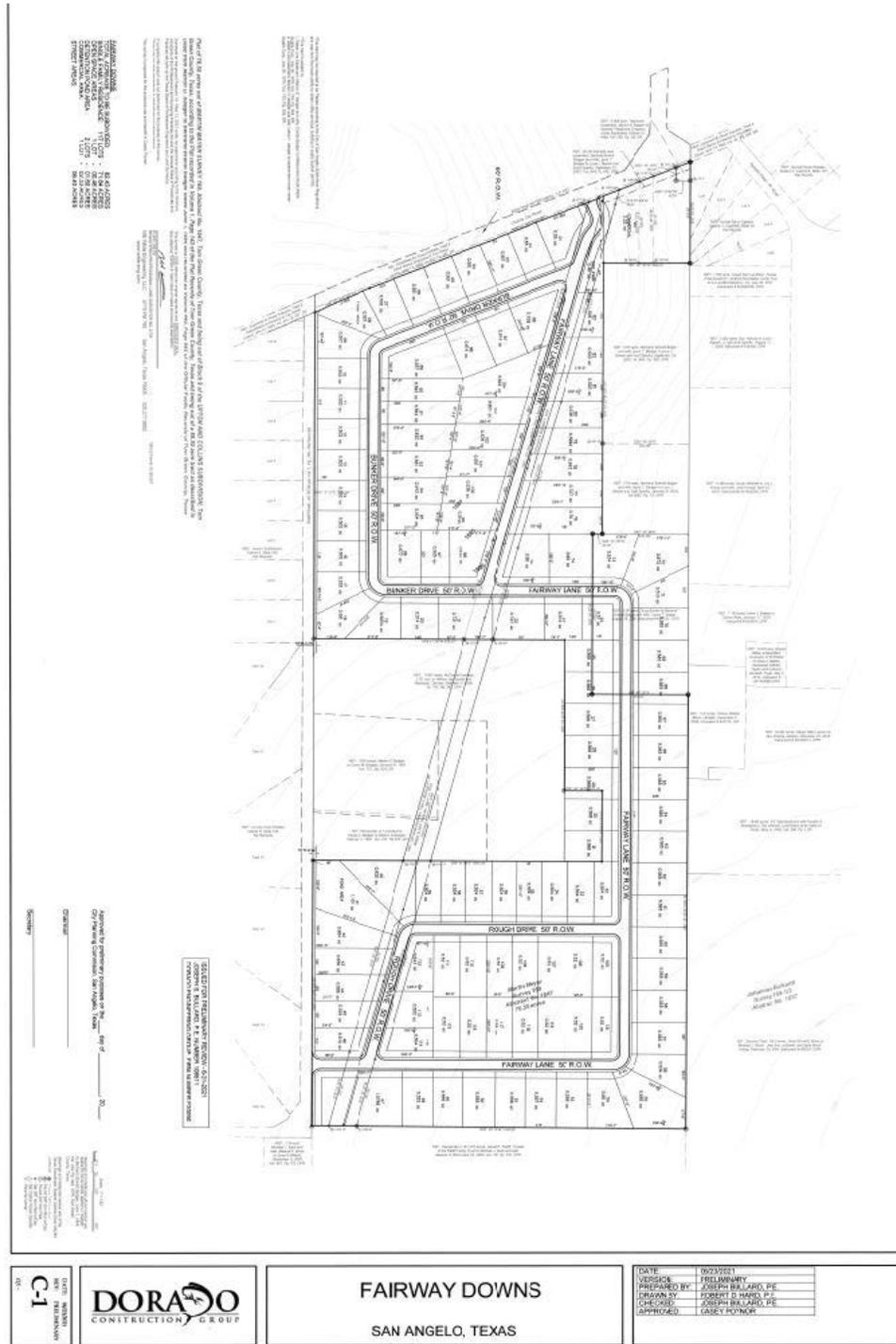


New Stub-Out

	DATE:	7/19/2021
	DESIGNED BY:	CHRISTOPHER J. GARDNER, P.E.
	PREPARED BY:	CHRISTOPHER J. GARDNER, P.E.
	CHECKED BY:	CHRISTOPHER J. GARDNER, P.E.
	APPROVED:	CHRISTOPHER J. GARDNER, P.E.

FAIRWAY DOWNS
 SAN ANGELO, TEXAS

Original Preliminary Plat



**PLANNING COMMISSION – August 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		Replat of Lots 9 and 10, Block 59, Miles Addition	
SYNOPSIS:			
The applicant is requesting approval of a replat of two existing lots into one lot for commercial development. The new lot will well exceed the minimum zoning requirements for CG/CH zoned land, with 100' x 101.10 dimensions and 10, 110 square feet of lot area whereas the zoning district only requires 6,000 sq. ft.			
LOCATION:		LEGAL DESCRIPTION:	
1212 and 1218 N. Chadbourne St.		Lots 9 and 10 in Block 59, Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood: Reagan	CG/CH	Neighborhood Center	0.232 acres
THOROUGHFARE PLAN:			
<i>N. Chadbourne St</i> – Urban Arterial Street (TXDOT), Required: N/A			
<i>E. 13th St</i> – Urban Local Street, Required 50' min. ROW (60' provided), 40' or 36' with a 4' sidewalk min. pavement width, 60' ROW existing, 36 ft. pavement existing.			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Replat of Lots 9 & 10, Block 59, Miles Addition, subject to three conditions of approval .			

PROPERTY OWNER/PETITIONER:
<u>Property Owner</u> Oliver Brown Oil, LLLC <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 replat is within a commercial zoning district that can service the immediate neighborhood, consistent with the "Neighborhood Center" policies. The plat will 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).

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.**
Staff supports the street width variance to maintain a 36-foot width on E. 13th Street. The street functions adequately and most of the surrounding lots are already developed.
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 E. 13th Street given this is an infill development on an existing street that functions adequately.
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 agrees with the applicant that requiring the additional pavement would create a hardship by requiring the curbs to be torn up and replaced.
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 Replat of Lots 9 & 10, Block 59, Miles Addition, subject to **three 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, per Chapter 7.III of the Land Development & Subdivision Ordinance, submit a revised plat that:
 - a) removes the old lot numbers from within the boundaries of the replat; and,
 - b) changes West to "East 13th St".
 - c) removes the OHE reference from the plat

3. Prior to plat recordation, prepare and submit plans for required improvements to E. 13th Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For E. 13th 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 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].

Attachments:

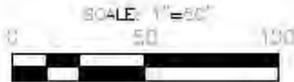
Proposed Replat

Aerial Map

Application

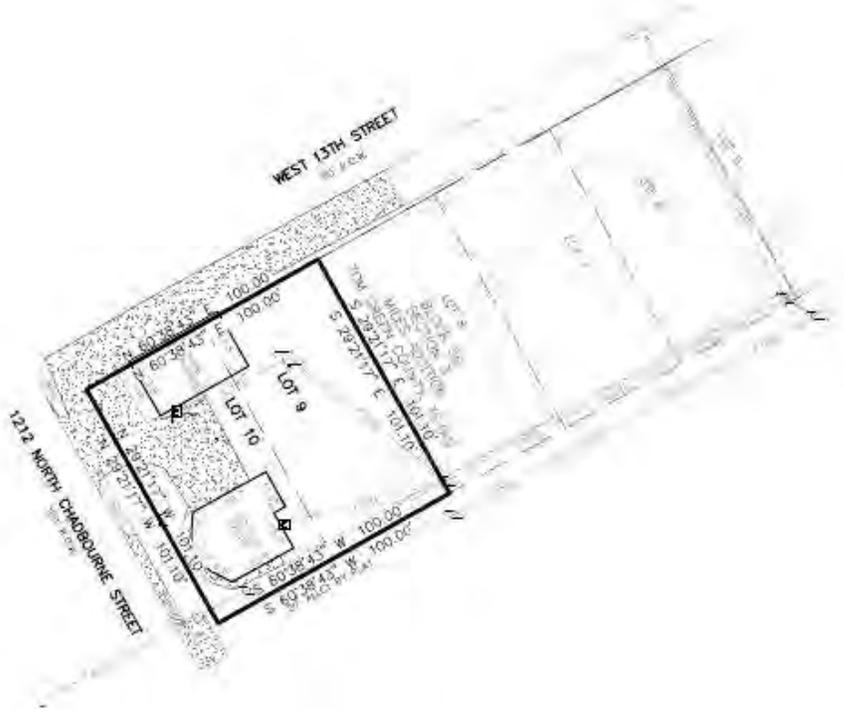
Bearing Basis Horizon in Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPSCH 2010/0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and on Real Time Kinematic (RTK).
 Distances shown herein are shown as grid Texas State Plane Coordinate System distances.

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



LEGEND

	1/2" IRON ROD CAPPED "MDF"
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	FENCE
	OVERHEAD POWER LINE
	POWER POLE
	POWER POLE WITH LIGHT
	ELECTRIC METER
	WATER METER
	AIR CONDITIONER UNIT
	COVERED CONCRETE
	BRICK
	CONCRETE



DEPARTMENT OF PLANNING

Approved for recording this _____ day
 of _____, 20____.

By _____
 Director of Planning

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

REPLAT OF LOTS NINE AND TEN (9
 AND 10), BLOCK FIFTY-NINE (59)
 OF MILES ADDITION, CITY OF SAN
 ANGELO, TOM GREEN COUNTY, TEXAS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Replat of Lots 9 & 10, Block 59

Miles Addition
 Council District: Harry Thomas - District 3
 Neighborhood: Raegan
 Scale: 1" approx. = 100 ft
1212 & 1218 N. Chadbourne St.

Legend

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

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

Replat of lots 9 & 10, Block 59 of Miles Addition

Proposed Subdivision Name

Blk: 59, Subd: MILES ADDITION, S 50 FT OF LOTS 9-10

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

Tax ID: 19-34200-0059-009-00 and Tax ID: 19-34200-0059-010-00

Tax ID Number(s) (can be found on property tax statement or at www.texascomercial.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: Oliver Brown Oil LLC	325-212-9432	oluckey@gmail.com
Architect/Engineer/Design Professional: Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com

Property Owner:	Name	Phone Number	Email Address
	Oliver Brown Oil LLC	325-212-9432	oluckey@gmail.com
Architect/Engineer/Design Professional:	Name	Phone Number	Email Address
	Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com

Name	Phone Number	Email Address
Oliver Brown Oil LLC	325-212-9432	oluckey@gmail.com
Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com

Name	Phone Number	Email Address
Oliver Brown Oil LLC	325-212-9432	oluckey@gmail.com
Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com

Name	Phone Number	Email Address
Oliver Brown Oil LLC	325-212-9432	oluckey@gmail.com
Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com

Subdivision Type: Final Plat Replat - requiring Planning Commission approval Plat Vacation

Preliminary Plat Replat - administratively eligible* Amended Plat

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

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

Section 2: Utility & Easement Information

Water: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? 8" water main with existing service
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? 8" sewer main with existing service
 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

0.24 acres

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 0.24 acres

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

- Vacant _____ Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 0.24 acres

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? Brick

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ? Yes No

*NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/4 miles of it.

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: 10.III.A.2

Full variance requested Partial variance requested (proposed variation from standard): Applicant requests to keep 13th Street at existing pavement width of 36' with curb and gutter in lieu of the 40' pavement width.

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.
13th Street is 36' continuing on Southwest an Northeast of the subject property with most of the lots being fully developed.
There have not been any major traffic concerns or issues as it is connected to North Chadbourne where most of the traffic flows.
This variance will not be detrimental to public safety, health or welfare or be injurious 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.
This property is unique in that it fronts College Hills rather than East 13th Street like the other lots on this block and
It has some pavement along East 13th Street, already.

(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.

Should this variance be denied, the applicant would be made to tear up an already paved with curb and gutter street, as well as tear up North Chadbourne Street. This would require traffic plans, possibly causing traffic issues on North Chadbourne due to construction.

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

This type of variance has been approved several times. This will not, in any way, vary the provisions of applicable ordinances.

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

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

Erica Carter
Owner's Signature

7/20/21
Date

Erica Carter
Representative's Signature

07/20/21
Date

FOR OFFICE USE ONLY:

Submitted to front desk: _____ Deemed preliminary complete: _____
Date Date Time Initials

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

Yes _____ No _____
Date Date

Approvals required for this application:

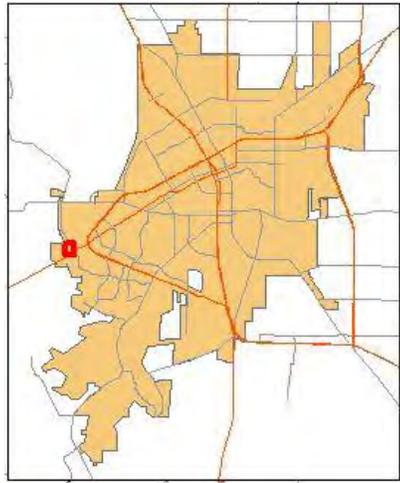
	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

**PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Replat		Fifth Replat in Block Two, Section Two, Far West Addition	
SYNOPSIS:			
The applicant has applied to replat their property into two platted lots for future commercial development, Lot 1J to the north and west being 4.747 acres, and Lot 1H at the immediate corner of FM 2288 and Grand Court Road, being 1.198 acres. The existing property exists as a remainder of Lot 1F in a previous phase of the Far West Addition. As part of the replat, Staff is requesting a sidewalk adjacent to Grand Court Road.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest corner of F.M. 2288 and Grand Court Road		Being 5.95 acres out of Lot 1F, Third Replat in Block Two, Section Two, Far West Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE: SIZE:
SM District: SMD 6- Miller Neighborhood: Bluffs		CG	C– Commercial 5.945 acres
THOROUGHFARE PLAN:			
<i>F.M. 2288 (TXDOT)</i> Urban Arterial Street (TXDOT), Required: N/A; Provided: 120’ right-of-way; 70’ pavement <i>Grand Court Road:</i> Urban Local Street, Required: 50’ right-of-way; 40’ pavement or 36’ with a 4’ sidewalk; Provided: 50’ right-of-way, 40’ pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the “Fifth Replat in Block Two, Section Two, Far West Addition”, including the requirement for a sidewalk, subject to four conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Angelo Far West, Ltd. 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 replat 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 property is conveniently located within a large commercial cluster at the corner of F.M. 2288 and Sherwood Way that includes the new HEB grocery store, Chick-Fil-A, shopping centers, and a hotel. The proposed replat is consistent with Intent of Purpose Statement D (safe, convenient, functional streets) as the lots will have frontage onto Grand Court Road or F.M. 2288, and G (efficient use and extension of municipal utilities) as utility easements for water and sewer mains are shown on the plat. Staff also believes the replat will conform with Statement B (protect public safety) and C (orderly, safe, efficient development) provided a sidewalk is installed (see below).

Sidewalk requirement: In accordance with Chapter 9, Section V of the LDSO, "the City may require the construction of sidewalks in any subdivision or land development if it is deemed necessary for safety reasons, such as in association with a school route plan, or in areas where heavy pedestrian and vehicular traffic is anticipated (such as major shopping areas or recreation sites)." **Staff believes that a sidewalk should be installed along Grand Court Road for the following reasons, consistent with the above:**

- **Connection to existing sidewalk to east at F.M. 2288 and west at The Springs Memory Care.** TXDOT has installed sidewalks on both sides of F.M. 2288 which allow pedestrians to move safely and efficiently to access the commercial amenities in this area, and south to Sherwood Way where there are more sidewalks and a signalized intersection. The sidewalk will also connect to the existing one immediately west in front of The Springs, allowing pedestrians from the new commercial developments on the north side of Grand Court Road, as well as the hotel and independent living facility on the south side to walk to F.M. 2288 and access other commercial amenities here.
- **Existing Stub-Outs.** There are existing concrete sidewalk stub-outs in front of the existing independent living facility (Lyndale) further west and on both sides of The Springs next to the subject property, indicating that sidewalks were intended to be expanded through both sides of this street as development occurs.

Recommendation: Staff recommends **APPROVAL** of the "Fifth Replat in Block Two, Section Two, Far West Addition", including the requirement for a sidewalk, subject to **four 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].
2. 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 sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the north side of right-of-way adjacent to Grand Court Rd. If placement of sidewalks is

not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.

3. Prior to plat recordation, 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].
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].

Note:

1. Prior to final occupancy, 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 the sidewalk in accordance with the approved version of the sidewalk construction plan.

Attachments:

Aerial Map
Zoning Map
Replat
Application



Fifth Replat in Block 2, Section Two

Far West Addition

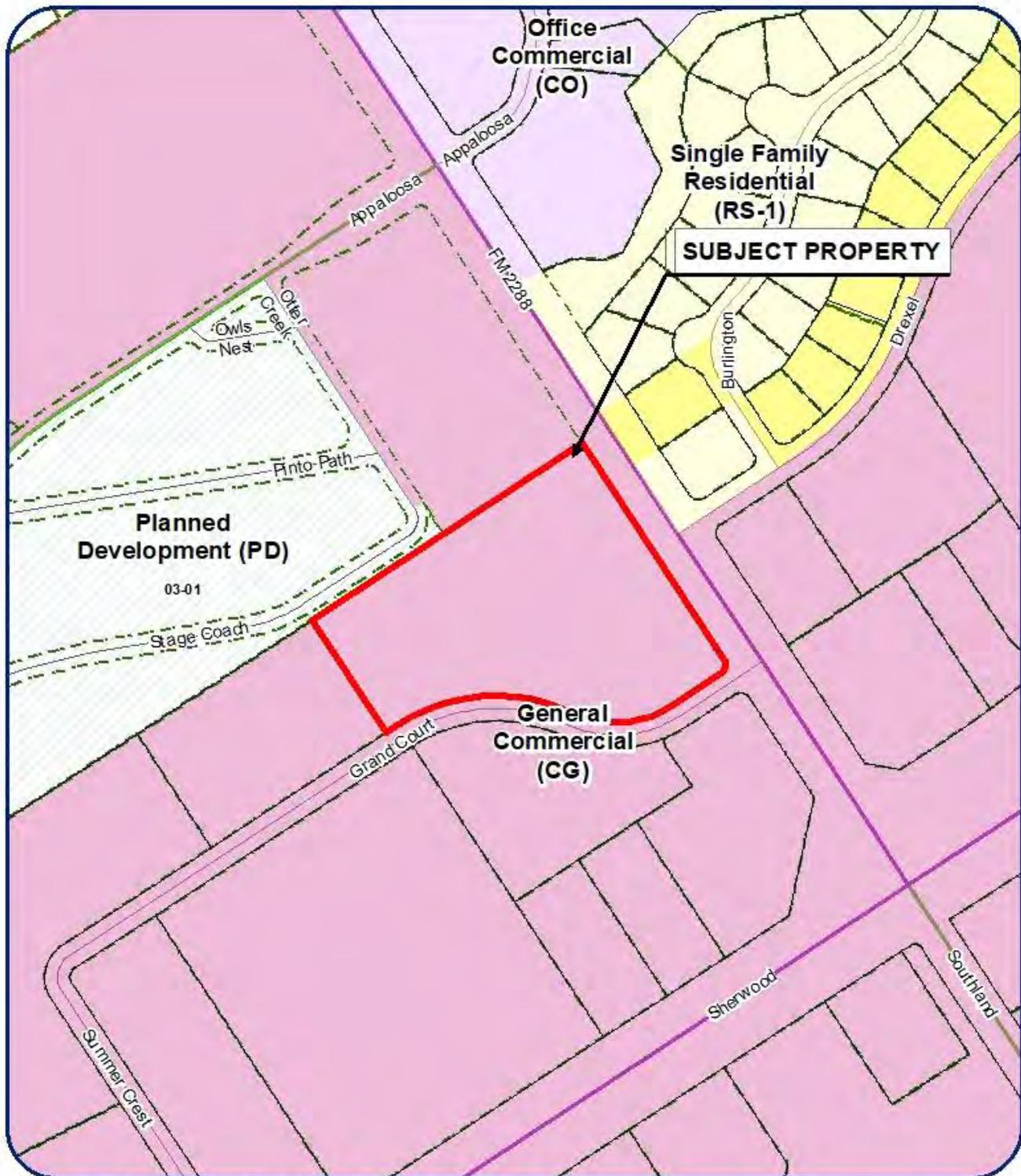
Council District: Larry Miller - District 6
 Neighborhood: Bluffs
 Scale: 1" approx. = 250 ft

5.95 ac. northwest corner FM 2288 / Grand Court Rd.

Legend

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



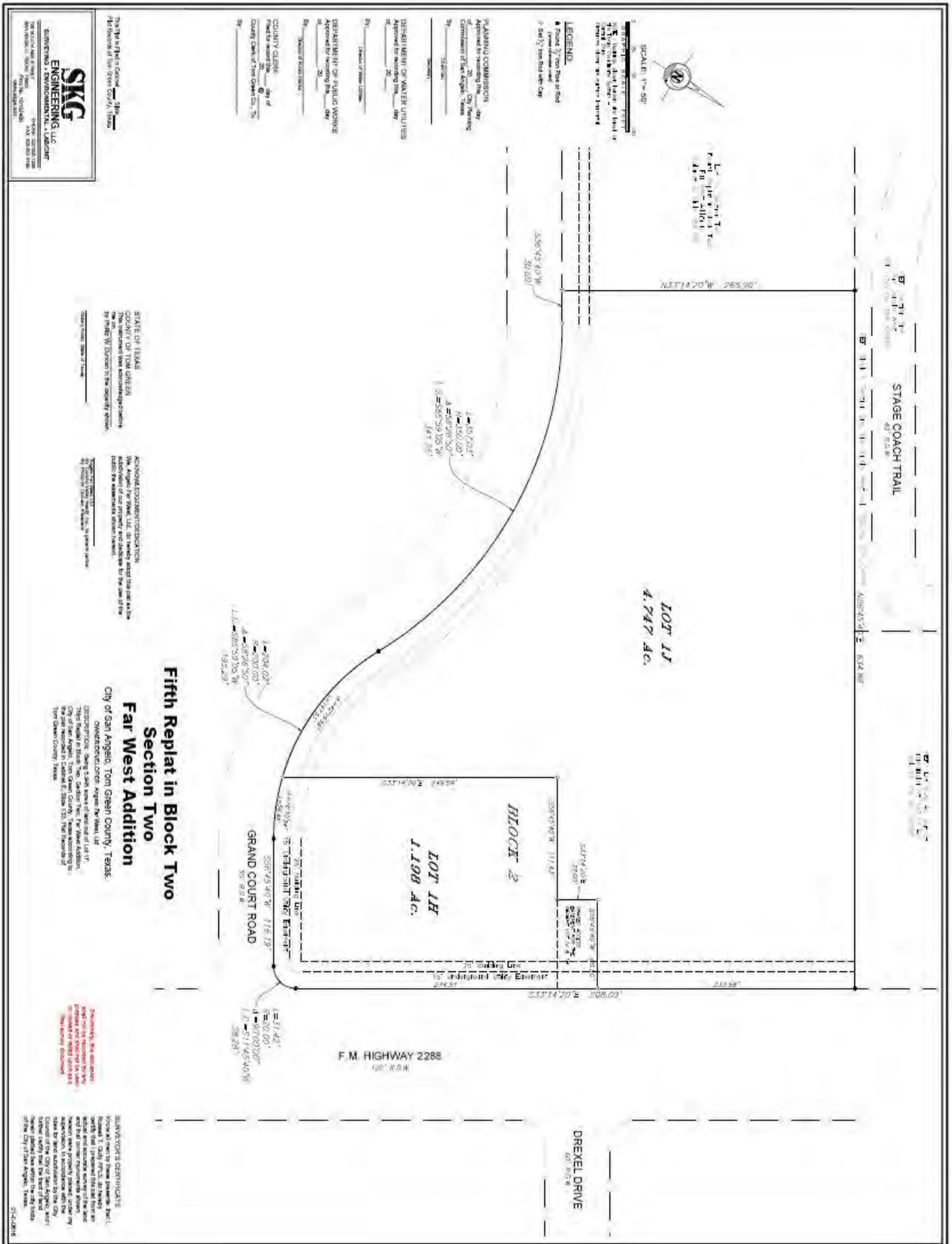


Fifth Replat in Block 2, Section Two
Far West Addition
Council District: Larry Miller - District 6
Neighborhood: Bluffs
Scale: 1" approx. = 250 ft
5.95 ac. northwest corner FM 2288 / Grand Court Rd.

Legend
Subject Properties: 
Current Zoning: **CG**
Requested Zoning Change: **N/A**
Vision: **Commercial**

N 





REPLAT INFORMATION:
 This plat is a replat of the original plat recorded in the Public Records of Tom Green County, Texas, Book 10, Page 101, dated 10/15/2018. The replat is necessary to correct errors and clarify the boundaries of the original plat.



City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

Fifth Replat in Block Two Section Two Far West Addition

Proposed Subdivision Name

Blk: 2, Subd: FAR WEST ADDITION, PART LT 1F 3RD R/P IN BLOCK 2 SEC 2 BEING 17.183 ACRES

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

10-22705-0002-001-10

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:	Angelo Far West, Ltd.	972-404-8500	pduncan@taylorduncan.com

	Name	Phone Number	Email Address
Architect/Engineer/Design Professional:	SKG Engineering	325-855-1288	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? 1" - 2"
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4" - 6"
 City - utilizing existing services Existing size? _____
 Other Please specify: _____
 Septic System Lot size? _____

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

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

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

Section 4, continued

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

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

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

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

Owner's Signature _____

Date _____

 Authorized Only, No. 04, 4088922 (Page 10) (4/18)
2021 05/19 14:22:41 (0558)

7-20-2021

Representative's Signature _____

Date _____

FOR OFFICE USE ONLY:

Submitted to front desk: _____ Date _____ Deemed preliminary complete: _____ Date _____ Time _____ Initials _____

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

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

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

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

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

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.) Yes _____ Date _____ No _____ Date _____

Approvals required for this application:

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

Date of Approval Expiration: _____

Date Recorded: _____

MEMO

**Meeting**

Date: August 16, 2021

To: Planning Commission

From: Jeff Fisher, AICP
Principal Planner

Request: A request for approval of a final plat, Twin Oaks Addition, Section 28, being 6.490 acres northwest of Grandview Drive and Canyon Rim Drive

Background: On July 19, 2021, the Planning Commission approved the same final plat for 21 single-family lots, along with an associated preliminary plat for the same area. A requirement was made for sidewalks along both sides of Coral Way, a future collector street in the City's Master Thoroughfare Plan (MTP). After the plats were approved, the applicant discussed with Planning Staff the possibility of removing the sidewalk requirement. Staff then revisited this requirement and determined that while it is our policy to require sidewalks on new collector streets that this area is unique for the reasons outlined below. Staff is now requesting that the sidewalk requirement is removed from the final plat, but that all conditions remain (see below).

Note: The preliminary plat is not required to be re-reviewed, because the sidewalk note on this type of plat cannot be enforced. Therefore, the sidewalk note on the preliminary plat is null and void, but the preliminary plat itself remains approved.

Rationale to remove sidewalk requirement: Planning Staff supports the applicant's request to remove the sidewalk requirement on both sides of Coral Way because most of Coral Way is already developed. Over half of this street, approximately 1,900 feet of 3,130 feet (60%) is already built platted and no sidewalks were required or built. Sections 23 and 31 are completely built out with homes and Section 27 is partially built out with homes. Further, these plats did not require sidewalk easements and there is inadequate right-of-way to install the sidewalks without the owners agreeing to private easements. Several of the properties have landscaping or side fences close to the right-of-way, which would also make it difficult to install new sidewalks. For these reasons, Staff recommends removing the requirement for sidewalks.

Planning Commission Requested Action:

Staff recommends approval of a request for a final plat, Twin Oaks Addition, Section 28, being 6.490 acres northwest of Grandview Drive and Canyon Rim Drive, removing the requirement for sidewalks adjacent to Coral Way, and subject to the following **nine** 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 Land Development and Subdivision Ordinance, Chapter 7.II, submit a revised plat removing all addresses from the lots.
4. 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].
5. 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].
6. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance, 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 a 3-year period [Land Development and Subdivision Ordinance, Chapter 6].
7. 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 a 3-year period [Land Development and Subdivision Ordinance, Chapter 6].
8. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development,

PLANNING COMMISSION
Twin Oaks Addition, Section 28
August 16, 2021

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].

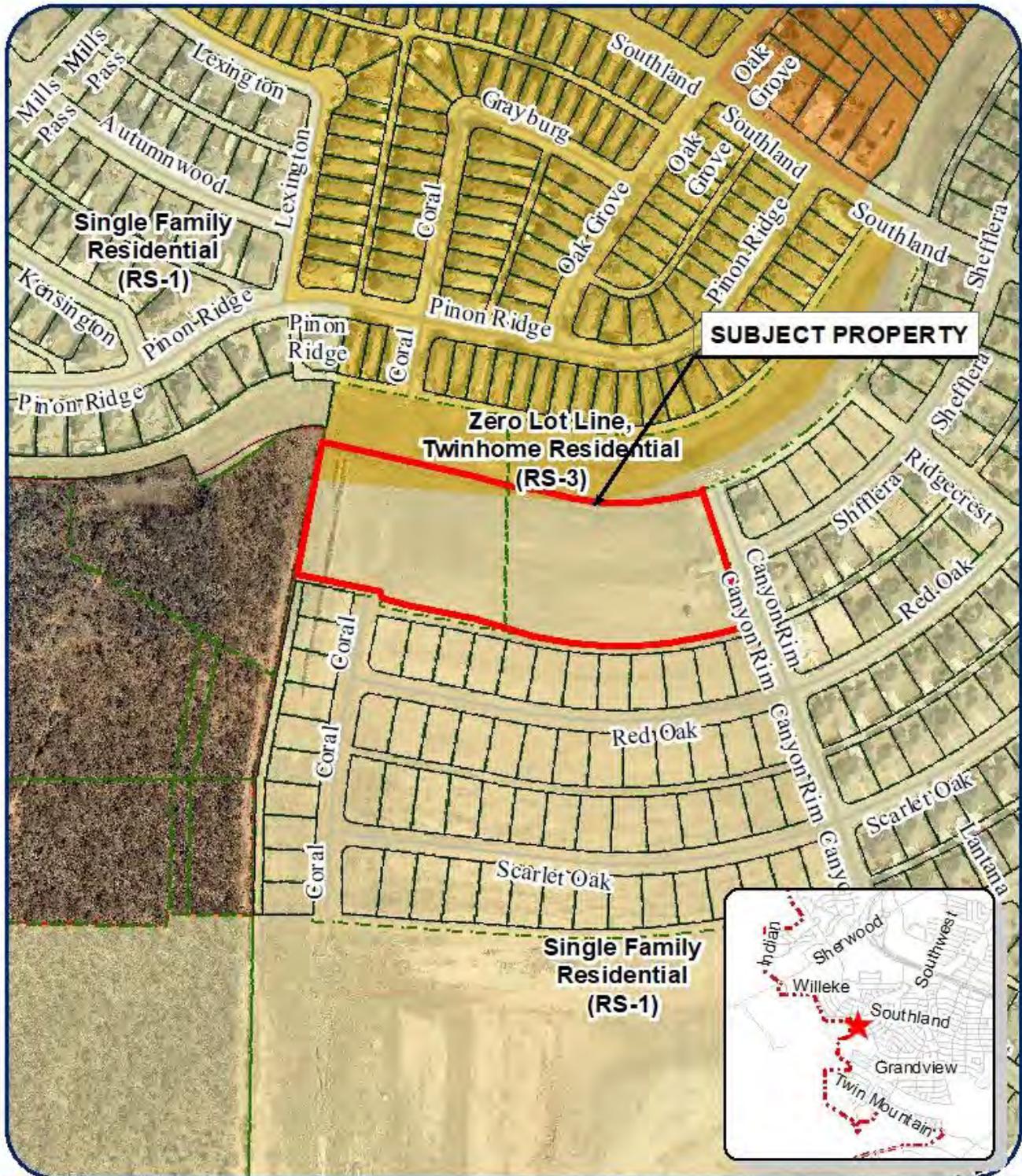
9. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2015 International Fire Code, Section 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.~~
1. 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
- Proposed final plat
- Application



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: —
 Existing Zoning: RS-1
 Requested Zoning Change: N/A
 Vision: Neighborhood

N



New Final Plat (2021)
 (consistent with approved preliminary plat for same area)

**TWIN OAKS ADDITION
 SECTION 28**

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

DESCRIPTION: Being 6.498 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 3.4 000 acres: Wilkie Hudson Limited Partnership to Sierra Vista Construction, Inc., October 24, 2014, Instrument # 201414335, OPR.

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.

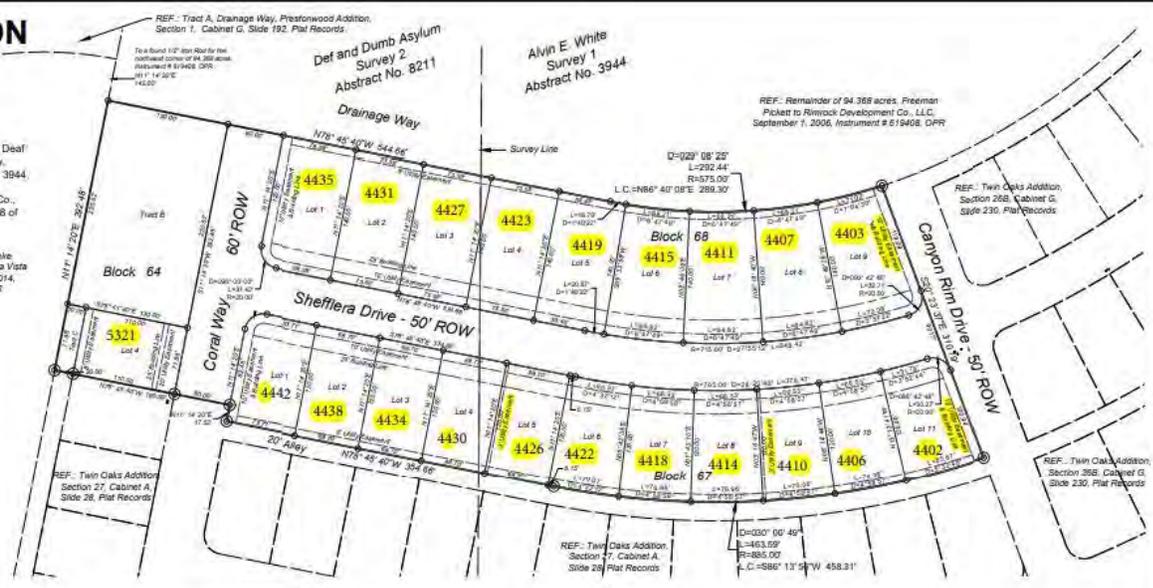
SURVEYOR'S CERTIFICATE

Know all men by these presents, that I, Blake Wilde, R.P.S., 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 viewed or relied upon as a final survey document.

BLAKE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
 WE Wilde Engineering LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682

TWPLS Form # 10.195.857
 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



Scale: 1" = 100'
 0 25 50 100 200'

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 _____ Side _____
 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, 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

Twin Oaks Section 28

Proposed Subdivision Name

Abst: A-3944 S-0001, Survey: A E WHITE, 11.492 ACRES IN A E WHITE SUR 1 & D W CHRISTIAN SUR 8

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

38-03944-0023-400-00

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:

Name _____ Phone Number _____ Email Address _____

Architect/Engineer/Design Professional: Carter-Fentress Engineering, LLC (Erica Carter) 325-716-3013 ecarter@fentresseng.com

Name _____ Phone Number _____ Email Address _____

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

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

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

Section 2: Utility & Easement Information

Water: City - requesting new services Proposed size? 1" services for 21 lots
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4" Services for 21 lots
 City - utilizing existing services Existing size? _____
 Other Please specify: _____
 Septic System Lot size? _____

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

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

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

Section 3: Property Characteristics

6.490 22

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

Existing Zoning:

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

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

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

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

Vacant 6.490 Single-Family Residential _____ Office _____

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

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

Vacant _____ Single-Family Residential 6.490 Office _____

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

Are there existing structures on the property? Yes No

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

If yes, are any of the structures planned to remain? Yes (NOTE: requires one copy of proposed plat showing structures to remain) No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: _____

Full variance requested Partial variance requested (proposed variation from standard): _____

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

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

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

(Section 4 continues on next page)

PLANNING COMMISSION
Twin Oaks Addition, Section 28
August 16, 2021

Section 4, continued

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

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

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

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

Wesley M. Morgan
 Owner's Signature

6/12/21
 Date

Erica Carter
 Representative's Signature

06/15/2021
 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: _____

MEMO

**Meeting**

Date: August 16, 2021

To: Planning Commission

From: Jeff Fisher, AICP
Chief Planner

Request: A request for approval of a revised Final Plat for Bentwood Country Club Estates, Section Forty-Two A, being 9.879 acres located approximately 300 feet east of Karsten Creek Drive near Pine Valley Street and Crystal Point Drive; and removing the requirement for a sidewalk along Wolf Creek Drive, an urban Minor Collector.

Background: On October 19, 2019, the Planning Commission approved this same final plat for 23 single-family lots, along with the requirement for a sidewalk along the west side of Wolf Creek Drive, a minor urban collector road. Since that time, there have been three other subdivision plats in the Bentwood area, two with lots on Wolf Creek Drive, where sidewalks were required by Staff and approved by the Planning Commission:

- Bentwood C.C. Estates, Section 41 (approved January 2020) – sidewalk required along west side of Wolf Creek Drive, minor urban collector road;
- Bentwood C.C. Estates, Section 43 (approved February 2020) – sidewalk required along west side of Wolf Creek Drive; minor urban collector road;
- Bentwood C.C. Estates, Section 45 (approved December 2020) – sidewalk required along south side of Club House Lane, minor urban collector road

The applicant has resubmitted this plat, requesting that the Planning Commission reverse their decision and remove the requirement for a required sidewalk along the west side of Wolf Creek Drive. The original plat was recorded August 16, 2020 with the County Clerk and the new plat is only being reviewed regarding the sidewalk condition and would not have to be re-recorded.

Rationale to maintain sidewalk requirement: Planning Staff maintains the same position from the October 2019 Planning Commission Meeting, that as a collector road with future commercial development to the north and residential development to the south along Wolf Creek Drive, sidewalks are warranted. Since the October 2019 approval, Section 41 immediately north and Section 43 immediately south have been approved with a sidewalk on the west side of Wolf Creek. Removing the required sidewalk now would leave an approximate 1,600-foot gap with no sidewalk. Staff does not

PLANNING COMMISSION

Bentwood Country Club Estates, Section Forty-Two A (Revised)

August 16, 2021

believe this is good planning and contravenes Purpose Statement D in the subdivision ordinance “to provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation. In recent years, Staff has consistently recommended sidewalks on collector (and larger) street classifications, even within residential neighborhoods.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a request for a Final Plat for Bentwood Country Club Estates, Sec 42-A, being 9.879 acres located approximately 300 feet east of Karsten Creek Drive near Pine Valley Street and Crystal Point Drive; and **DENIAL** of the request to remove the requirement for a sidewalk along Wolf Creek Drive, an urban Minor Collector, and subject to the following **ten** conditions of approval:

1. Submit a revised plat per Land Development and Subdivision Ordinance, Chapter 7, delineating the sidewalk easements shown on the previous recorded plat filed as instrument No. 202011750.
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Wolf Creek Drive meeting the requirements for an "urban" collector with a minimum 50' of pavement, standard curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within 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]
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Pine Valley Street meeting the requirements for an "urban" collector with a minimum 50' of pavement, standard curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within 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 Crystal Point Drive, meeting the requirements for an "urban" local road with a minimum 40' of pavement, curb-and-gutter required [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within 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]

PLANNING COMMISSION

Bentwood Country Club Estates, Section Forty-Two A (Revised)

August 16, 2021

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] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year 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.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 3-year period [Land Development and Subdivision Ordinance, Chapter 6].
7. Prior to plat recordation, rectify sewer lift station capacity issues. [Land Development and Subdivision Ordinance Chapter 12].
- ~~8. Prepare and submit plans for approval, illustrating the proposed installation of sidewalks as described below, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B, City of San Angelo Standards and Specifications]. Sidewalk(s) may be required to allow more convenient pedestrian access to the site where heavy pedestrian and vehicular traffic is anticipated [Subdivision Ordinance, Chapter 9.V, City of San Angelo Standards and Specifications]. If placement of sidewalks is not feasible within the public right of way, easement(s) shall be provided & illustrated on the plat. Sidewalks will be required along the west right of way for Wolf Creek Dr. This sidewalk shall be located and built to City specifications at the time of street construction.~~
8. 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]
9. Prepare and submit plans for approval, illustrating the proposed installation of fire hydrant(s) as necessary to serve this area, and complete the installation in accordance with the approved version of these plans. 2015 International Fire Code Section 507.5.1
10. Prior to plat recordation, finalize and record a developer's agreement between the City of San Angelo and Bentwood C.C. L.L.C. guaranteeing the completion of Crystal Point Drive as depicted in the Bentwood Country Club Estates Preliminary Plat and the City of San Angelo adopted Master Thoroughfare Plan. [Land Development and Subdivision Ordinance, Chapter 9.III]

PLANNING COMMISSION
Bentwood Country Club Estates, Section Forty-Two A (Revised)
August 16, 2021

Notes:

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, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the west right-of-way adjacent to Wolf Creek Drive, and provide associated easement(s) on the plat.
2. Prior to final occupancy, 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 sidewalk construction plan.
3. The developer shall ensure adequate area within Lot 1, Block 70 and Lot 1, Block 71 adjacent to both sides of Crystal Point Drive, and within Lot 13, Block 69 and Lot 14, Block 66 adjacent to both sides of Pine Valley Street for future sidewalks by the City if necessary [Land Development and Subdivision Ordinance, Chapter 9.V].

Attachments:

Aerial Map
Proposed final plat
Application

PLANNING COMMISSION
Bentwood Country Club Estates, Section Forty-Two A (Revised)
August 16, 2021

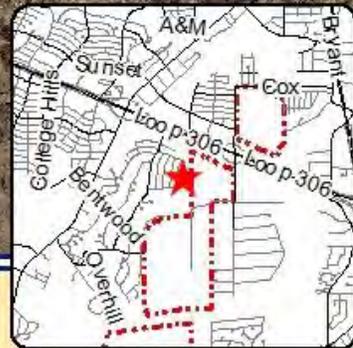


Bentwood Country Club Estates, Sec 42-A
Pine Valley St/Crystal Point Dr

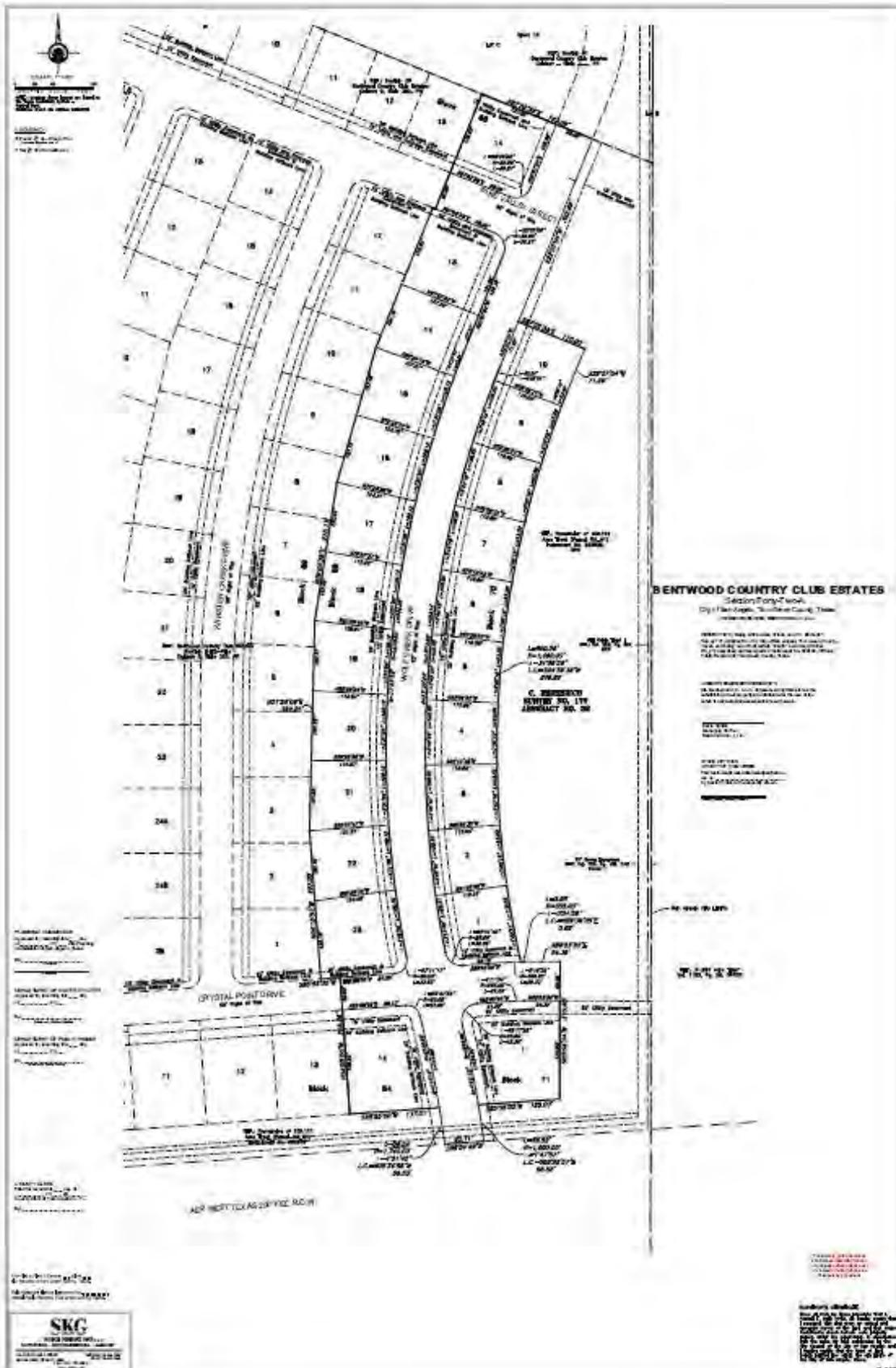
Council District: SMD #1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 300 ft

Legend

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



PLANNING COMMISSION
 Bentwood Country Club Estates, Section Forty-Two A (Revised)
 August 16, 2021



PLANNING COMMISSION
Bentwood Country Club Estates, Section Forty-Two A (Revised)
August 16, 2021



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
BENTWOOD COUNTRY CLUB ESTATES, SECTION 42-A
Proposed Subdivision Name
Abst: A-0052 S-0177, Survey: C BERBERICH
Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
38-04210-0001-000-00; 38-00052-0011-000-00
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: Bentwood C.C. L.L.C.	325-374-7023	bentwoodtennis@cs.com
Name	Phone Number	Email Address

Architect/Engineer/Design Professional:

Name	Phone Number	Email Address

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

PLANNING COMMISSION
Bentwood Country Club Estates, Section Forty-Two A (Revised)
August 16, 2021

Section 3: Property Characteristics

9.879 24

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 9.879 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 9.879 Office _____

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

Are there existing structures on the property? Yes No

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

If yes, are any of the structures planned to remain? Yes (NOTE: requires one copy of proposed plat showing structures to remain) No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: Chapter 9, Section V: Sidewalks

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.
This area is not associated with a school route plan and there are not major shopping areas or recreation sites present to justify the City's requirement for the construction of a sidewalk. Heavy pedestrian traffic is not expected.

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.
This area is not associated with a school route plan and there are not major shopping areas or recreation sites present to justify the City's requirement for the construction of a sidewalk.

(Section 4 continues on next page)

PLANNING COMMISSION
Bentwood Country Club Estates, Section Forty-Two A (Revised)
August 16, 2021

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.

There are no existing street sidewalks within the Bentwood area.

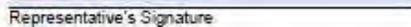
Prior comments also apply.

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

As this area is not associated with a school route plan and there are no major shopping areas or recreation sites present to justify the City's requirement for the construction of a sidewalk the variance will not, in any significant way, vary the provisions of applicable ordinances. The proposed street width is greater than 36 feet.

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	Date
	
Representative's Signature	Date
	

FOR OFFICE USE ONLY:

Submitted to front desk: _____ Deemed preliminary complete: _____
Date Date Time Initials

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

Completeness review passed? Yes Date No Date

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

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

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

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)
 Yes Date No Date

Approvals required for this application:

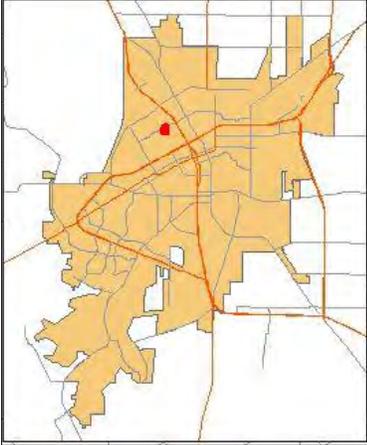
	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

**PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-06/Z21-09: 1817 & 1819 Lillie Street	
SYNOPSIS:			
<p>The applicant has submitted an application for a Comprehensive Plan amendment and a rezoning to facilitate future retail commercial development on the subject properties, which are remainders within platted tracts at the southwest corner of Lillie Street and West 19th Street. Historic aerial photos show the properties have remained vacant since 1972. There are no retail stores in the immediate area. The applicant is requesting that the Comprehensive Plan designation of Neighborhood be amended to “Neighborhood Center” to support the associated rezoning from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Lillie St./W. 19 th St.		The north 89 feet of the south ½ of Block 5, and the north 50 feet of the south 120 feet of Block 5, E. S. Kirby Park Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Blackshear Neighborhood	RS-1	N – Neighborhood	0.728 acres
NOTIFICATIONS:			
18 notifications for CP21-06 and Z21-09 were mailed within a 200-foot radius on August 5, 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” Future Land Use to the “Neighborhood Center” Future Land Use; and APPROVAL of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.728 acres, located at 1817 and 1819 Lillie Street.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Mr. Raul Reyes Jr.			
STAFF CONTACT:			
Jeff Fisher, AICP Chief 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 changing the Comprehensive Plan designation from Neighborhood to “Neighborhood Center” is consistent with the policies in the Plan. The Plan states that “Residents of neighborhoods should be able to meet many of their daily shopping needs within approximately ½ mile of their home” which is “best achieved through clustered commercial centers, and increased access and connectivity between neighborhoods and their associated Neighborhood Centers.” The current plan in this area does not provide for a local, neighborhood shopping area to serve the neighborhood. Changing the Comprehensive Plan to Neighborhood Center provides a transition not only on the Plan map, but in the neighborhood itself, which comprises of heavy commercial zoning (AEP, construction and storage) to the north and west, and single-family residential zoning and homes to the south and east. A retail shopping plaza at this location would serve that transition, and provide much needed retail amenities in walking distance of the neighborhood.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The lots will be required to be platted in order to facilitate future construction. When combined, the lots would have 100 feet of frontage on Lillie Street and 310 feet of frontage on W. 19th Street, with a total lot area of 0.728 acres well exceeding the minimum 6,000-sq. ft. lot area, and 50’ x 80’ lot dimensions of the Zoning Ordinance. The applicant had a consultation with the City and there is adequate space on the property for a retail plaza and parking. Section 509 of the Zoning Ordinance normally requires a 6-foot tall opaque privacy fence along the south property line adjacent to residential zoning, but a site visit conducted by Staff on August 2, 2021, confirms that a 6-foot tall metal privacy fence already exists in this location.
3. **Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The CN zoning will be compatible with the surrounding area, providing a transition from heavy commercial properties to the north and west, and single-family neighborhood to the south. As indicated above, a retail plaza in this location will provide convenient amenities within walking distance for nearby residents.
4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** As indicated, the properties have remained vacant since 1972. West 19th Street is a major collector road which can adequately service a new retail shopping plaza.

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. At time of platting, a review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.
6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need. Staff travelled the site and surrounding area and confirms there are no immediate retail shopping areas within walking distance. Staff believes it is time to rezone these properties, which have remained vacant for almost 50 years, to allow a commercial development.
7. **Development Patterns.** Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community. A future commercial development would have access from West 19th Street, identified as a major collector road in the City’s Master Thoroughfare Plan, designed to accommodate large amounts of traffic. Staff anticipates the majority of vehicles will access the site from W. 19th Street, which carries traffic between North Bryant Boulevard to the east and Glenna Drive to the west.

Recommendation:

Staff’s recommendation is for the Planning Commission to:

Recommend **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Neighborhood” Future Land Use to the “Neighborhood Center” Future Land Use; and recommend **APPROVAL** of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.728 acres, located at 1817 and 1819 Lillie Street.

Notes:

1. Prior to development, a subdivision replat is required to be submitted, approved, and recorded.
2. Sidewalks may be required along W. 19th Street and Lillie Street to ensure pedestrian safety to and from the future commercial development.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Applications



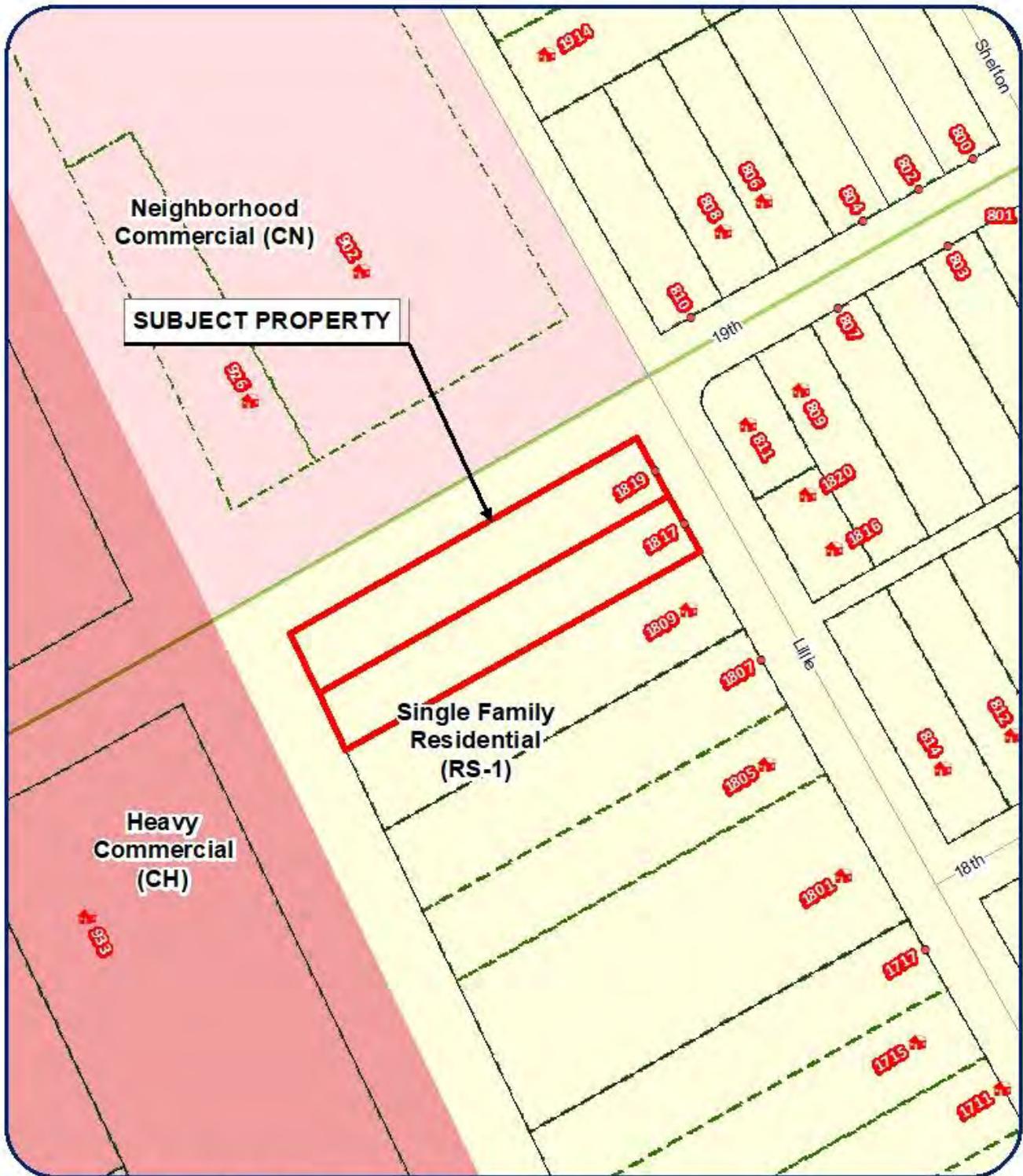
Comprehensive Plan Amendment and Rezoning CP21-06 & Z21-09: 1817 & 1819 Lillie Street		Legend  RS-1  CN	 
Council District: Lucy Gonzales - District 4 Neighborhood: Blackshear Scale: 1" approx. = 100 ft Southwest of Lillie St/W. 19th St.	Subject Properties: Current Zoning: Requested Zoning Change: Vision:		



Comprehensive Plan Amendment and Rezoning
CP21-06 & Z21-09: 1817 & 1819 Lillie Street
Council District: Lucy Gonzales - District 4
Neighborhood: Blackshear
Scale: 1" approx. = 100 ft
Southwest of Lillie St/W. 19th St.

Legend
Subject Properties:
Current Zoning: RS-1
Requested Zoning Change: CN
Vision: Neighborhood to Neighborhood Center

N



Comprehensive Plan Amendment and Rezoning

CP21-06 & Z21-09: 1817 & 1819 Lillie Street

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

Southwest of Lillie St/W. 19th St.

Legend

Subject Properties: 
Current Zoning: RS-1
Requested Zoning Change: CN
Vision: Neighborhood to Neighborhood Center



Photos of Site and Surrounding Area

WEST ON W. 19th ST.



EAST ON W 19th ST.



SUBJECT PROPERTY



SUBJECT PROPERTY



FURTHER WEST on W. 19th ST



FURTHER EAST on W. 19th ST



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): RAUL REYES JR.

Owner Representative (Notarized Affidavit Required)

222 COUNTY ROAD 474 SAN ANGELO TEXAS 78009
Mailing Address City State Zip Code

520-360-7525 raulreyes-jr@hotmail.com
Contact Phone Number Contact E-mail Address

1817/19 LILLIE ST SAN ANGELO TEXAS 78009
Subject Property Address City State Zip Code

Lot Size: 50X310 AND 50X325 Zoning: CURRENTLY R1, ASKING CN

Section 2: Site Specific Details

Existing Use of Property: EMPTY LOTS ZONED RESIDENTIAL USE

Proposed Use of Property: BUILD SMALL RETAIL SHOPS TO BE LEASED

Existing Comprehensive Plan Land Use Designation: Neighborhood

Requested Comprehensive Plan Land Use Designation: Neighborhood Center

Reason(s) and justification(s) for requesting Comprehensive Plan Amendment:

Would like zone change to CN to meet
vision of building small retail space (strip mall)
for that area.

RD

Effective January 3, 2017

Section 3: Applicant(s) Acknowledgement

Please initial the following:

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.

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.

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).

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.

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.

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.

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.

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.



 Signature of licensee or authorized representative

9 July 2021

 Date

RAUL REYES JR.

 Printed name of licensee or authorized representative

 Name of business Entity of representative

FOR OFFICE USE ONLY:

Case No.: CPA: 21-166 Planning Commission Date: 8/16/21

City Council Date(s): 9-21, 10-05

Non-Refundable Fee: \$ _____ Receipt #: _____ Date paid: 7, 09, 21

Reviewed/Accepted by: _____ Date: / /



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): RAUL REYES JR.

Owner Representative (Notarized Affidavit Required)

222 COUNTY ROAD 474 CASTROVILLE TEXAS 78009
 Mailing Address City State Zip Code

520-360-7525 raulreyes-jr@hotmail.com
 Contact Phone Number Contact E-mail Address

1817/19 LILLIE ST SAN ANGELO TEXAS 78009
 Subject Property Address City State Zip Code

Acres 0.765 Blk 5 Subd KIRBY E S 3/4 N 50 FT OF S 120 FT OF BLOCK 5 AND Acres 0.376 Blk 5 Subd KIRBY E S 3/4 N 50 FT OF S 1/2 OF BLOCK 5

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

Existing Zoning: RESIDENTIAL Proposed Zoning: CN Lot size: 50 X 310 AND 50 X 325

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

Section 2: Site Specific Details

Existing Use of Property: EMPTY LOTS ZONED RESIDENTIAL USE

*Proposed Use of Property: BUILD SMALL RETAIL SHOPS TO BE LEASED

*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.

RAUL REYES  8 JULY 2021
 Owner Name (Print) Signature Company/Organization (If Applicable) Date

 Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

Verified Complete Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 21-09

Fully-dimensioned site plan:

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: 7, 9, 21

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: 8, 16, 21 Date notifications due: ____/____/____

City Council hearing date: 9, 21, 21 Packets due date: ____/____/____

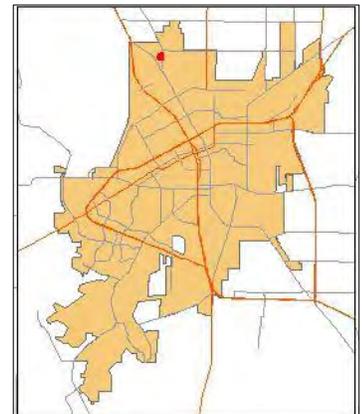
Publication date: ____/____/____

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

**PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-07/Z21-10: 200 W. 47 th Street	
SYNOPSIS:			
<p>The applicant has submitted an application for a Comprehensive Plan amendment and rezoning to facilitate future retail commercial development on the subject property. The property is currently developed with a single-family residence that was built in 1960, which will be demolished in order to facilitate the construction of a retail store. There are no other retail stores in the immediate area. However, the Coliseum is directly across the street to the east. The applicant is requesting that the Comprehensive Plan designation of Neighborhood be amended to “Neighborhood Center” to support the associated rezoning from Ranch & Estate (R&E) to Neighborhood Commercial (CN).</p>			
LOCATION:		LEGAL DESCRIPTION:	
northwest corner of Grape Creek Road and W. 47th Street		Lots 1 & 2 & the East .03 Acres out of Lot 3, SIMPSON J A ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Riverside Neighborhood	R&E	R – Rural	4.31 acres
NOTIFICATIONS:			
7 notifications for CP21-07 and Z21-10 were mailed within a 200-foot radius on August 5, 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 “Rural” Future Land Use to the “Neighborhood Center” Future Land Use; and APPROVAL of a rezoning from the Ranch & Estate (R&E) Zoning District to the Neighborhood Commercial (CN) Zoning District.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> San Angelo (GCR) DTP, LLC Agent: Greg Glasser			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@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 changing the Comprehensive Plan designation from Rural to “Neighborhood Center” is consistent with the policies in the Plan. The Plan states that “Residents of neighborhoods should be able to meet many of their daily shopping needs within approximately ½ mile of their home” which is “best achieved through clustered commercial centers, and increased access and connectivity between neighborhoods and their associated Neighborhood Centers.” The current plan in this area does not provide for a local, neighborhood shopping area to serve the neighborhood or the visitors of the Coliseum. Changing the Comprehensive Plan to Neighborhood Center provides a transition not only on the Plan map, but in the neighborhood itself, which comprises of R&E zoning developed primarily with single-family homes to the south and west, a church to the north and the Coliseum to the east. A retail shopping plaza at this location would serve that transition, and provide much needed retail amenities in walking distance of the neighborhood.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The lots will be required to be replatted in order to facilitate future construction. When combined, the lots would have approximately 500 feet of frontage on Grape Creek Road and 380 feet of frontage on W. 47th Street, with a total lot area of 4.31 acres well exceeding the minimum 6,000-sq. ft. lot area, and 50’ x 80’ lot dimensions of the Zoning Ordinance. The applicant had a consultation with City staff and, based on that preliminary review, there is adequate space on the property for a retail building and parking. Section 509 of the Zoning Ordinance requires a 6-foot tall opaque privacy fence along the west and north property lines adjacent to residential zoning, and this will be a requirement through the site plan process.
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 the CN zoning will be compatible with the surrounding area, providing a transition from the church to the north, the Coliseum to the east and single-family neighborhood to the south and west. As indicated above, a retail building in this location will provide convenient amenities within walking distance for nearby residents.
4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** Grape Creek Road is a minor collector road which can adequately service a new retail shopping use.

5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse environmental affects at this time. At time of platting, a review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* There are no immediate retail shopping areas within walking distance. Staff believes it is time to rezone this property to allow a commercial development.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* A future commercial development would have access from Grape Creek Rd., identified as a minor collector road in the City’s Master Thoroughfare Plan, designed to accommodate large amounts of traffic. Staff anticipates the majority of vehicles will access the site from Grape Creek Rd., which carries traffic between N. Chadbourne Street to the south and W. FM 2105 to the north.

Recommendation:

Staff’s recommendation is for the Planning Commission to:

Recommend **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the “Rural” Future Land Use to the “Neighborhood Center” Future Land Use; and recommend **APPROVAL** of a rezoning from the Ranch & Estate (R&E) Zoning District to the Neighborhood Commercial (CN) Zoning District.

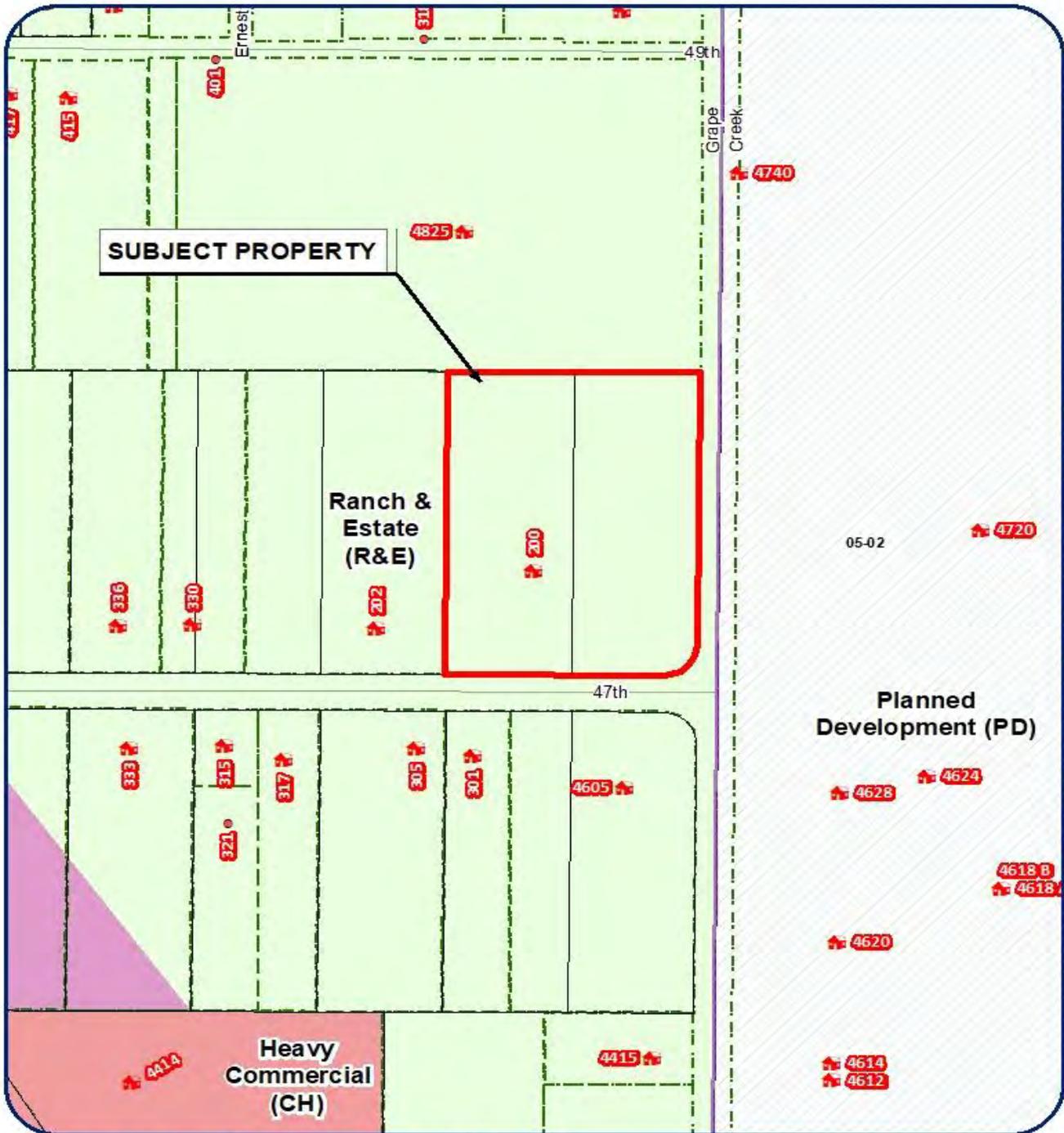
Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Applications



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Comprehensive Plan Amendment and Rezoning CP21-07 & Z21-10: 200 W. 47th St. Council District: Tom Thompson - District 2 Neighborhood: Riverside Scale: 1" approx. = 200 ft Northwest of Grape Creek Rd/W. 47th St.		Legend Subject Properties:  Current Zoning: R&E Requested Zoning Change: CN Vision: Rural to Neighborhood Center	 
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Comprehensive Plan Amendment and Rezoning

CP21-07 & Z21-10: 200 W. 47th St.

Council District: Tom Thompson - District 2
 Neighborhood: Riverside
 Scale: 1" approx. = 200 ft

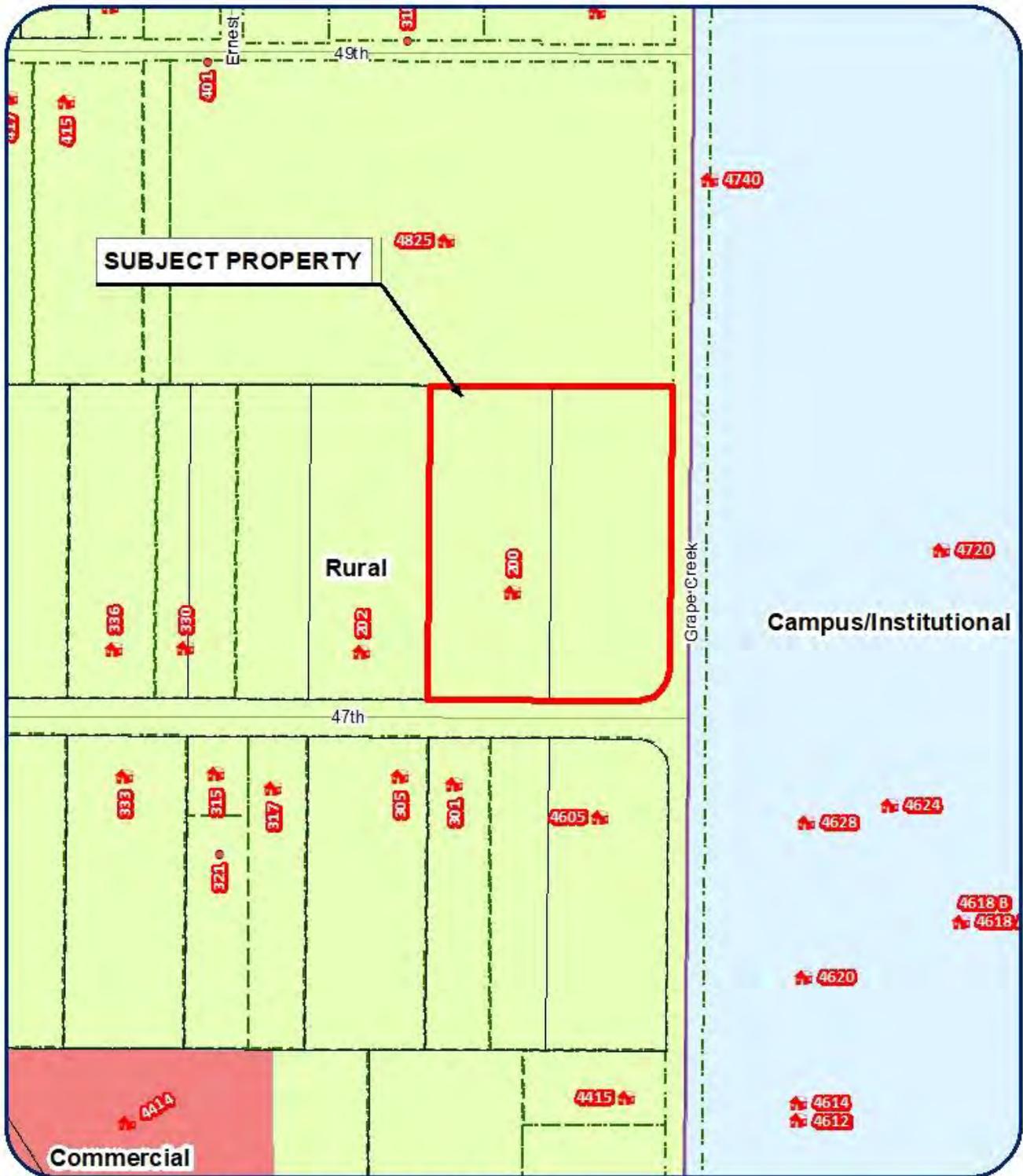
Northwest of Grape Creek Rd/W. 47th St.

Subject Properties:
 Current Zoning: R&E
 Requested Zoning Change: CN
 Vision: Rural to Neighborhood Center

Legend

- Subject Properties
- R&E
- CN
- Rural to Neighborhood Center



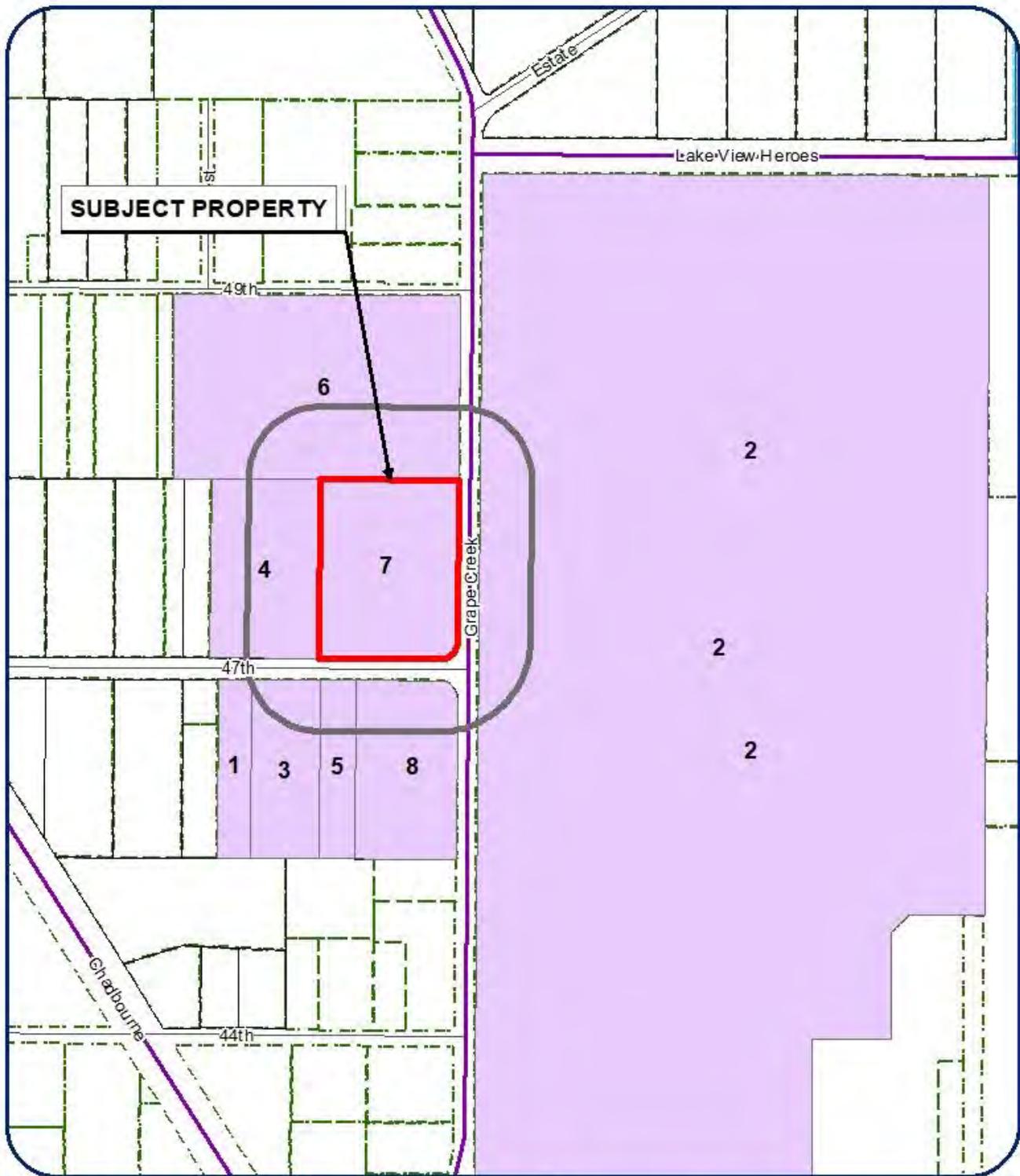


Comprehensive Plan Amendment and Rezoning
CP21-07 & Z21-10: 200 W. 47th St.
 Council District: Tom Thompson - District 2
 Neighborhood: Riverside
 Scale: 1" approx. = 200 ft
Northwest of Grape Creek Rd/W. 47th St.

Legend
 Subject Properties:
 Current Zoning: R&E
 Requested Zoning Change: CN
 Vision: Rural to Neighborhood Center

N



Comprehensive Plan Amendment and Rezoning
CP21-07 & Z21-10: 200 W. 47th St.
Council District: Tom Thompson - District 2
Neighborhood: Riverside
Scale: 1" approx. = 350 ft
Northwest of Grape Creek Rd/W. 47th St.

Legend
Subject Properties: 
Current Zoning: **R&E**
Requested Zoning Change: **CN**
Vision: **Rural to Neighborhood Center**

N 



Photos of Site and Surrounding Area

Northeast on W. 47th ST.



North View



SUBJECT PROPERTY

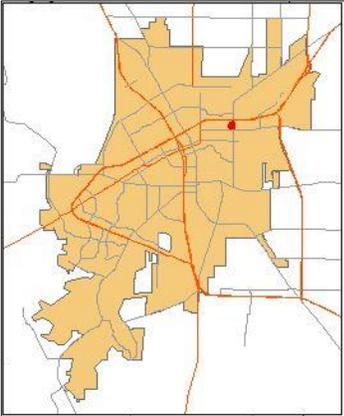


SUBJECT PROPERTY



**PLANNING COMMISSION – AUGUST 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-08/Z21-11: 1500 Block of Upton Street	
SYNOPSIS:			
<p>The applicant has submitted a request for a Comprehensive Plan amendment and rezoning to facilitate future residential development on the property located at 1502 Upton Street. The property is currently vacant. The surrounding properties in the block are for a single-family home and apartment complexes. Therefore, the City is including the remainder of the block as part of these requests, recommending a Comprehensive Plan amendment from Commercial Future Land Use to the Neighborhood Center Future Land Use and a rezoning from the Light Manufacturing (ML) Zoning District to the Single-Family Residential (RS-1) Zoning District.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northeast corner of the intersection of Upton Street and Archer Street		1500 Block of Upton Street, San Angelo, Tom Green County, Texas; and located at Northeast corner of the intersection of Upton Street and Archer Street; addresses of 515 and 517 N. Bell Street, 1501 and 1505 Veck Street, and 1502, 1510, and 1512 Upton Street	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Paulann Neighborhood	ML	C-Commercial	3.26-/+ acres
NOTIFICATIONS:			
22 notifications for CP21-08 and Z21-11 were mailed within a 200-foot radius on August 5, 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 “Commercial” Future Land Use to the “Neighborhood Center” Future Land Use; and APPROVAL of a rezoning from the Light Manufacturing (ML) Zoning District to the Single-Family Residential (RS-1) Zoning District.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> McCrory Homes & City of San Angelo Agent: Erica Carter, Carter-Fentress Engineering			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@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 changing the Comprehensive Plan designation to Neighborhood Center is consistent with the current development pattern on the block which is apartments and a single-family home. Neighborhood Center allows a mix of uses at key intersections and therefore, the proposed request is consistent with this policy.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The applicant is proposing to subdivide the property at 1502 Upton Street into three platted lots for single-family homes which triggered this rezoning request. Each lot well exceeds the minimum lot area of 5,000 square feet (6,333 sq. ft.), minimum lot width of 50 feet (63.33 feet) and has the required 100 foot lot depth.
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 the RS-1 zoning is compatible with the majority of the area comprising of mainly single-family homes.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The properties remain vacant and are not used for industry. Rezoning to RS-1 would allow needed residential development consistent with the surrounding development pattern.
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. At time of platting, a review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** As indicated, this area is predominantly residential already and would be best suited for more residential development on this block.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** This development block is close to N. Bell Street, a minor arterial street in the City's Master Thoroughfare Plan, designed

to accommodate large amounts of traffic. Staff believes this is an appropriate location for residential infill housing as residents are close to downtown and nearby amenities.

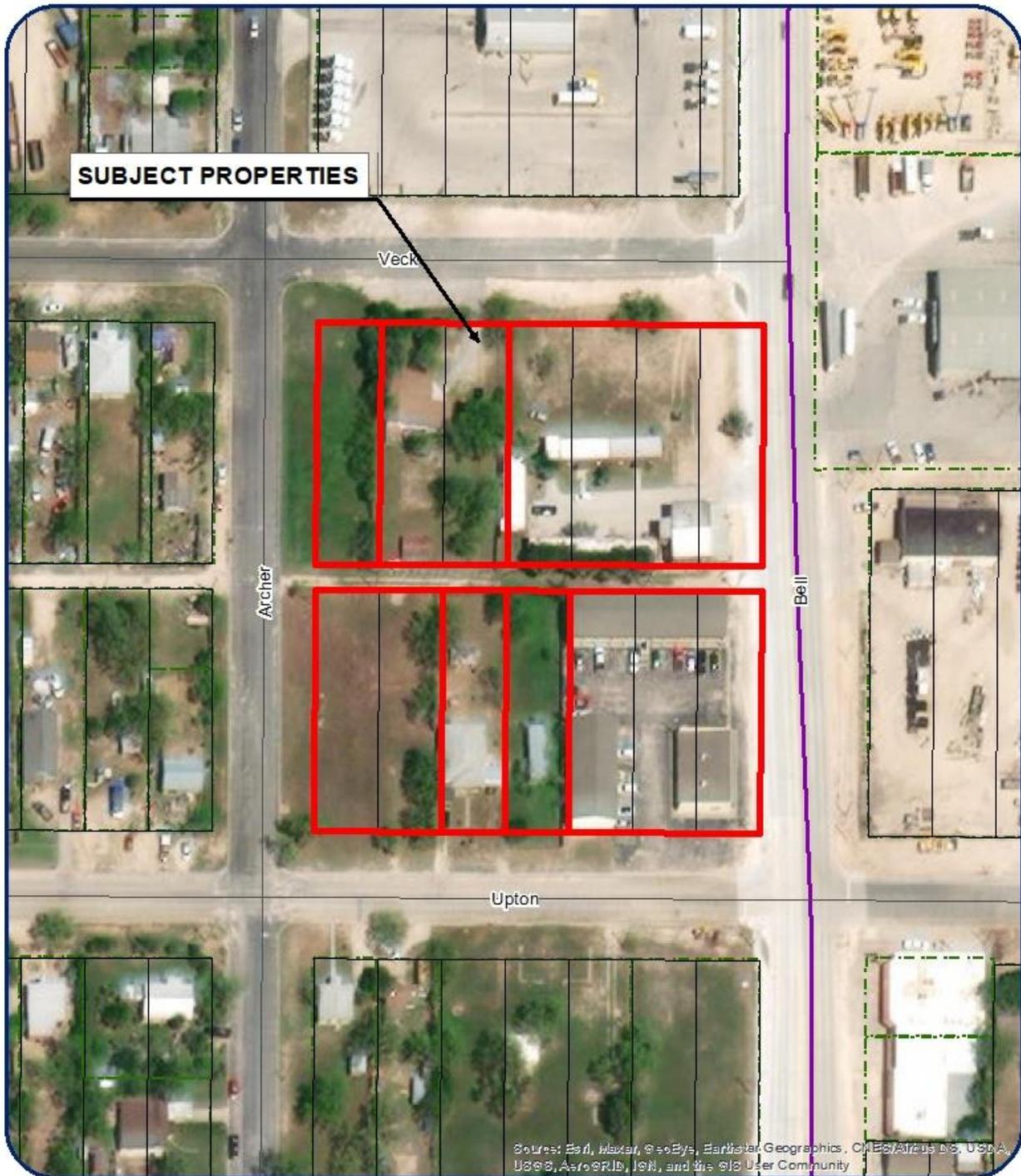
Recommendation:

Staff's recommendation is for the Planning Commission to:

Recommend **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Commercial" Future Land Use to the "Neighborhood Center" Future Land Use; and recommend **APPROVAL** of a rezoning from the Light Manufacturing (ML) Zoning District to the Single-Family (RS-1) Zoning District.

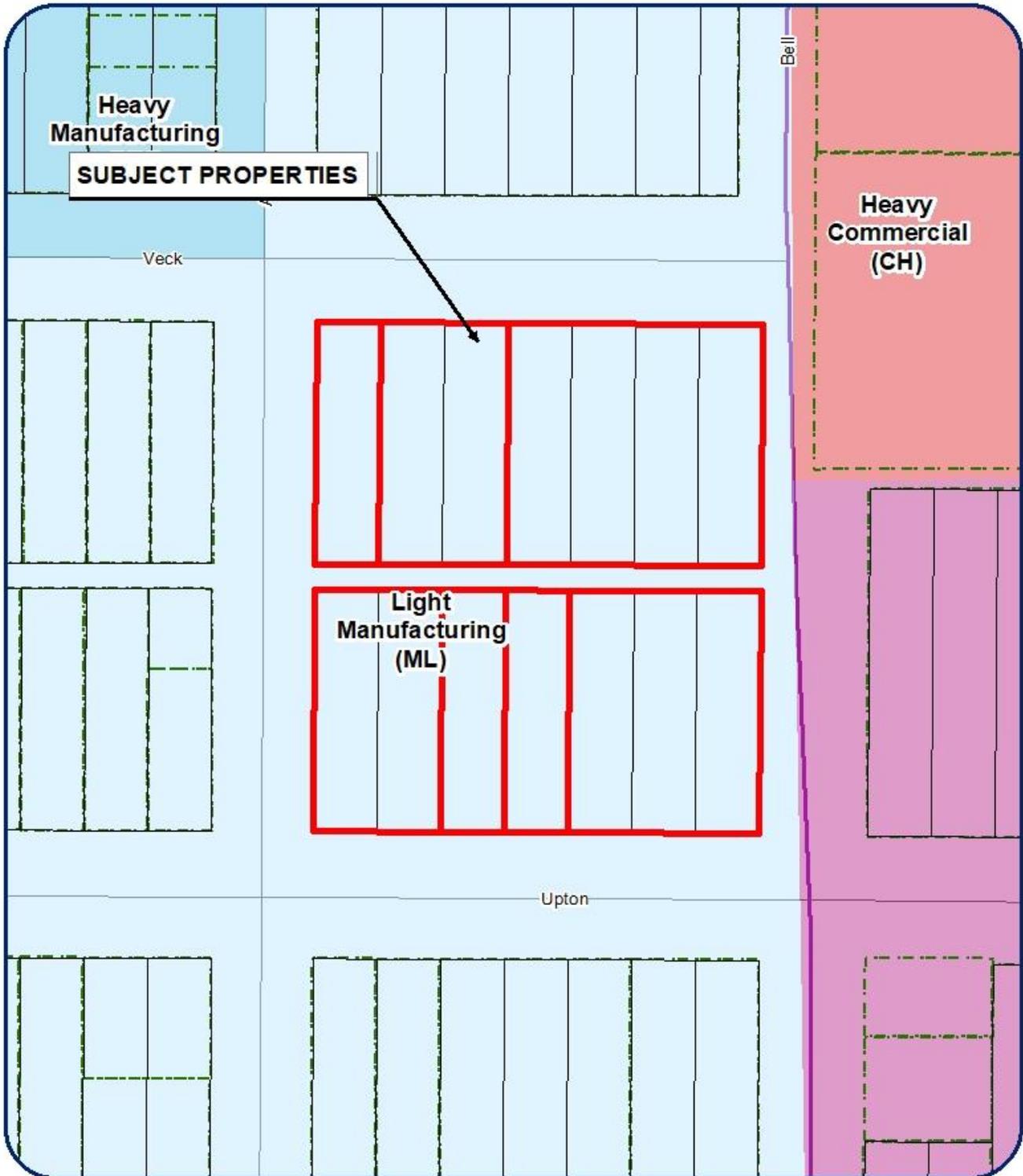
Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Applications



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Comprehensive Plan Amendment and Rezoning CP21-08 & Z21-11: 1500 Blk of Upton St. Council District: Harry Thomas - District 3 Neighborhood: Paulann Scale: 1" approx. = 100 ft Northeast corner of Upton St/N Archer St		Legend Subject Properties:  Current Zoning: ML Requested Zoning Change: RM-1 Vision: Commercial to Neighborhood Center	 
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Comprehensive Plan Amendment and Rezoning

CP21-08 & Z21-11: 1500 Blk of Upton St.

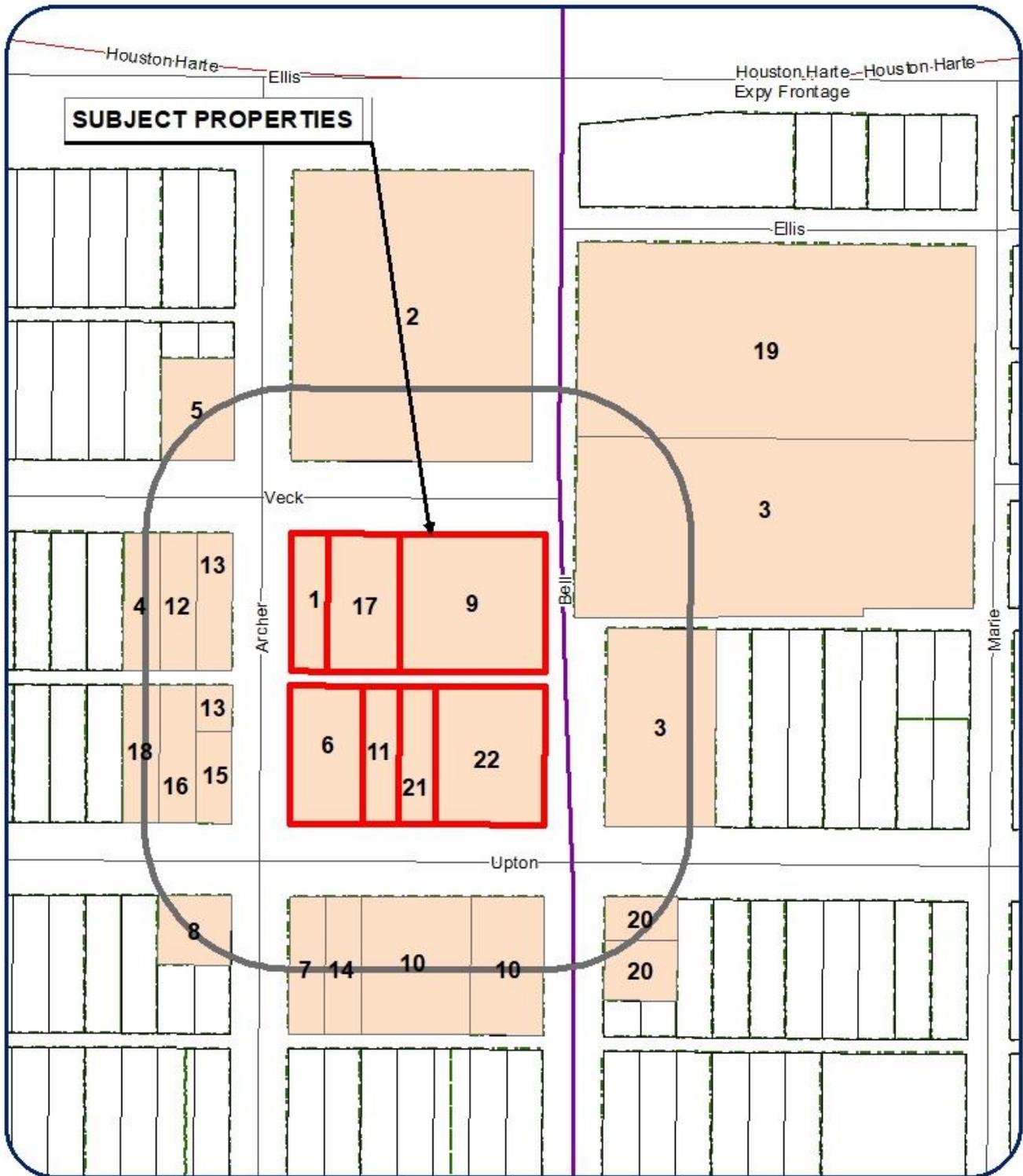
Council District: Harry Thomas - District 3
 Neighborhood: Paulann
 Scale: 1" approx. = 100 ft

Northeast corner of Upton St/N Archer St

Legend

Subject Properties: 
 Current Zoning: **ML**
 Requested Zoning Change: **RM-1**
 Vision: **Commercial to Neighborhood Center**





Comprehensive Plan Amendment and Rezoning

CP21-08 & Z21-11: 1500 Blk of Upton St.

Council District: Harry Thomas - District 3
 Neighborhood: Paulann
 Scale: 1" approx. = 175 ft

Northeast corner of Upton St/N Archer St

Legend

Subject Properties: 
 Current Zoning: **ML**
 Requested Zoning Change: **RM-1**
 Vision: **Commercial to Neighborhood Center**





Comprehensive Plan Amendment and Rezoning

CP21-08 & Z21-11: 1500 Blk of Upton St.

Council District: Harry Thomas - District 3
Neighborhood: Paulann
Scale: 1" approx. = 100 ft

Northeast corner of Upton St/N Archer St

Legend

Subject Properties: 
Current Zoning: **ML**
Requested Zoning Change: **RM-1**
Vision: **Commercial to Neighborhood Center**



Photos of Site and Surrounding Area

Northeast on W. 47th ST.



North View



SUBJECT PROPERTY

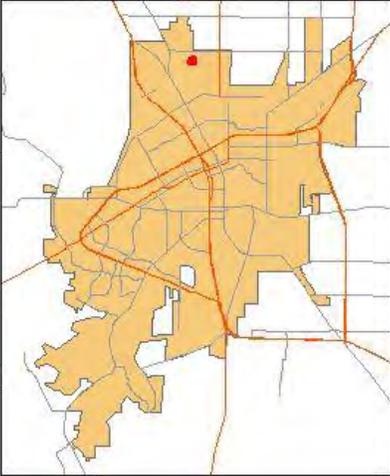


SUBJECT PROPERTY



**PLANNING COMMISSION – August 16, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		400 Block of East 46th Street	
SYNOPSIS:			
The applicant has applied to abandon an existing 2,250-square foot (15' x 150') alley on the north side of East 46th Street between Travis Street and Oaklawn Street. The abandonment will allow the applicant to acquire the additional land for future development.			
LOCATION:		LEGAL DESCRIPTION:	
North of E 46 th Street; east of Travis Street; south of East Beauregard Avenue; west of South Magdalen Street		Being a 2,250-square foot (15' x 150') alley in Block 21 of the Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #2 – Tom Thompson Lakeview Neighborhood		RS-1	Neighborhood
			SIZE:
			2,250 sq. ft.
THOROUGHFARE PLAN:			
<i>E 46th Street</i> – Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Provided: 60' right-of-way; 36' pavement			
NOTIFICATIONS:			
16 notifications were mailed within a 200-foot radius of the property on August 5, 2021. No responses have been received for or against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment of a 2,250 square-foot alley in Block 21 of the Lakeview Addition, subject to three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
James R. Murphy			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Ext. 1547 Zachary.rainbow@cosatx.us			

Analysis:

The applicant has requested to abandon the 2,250 square foot, unimproved alley, located between two platted lots (446 E. 46th St. & 450 E. 46th St.) , in Block 21 of the Lakeview Addition. Both of the lots, on either side of the abandonment request are owned by the applicant. The abandonment will allow the applicant to acquire the additional land for future development/additions to the existing single-family residence(s).

City Staff circulated to all relevant municipal departments, as well as public and private utility companies. Staff received several responses from the Development Review Committee, and there were only three, minor conditions required (see below).

The proposed abandonment would not contradict any applicable City Ordinance. The alley was originally platted as part of Block 21 in the Lakeview Addition. The applicant will be required to replat the alley abandonment area into the adjacent lot(s); and pay the required assessment formula fee.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the alley closure.
- *Utilities:* There does not appear to be any utilities affected by the requested abandonment.
- *Community Impact:* There would be no negative community impact if this alley was abandoned provided the adjacent owners have no objection. As indicated the additional land will be to allow future development for the applicant. They alley was platted in 1908 and has never been improved.
- *Public Benefit:* Abandoning this alley would not remove any current public benefit.

Recommendation:

Staff recommends **APPROVAL** of the Alley Right-of-Way Abandonment of a 2,250 square-foot alley in Block 21 of the Lakeview Addition, subject to **three conditions of approval:**

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance, within 36 months of City Council's decision.
2. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Photographs

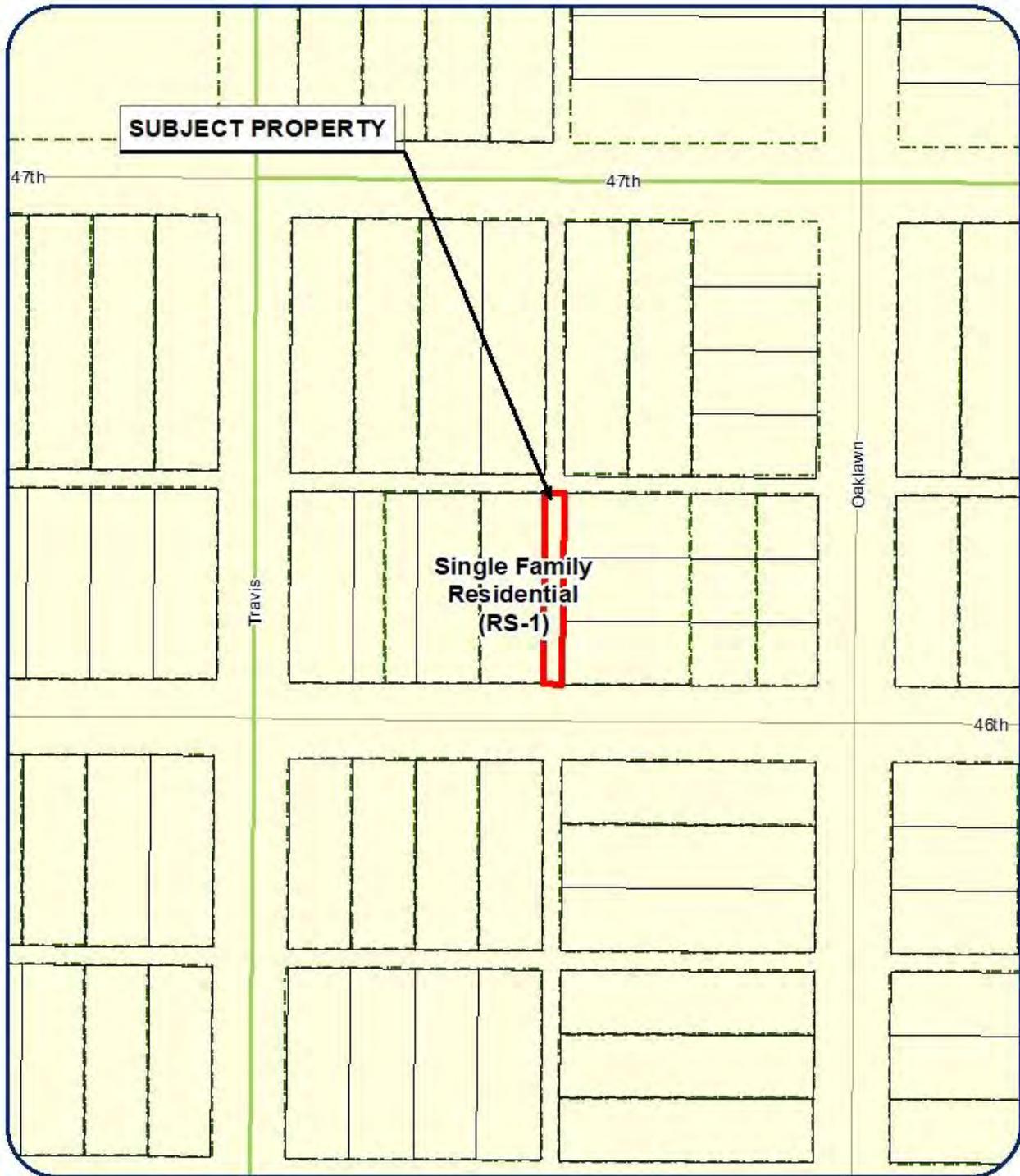


Alley Abandonment
400 Block of E. 46th St.
Council District: Tom Thompson - District 2
Neighborhood: Lake View
Scale: 1" approx. = 100 ft
0.051 ac. north of E 46th St. between Travis and Oaklawn Sts.

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

N

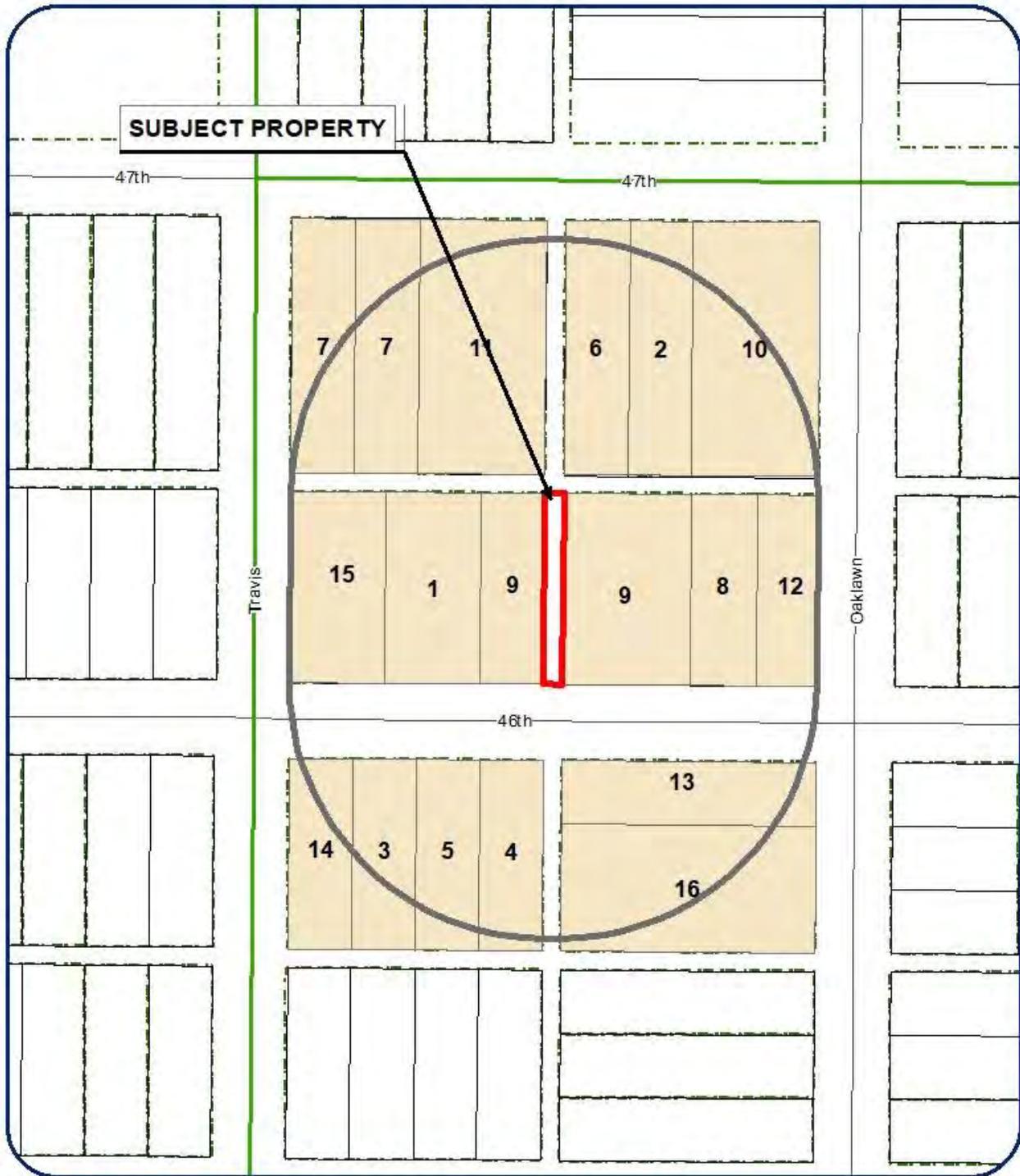


Alley Abandonment
400 Block of E. 46th St.
Council District: Tom Thompson - District 2
Neighborhood: Lake View
Scale: 1" approx. = 100 ft
0.051 ac. north of E 46th St. between Travis and Oaklawn Sts.

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



Alley Abandonment
400 Block of E. 46th St.
 Council District: Tom Thompson - District 2
 Neighborhood: Lake View
 Scale: 1" approx. = 100 ft
0.051 ac. north of E 46th St. between Travis and Oaklawn Sts.

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




Photos of Site and Surrounding Area

North View



North View of Alley

