

STAFF REPORT
PLANNING COMMISSION – JANUARY 24, 2022



APPLICATION TYPE:		CASE:	
Replat		RP22-03: First Replat in Block 12, Frary's Addition	
SYNOPSIS:			
<p>The applicant's property comprises portions of two lots platted in 1883 in the original Frary's Addition subdivision. There were several accessory structures on the property which were removed sometime after 2018 and the property is now vacant. The requested replat is required prior to any construction on the property. The Planning Director and City Engineer have approved an administrative variance to maintain 36 feet of paving for N. Malone St. The Planning Division is also recommending a sidewalk ramp facing east at the end of Spaulding Street (see below).</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Spaulding St. and N. Malone St.		Being the south 130 feet of the east 9 feet of Lot 19 and the south 130 feet of Lot 20, Block 12, Frary's Addition.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE: SIZE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood		RM-1	N - Neighborhood 0.209 acres
THOROUGHFARE PLAN:			
<p>Spaulding St.: Urban Local Street, Required: 50' right-of-way; 40' pavement or 36' with a 4' sidewalk; Provided: 100' right-of-way; 70' pavement (sidewalk existing, requesting ramp at east end).</p> <p>N. Malone St.: Urban Local Street, Required: 50' right-of-way; 40' pavement or 36' with a 4' sidewalk; Provided: 68' right-of-way; 24' pavement (variance requested).</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a final plat of "First Replat in Block 12, Frary's Addition", including a sidewalk ramp facing east, connecting to the existing sidewalk adjacent to Spaulding Street; subject to three conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owners: Brewer Built Homes, LLC Petitioner: Mr. Russell Gully, P.E., SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Conformity with Comprehensive Plan and Purpose Statements: The subject property is designated "Neighborhood" in the 2009 Strategic Update to the City's Comprehensive Plan. The neighborhood policies call to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo's neighborhoods." The new lot will allow a single-family home compatible with the above policies. The lot will have a 70-foot frontage, 130-foot depth, and 9,100 sq. ft. lot area, well exceeding the minimum 50' x 100' of the RM-1 zoning for single-family homes. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Sidewalk ramp request: Staff is recommending that a ramp be installed at the east end of the existing sidewalk facing Spaulding Street. The property is approximately 3 blocks (¼ mile) west of San Jacinto Elementary School and there is a continuous sidewalk east of the property that connects to the school. Installing the ramp is the only improvement needed for the existing sidewalk to be compliant and would allow safe crossing for pedestrians to access the school and commercial services to the west along N. Main Street.

Variance:

The Planning Director and City Engineer have already approved an administrative variance to maintain 36 feet of paving for N. Malone St. so no variance is being requested from the Commission.

Recommendation: Staff recommends **APPROVAL** of a final plat of "First Replat in Block 12, Frary's Addition", **including a sidewalk** ramp facing east, connecting to the existing sidewalk adjacent to Spaulding Street; 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].
2. 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 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
3. Prior to plat recordation, submit a revised plat correcting "Malone Street" to "North Malone Street" [Land Development and Subdivision Ordinance, Chapter 7.III].

Note:

1. Prior to building permit issuance, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a construction plan for approval, illustrating a ramp at the east end of the sidewalk adjacent to Spaulding Street facing Malone Street, and install the ramp per the approved plans prior to final occupancy.

Attachments:

Aerial Map

Zoning Map

Replat

Photographs

Application




First Replat in Block 12

Frary's Addition

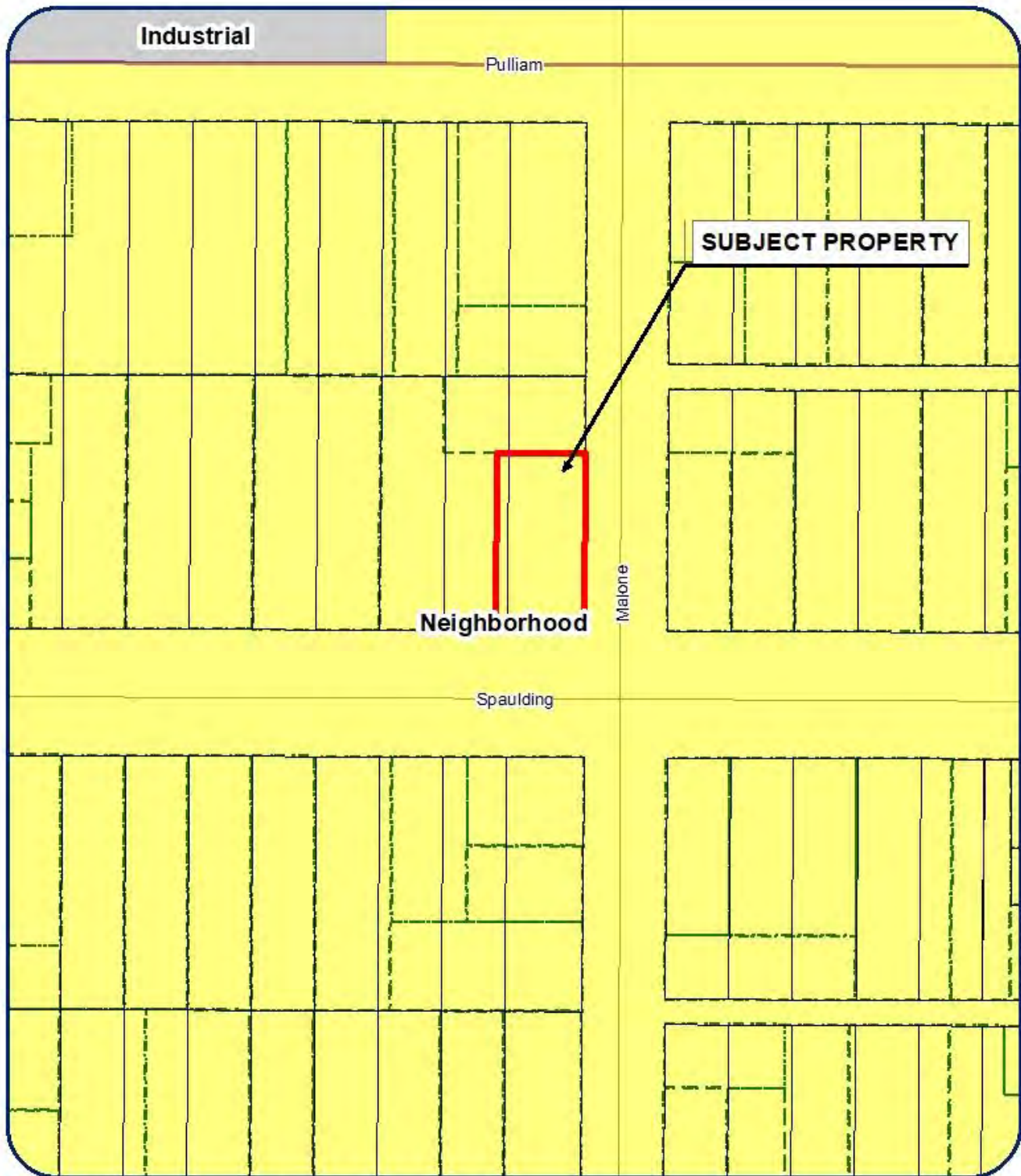
Council District: Harry Thomas - District 3
Neighborhood: Fort Concho
Scale: 1" approx. = 100 ft

0.209 ac. NW of Spaulding St/N. Malone St.

Legend

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





First Replat in Block 12

Frary's Addition

Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 100 ft

0.209 ac. NW of Spaulding St/N. Malone St.

Legend

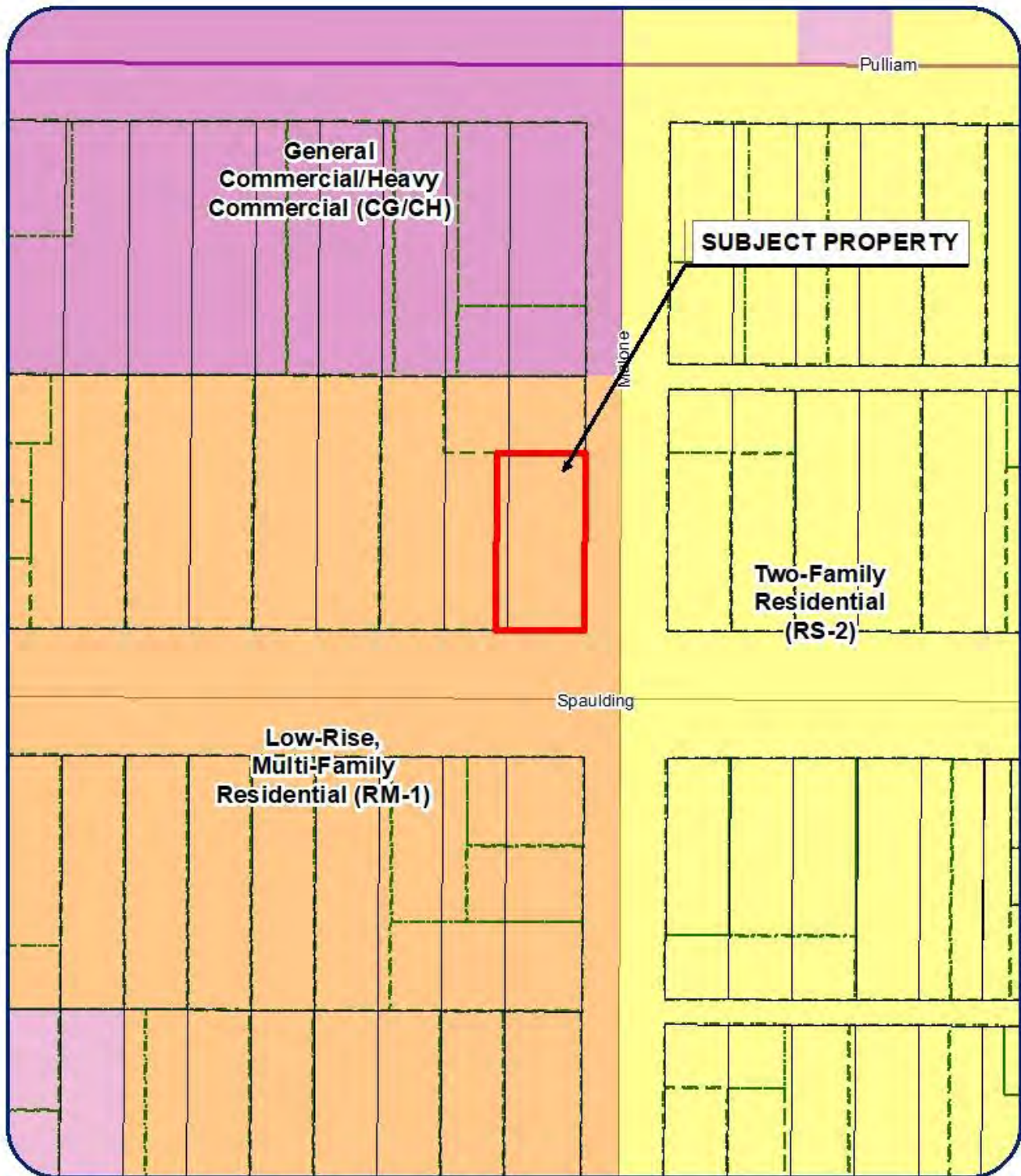
Subject Properties: 

Current Zoning: **RM-1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**






First Replat in Block 12

Frary's Addition

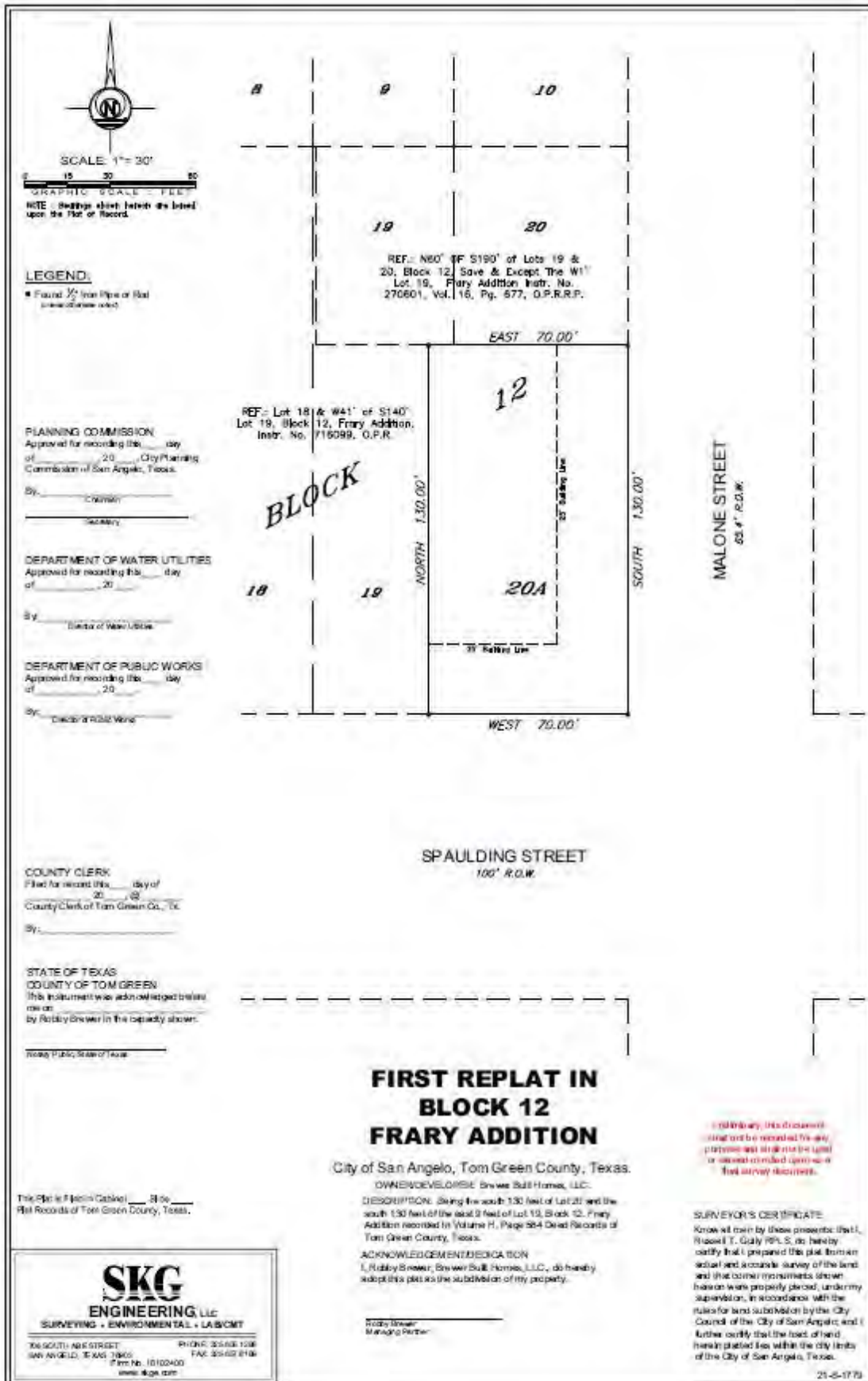
Council District: Harry Thomas - District 3
Neighborhood: Fort Concho
Scale: 1" approx. = 100 ft

0.209 ac. NW of Spaulding St/N. Malone St.

Legend

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





Photos of Site and Surrounding Area

WEST ON SPAULDING ST. (EXISTING SIDEWALK)



EAST ON SPAULDING ST. (EXISTING SIDEWALK)



NORTH ON N. MALONE ST.





City of San Angelo, Texas - Planning
Land Subdivision Application



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

Section 1: Basic Information

First Replat in Block 12, Frary Addition

Proposed Subdivision Name

South 130 feet of Lot 20 & the South 130 feet of the East 9 feet of Lot 19, Block 12, Frary Addition

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

13-23700-0012-019-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant: N/A

Name Phone Number Email Address

Property Owner: Robby Brewer (325) 450-4279 brewer.built@yahoo.com

Name Phone Number Email Address

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

Name Phone Number Email Address

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

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

Section 3: Property Characteristics
0.209 Acre (9100 Sq. Ft.) 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 0.209 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 0.209 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: Section III, A

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

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

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

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

(Section 4 continues on next page)

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.
Due to the physical surroundings and shape of the subject property including the presence of the existing street and utilities a particular hardship to the owner would result.

The variance will not, in any significant way, vary the provisions of applicable ordinances.
Approval of this variance would not, in any significant way, vary the provisions of the applicable ordinances as these are conditions created as a result of prior plat approval and recordation.

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.

Nelly Brown
 Owner's Signature

12/29/21
 Date

Paul Downing
 Representative's Signature

12/29/21
 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 – January 24, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final plat of Paulann Park Section 14A	
SYNOPSIS:			
The applicant has applied to final plat of section 14A of the Paulann park subdivision, a single family zoned residential subdivision. The applicant has also requested two street paving variances for both Courage Lane and Spirit Lane.			
LOCATION:		LEGAL DESCRIPTION:	
North of Gregory Drive and McGill Blvd. intersection		Abst: A-7966 S-1112, Survey: W H WILLIS, 20.6960 ACRES BEING TWO TRACTS OF 14.525 ACRES & 6.171 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 4 Lucy Gonzales Neighborhood: Paulann		RS-1	N – Neighborhood
THOROUGHFARE PLAN:			
<i>McGill Blvd. urban collector</i> - required: 60 foot ROW and a 50 foot paving width Provided: 70 foot ROW and a 50 foot paving width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a final plat of Paulann Park Section 14A, subject to six conditions of approval , and DENIAL of the two (2) requested street paving width variances.			
PROPERTY OWNER/PETITIONER:			
Owner: Jorge Luna Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

PLANNING COMMISSION
Section 14A Paulann Park Subdivision
January 24, 2022

Conformity with Comprehensive Plan Purpose Statements: The proposed final plat will have residential lots platted from it. The property will have RS-1 zoning consistent with the RS-1 Policies of the 2009 Update to the City Comprehensive Plan. The final plat will conform to purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

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.** The property in question is an undeveloped field with relatively flat topography. Giving a variance for a final plat in an undeveloped area as such would set a negative precedent for the city.
- 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 was unable to determine any unique or unusual conditions or hardship in granting the variances.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The area in question has no major hardships, and the final plat will need roads paved to city standards.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The request would be contrary of the intent of the City Land and Subdivision Ordinance, as there are no existing circumstances that would allow the requested variances.

Recommendation: Staff recommends APPROVAL of the final plat of Paulann Park Section 14A, subject to the following six conditions of approval, and DENIAL of two street width paving variances for Courage Lane and Spirit Lane.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 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].
3. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

PLANNING COMMISSION

Section 14A Paulann Park Subdivision

January 24, 2022

4. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Courage Lane and Spirit Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
6. Prior to plat recordation, please note on the plat the following statement: A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Attachments:

Aerial Map

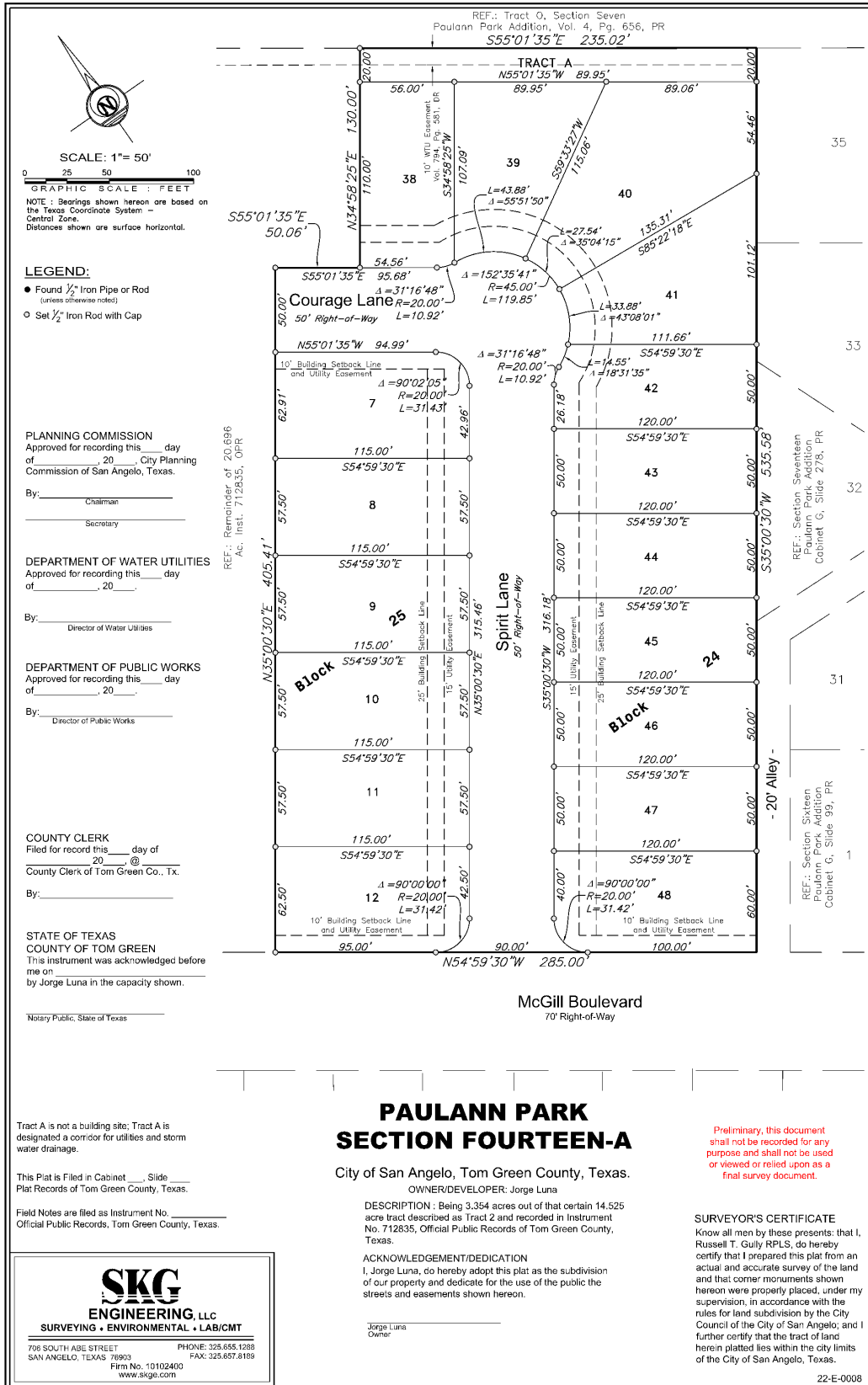
Plat



Sources: Esri, Maxar, GeoEye, Earthstar, AeroGRID, IGN, and the GIS User Community

<p>FP22-01-05 Area Map Council District: Lucy Gonzales- District 4 Neighborhood: Paulann Scale: 0 0.01 0.02 0.04 0.06 0.08 </p>	<p>Legend</p> <p>Subject Properties: —</p> <p>Current Zoning: RS-1</p> <div style="text-align: right;"> </div>
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PLANNING COMMISSION
Section 14A Paulann Park Subdivision
January 24, 2022



SCALE: 1" = 50'
 GRAPHIC SCALE: FEET
 NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

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

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

By: _____
 Chairman
 Secretary

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

By: _____
 Director of Water Utilities

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

By: _____
 Director of Public Works

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

By: _____
 STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before me on _____ by Jorge Luna in the capacity shown.

Notary Public, State of Texas

Tract A is not a building site; Tract A is designated a corridor for utilities and storm water drainage.
 This Plat is Filed in Cabinet ___ Slide ___ Plat Records of Tom Green County, Texas.
 Field Notes are filed as Instrument No. _____ Official Public Records, Tom Green County, Texas.

SKG ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT
 706 SOUTH ABC STREET SAN ANGELO, TEXAS 76903
 PHONE: 325.656.1288 FAX: 325.657.8189
 Firm No. 10102400 www.skg.com

PLANNING COMMISSION – January 24th, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final plat of Paulann Park Section 14B	
SYNOPSIS:			
The applicant has applied to final plat of section 14B of the Paulann park subdivision, a single family zoned residential subdivision. The applicant has also requested two street paving variances for both Courage Ln and Georgina Lane.			
LOCATION:		LEGAL DESCRIPTION:	
North of Gregory Drive and McGill Blvd. intersection		Abst: A-7966 S-1112, Survey: W H WILLIS, 20.6960 ACRES BEING TWO TRACTS OF 14.525 ACRES & 6.171 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 4 Lucy Gonzales Neighborhood: Paulann		RS-1	N – Neighborhood
SIZE:			
3.441 acres			
THOROUGHFARE PLAN:			
<i>Courage Lane and Georgina Lane</i> - urban local roadways Required: 50 foot ROW and 40 foot paving width Provided: 50 foot ROW and 36 foot paving width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a final plat of Paulann Park Section 14B, subject to six conditions of approval , and DENIAL of the two (2) requested street paving width variances.			
PROPERTY OWNER/PETITIONER:			
Owner: Jorge Luna Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

PLANNING COMMISSION
Section 14B Paulann Park Subdivision
January 24, 2022

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will create residential lots. The property will have RS-1 zoning consistent with the RS-1 Policies of the 2009 Update to the City Comprehensive Plan. The final plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

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.** The property in question is an undeveloped field with relatively flat topography. Giving a variance for a final plat in an undeveloped area as such would set a negative precedent for the city.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The property is not unique in needing variances for an unusual circumstance or hardship.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The area in question has no major hardships, the final plat will need roads paved to city standards.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The request would go against city ordinance as there are no existing circumstances that would allow the requested variances.

Recommendation: Staff recommends APPROVAL of the final plat of Paulann Park Section 14B, subject to the following six conditions of approval, and DENIAL of two street width paving variances for Courage Lane and Georgina Lane.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 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].
3. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

PLANNING COMMISSION

Section 14B Paulann Park Subdivision

January 24, 2022

4. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Courage Lane and Georgina Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].
Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

6. Prior to plat recordation, please note on the plat the following statement: A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Attachments:

Aerial Map

Plat



FP22-01-05
Area Map
 Council District: Lucy Gonzales- District 4
 Neighborhood: Paulann
 Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Legend
 Subject Properties: 
 Current Zoning: **RS-1**




PLANNING COMMISSION – January 24th, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final plat of Paulann Park Section 14C	
SYNOPSIS:			
The applicant has applied to final plat of section 14C of the Paulann park subdivision, a single family zoned residential subdivision. The applicant has also requested two street paving variances for both courage and Zeus lane.			
LOCATION:		LEGAL DESCRIPTION:	
North of Gregory Drive and McGill Blvd. intersection		Abst: A-7966 S-1112, Survey: W H WILLIS, 20.6960 ACRES BEING TWO TRACTS OF 14.525 ACRES & 6.171 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 4 Lucy Gonzales Neighborhood: Paulann		RS-1	N – Neighborhood
SIZE:			
4.169 acres			
THOROUGHFARE PLAN:			
<i>Courage Lane and Zeus Lane- urban local roadways</i> Required: 50 foot ROW and 40 foot paving width Provided: 50 foot ROW and 36 foot paving width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a final plat of Paulann Park Section 14C, subject to six conditions of approval , and DENIAL of the two (2) requested street paving width variances.			
PROPERTY OWNER/PETITIONER:			
Owner: Jorge Luna Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

PLANNING COMMISSION
Section 14C Paulann Park Subdivision
January 24, 2022

Conformity with Comprehensive Plan and Intent of Purpose Statements: The proposed final plat will have residential lots platted from it. The property will have RS-1 zoning consistent with the RS-1 Policies of the 2009 Update to the City Comprehensive Plan. The final plat will conform to the intent of purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

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.** The property in question is an undeveloped field with relatively flat topography. Giving a variance for a final plat in an undeveloped area as such would set a negative precedent for the city.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The property is not unique in needing variances for an unusual circumstance or hardship.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The area in question has no major hardships, the final plat will need roads paved to city standards.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The request would go against city ordinance as there are no existing circumstances that would allow the requested variances.

Recommendation: Staff recommends APPROVAL of the final plat of Paulann Park Section 14C, subject to the following six conditions of approval, and DENIAL of two street width paving variances for Courage Lane and Zeus Lane.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 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].
3. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

PLANNING COMMISSION

Section 14C Paulann Park Subdivision

January 24, 2022

4. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Courage Lane and Zeus Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
6. Prior to plat recordation, please note on the plat the following statement: A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Attachments:

Aerial Map

Plat

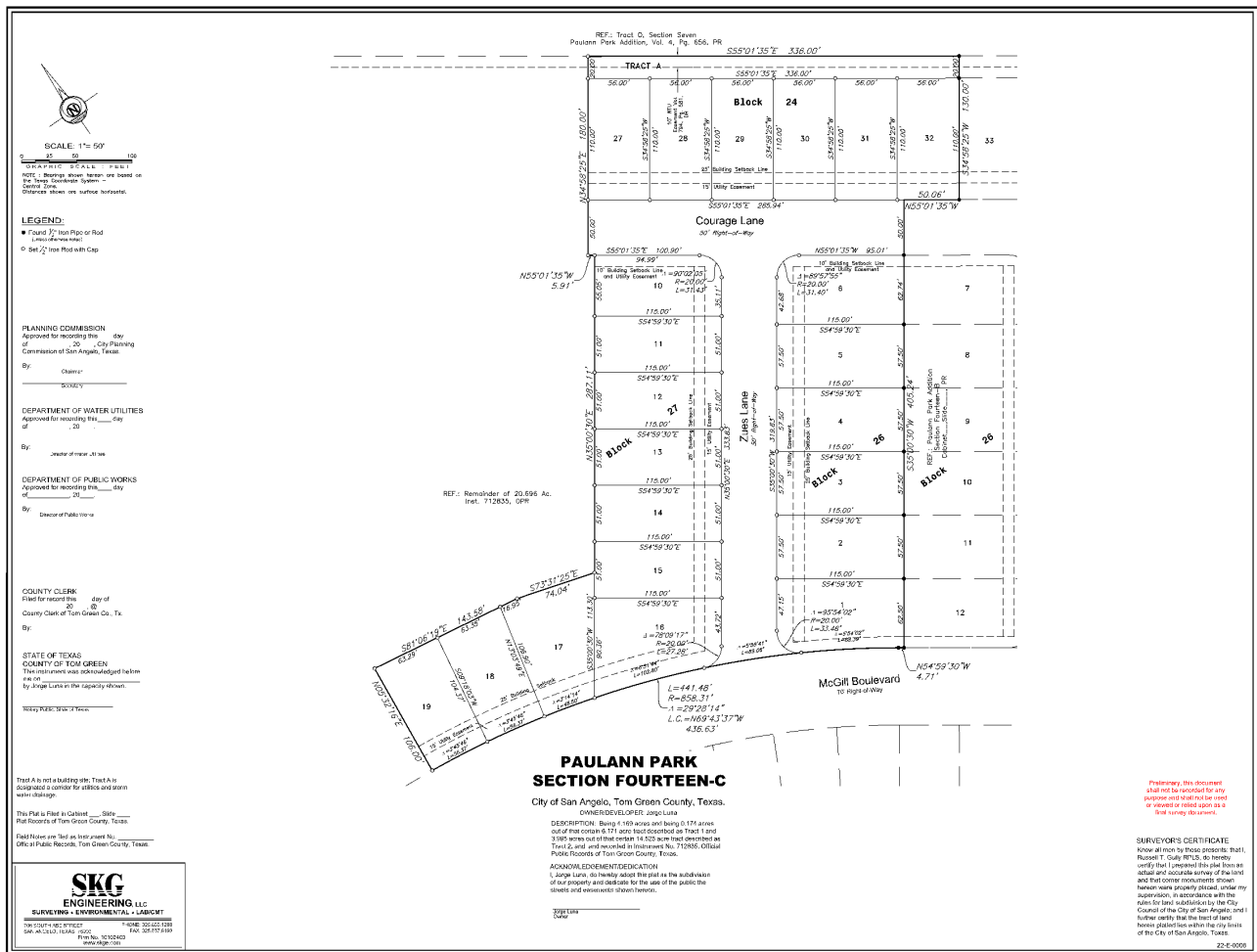


FP22-01-05
Area Map
 Council District: Lucy Gonzales- District 4
 Neighborhood: Paulann
 Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Legend
 Subject Properties: 
 Current Zoning: **RS-1**




PLANNING COMMISSION
Section 14C Paulann Park Subdivision
January 24, 2022



PLANNING COMMISSION – January 24th, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final plat of Paulann Park Section 14D	
SYNOPSIS:			
The applicant has applied to final plat of section 14D of the Paulann park subdivision, a single family zoned residential subdivision. The applicant has also requested three street paving variances for Courage Lane, Valerie Lane, and Gregory Drive			
LOCATION:		LEGAL DESCRIPTION:	
North of Gregory Drive and McGill Blvd. intersection		Abst: A-7966 S-1112, Survey: W H WILLIS, 20.6960 ACRES BEING TWO TRACTS OF 14.525 ACRES & 6.171 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 4 Lucy Gonzales Neighborhood: Paulann		RS-1	N – Neighborhood
SIZE:			
5.003 acres			
THOROUGHFARE PLAN:			
<i>Courage Lane, Valerie Lane, and Gregory Drive - urban local roadways</i> Required: 50 foot ROW and 40 foot paving width Provided: 50 foot ROW and 36 foot paving width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a final plat of Paulann Park Section 14D, subject to six conditions of approval , and DENIAL of the three (3) requested street paving width variances.			
PROPERTY OWNER/PETITIONER:			
Owner: Jorge Luna Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

PLANNING COMMISSION
Section 14D Paulann Park Subdivision
January 24, 2022

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will have residential lots platted from it. The property will have RS-1 zoning consistent with the RS-1 Policies of the 2009 Update to the City Comprehensive Plan. The final plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Variations: In accordance with Chapter 1, Section IV.A, the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

- 1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The property in question is an undeveloped field with relatively flat topography. Giving a variance for a final plat in an undeveloped area as such would set a negative precedent for the city.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The property is not unique in needing variances for an unusual circumstance or hardship.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The area in question has no major hardships, the final plat will need roads paved to city standards.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The request would go against city ordinance as there are no existing circumstances that would allow the requested variances.

Recommendation: Staff recommends APPROVAL of the final plat of Paulann Park Section 14D, subject to the following six conditions of approval, and DENIAL of three street width paving variances for Courage Lane, Valerie Lane, and Gregory Drive.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. 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].
3. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

PLANNING COMMISSION

Section 14D Paulann Park Subdivision

January 24, 2022

4. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Courage Lane, Valerie Lane, and Gregory Drive meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

6. Prior to plat recordation, please note on the plat the following statement: A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Attachments:

Aerial Map

Plat



FP22-01-05
Area Map
 Council District: Lucy Gonzales- District 4
 Neighborhood: Paulann
 Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Legend
 Subject Properties: 
 Current Zoning: **RS-1**




PLANNING COMMISSION
Section 14D Paulann Park Subdivision
January 24, 2022



SCALE: 1" = 50'



NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

LEGEND:

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

REF.: Remainder of 20.696 Ac. Inst. 712835, OPRR

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

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

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

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

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before me on ___ day of ___ 20___ by Jorge Luna in the capacity shown.
 Notary Public, State of Texas

Tract A is not a building site. Tract A is designated a corridor for utilities and storm water drainage.

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

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

SKG ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT
 106 SOUTH ABE STREET PHONE: 325.655.1288
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8190
 Firm No. 10182400
 www.skg.com

PAULANN PARK SECTION FOURTEEN-D

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Jorge Luna

DESCRIPTION: Being 5.003 acres and being 2.361 acres out of that certain 6.171 acre tract described as Tract 1 and 2.622 acres out of that certain 14.825 acre tract described as Tract 2 and and recorded as Instrument No. 712835, Official Public Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
 I, Jorge Luna, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.

Jorge Luna
 Owner

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

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

22-E-0106



PLANNING COMMISSION – January 24th, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		Final Plat of Paulann Park Section 14E	
SYNOPSIS:			
The applicant has applied to final plat of section 14E of the Paulann Park Subdivision, a single-family (RS-1) zoned residential subdivision. The applicant has also requested two (2) street paving variances for both Courage Lane and Gregory Drive.			
LOCATION:		LEGAL DESCRIPTION:	
North of Gregory Drive and McGill Blvd. intersection		Abst: A-7966 S-1112, Survey: W H WILLIS, 20.6960 ACRES BEING TWO TRACTS OF 14.525 ACRES & 6.171 ACRES	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: 4 Lucy Gonzales Neighborhood: Paulann		RS-1	N – Neighborhood
SIZE:			
4.728 acres			
THOROUGHFARE PLAN:			
<i>Courage Lane and Gregory Drive- urban local roadways</i> Required: 50 foot ROW and 40 foot paving width Provided: 50 foot ROW and 36 foot paving width			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a final plat of Paulann Park Section 14E, subject to six conditions of approval , and DENIAL of the two (2) requested street paving width variances.			
PROPERTY OWNER/PETITIONER:			
Owner: Jorge Luna Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

PLANNING COMMISSION
Section 14E Paulann Park Subdivision
January 24, 2022

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat will have residential lots platted from it. The property will have RS-1 zoning consistent with the RS-1 Policies of the 2009 Update to the City Comprehensive Plan. The final plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Variations: In accordance with Chapter 1, Section IV.A, the Planning Commission shall not approve a variance unless the request meets the four criteria below based upon the evidence that is presented:

- 1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.** The property in question is an undeveloped field with relatively flat topography. Giving a variance for a final plat in an undeveloped area as such would set a negative precedent for the city.
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The property is not unique in needing variances for an unusual circumstance or hardship.
- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** The area in question has no major hardships, the final plat will need roads paved to city standards.
- 4. The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The request would go against city ordinance as there are no existing circumstances that would allow the requested variances.

Recommendation: Staff recommends APPROVAL of the final plat of Paulann Park Section 14E, subject to the following six conditions of approval, and DENIAL of two street width paving variances for Courage Lane and Gregory Drive.

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
2. 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].
3. Prior to building permit issuance, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

PLANNING COMMISSION

Section 14E Paulann Park Subdivision

January 24, 2022

4. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].

5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Courage Lane and Gregory Drive, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].
Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

6. Prior to plat recordation, please note on the plat the following statement: A temporary turnaround consisting of a cul-de-sac, Y, or hammerhead should be installed on any dead-end roadway exceeding 750 feet until such time that the roadway is connected to the existing streets outside the new subdivision.

Attachments:

Aerial Map

Plat



FP22-01-05
Area Map
 Council District: Lucy Gonzales- District 4
 Neighborhood: Paulann
 Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Legend
 Subject Properties: 
 Current Zoning: **RS-1**






STAFF REPORT

Planning Commission: January 25, 2022

APPLICATION TYPE:		CASE:	
Land Subdivision		RP22-01: Ellis Addition	
SUMMARY:			
A request for the first residential replat of Ellis Addition Block 10 Lots 15 and 16, located at Koberlin St. and N Pope St, being 0.44 acres. The property is within 500-feet of the San Jacinto Elementary School, plus there is an extensive existing sidewalk network throughout the Fort Concho East neighborhood.			
LOCATION:		LEGAL DESCRIPTION:	
213 N Pope St, San Angelo, TX, 76903, USA		Lot: 15 & 16, Blk: 10, Subd: ELLIS ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 3: Harry Thomas Neighborhood: Fort Concho East	RS-2	Neighborhood	0.44 acres
NOTIFICATIONS:			
22 notifications were mailed to property owners within a 200-foot buffer.			
STAFF RECOMMENDATION:			
Staff recommends <u>approval</u> of RP22-01: Ellis Addition with six (6) condition of approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: Jose Diaz & Jessica Robles Petitioner: SKG Engineering			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Sidewalk:

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).”

The recommendation from staff is for a sidewalk to be installed along Koberlin Street as well as North Pope Street. The proposed land subdivision will take place within 500-feet of the San Jacinto Elementary School. There are existing sidewalk connections along the northern side of Koberlin Street and directly adjacent to the boundaries of this Replat.

Additionally, there is a sidewalk on the east side of North Pope Street that terminates when it reaches the mid-block alleyway. Due to existing conditions along North Pope Street between Spaulding Street and Koberlin Street there will be a disjointed sidewalk network for travel to San Jacinto Elementary. This connection will provide this street segment with 50% more space for pedestrians to safely commute. By providing a sidewalk along the West side of North Pope Street, residents of the area and commuting pedestrians to San Jacinto Elementary school will be provided with a safe place to walk.

Recommendation:

Staff’s recommendation is for the Planning Commission to **approve** RP22-01: Ellis Addition, **subject to six (6) 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 Koberlin Street. 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, 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 side of right-of-way adjacent to N Pope St. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat.
4. Prior to plat recordation, 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).
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-

month period [Land Development and Subdivision Ordinance, Chapter 6].

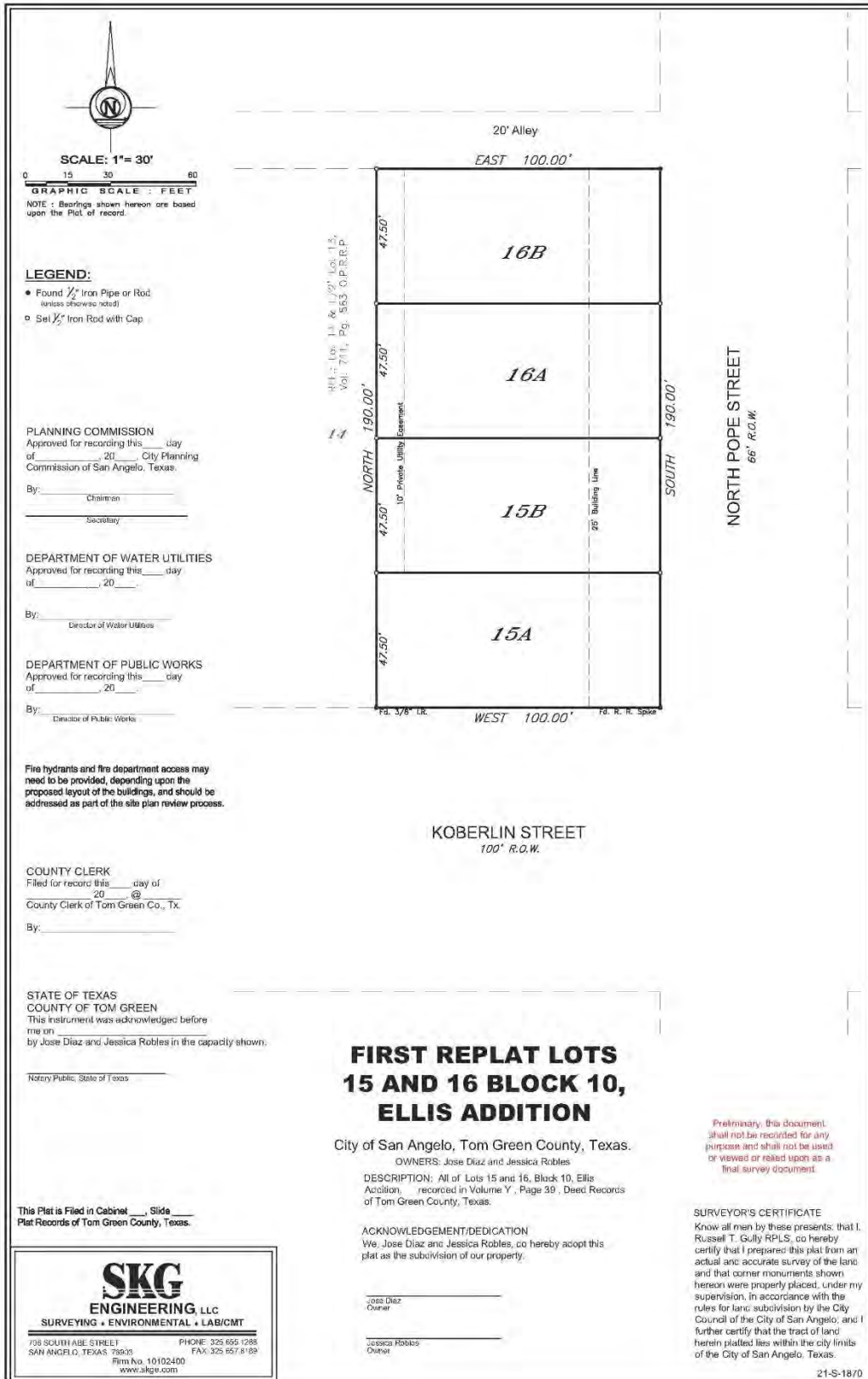
6. Prior to plat recordation, install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]. Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development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

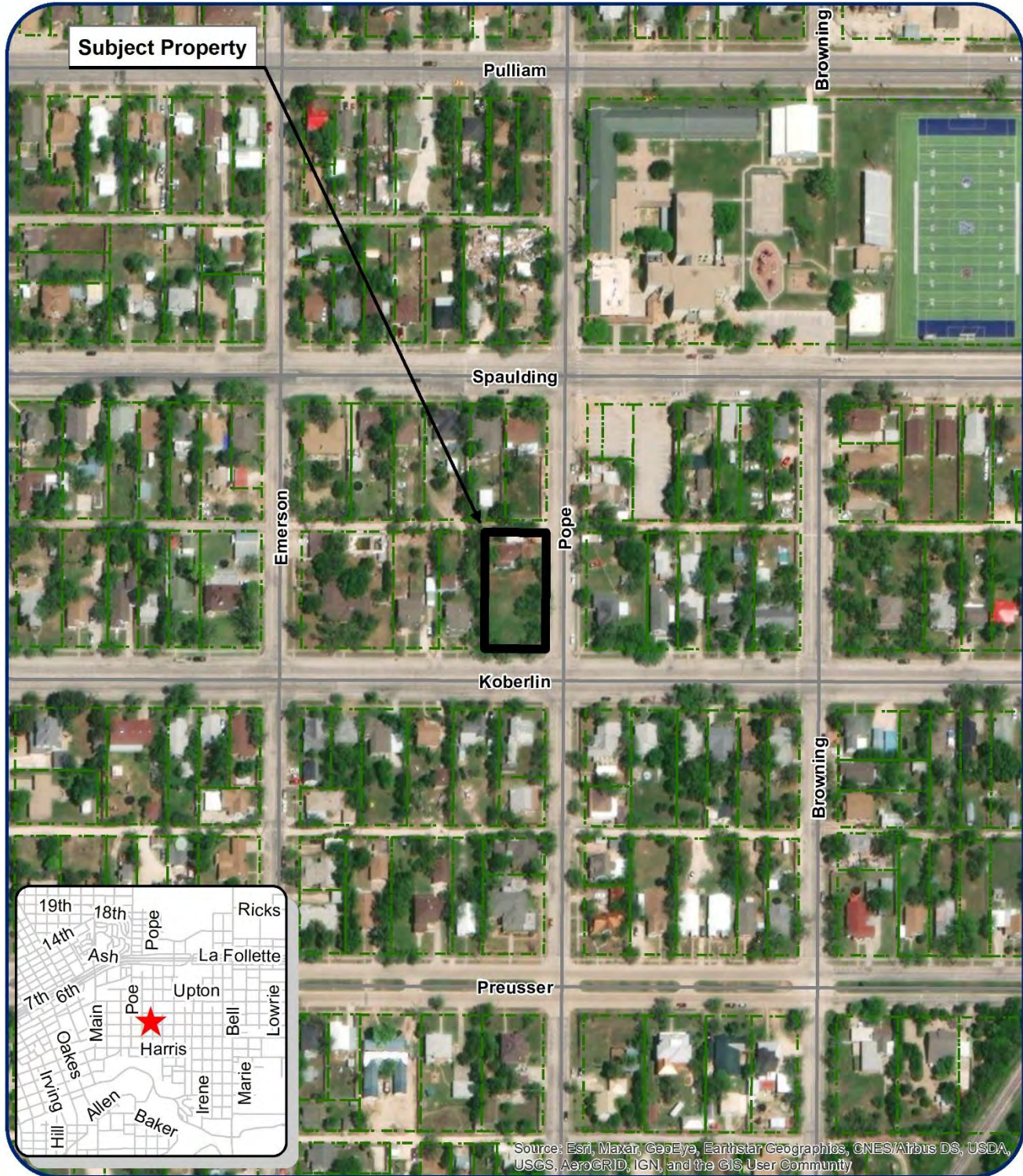
Notes:

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:

Land subdivision Plat drawing
Satellite map
Notification map
Zoning map
Vision Plan map





RP22-02: Ellis Addition

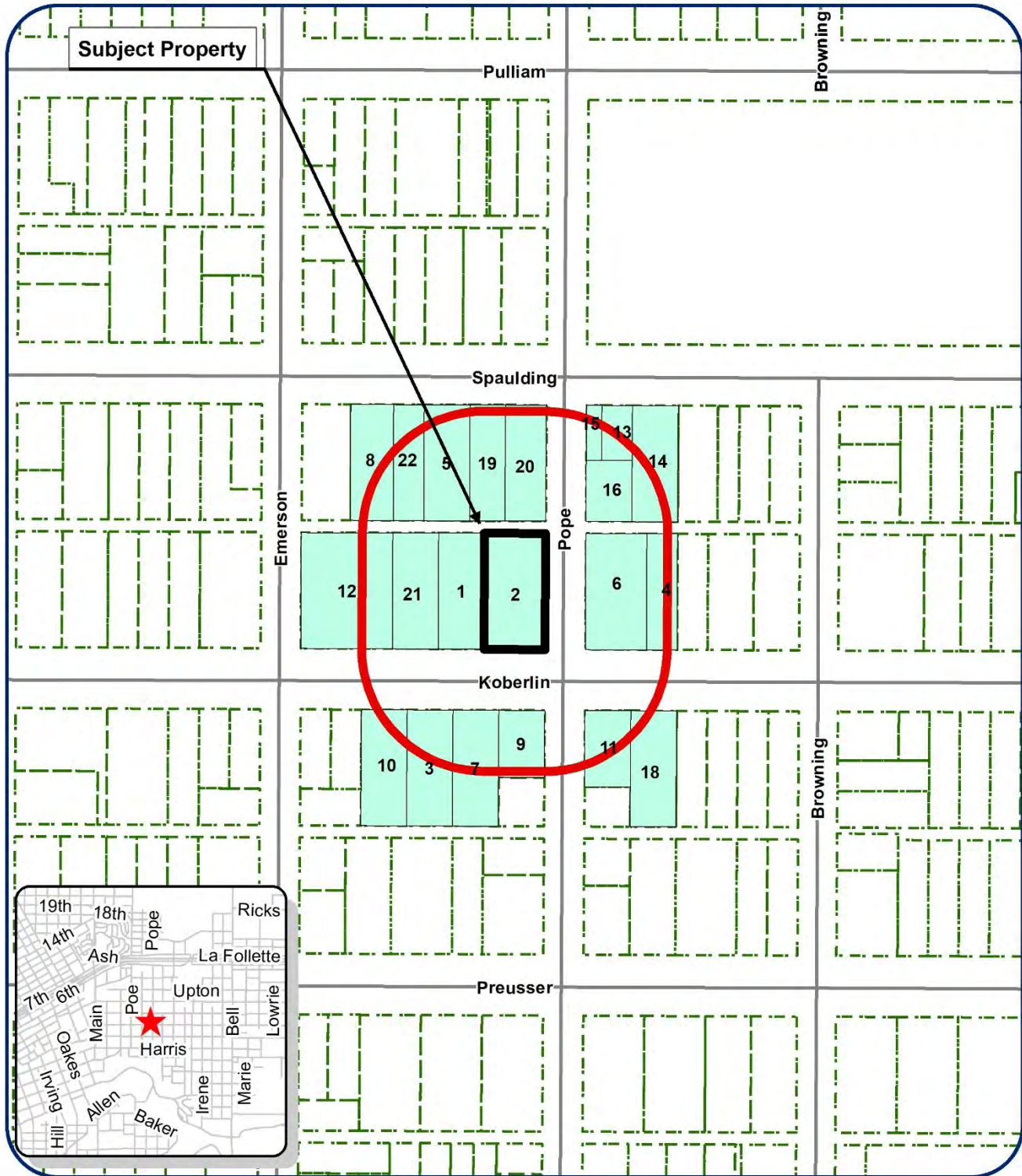
1st Replat of Blk 10, Lots 15 & 16

Council District 3 - Harry Thomas
 Neighborhood: Fort Concho East
 Scale: 1" approx. = 208 ft

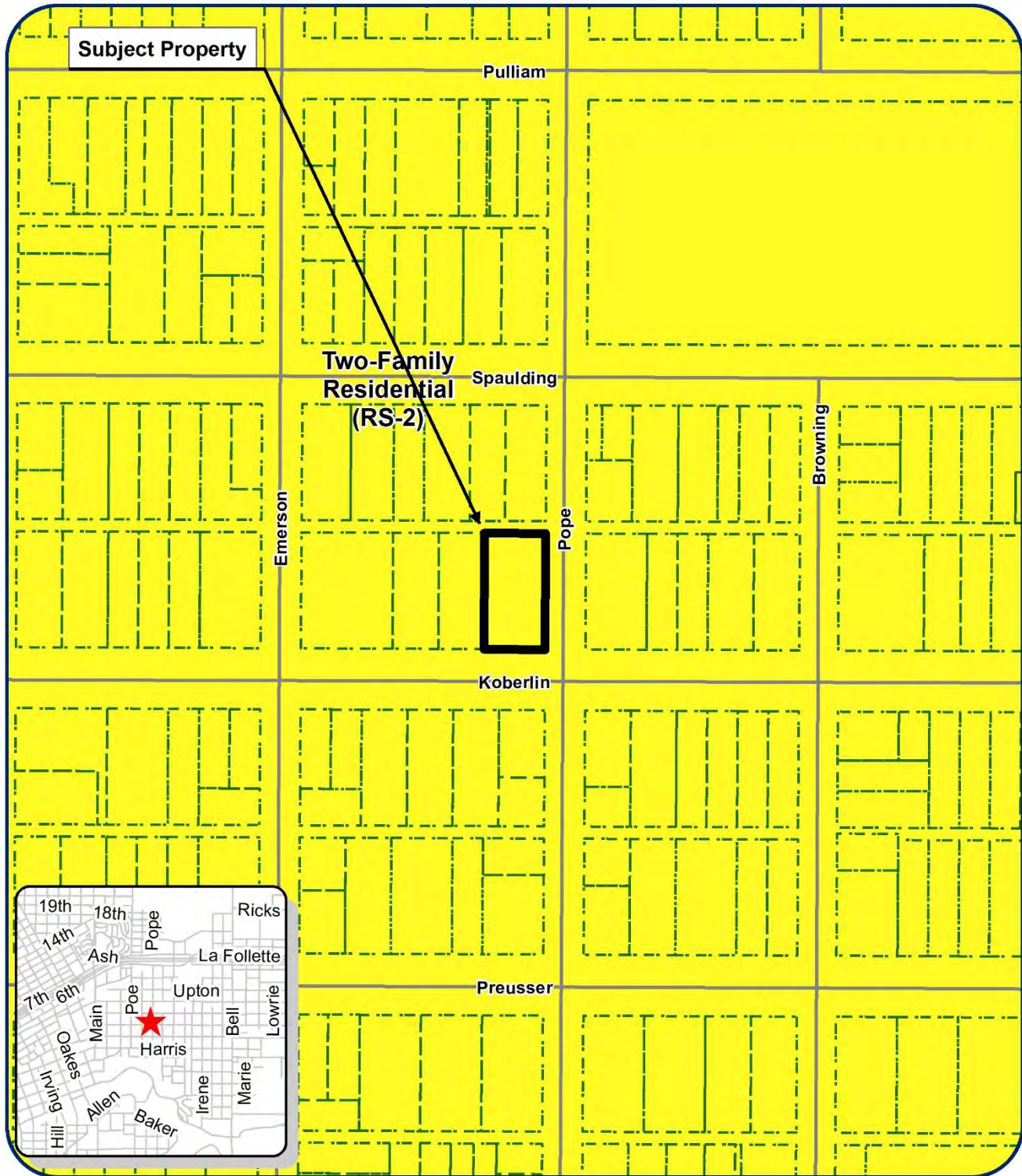
Legend

- Subject Properties:
- Current Zone District: **RS-2**
- Requested Zone District: **N/A**
- Vision Plan: **Neighborhood**

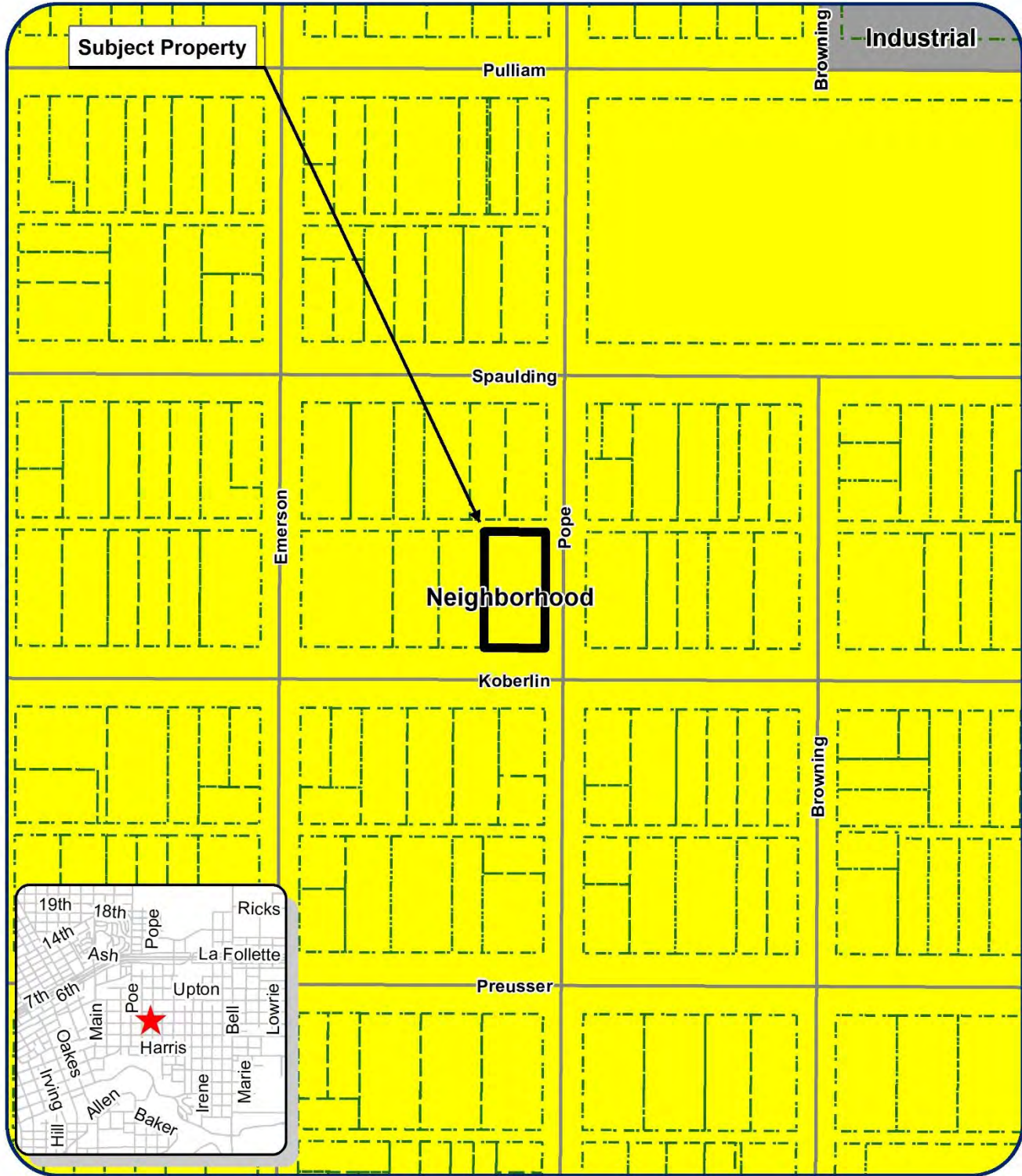







<p>RP22-02: Ellis Addition</p>	<p>Legend</p>		
<p>1st Replat of Blk 10, Lots 15 & 16</p>	<p>Subject Properties: </p>		
<p>Council District 3 - Harry Thomas</p>	<p>Current Zone District: RS-2</p>		
<p>Neighborhood: Fort Concho East</p>	<p>Requested Zone District: N/A</p>		
<p>Scale: 1" approx. = 208 ft</p>	<p>Vision Plan: Neighborhood</p>		



<p>RP22-02: Ellis Addition</p>	<p>Legend</p>		
<p>1st Replat of Blk 10, Lots 15 & 16</p>	<p>Subject Properties: </p>		
<p>Council District 3 - Harry Thomas</p>	<p>Current Zone District: RS-2</p>		
<p>Neighborhood: Fort Concho East</p>	<p>Requested Zone District: N/A</p>		
<p>Scale: 1" approx. = 208 ft</p>	<p>Vision Plan: Neighborhood</p>		



<p>RP22-02: Ellis Addition 1st Replat of Blk 10, Lots 15 & 16 Council District 3 - Harry Thomas Neighborhood: Fort Concho East Scale: 1" approx. = 208 ft</p>	<p>Legend Subject Properties:  Current Zone District: RS-2 Requested Zone District: N/A Vision Plan: Neighborhood</p>		
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Photos of Site and Surrounding Area



STAFF REPORT

Planning Commission: January 25, 2022

APPLICATION TYPE:		CASE:	
Land Subdivision		RP22-02: Riverview Estates	
SUMMARY:			
A request for a residential replat of Park Place Lot A, located West of W Riverside Ave and Todd Lane, being 14.530 acres. The property is located to the south of the South Concho Park. The renaming of the replat for this subdivision will be Riverside Estates, albeit a replat of Park Place.			
LOCATION:		LEGAL DESCRIPTION:	
West of Todd Circle and W Riverside Avenue		Lot: A, Subd: PARK PLACE, BEING 14.198 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 3 – Harry Thomas Neighborhood: Glenmore	RM-1	Neighborhood	14.198 acres
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends <u>approval</u> of RP22-02: Riverview Estates with ten (10) condition of approval.			
PROPERTY OWNER/PETITIONER:			
Property Owner: East Concho River Estates LLC Petitioner: Erica Carter, P.E.			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Analysis:

The proposed land subdivision is in conformity with the purpose statements found in Chapter 2 of the Land Development and Subdivision Ordinance.

Recommendation:

Staff's recommendation is for the Planning Commission to **approve** RP22:-02 a request for a residential replat of Park Place Lot A, located West of W Riverside Ave and Todd Lane, being 14.530 acres, **subject to ten (10) conditions of approval:**

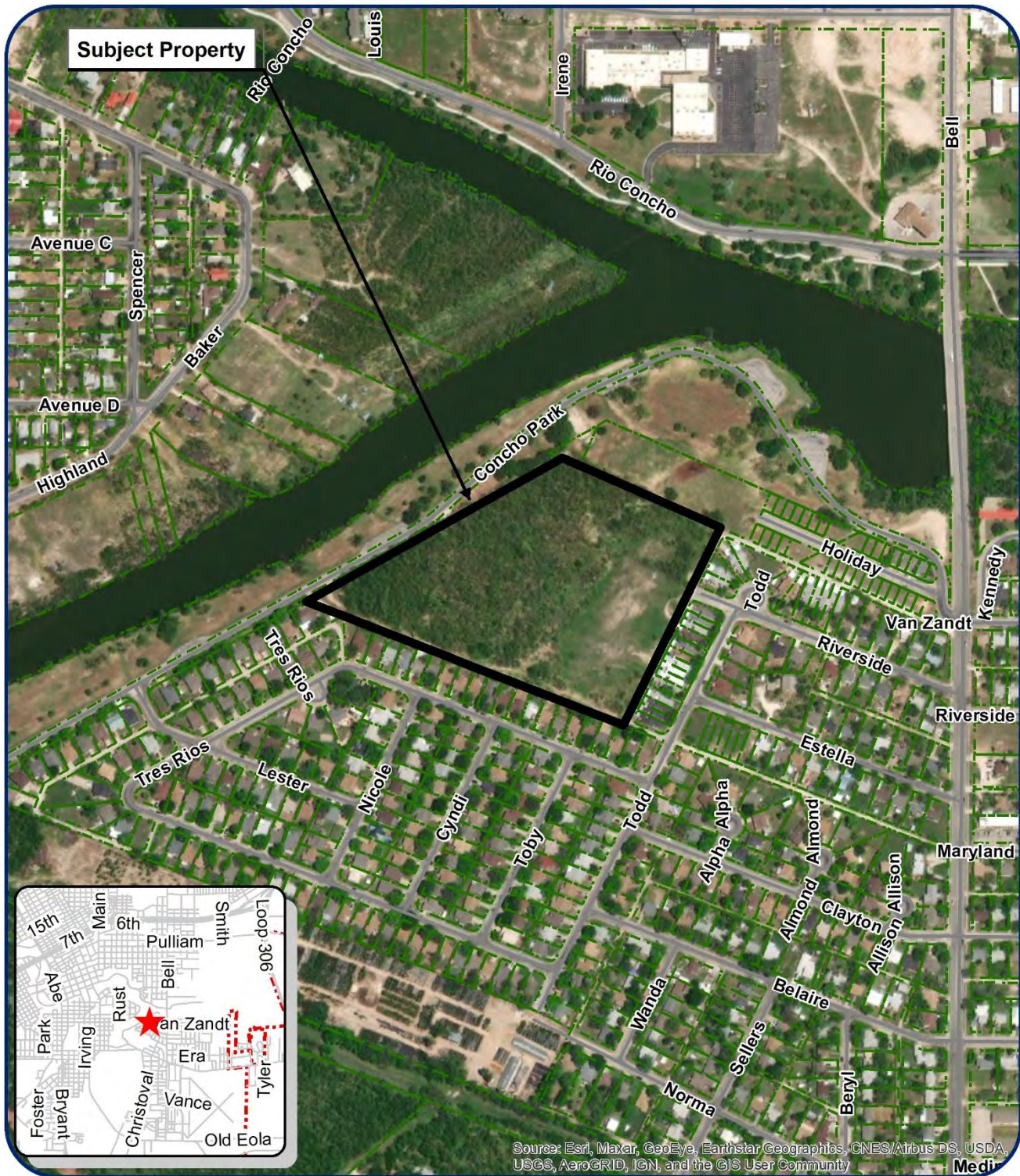
1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation, a 4 foot maintenance easement will be required on the 10 foot setback side of the zero lot line homes.
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Cannon Ball Run, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Cannon Ball Run, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Riverview Run, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
6. Prior to plat recordation, prepare and submit plans for required improvements to S. Concho Park Drive by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For S. Concho Park Drive, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either 3 additional feet and a 4 foot sidewalk, or 5 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision

Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

7. Prior to plat recordation, prepare and submit plans for required improvements to S. Concho Park Drive by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For S. Concho Park Drive, the minimum width is 36 feet with a 4 foot sidewalk along one side, or 40 feet with no sidewalk (in this case, requiring either 3 additional feet and a 4 foot sidewalk, or 5 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
8. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Toby Lane, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
9. 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6].
10. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of W. Riverside Avenue, meeting the requirements for an "urban" local roadway with a minimum 40' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]

Attachments:

Subdivision Plat drawing
Satellite map
Zoning map
Vision Plan map



RP22-02: Riverview Estates

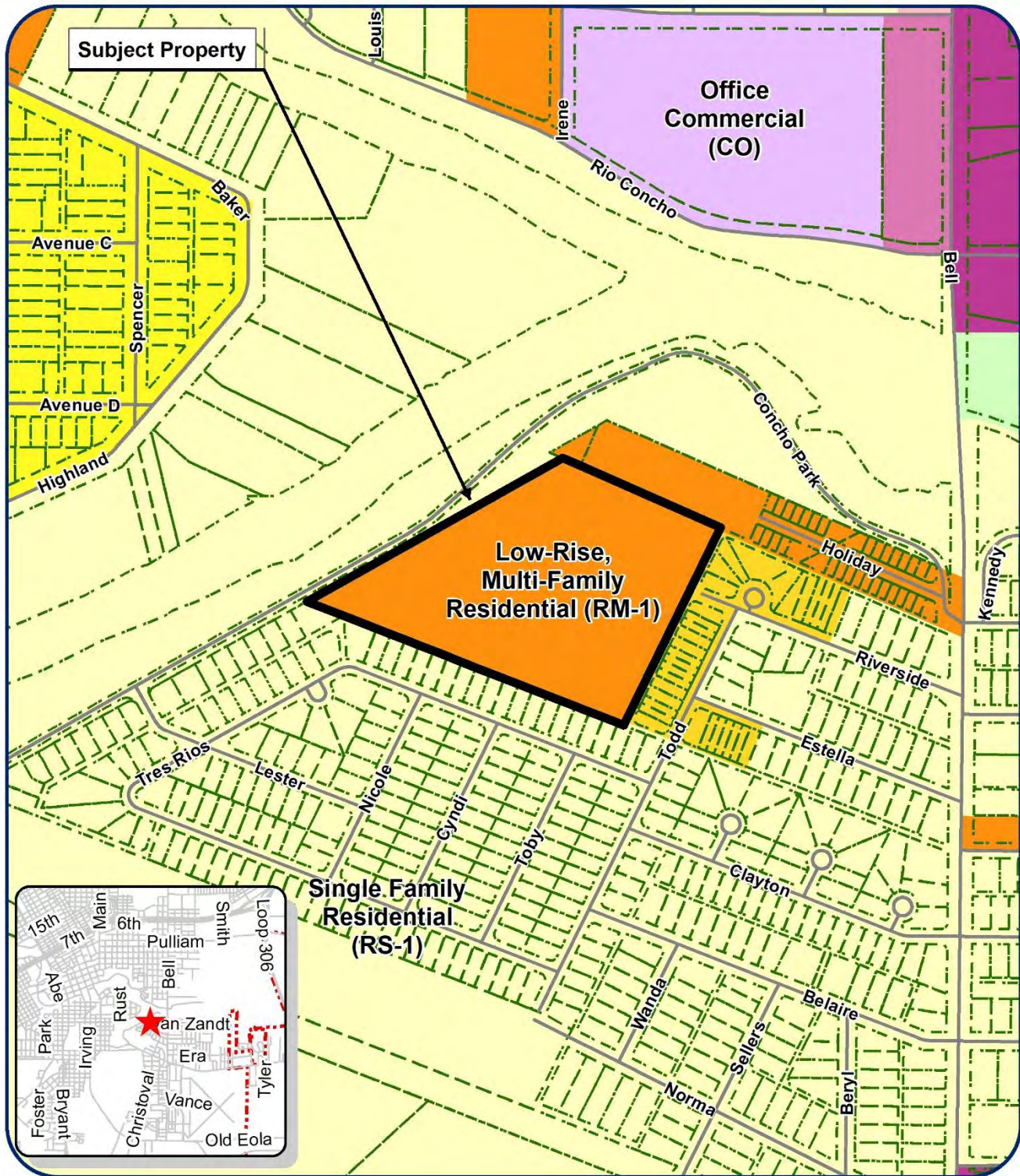
Replat of Tract A, Park Place

Council District 3 - Harry Thomas
 Neighborhood: Glenmore
 Scale: 1" approx. = 417 ft

Legend

- Subject Properties:
- Current Zone District: **RM-1**
- Requested Zone District: **N/A**
- Vision Plan: **Neighborhood**






RP22-02: Riverview Estates

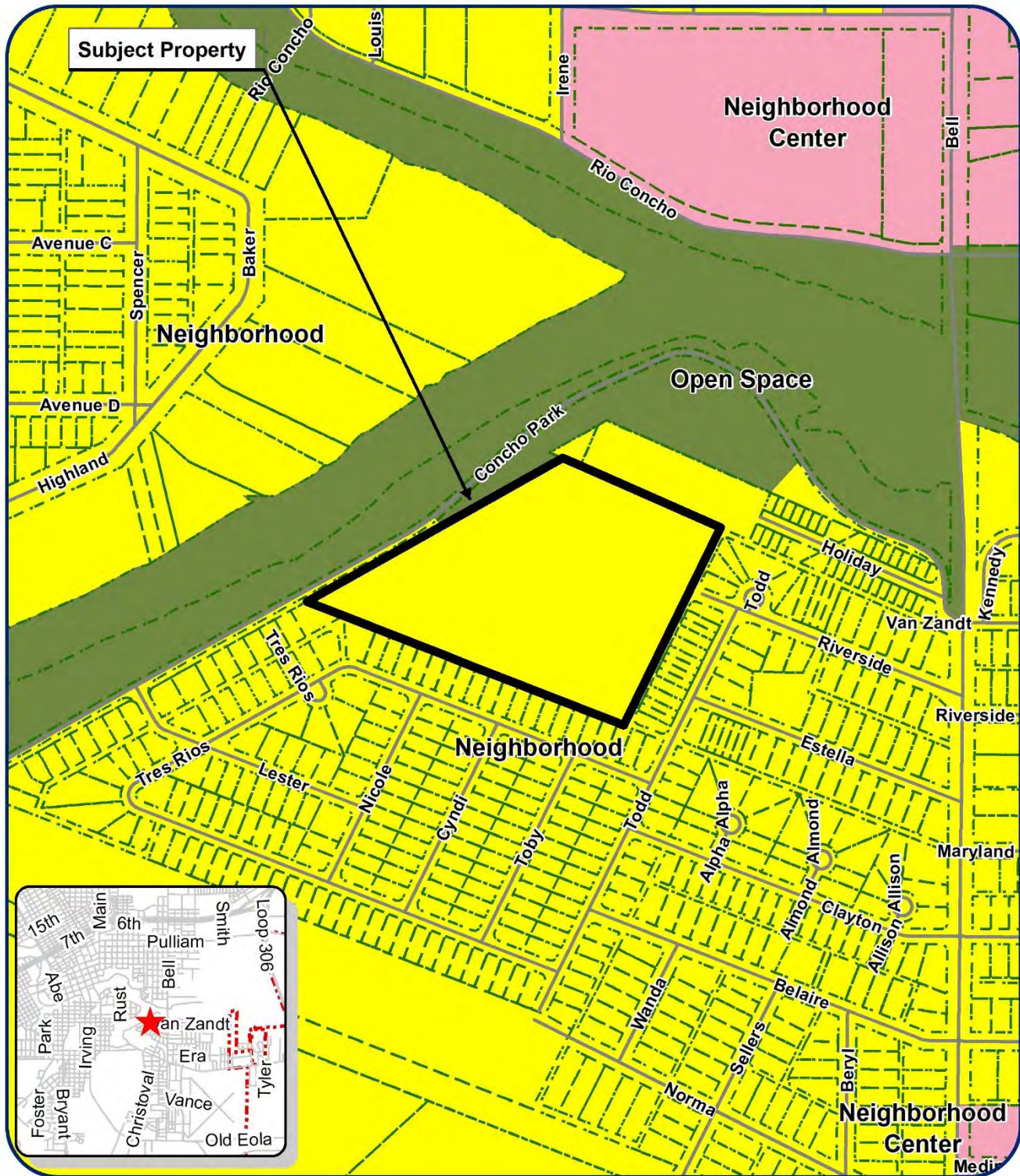
Replat of Tract A, Park Place

Council District 3 - Harry Thomas
 Neighborhood: Glenmore
 Scale: 1" approx. = 417 ft

Legend

Subject Properties: 
 Current Zone District: RM-1
 Requested Zone District: N/A
 Vision Plan: Neighborhood



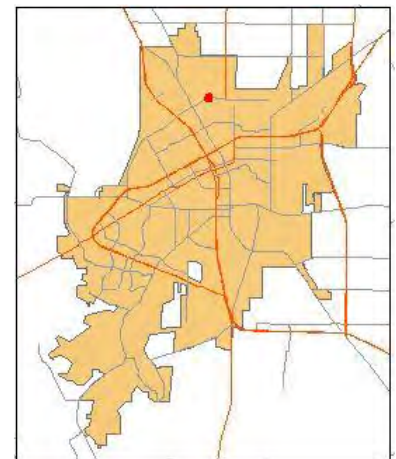


<p>RP22-02: Riverview Estates</p>	<p>Legend</p>		
<p>Replat of Tract A, Park Place</p>	<p>Subject Properties: </p>		
<p>Council District 3 - Harry Thomas</p>	<p>Current Zone District: RM-1</p>		
<p>Neighborhood: Glenmore</p>	<p>Requested Zone District: N/A</p>		
<p>Scale: 1" approx. = 417 ft</p>	<p>Vision Plan: Neighborhood</p>		

STAFF REPORT
PLANNING COMMISSION – JANUARY 24, 2022



APPLICATION TYPE:		CASE:	
Replat		RP22-04: First Replat of Lot 2, Lane Addition	
SYNOPSIS:			
The property was originally platted as one lot in the Lane Addition, filed for record in May 1993. The applicant now intends to replat this one lot into eight lots, with the existing home and storage building remaining on its own lot facing Bowie Street.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of Bowie Street and W. 29 th St.		Being Lot 2 in the Lane Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #4 – Lucy Gonzales Reagan Neighborhood		RS-1	NC - Neighborhood Center
			SIZE: 2.044 acres
THOROUGHFARE PLAN:			
<p>W. 29th St: Urban Arterial Street, Required: 80' right-of-way; 64' pavement; Provided: 60' right-of-way; 36' pavement (variances requested from right-of-way and paving).</p> <p>Bowie St: Urban Collector Street, Required: 60' right-of-way; 50' pavement; Provided: 52' right-of-way; 40' pavement (variances requested from right-of-way and paving).</p> <p>Oaklawn Blvd: Urban Local Street, Required: 50' right-of-way; 40' pavement or 36' with a 4' sidewalk; Provided: 60' right-of-way; 36' pavement (variance requested from paving).</p>			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a First Replat of Lot 2, Lane Addition, including a sidewalk adjacent to W. 29 th Street; APPROVAL of a variance to maintain 36' paving width with curb-and-gutter for Oaklawn Blvd; APPROVAL of variances to maintain 52' of right-of-way and 40' of paving width with curb-and-gutter for Bowie St; APPROVAL of a variance to maintain 36' of paving width with partial curb-and-gutter for W. 29 th Street; and DENIAL of a variance to maintain a 60' right-of-way for W. 29 th Street, subject to ten conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Marina E. George Petitioner: Mr. Russell Gully, P.E., SKG Engineering, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Conformity with Comprehensive Plan and Purpose Statements: The property is designated “Neighborhood Center” in the 2009 Strategic Update to the City’s Comprehensive Plan. Neighborhood Centers “promote a mix of various uses at key intersections to encourage the necessary infill, densification, and walkability necessary for neighborhood centers.” The proposed plat accomplishes all these objectives. The plat is located within the Reagan Neighborhood, an area designated for infill development. The lot is over two acres, and dividing it into eight new lots for single-family homes achieves the objectives of infill and densification. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

Sidewalk request: Staff’s request for a sidewalk along W. 29th Street, an urban arterial road, is in keeping with both the existing Subdivision Ordinance and proposed changes, both of which call for sidewalks along arterial roadways. In addition, a site visit conducted by Staff on Monday, January 10, 2022, found a pedestrian path along W. 29th, indicating regular pedestrian traffic along this street right-of-way. Therefore, Staff is recommending a sidewalk.

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.** Staff supports all variances except for the request to not dedicate the additional required 10 feet of right-of-way along W. 29th Street. W. 29th Street has a dangerous curve that can be straightened in future by the City with the additional right-of-way dedication. Reducing the lot depths of Lots 5-9 facing W. 29th Street through the right-of-way dedication would still maintain at least 150 feet of lot depth, well exceeding the minimum 100 feet in the RS-1 zoning. Staff supports the other variance requests. While much narrower at 36 feet than the required 64 feet of pavement, City Staff support the variance to maintain the current width to allow a realignment of the roadway in future through a comprehensive city project. W. 29th Street remains 36 feet wide for a half mile stretch between N. Chadbourne St. and Bowie Street so approval of this variance would be consistent with the current street pattern in the area. Staff supports maintaining the current 52’ right-of-way on Bowie St. given that the additional required right-of-way, south of E. 28th Street, is on the east side of the Bowie St. centerline not on the west side of the plat. Finally, Staff supports the existing street widths on Bowie St. and Oaklawn Blvd. which serve this infill area adequately.
- 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 supports the pavement variances for W. 29th St, Oaklawn, and Bowie given these roads are close to the required pavement width and serve this area adequately. Staff also supports the right-of-way variance on Bowie St for the reason above. Staff does not believe W. 29th St. is unique to allow a deficient right-of-way. As indicated, the additional 10 feet will assist the City in straightening this road in future.

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's site visit found no topographical conditions that would restrict dedication of the required 10 feet of right-of-way along W. 29th Street. The existing electric poles appear to be at least 10 feet north of the property lines.
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.** Staff believes that applicable ordinances will be significantly varied if the variance was granted. The Purpose Statements in Chapter 2 of the LDSO require "orderly, safe, and efficient development (Statement C", and to "provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation (Statement D)". Staff does not believe granting a variance to maintain the deficient right-of-way on W. 29th St. achieves these objectives. The additional right-of-way will provide an opportunity for the City to reduce or eliminate the dangerous curve and uneven intersection of Bowie and 29th Street.

Recommendation: Staff recommends **APPROVAL** of a First Replat of Lot 2, Lane Addition, **including a sidewalk** adjacent to W. 29th Street; **APPROVAL** of a variance to maintain 36' paving width with curb-and-gutter for Oaklawn Blvd; **APPROVAL** of variances to maintain 52' of right-of-way and 40' of paving width with curb-and-gutter for Bowie St; **APPROVAL** of a variance to maintain 36' of paving width with partial curb-and-gutter for W. 29th Street; and **DENIAL** of a variance to maintain a 60' right-of-way for W. 29th Street, subject to **ten 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, submit a revised plat correcting Oaklawn Street as "Oaklawn Boulevard" and 29th Street as "West 29th Street" [Land Development and Subdivision Ordinance, Chapter 7.III].
3. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the south side of right-of-way adjacent to W. 29th Street.
4. 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].

5. 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].
6. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of at least 10 of right-of-way for W. 29th Street (Arterial) [Land Development and Subdivision Ordinance, Chapter 10.III.A.1].
7. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of 4' of right-of-way for Bowie Street. (Collector) [Land Development and Subdivision Ordinance, Chapter 10.III.A.1].
8. Prior to plat recordation, prepare and submit plans for required improvements to street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For W. 29th Street, the minimum width is 64 feet (in this case, requiring 14 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
9. Prior to plat recordation, prepare and submit plans for required improvements to Bowie Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Bowie Street, the minimum width is 50 feet (in this case, requiring 5 additional feet). Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
10. Prior to plat recordation, prepare and submit plans for required improvements to Oaklawn Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For Oaklawn St., 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 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].

Note:

1. Prior to final occupancy, install the requested sidewalk. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided.

Attachments:

Aerial Map

Zoning Map

Replat

Photographs

Application



First Replat of Lot 2

Lane Addition

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

2.044 ac. SW of Bowie St/W. 29th St.

Legend

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





First Replat of Lot 2

Lane Addition

Council District: Lucy Gonzales - District 4

Neighborhood: Reagan

1" approx. = 100 ft

2.044 ac. SW of Bowie St/W. 29th St.

Legend

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





First Replat of Lot 2

Lane Addition

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

2.044 ac. SW of Bowie St/W. 29th St.

Legend

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



Photos of Site and Surrounding Area

SOUTH ON OAKLAWN BLVD.



EAST ON W. 29TH ST. FROM OAKLAWN BLVD.

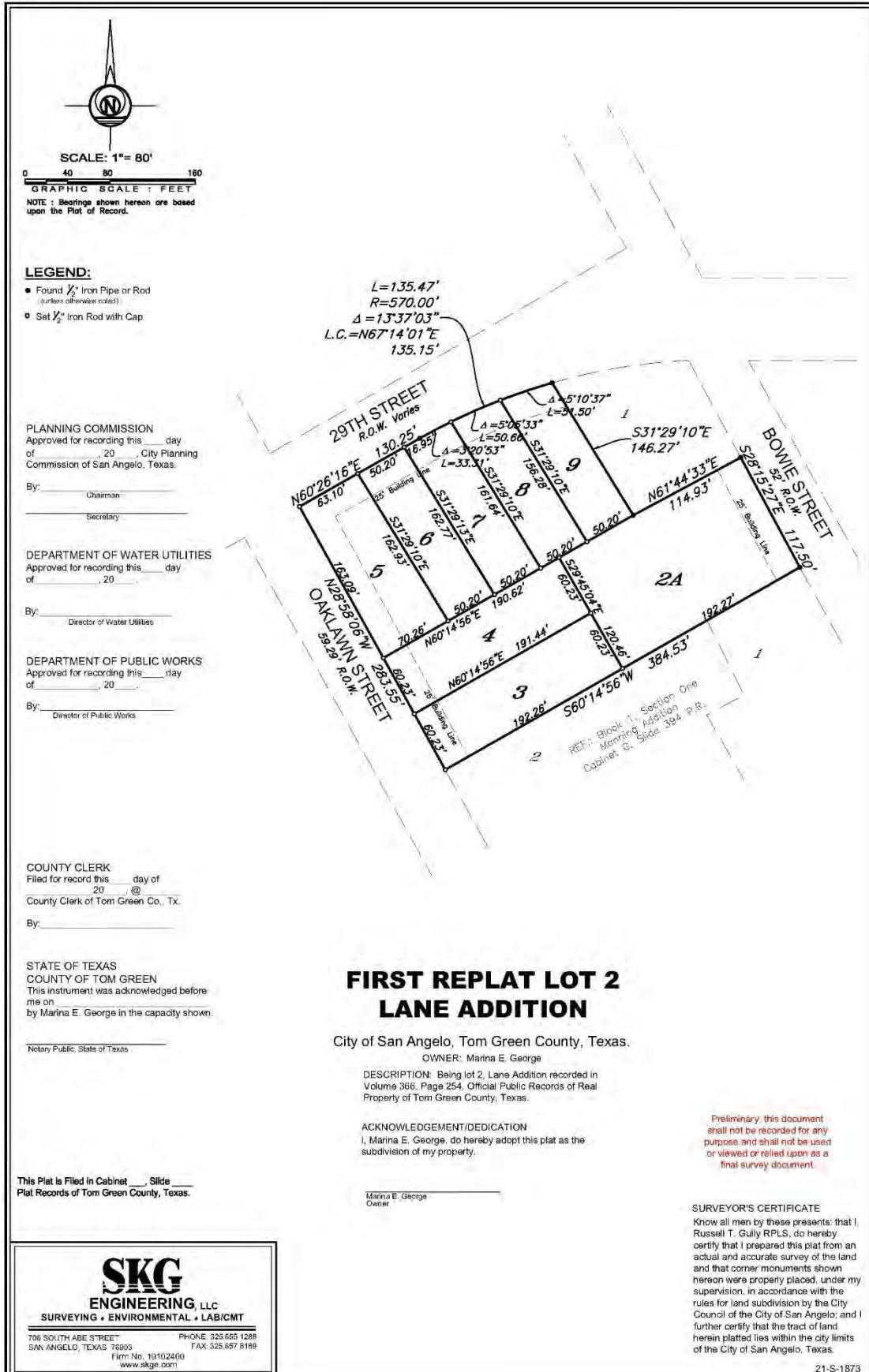


SOUTH ON BOWIE ST.



EAST ON W. 29TH ST. FACING BOWIE ST.







City of San Angelo, Texas - Planning
Land Subdivision Application



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

Section 1: Basic Information

First Replat Lot 2, Lane Addition

Proposed Subdivision Name

Lot 2, Lane Addition

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

16-30940-0000-002-00

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

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

Authorized Representative Tenant Property Owner Contractor Engineer

Tenant:

N/A

Name Phone Number Email Address

Property Owner: Marina E. George (325) 234-2661 N/A

Name Phone Number Email Address

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

Name Phone Number Email Address

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

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

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

Section 2: Utility & Easement Information

Water: City - requesting new services Proposed size? 1" (7 Lots)
 City - utilizing existing services Existing size? 1" (1 Lot)
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? 4" (7 Lots)
 City - utilizing existing services Existing size? 4" (1 Lot)
 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

2.044 Ac. 8

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 _____

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

Vacant _____ Single-Family Residential _____ Office _____

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

Are there existing structures on the property? Yes No

If yes, how many structures exist? 2 What type of structures exist currently? Frame Residence
Detached Garage

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: Section III, A

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

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

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

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

(Section 4 continues on next page)

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.

Due to the physical surroundings and shape of the subject property including the presence of the existing street and utilities a particular hardship to the owner would result.

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

Approval of this variance would not, in any significant way, vary the provisions of the applicable ordinances as these are conditions created as a result of prior plat approval and recordation.

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.

marina GEORGE
 Owner's Signature

12/29/2021
 Date

Jack Dawson
 Representative's Signature

12/29/21
 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: _____



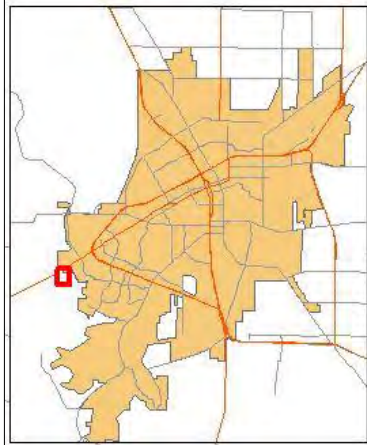
STAFF REPORT - Z22-01

Scheduled Hearings:

Planning Commission: January 24, 2022

City Council 1st reading: February 15, 2022

City Council 2nd reading: March 1, 2022

APPLICATION TYPE:		CASES:	
Zoning		Z22-01: South extension of Appaloosa Trail	
SYNOPSIS:			
The applicants have submitted this zoning request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation request. The 9.508-acre tract is currently outside the city limits. The annexation, and this rezoning if recommended by Planning Commission, will be presented to City Council on February 15, 2022. A subsequent subdivision plat will be required prior to future construction.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of Sherwood Way and F.M. 2288		9.278 acres out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, and a 0.230 tract described and recorded in Instrument No. 201803309.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District – N/A (future District 6 – Miller) Neighborhood – N/A (future Bonham)		N/A (proposed RM-1)	N – Neighborhood
			SIZE:
			9.508 acres
NOTIFICATIONS:			
5 notifications for Z22-01 were mailed within a 200-foot radius on January 6, 2021. No responses in support or in opposition to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.508 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Rocky Templin, Mills Development Inc.			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

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:

1. **Compatible with Plans and Policies. *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The property is located within a “Neighborhood” Future Land Use designation in the City’s Comprehensive Plan, updated in 2009. The neighborhood policies call to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods. The RM-1 zone would conform to this policy, allowing for a wide range of housing types including single and two-family homes, zero lot line homes, townhomes, and apartment complexes.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The property has a minimum lot frontage of 100 feet connecting to the south extension of Appaloosa Trail, a lot depth of 942.21 feet, and a total area of 9.508 acres. These dimensions comply with and well exceed the minimums in the RM-1 zoning for the most intense housing type, multifamily housing, requiring a minimum frontage of 60 feet, lot depth of 100 feet, and lot area of 7,000 sq. ft.
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 RM-1 zoning is compatible with the surrounding area and would provide a transition between the Prestonwood single-family neighborhood to the east, and Sherwood Way commercial corridor to the north. The property is immediately south of The Boulevard which is also a multifamily housing complex, zoned RM-2.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** The owner and applicant is seeking to annex the property for future residential development.
5. **Effect on Natural Environment. *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will be conducted by Engineering Services at time of platting to address any environmental issues.
6. **Community Need. *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes there is a need for more multifamily housing in this area and RM-1 zoning would allow this option. The recent 2019 *San Angelo ResIntel Housing Study* indicates that duplex, triplex and four-plex units account for only 4% of all housing units in San Angelo with an occupancy of 95.6% almost to capacity. It further indicates that rents increased by

25% in the past two years, that 54% of these were high end units, and only 1,111 multifamily units have been built in the past 10 years. Staff believes that based on these statistics, a new zoning to allow additional housing units will improve this situation and provide potential multifamily housing in San Angelo.

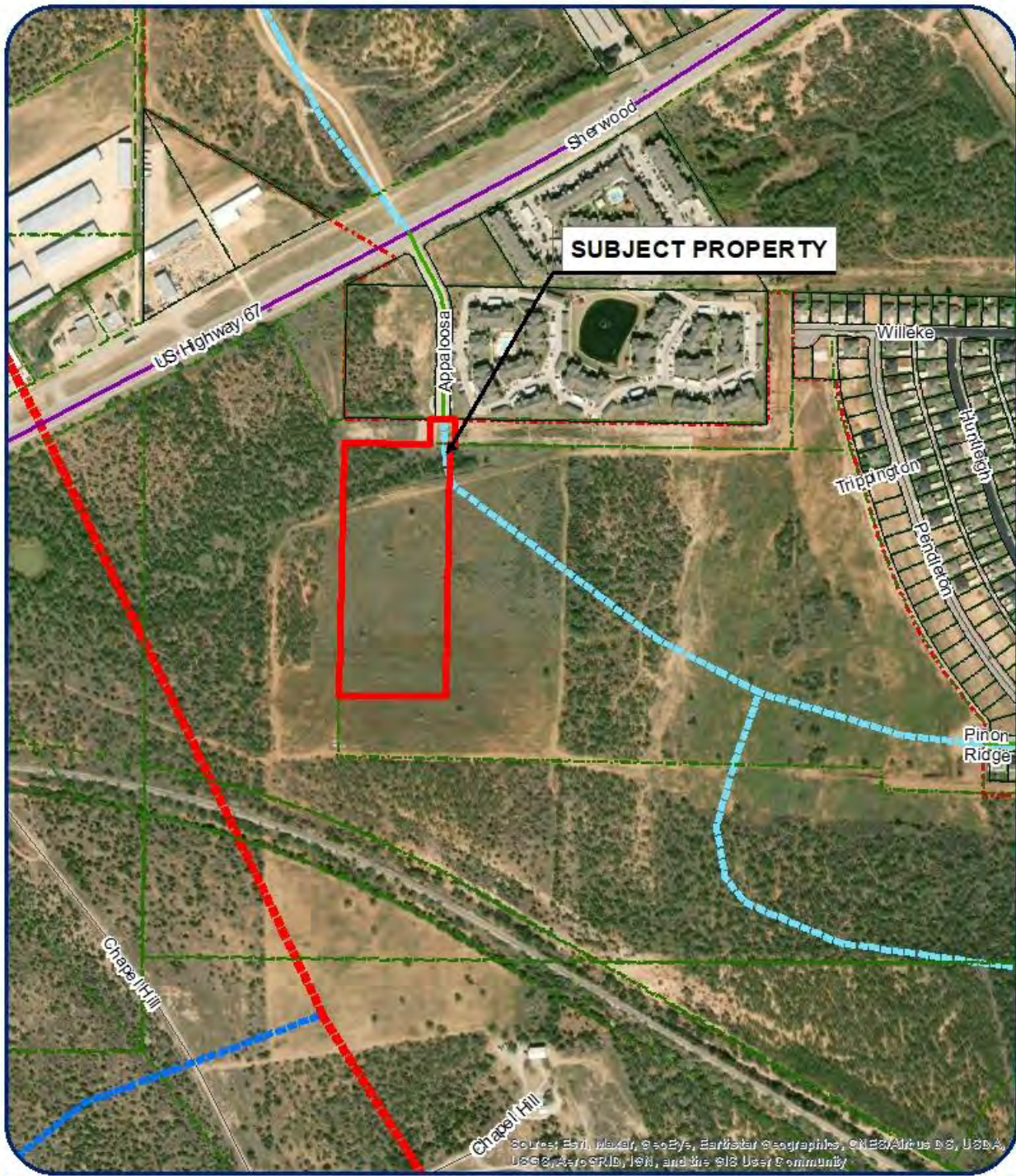
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property is located within the southerly extension of Appaloosa Trail, a future minor collector road. The road has direct access to Sherwood Way, a major arterial road designed to accommodate large traffic volumes. It is noted that the applicant has had discussions with the city about future realignments and extensions of this road in future. Any future subdivision plat will need to address these changes to the road network.

Recommendation:

Staff recommends **APPROVAL** of a request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.508 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Survey of Property
Photographs
Application

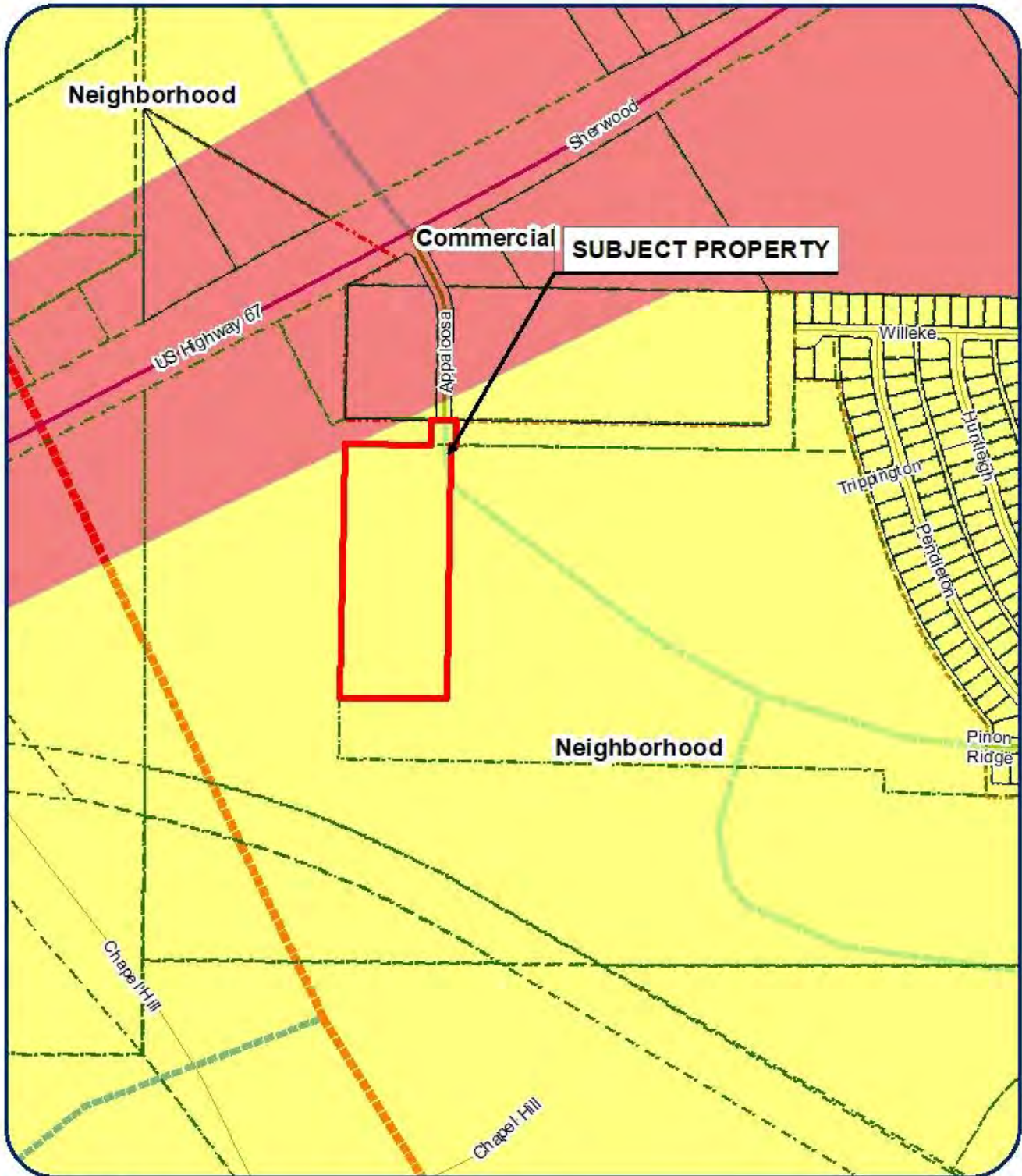


Rezoning
Z22-01: Appaloosa Trail (south extension)
 Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft
9.508 ac. SW of Sherwood Way/F.M. 2288

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




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




Rezoning

Z22-01: Appaloosa Trail (south extension)

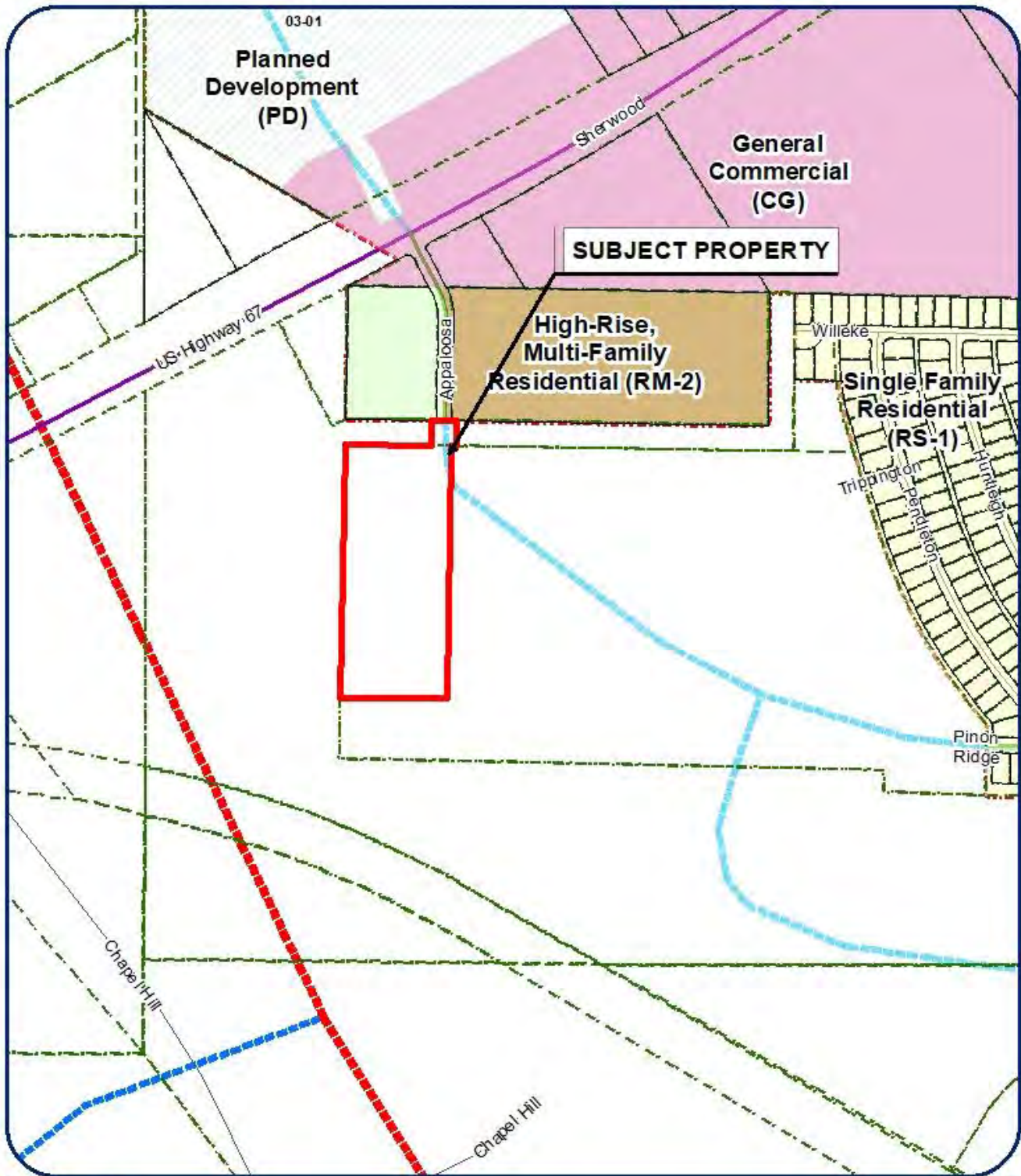
Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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






Rezoning

Z22-01: Appaloosa Trail (south extension)

Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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



Photos of Site and Surrounding Area

SOUTH ON APPALOOSA TRAIL



EAST AT BOULEVARD APARTMENTS



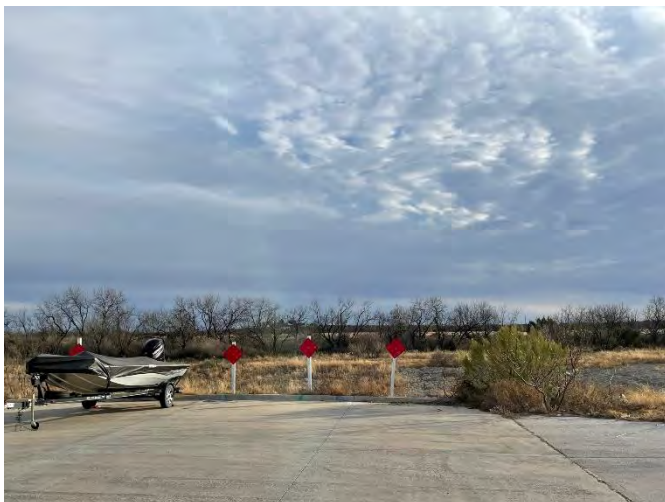
WEST AT VACANT LAND




NORTH ON APPALOOSA TRAIL




SOUTH AT SUBJECT PROPERTY



Jeff Effective January 3, 2017



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



Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): Mills Development Inc.

Owner Representative (Notarized Affidavit Required)

Mailing Address: 3845 Lake Ridge Drive San Angelo Texas 76904

Contact Phone Number: (325) 944-1174 Contact E-mail Address: rockytemplin@suddenlink.net

Appaloosa Trail: San Angelo TX 76901

Subject Property Address: Abst: A-8211 S-0002, Survey: A WILLEKE, 65.821 ACRES, Abst: A-8211 S-0002, Survey: A WILLEKE, 0.230 ACRES

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

Existing Zoning: nothing Proposed Zoning: RM-1 Lot size: 9.28 acres

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

Section 2: Site Specific Details

Existing Use of Property: Vacant

Proposed Use of Property: The proposed property is a multi-family apartment development consisting of two-story apartment buildings.

*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 non-refundable \$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.

Mills Development Inc. *Rocky Gerpin* President 11-22-21
 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 ____-____ Fully-dimensioned site plan:

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

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

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

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

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

Planning Commission hearing date: 1, 24, 22 Date notifications due: ____/____/____

City Council hearing date: ~~1/18/22~~ Packets due date: ____/____/____

Publication date: ____/____/____

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

2/15/22
 3/1/22



STAFF REPORT - Z22-03

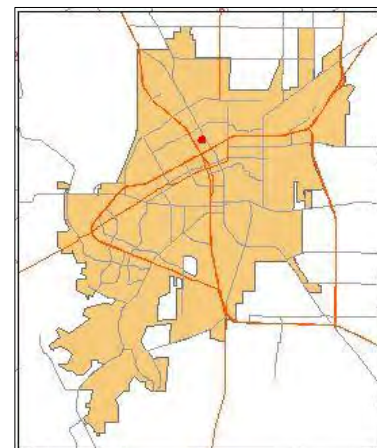
Scheduled Hearings:

Planning Commission: January 24, 2022

City Council 1st reading: February 15, 2022

City Council 2nd reading: March 1, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-03: 103 & 107 W. 14 TH Street	
SYNOPSIS:			
The applicants have submitted this rezoning request to allow a coffee shop on the property. The property is zoned Two-Family Residential (RS-2) which does not allow retail uses such as coffee shops. On October 21, 2019, the applicants received a Conditional Use approval from the Planning Commission for a religious institution (church) on the property (CU19-14). They intend to open the new coffee shop inside the church building.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of N. Irving St./W. 14 th St.		Lots 1 and 2, Block 79, Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Blackshear Neighborhood	RS-2	N – Neighborhood	0.23 acres
NOTIFICATIONS:			
15 notifications for Z22-03 were mailed within a 200-foot radius on January 5, 2021. No responses in support or in opposition to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14 th Street.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owners and Applicants:</i> Edward and Linda Gonzales			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



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:

1. **Compatible with Plans and Policies. *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The property is located within a “Neighborhood” Future Land Use designation in the City’s Comprehensive Plan, updated in 2009. The neighborhood policies call to “promote an appropriate balance of use within each neighborhood” and that there should be a “neighborhood commercial center within walking distance of all homes within the defined neighborhood boundary.” Rezoning to Neighborhood Commercial (CN) is consistent with these policies. CN zoning would allow both the coffee shop and existing church to serve the surrounding residential neighborhood.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** Each lot has a lot frontage of 50 feet, lot depth of 100 feet, and lot area of 5,000 square feet. The lot frontage and depth will meet the minimum 50’ x 80’ in the CN zone, however, the lot area of each lot separately is deficient as the CN zone requires a minimum lot area of 6,000 sq. ft. City Staff have spoken to the applicants and they have agreed to do a unity lot agreement to join the lots together. Chapter 1.V.7 of the Subdivision Ordinance allows two or more lots to be combined as a single lot under common ownership if they are less than or equal to one acre in size as the subject lots are. When combined, the lots will have a lot area of 10,000-sq. ft. in compliance with CN zoning. There are currently two parking spaces on the property for the church as required. The portion of the building used for the coffee shop will require a change of occupancy permit. Coffee shop floor areas accessible to the public will require one parking space per 100 sq. ft. Additional on-site parking if required would need to be installed prior to the final inspection for change of occupancy.
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 is compatible with the surrounding area which contains other commercial and institutional uses. These include The Church of the Bread of Life to the west approved by the Planning Commission on December 17, 2018 (CU18-24), a funeral home approved in 1954 by a Special Permit (SP153), and commercial zoning and uses along the Martin Luther King Drive and N. Chadbourne Street corridors nearby.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** The applicants and operators of the church wish to add a coffee shop which is not allowed in the RS-2 zoning or the approved Conditional Use which only allows the church.
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. If additional parking is required at time of permitting, 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 believes there is a need for small-scale, neighborhood commercial development in this area. A coffee shop inside the church would

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property is located on a corner property fronting a collector road (14th Street) and not in the middle of residential homes, respecting the existing land use pattern already established.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street.


Note: Prior to Council approval of the rezoning, the applicants will enter into a unity lot agreement with the City combining the two lots under common ownership to comply with the minimum CN lot size requirement in the Zoning Ordinance. If that does not happen, staff will recommend denial, since the subject lots would not meet the minimum lot size for the district.



Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Application



Rezoning
Z22-03: 103 & 107 W. 14th St.
Council District: Lucy Gonzales - District 4
Neighborhood: Blackshear
Scale: 1" approx. = 100 ft
0.23 acres, 103 & 107 W. 14th St.

Legend
Subject Properties: 
Current Zoning: **RS-2**
Requested Zoning Change: **CN**
Vision: **Neighborhood**




Rezoning

Z22-03: 103 & 107 W. 14th St.

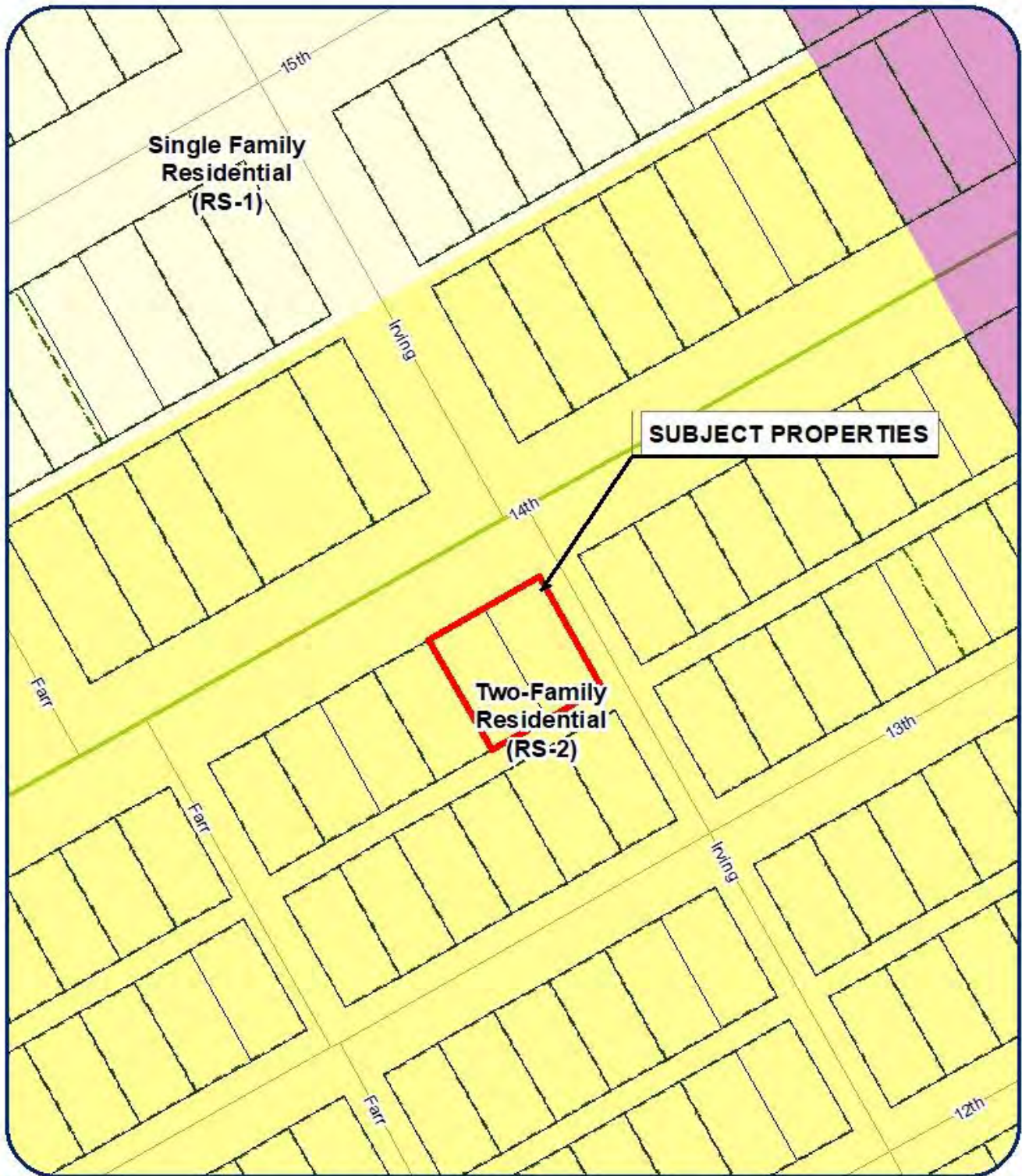
Council District: Lucy Gonzales - District 4
Neighborhood: Blackshear
Scale: 1" approx. = 100 ft

0.23 acres, 103 & 107 W. 14th St.

Legend

Subject Properties: 
Current Zoning: **RS-2**
Requested Zoning Change: **CN**
Vision: **Neighborhood**






Rezoning

Z22-03: 103 & 107 W. 14th St.

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

0.23 acres, 103 & 107 W. 14th St.

Legend

Subject Properties: 
Current Zoning: **RS-2**
Requested Zoning Change: **CN**
Vision: **Neighborhood**



Photos of Site and Surrounding Area

EAST ON 14TH STREET



NORTH OF 14TH STREET



WEST ON 14TH STREET



SOUTH AT SUBJECT PROPERTY



WEST ON 14TH STREET (EXISTING CHURCH AND FUNERAL HOME)



Effective January 3, 2017



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



Section 1: Basic Information

Name of Applicant(s): EDUARDO & LINDA GONZALES

Owner Representative (Notarized Affidavit Required)

Mailing Address: P.O. Box 3485 SAN ANGELO TX 76902
City State Zip Code

Contact Phone Number: 325-245-6485 Contact E-mail Address: gonza.32@hotmail.com

Subject Property Address: 103 W. 14th SAN ANGELO TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tamgreencad.com):
Lot 1 E 2, BLK: 79, SUBD: MILES Addition

Existing Zoning: RS2 Proposed Zoning: Neighborhood Commercial Lot size: 100ft x 100ft

(Zoning Map available on City Maps)

Section 2: Site Specific Details

Existing Use of Property: RS2 Special Conditional Use As A Ministry Building

*Proposed Use of Property: Coffee Shop/Ministry

*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.

LITELINE January 2, 2021

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.

EDWARDS GONZALES	<i>Edward S. Gonzales</i>		12-30-21
LINDA M. GONZALES	<i>Linda M. Gonzales</i>		12-30-21
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date

Representative Name (Print)	Signature	Company/Organization	Date
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FOR OFFICE USE ONLY:

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

Case No.: Z ____ -- ____ Fully-dimensional site plan:

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

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

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

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

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

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

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

Publication date: ____/____/____

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

**PLANNING COMMISSION – January 24, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU22-01: 4546 Southern Oaks Lane	
SYNOPSIS:			
<p>A request for approval of a Conditional Use to allow a short-term rental, as defined in Sec. 406 of the Zoning Ordinance, in the Multi-Family Residential (RS-3) Zoning District, located at 4546 Southern Oaks Lane.</p>			
LOCATION:		LEGAL DESCRIPTION:	
4546 Southern Oaks Lane		Lot: 12 SECTION 7, Blk: 21, Subd: TWIN OAKS ADDN	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #6 – Larry Miller Bonham Neighborhood		RS3- Residential	N- Neighborhood
			SIZE:
			0.114 acres
THOROUGHFARE PLAN:			
<p>Southern Oaks Lane – Urban Local Street, <u>Required</u>: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4-foot sidewalk, <u>Provided</u>: 50’ right-of-way, 40’ pavement</p>			
NOTIFICATIONS:			
34 notifications mailed within 200-foot radius on			
STAFF RECOMMENDATION:			
<p>Staff’s recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a short-term rental at this location.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Cayla Madrid <i>Applicant:</i> Cayla Madrid</p>			
STAFF CONTACT:			
<p>Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us</p>			

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

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* No, the applicant plans to make no changes to existing structures on the lot.
 2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* No, there are no short-term rentals active within 500' of this proposed location.
 3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* The rental would be in an RS-3 multifamily zoning area, and higher density residential is more compatible with short-term rentals.
 4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not believe that rental will have any adverse effects on the environment. The area infrastructure is already built to accommodate multifamily zoning.
 5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The short-term rental will address a need for more rentals in the Bonham/Southland area.
 6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* The applicant does not plan to alter any of the existing structures or add on to them and adequate parking is provided. The use will remain residential.
-

Recommendation:

Staff's recommendation is for the Planning Commission to **APPROVE** a Conditional Use to allow for a Short-Term Rental in the Multi-Family Residential (RS-3) Zoning District, **subject to the following three Conditions of Approval:**

1. The owner shall maintain all off-street parking on the premises in a manner consistent with Section 406 & 511 of the Zoning Ordinance.
2. The property owner shall maintain the Short-Term Rental operation in a manner consistent with Section 406 of the Zoning Ordinance, including a required renewal in one year, with subsequent renewals every two years.
3. The property owner is required to have a Fire Marshal inspection and a building inspection for a change of occupancy to meet the requirements for the Conditional Use.

Attachments:

Zoning Map
Notification Map
Site Images



Source: Esri, Maxar, GeoEye, Aero
GRID, IGN, and the GIS

CU22-01
4546 Southern Oaks Lane
Council District: Larry Miller- District 6
Neighborhood: Bonham
Scale: 0 0.005 0.01 0.02 0.03 0.04
Miles

Legend
Subject Properties: 
Current Zoning: **RS-3** 





CU22-01


200' Notification Map

Council District: Larry Miller- District 6

Neighborhood: Bonham

Scale: 0 0.005 0.01 0.02 0.03 0.04
Miles

Legend

Subject Properties: 

Current Zoning: **RS-3**



Existing home



Street view





STAFF REPORT

Planning Commission: January 24th, 2022
City Council 1st reading: February 8th, 2022
City Council 1st reading: February 22nd, 2022

APPLICATION TYPE:		CASE:	
Master Thoroughfare Plan Amendment		Twin Mountain & Appaloosa Trail	
SUMMARY:			
An Amendment to the Master Thoroughfare Plan to best relate to current and future development patterns, concerning the planning of future transportation facilities; being Twin Mountain Drive, Pinon Ridge Drive, and Appaloosa Trail, one minor arterial and two minor collectors respectively.			
LOCATION:		LEGAL DESCRIPTION:	
Outside City Limits near S U Highway 67, San Angelo, TX, 76904, USA		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Outside of District 6: Larry Miller Outside of Bluffs Neighborhood	Outside of city limits	Neighborhood (Commercial buffer around S US 67)	2626.441 total notified acreage
NOTIFICATIONS:			
64 notifications were mailed to property owners within 200-feet of the existing future thoroughfare routes			
THOROUGHFARE PLAN			
<p>Twin Mountain: Future Minor Arterial, 80' ROW required, 64' pavement required</p> <p>Appaloosa Trail: Future Minor Collector, 60' ROW required (60' Existing), 50' pavement required (50' Existing)</p> <p>Pinion Ridge: Future Minor Collector, 60' ROW required (60' Existing), 50' pavement required (50' Existing)</p>			
STAFF RECOMMENDATION:			
Staff recommends approval of the proposed Future Thoroughfare Plan Amendment for the Minor Collector, Appaloosa Trail, and Minor Arterial, Twin Mountain Drive.			
PROPERTY OWNER/PETITIONER:			
Owner: <i>City of San Angelo</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Master Thoroughfare Plan Amendment:

The San Angelo Comprehensive Plan, adopted in 2003 and updated in 2009, includes the Master Thoroughfare Plan (MTP) that designates the functional classification of existing transportation facilities in the City of San Angelo. The functional classification in the MTP shows both the existing and future planned path of new freeways, arterial, collector, and local streets. Staff periodically reviews areas and proposes amendments based on new information or changing development patterns.

A review of the MTP for the Twin Mountain Dr. and Appaloosa Trail area is being done in conjunction with a proposed annexation zone change for the area. The proposed changes are to re-route Twin Mountain Trail a minor arterial, Pinion Ridge a minor collector, and Appaloosa Trail a minor collector.

Minor Arterial

Twin Mountain Trail is a Minor Arterial with a future extension that requires amending due to changed physical conditions along its proposed path. There is now a storage facility that has been built in the recent past, located along US 67. This development is located right in the path of the proposed future Minor Arterial extension of Twin Mountain Trail, outside of city limits. Furthermore, there is a hill feature in the geography of the land where the future Minor Arterial is proposed to be built that is significant enough to deter building the roadway along the previous proposed path. It is smarter to adjust the path of the roadway facility around the topography, than to flatten the hill to build the road through it.

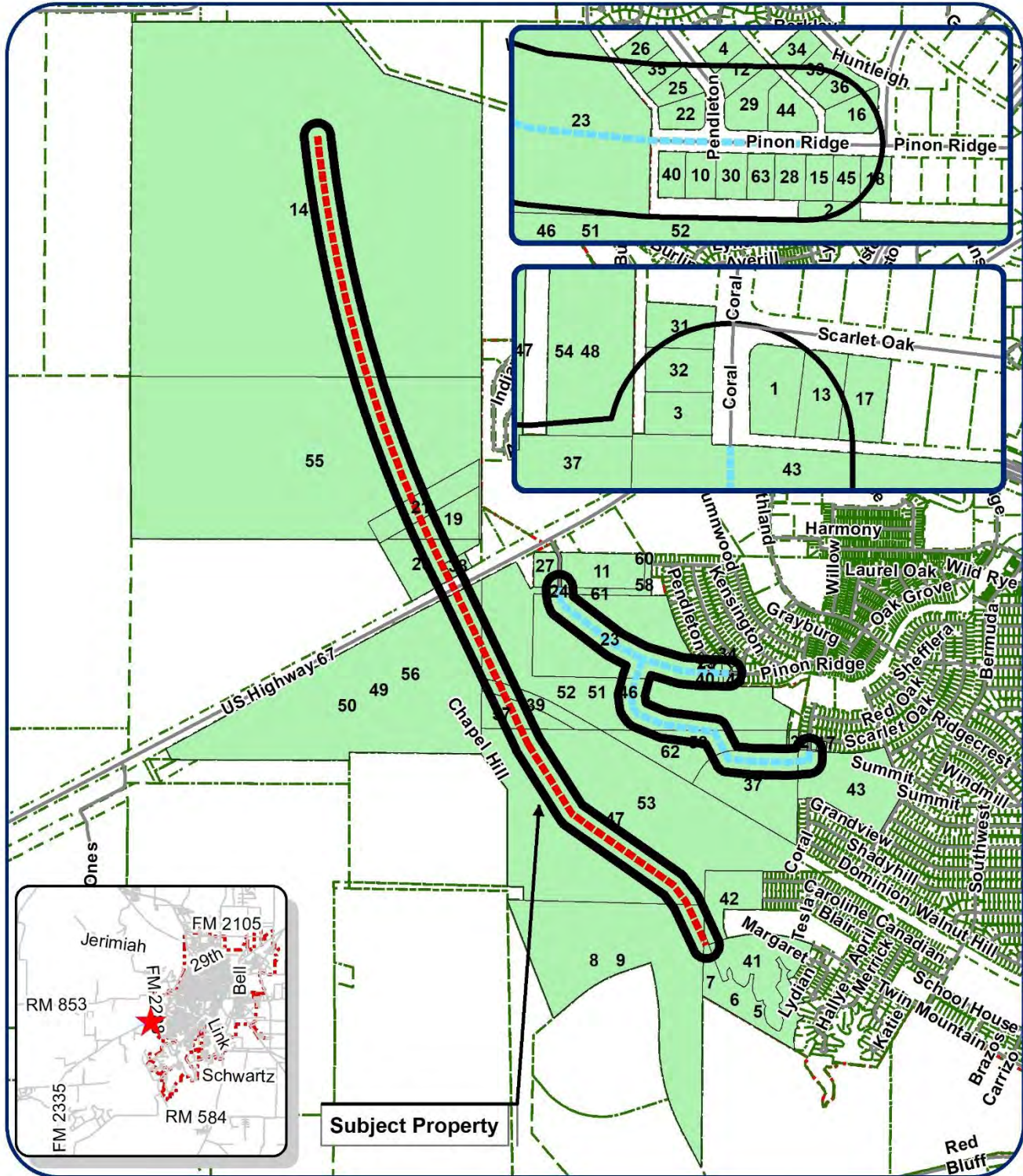
Minor Collector

The adjustments to the Minor Collector roadway facilities come in conjunction with land subdivisions and annexations in the area, just outside of City Limits. The Meridian, a preliminary plat that was approved in 2020 will build Royal Oak Drive, a minor Collector. This future roadway will connect to the existing Minor Collector, Coral Way. The presence of the Texas Pacifico railroad to the South causes major connectivity problems. The proposals both include an extension of Appaloosa Trail across the TXPF railroad to connect to a future Major Collector, outside of City Limits. In addition, both proposals feature an extension to the Minor Collector, Pinion Ridge, to connect it to the future Minor Arterial, Twin Mountain Drive. The major difference in Proposal 1 and 2 is the proposed path of the Minor Collector, Royal Oak Drive through a future residential subdivision. The path in Proposal 1 is a curvilinear path roadway that will connect to the extension of Pinion Ridge. The path in proposal 2 is a rectilinear path that will square into Appaloosa Trail. The future of these Minor Collectors will be to alleviate the future residential subdivisions of vehicular traffic. The functionality of the future Minor Collectors will be increased if a sidewalk facility is constructed along the boundaries of the roadway, thus increasing mobility as well.

Recommendation: Staff's recommendation is for the Planning Commission to recommend **approval** of the Master Thoroughfare Plan Amendment: Twin Mountain Dr. & Appaloosa Trail.

Attachments:

- Parcels Map
- Satellite Map
- Proposal 1
- Proposal 2



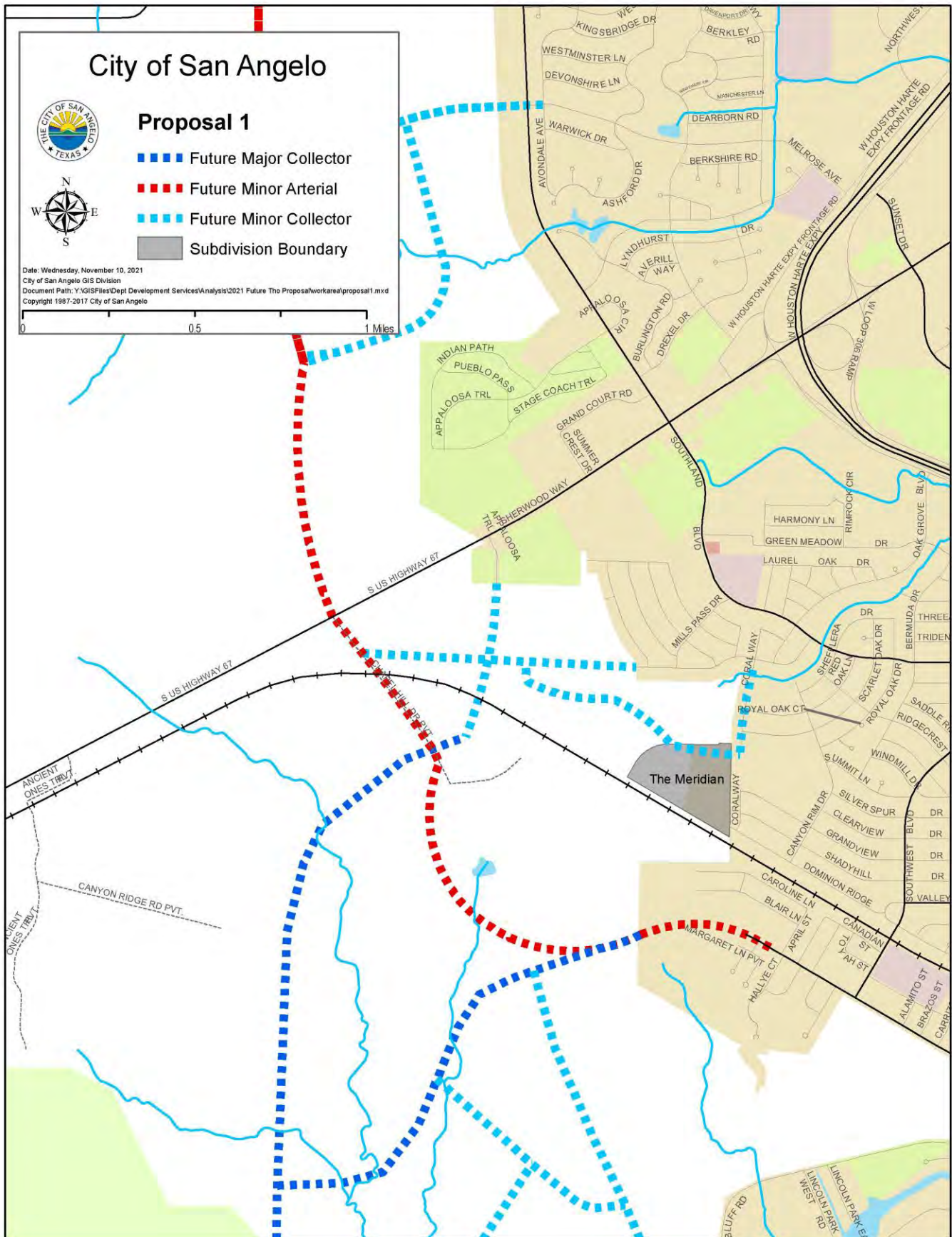
Master Thoroughfare Plan
Twin Mountain Dr. & Appaloosa Trail

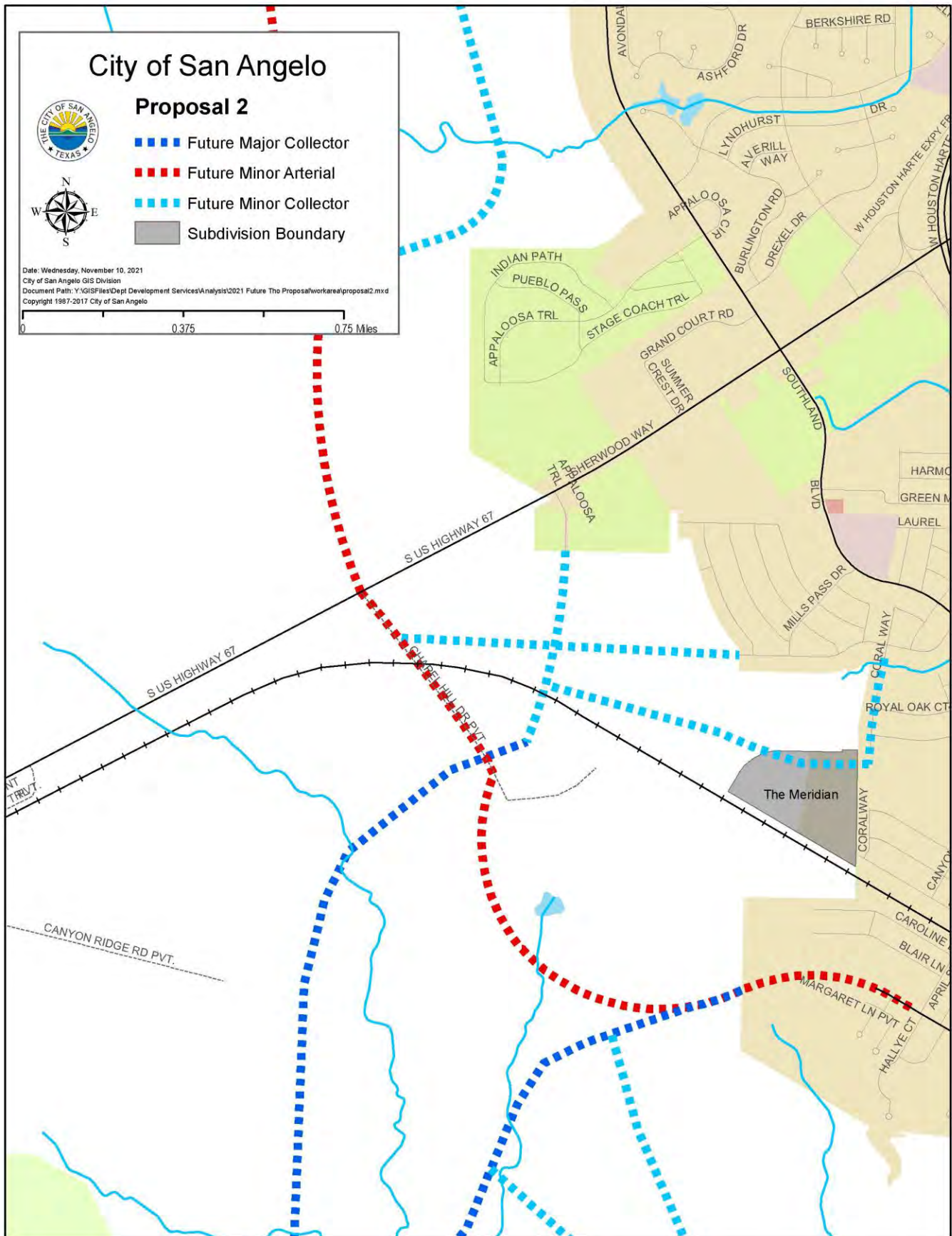
Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 1,917 ft

Legend

- Subject Properties:
- Future Minor Arterial:
- Future Minor Collector:
- Notified Properties:









Memo

To: Planning Commission
From: Jon James, Director of Planning & Development Services
Date: January 24, 2022
Re: Revisions to proposed Sidewalk Ordinance

Staff presented a draft Sidewalk Ordinance at a special Planning Commission meeting on November 1, 2021. At that meeting, the Commission provided direction to staff on many issues discussed. The attached revised draft of the ordinance addresses those changes.

However, there were some items that were not addressed by the Commission. As directed by the Commission, staff met with a sub-group of the Development Task Force to try and resolve those outstanding issues. The results of those discussions were very productive, and the attached draft ordinance has resolved all of them except one:

- Whether to require sidewalks on **Minor Collector** streets in single-family residential areas. The consensus of the Commission was to require sidewalks on all **Arterial** streets, as well as **Major Collector** streets. In addition, the consensus was NOT to require sidewalks on **Local** streets in single-family areas. Staff needs direction from the Commission on this one unresolved issue.

Staff has provided both a clean version of the revised ordinance, along with a redline showing the changes from the November 1st Planning Commission meeting. Below is a summary of the substantive changes (there were other minor changes to wording or references that are not detailed here). All of these changes have been endorsed by the Development Task Force subgroup.

- Extraterritorial Jurisdiction (ETJ): Changed to reflect that this ordinance will only apply within the portion of the ETJ in which the City has subdivision review authority and not the entire ETJ.
- At the last meeting, staff had referenced a separate document, the *Sidewalk Design Standards*. After reviewing that document, in light of the recommended changes to the ordinance, there were only a few remaining provisions that were deemed necessary and not already covered by the State of Texas Accessibility Standards. So rather than keeping those in a separate document, they were incorporated into this ordinance as Sections C.6. through C.10.
- Several changes were made in Section D.2. based on input and to provide clarification.
 - Removed “neighborhood plan” from plans that could define a “designated pedestrian route”, leaving a corridor plan or Safe Routes to School Plan.
 - Eliminated requirement for closing sidewalk gaps of less than 250 feet.
 - Section D.2.d. was changed to say that a sidewalk would only be required in an existing area if more than 50% of the block has sidewalks, but only in the same zoning district.
 - Reduced distance from a school, park, or church where sidewalks would be required from 500 feet to 300 feet.

Exhibit B:

**Amendments to Chapter 12. Planning and Development,
Exhibit C. Land Development and Subdivision Ordinance, Chapter 3. Definitions
and
Chapter 9. Subdivision Design Policies**

**Amend to rename Chapter 9 as “Chapter 9. Land Development and Subdivision
Design Policies”**

Restate in its entirety Chapter 9, Section V. Sidewalks to read as follows:

“

A. Purpose

1. The purpose of these sidewalk standards is to promote the health, safety, and welfare of residents, property owners, and visitors to the City of San Angelo and to implement the vision and strategies of the San Angelo Comprehensive Plan.
2. These standards will:
 - a. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians.
 - b. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities.
 - c. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
 - d. Establish minimum criteria for the development of sidewalks as a part of the pedestrian element of the transportation system within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.

B. Policy Statements

1. Where this document is silent, the design of pedestrian facilities shall follow standards applicable under State and Federal laws and regulations, including but not limited to Texas Accessibility Standards (Texas Department of Licensing and Regulation) and Public Right-of-Way Accessibility Guidelines (US Access Board), as amended.
2. Public sidewalks in the public right-of-way or public access easement must comply with the City's **Standard Specifications and Details for Construction**, as promulgated by the City Engineer.
3. These requirements are intended to apply within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.
4. These requirements are intended to apply to both public and private streets.
5. These requirements do not apply to residential infill developments located within the City of San Angelo where there are existing streets adjacent to the property except when meeting criteria in Section D.2.

C. General Requirements

1. Except for permitted waivers and deviations as provided under Part F of this Section V, sidewalks, where required by this ordinance, shall have a minimum clear path width of four feet on local and minor collector streets in districts zoned for primarily single-family residential purposes and a minimum clear path width of five feet in all other zoning districts.
2. The timing of sidewalk construction shall be as required by this Ordinance, or as approved by the Planning Commission.
3. Except for permitted waivers and deviations as provided under Part F of this Section V, at any time an existing sidewalk is removed from a location that would be required to have a sidewalk per this ordinance, the property owner shall contemporaneously construct a new sidewalk to standards required under this ordinance, unless such removal is authorized in writing by both the City Engineer and Planning Director.
4. Except as otherwise provided under this Section V or adopted City policy, the property owners shall be responsible for maintenance of the sidewalks within the parkway adjacent to their property, or within a public sidewalk easement on their property, in a safe, functional condition consistent with applicable sidewalk design standards, unless such maintenance is explicitly performed by another entity, such as on roadways maintained by the Texas Department of Transportation.
5. Internal pedestrian circulation shall be provided by sidewalk(s) or other like improvement in any development serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly. Sidewalks, or other accessible pedestrian routes, shall be designed and installed to connect buildings to one another and to handicap-accessible parking spaces, and to connect the development to the public street system. All such sidewalks or routes serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly shall be protected from encroachment by parked vehicles so that a minimum clear path width of four feet is maintained.
6. Where it is not possible, or not desirable, to locate a public sidewalk within the public right-of-way, the sidewalk may be placed within a public access easement.
7. The clear path of a required sidewalk shall be separated from the back of curb or edge of pavement by a minimum of 5 feet along arterial and major collector streets.
8. Sidewalks may be adjacent to the back of curb on local and minor collector streets if 5 feet in width or may be 4 feet in width if separated 3 feet from back of curb.
9. Sidewalks are not required for a property with RS zoning, except when meeting criteria in Section D.2.

10. Sidewalks existing as of January 1, 2022 with a clear path width of at least 3 feet will satisfy sidewalk requirements regardless of placement within the external right-of-way until redevelopment, replacement or reconstruction at which time the sidewalks should be brought into full compliance.

D. Where Sidewalks are Required

1. Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property.
2. Sidewalks shall be required along block faces of local streets or minor collector streets in the following areas:
 - a. The Central Business District designated by the San Angelo Comprehensive Plan or the City's Zoning Ordinance.
 - b. Designated pedestrian routes in a corridor plan, or Safe Routes to School Plan adopted by the City Council of the City of San Angelo.
 - c. Locations in which a property has a public sidewalk along at least 50% of the same block face within the same zoning district.
 - d. Locations extending from commercial developments, schools, parks, and churches along abutting street to the next street intersection, up to but not to exceed a maximum of 300 feet.
 - e. Street frontage abutting a property in the Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) zoning districts.

E. When Sidewalks are Required

1. Sidewalks shall be constructed concurrently at the time of road construction on streets where the street abuts non-development areas such as common areas, drainage features, utility rights-of-way, or publicly owned areas. Otherwise, sidewalks may be deferred by the Planning Commission, the City Council, a Performance Agreement, or a Developer's Agreement, to until such time improvements are constructed on the property.
2. No site plan may be approved for development on any property unless provisions for sidewalks are included on the site plan where required by this ordinance.
3. A certificate of occupancy may not be issued until sidewalks where required by this ordinance are installed or brought up to applicable standards, except per an approved deferral guaranteed by a performance agreement or financial guarantee.

F. Waivers & Deviations

1. A complete waiver of the requirement for sidewalks should be allowed only where there are unusual factors or circumstances. The waiver must be defined in writing, include data supporting the basis for granting the waiver, and be approved by both the Planning Director and the City Engineer. Unusual factors or circumstances may include:
 - a. projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate);
 - b. areas with topography or other natural constraints that make proper implementation of this ordinance impractical;
 - c. situations inherently adverse to pedestrian traffic, such as substantial truck traffic or other circumstances that present health and safety concerns, more prone in agricultural, heavy commercial, and industrial developments; or
 - d. other factors or circumstances constituting reasonably justifiable good cause to support such waiver.
2. Deviations from the requirements of this Section V or from the city's Sidewalk Design Standards may be allowed when necessary due to the physical circumstance of the street, or when necessary to accomplish adopted development goals of the City, or in situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such a deviation.
 - a. The specific nature and justification for permitting a deviation must be described in writing, include data supporting the basis for granting the described deviation, and approved by both the Planning Director and the City Engineer.
 - b. Deviations should be minimal and consist primarily of changes to required width of clear path or alignment within the right-of-way.
 - c. Deviations shall not allow a minimum clear path width of less than 3 feet.
3. A denial in whole or part of a request for a waiver or deviation of these requirements may be appealed to the Planning Commission.
 - a. A written appeal must be filed with the Planning Director within 30 days of service upon the property owner or developer of a written notice of the denial of the requested waiver or deviation.
 - b. The written notice of appeal must provide justification for the requested waiver or deviations based on the criteria described in F.1. and F.2. above. The Commission shall make findings based on these criteria. The Commission may sustain the denial or grant the application for waiver or deviation in whole or in part.
4. The applicant or Planning Director may appeal the decision of the Planning Commission to the City Council.

- a. A written appeal must be filed with the Planning and Development Services Department within 30 days of service of the Planning Commission decision on the property owner or developer.
- b. The appeal must provide justification based on the criteria described in F.1. and F.2. of this Section V. The Council may sustain the decision of the Planning Commission or deny or grant the application for waiver or deviation in whole or in part. The Council shall make findings based on criteria described in F.1. and F.2. of this Section V.

Amend Chapter 3. Definitions by adding or restating the following definitions:

Block face – one side of a street between major intersecting features, such as a street, railroad, stream, or similar feature creating a gap greater than forty feet, but not an alley right-of-way.

Clear path – an unobstructed way free from obstacles or overhanging projections to a height of 7½ feet above the ground, sidewalk, or surface.

Common area – a portion of a real estate development that is held for the common use or benefit of multiple owners or tenants: such as parking lots, malls, common recreational areas, landscaping lots, group detention facilities, etc.

Drainage feature – a natural or man-made feature that collects, conveys, or stores surface water or storm water runoff: such as a channel, stream, detention area, wetland, or lake.

Parkway – the area located within the public right-of-way between the curb line of a street, or edge of roadway, and the property line at the edge of right-of-way.

Obstacles – fixed or portable obstructions to the safe passage of pedestrians including, but not limited to signs, street lights, mailboxes, landscaping, utility poles, trash cans, parked vehicles, merchandise, furniture, junk, and debris.

Project costs means the following:

- a. If a sidewalk is triggered by the subdivision process, project costs include the other infrastructure improvements required in the platting process, such as road construction, water lines, sewer lines, drainage facilities, etc.
- b. If a sidewalk is triggered by the site plan process or any process other than through subdivision, project costs include all development costs associated with the site plan, including site development, buildings, parking lots, etc.

Property – any platted lot or other parcel of land.

Right-of-Way – a strip of land occupied or intended to be occupied by a street, **sidewalk**, crosswalk, railroad, road, electric transmission line, oil or gas pipeline,

water main, sanitary or storm sewer main, or for another special use. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, **sidewalks**, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Road or Street construction – as used in the context of this Chapter shall mean any new construction, widening of streets or roadways, or adding curb and gutter.

Roadway – that portion of a street or highway between the regularly established curb lines or that part, exclusive of shoulders, improved and intended to be used for vehicular traffic.

Sidewalk – an improved facility intended to provide for pedestrian movement; often located in the public right-of-way adjacent to a roadway.

Unreasonably Disproportionate – exceeding twenty percent of the project costs or exceeding three times the cost of a standard sidewalk with no topographic constraints or other unique issues that would raise the cost of a sidewalk. For transportation projects, right-of-way acquisition costs shall not be included in the calculation.

”

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 - c. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
 - d. Establish minimum criteria for the development of sidewalks as a part of the pedestrian element of the transportation system within the City and its the area within the extraterritorial jurisdiction (ETJ-) in which the City reviews subdivisions per agreement with the County.

B. Policy Statements

1. Where this document is silent, the design of pedestrian facilities shall follow ~~the City's Sidewalk Design Standards and~~ standards applicable under State and Federal laws and regulations, including but not limited to Texas Accessibility Standards ~~and the Americans with Disabilities Act of 1990,~~ (Texas Department of Licensing and Regulation) and Public Right-of-Way Accessibility Guidelines (US Access Board), as amended.
2. Public sidewalks in the public right-of-way or public access easement must comply with the City's **Standard Specifications and Details for Construction,** as promulgated by the City Engineer.
- ~~2.3.~~ These requirements are intended to apply within the City and ~~its Extraterritorial Jurisdiction~~ the area within the extraterritorial jurisdiction (ETJ-) in which the City reviews subdivisions per agreement with the County.
- ~~3.4.~~ These requirements are intended to apply to both public and private streets.
5. These requirements do not apply to residential infill developments located within the City of San Angelo where there are existing streets adjacent to the property except when meeting criteria in Section D.2.

C. General Requirements

1. Except for permitted waivers and deviations as provided under Part F of this Section V, sidewalks, where required by this ordinance, shall have a minimum clear path width of four feet on local and minor collector streets in districts zoned for primarily single-family residential purposes and a minimum clear path width of five feet in all other zoning districts.
2. The timing of sidewalk construction shall be as required by this Ordinance, or as approved by the Planning Commission ~~and pursuant to a written performance guarantee by and between the property owner or developer and the City.~~
3. Except for permitted waivers and deviations as provided under Part F of this Section V, at any time an existing sidewalk is removed from a location that would be required to have a sidewalk per this ordinance, the property owner shall contemporaneously construct a new sidewalk to standards required under this ordinance, unless such removal is authorized in writing by both the City Engineer and Planning Director.
4. Except as otherwise provided under this Section V or adopted City policy, the property owners shall be responsible for maintenance of the sidewalks within the parkway adjacent to their property, or within a public sidewalk easement on their property, in a safe, functional condition consistent with applicable sidewalk design standards, unless such maintenance is explicitly performed by another entity, such as on roadways maintained by the Texas Department of Transportation.
5. ~~In addition to sidewalks within the right-of-way, internal~~ Internal pedestrian circulation shall be provided by sidewalk(s) or other like ~~approved~~ improvement in any ~~new development or redevelopment~~ serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly. ~~On these sites, sidewalks~~ Sidewalks, or other accessible pedestrian routes, shall be designed and installed to connect ~~all~~ buildings to one another and to handicap-accessible parking areas, and to connect the development to the public street system ~~as depicted on an approved site plan.~~ All such sidewalks or routes serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly shall be protected from encroachment by parked vehicles so that a minimum clear path width of four feet is maintained.
6. Sidewalk Requirements ~~Where it is not possible, or not desirable, to locate a public sidewalk within the public right-of-way, the sidewalk may be placed within a public access easement.~~
7. The clear path of a required sidewalk shall be separated from the back of curb or edge of pavement by a minimum of 5 feet along arterial and major collector streets.

8. Sidewalks may be adjacent to the back of curb on local and minor collector streets if 5 feet in width or may be 4 feet in width if separated 3 feet from back of curb.
9. Sidewalks are not required for a property with RS zoning, except when meeting criteria in Section D.2.
10. Sidewalks existing as of January 1, 2022 with a clear path width of at least 3 feet will satisfy sidewalk requirements regardless of placement within the external right-of-way until redevelopment, replacement or reconstruction at which time the sidewalks should be brought into full compliance.

D. Where Sidewalks are Required

1. Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property.
2. Sidewalks shall be required along block faces of local streets or minor collector streets in any of the following areas:
 - a. The Central Business District designated by the San Angelo Comprehensive Plan or the City's Zoning Ordinance.
 - b. Designated pedestrian routes in a ~~neighborhood plan~~, corridor plan, or Safe Routes to School Plan adopted by the City Council of the City of San Angelo.
 - ~~c. Locations that would connect existing or otherwise required sidewalks by closing, or partially closing, gaps of less than 250 feet.~~
 - ~~d.c.~~ Locations in which a property has a public sidewalk along at least 50% of the same block face within the same zoning district.
 - ~~e.d.~~ Locations extending from commercial developments, schools, parks, and churches along all nearby streets abutting street to the next nearest streets street intersection, up to but not to exceed a maximum of 500300 feet.
 - ~~f.~~ Street frontages frontage abutting a property in all land use zones except the following:
 - ~~(1) **OPTION 1**
Properties within existing subdivisions in an RS (Residential) or MH (Manufactured Housing) zoning district.~~
 - ~~**OPTION 2**
Properties within an RS (Residential) or MH (Manufactured Housing) zoning district.~~
 - ~~**OPTION 3**
Properties within the CH (Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial, OW (Office Warehouse), ML (Light Manufacturing), MH (Heavy Manufacturing (CG/CH) zoning districts.~~
 - ~~(2) Properties within the R&E (Ranch & Estate) zoning district.~~
 - ~~(3) Residential subdivisions on a rural street where lots are over 1 acre in size.~~

E. When Sidewalks are Required

~~3.1.~~ Sidewalks shall be constructed concurrently at the time of road construction on streets where the street abuts non-development areas such as common areas, drainage features, utility rights-of-way, or publicly owned areas. Otherwise, sidewalks may be deferred by the Planning Commission, ~~through the City Council,~~ a ~~performance guarantee,~~ Performance Agreement, or a Developer's Agreement, to until such time ~~as improvements are constructed on~~ the property ~~is developed.~~

E. When Sidewalk Requirement is Triggered

- ~~1.~~ No plat or subdivision of land along an existing collector street, arterial street, or freeway frontage road may be approved without provision for the installation of public sidewalks along such streets and roads, where required.
2. ~~No new or amended~~ No site plan, ~~including a residential site plan,~~ may be approved for development on any property unless ~~applicable~~ provisions for sidewalks are included ~~in~~ on the site plan, where required by this ordinance.
3. A certificate of ~~occupancy, or final inspection approval for development that does not require a certificate of occupancy, may~~ occupancy may not be issued until sidewalks where required sidewalks by this ordinance are installed or brought up to applicable standards ~~when there is development activity requiring a major site plan or a site plan for a new residence,~~ except as per an approved deferral guaranteed by a performance agreement or financial guarantee.

F. Waivers & Deviations

1. A complete waiver of the requirement for sidewalks should be allowed only where there are unusual factors or circumstances. The waiver must be defined in writing, include data supporting the basis for granting the waiver, and be approved by both the Planning Director and the City Engineer. Unusual factors or circumstances may include:
 - a. projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate);
 - b. areas with ~~severe~~ topography or other natural constraints that make proper implementation of this ordinance impractical;
 - c. situations inherently adverse to pedestrian traffic, such as substantial truck traffic or other circumstances that present health and safety concerns, more prone in agricultural, heavy commercial, and industrial developments; or
 - d. other factors or circumstances constituting reasonably justifiable good cause to support such waiver.

2. Deviations from the requirements of this Section V or from the city's Sidewalk Design Standards may be allowed when necessary due to the physical circumstance of the street, or when necessary to accomplish adopted development goals of the City, or in situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such a deviation.
 - a. The specific nature and justification for permitting a deviation must be described in writing, include data supporting the basis for granting the described deviation, and approved by both the Planning Director and the City Engineer.
 - b. Deviations should be minimal and consist primarily of changes to required width of clear path or alignment within the right-of-way.
 - c. Deviations shall not allow a minimum clear path width of less than 3 feet.

3. A denial in whole or part of a request for a waiver or deviation of these requirements may be appealed to the Planning Commission.
 - a. A written appeal must be filed with the Planning Director within 30 days of service upon the property owner or developer of a written notice of the denial of the requested waiver or deviation.
 - b. The written notice of appeal must provide justification for the requested waiver or deviations based on the criteria described in F.1. and F.2. above. The Commission shall make findings based on these criteria. The Commission may sustain the denial or grant the application for waiver or deviation in whole or in part.

4. The applicant or Planning Director may appeal the decision of the Planning Commission to the City Council.
 - a. A written appeal must be filed with the Planning ~~Director~~ and Development Services Department within 30 days of service of the Planning Commission decision on the property owner or developer.
 - b. The appeal must provide justification based on the criteria described in F.1. and F.2. of this Section V. The Council may sustain the decision of the Planning Commission or deny or grant the application for waiver or deviation in whole or in part. The Council shall make findings based on criteria described in F.1. and F.2. of this Section V.

Amend Chapter 3. Definitions by adding or restating the following definitions:

Block face – one side of a street between major intersecting features, such as a ~~road~~street, railroad, stream, ~~etc.,~~or similar feature creating a gap greater than forty feet, but not an alley right-of-way.

Clear path – an unobstructed way free from obstacles or overhanging projections to a height of 7½ feet above the ground, sidewalk, or surface.

Common area – a portion of a real estate development that is held for the common use or benefit of multiple owners or tenants: such as parking lots, malls, common recreational areas, landscaping lots, group detention facilities, etc.

Drainage feature – a natural or man-made feature that collects, conveys, or stores surface water or storm water runoff: such as a channel, stream, detention area, wetland, or lake.

Parkway – the area located within the public right-of-way between the curb line of a street, or edge of roadway, and the property line at the edge of right-of-way.

Obstacles – fixed or portable obstructions to the safe passage of pedestrians including, but not limited to signs, street lights, mailboxes, landscaping, utility poles, trash cans, parked vehicles, merchandise, furniture, junk, and debris.

Project costs means the following:

- a. If a sidewalk is triggered by the subdivision process, project costs include the other infrastructure improvements required in the platting process, such as road construction, water lines, sewer lines, drainage facilities, etc.
- b. If a sidewalk is triggered by the site plan process or any process other than through subdivision, project costs include all development costs associated with the site plan, including site development, buildings, parking lots, etc.

Property – any platted lot or other parcel of land.

Right-of-Way – a strip of land occupied or intended to be occupied by a street, **sidewalk**, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, **sidewalks**, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Road or Street construction – as used in the context of this Chapter shall mean any new construction, widening of streets or roadways, or adding curb and gutter.

Roadway – that portion of a street or highway between the regularly established curb lines or that part, exclusive of shoulders, improved and intended to be used for vehicular traffic.

Sidewalk – an improved facility intended to provide for pedestrian movement; often located in the public right-of-way adjacent to a roadway.

Unreasonably Disproportionate – exceeding twenty percent of the project costs or exceeding three times the cost of a standard sidewalk with no topographic constraints or other unique issues that would raise the cost of a sidewalk. For transportation projects, right-of-way acquisition costs shall not be included in the calculation.

”



Memo

To: Planning Commission
From: Jon James, Director of Planning & Development Services
Date: January 24, 2022
Re: Proposed changes to street right-of-way and pavement widths

City staff has prepared a review of street right-of-way and pavement widths and is recommending changes to the current standards. Pavement width standards are proposed to be reduced for all street classifications. Right-of-way requirements are proposed to stay the same for most street classifications, but are proposed to be increased for major collector and major arterial road classifications to ensure adequate external right-of-way for utilities, etc.

In addition, staff is recommending changing how the ordinance regulates existing streets in already developed areas. Currently the City has street standards for each type of street classification, but there is no distinction between existing streets and newly constructed streets. So, a developer redeveloping an area must meet the same standard as a developer building a new street in a new neighborhood or commercial development. This proposed ordinance change will create a lesser “minimum width” for existing streets. So newly constructed streets would still have to be built to the normal street standard, but redevelopment along an existing street would be held to a lesser standard reducing the number of variance requests for this type of situation.

Attached is both a redline version of the ordinance showing changes from the current standards, as well as a clean version with those changes. Below is a summary of the proposed changes:

- **Decrease** standard street pavement widths for most street classifications:
 - Major Arterial, 64' to 62'
 - Minor Arterial, 64' to 56'
 - Major Collector, 50' to 48'
 - Minor Collector, 50' to 40'
 - Local street, 40' to 36'

- **Increase** standard right-of-way widths for some street classifications
 - Major Arterial, 80' to 90'
 - Minor Arterial, same at 80'
 - Major Collector, 60' to 70'
 - Minor Collector, same at 60'
 - Local street, same at 50'
 - Local rural street, same at 60'

- Also, as noted above this proposed ordinance will allow existing substandard streets to remain substandard in already developed areas as long as they meet a new “minimum width” instead of the normal “standard width” required for new streets (if below the minimum width, then those streets would still be required to be improved to that minimum)
 - Major Arterial
 - ROW, 76' vs 90'
 - Pavement, 56' vs 62'
 - Minor Arterial
 - ROW, 68' vs 80'
 - Pavement, 48' vs 56'
 - Major Collector
 - ROW, 56' vs 70'
 - Pavement, 36' vs 48'
 - Minor Collector
 - ROW, 52' vs 60'
 - Pavement, 36' vs 40'
 - Local street
 - ROW, 40' (or pavement width +10') vs 50'
 - Pavement, 30' vs 36'

Amendments to Chapter 12. Planning and Development, Exhibit C. Land Development and Subdivision Ordinance

Replace Chapter 10. Construction Standards and Specifications, Section III. Widths and Graphic Specifications, Subsection A. Widths with the following:

A. Widths.

1. Right-of-Way Widths. The minimum design standard for right-of-way width shall be as follows:

	Standard Width	Minimum Width
Local Rural Street	60 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Local Street	50 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Minor Collector Street	60 feet	52 feet
Major Collector Street	70 feet	56 feet
Minor Arterial Street	80 feet	68 feet
Major Arterial Street	90 feet	76 feet
Alley, Residential	20 feet	20 feet
Alley, Commercial	24 feet	20 feet
Cul-de-Sac	100-foot diameter minimum	

2. Paving Widths. The minimum design standard for paving widths shall be as follows:

	Standard Width	Minimum Width
Local Street	36' feet	26 feet
Minor Collector Street	40 feet	36 feet
Major Collector Street	48 feet	36 feet
Minor Arterial Street	56 feet	48 feet
Major Arterial Street	62 feet	56 feet
Alley	20 feet	20 feet
Cul-de-Sac	96 feet diameter	96 feet diameter

3. Arterial and Collector Streets. When extra width is required by the City, the City will pay for the two inches of hot mix, ten inches of crushed limestone base and 0.25 gallons per square yard of asphalt prime in the center portion of the street for that width of street pavement over fifty feet (50') in width.
4. Rural Subdivisions. Curb and gutter construction is not required in a rural subdivision. However, alternative curbing may be required by the City Engineer.
5. Standard and Minimum widths. In the tables above, "standard width" means the width generally required for street construction and "minimum width" is a reduced width that may be allowed to accommodate pre-existing situations in developed areas where it is impractical to require the standard width.

Amend Chapter 3. Definitions to add or replace the following definitions:

Existing street – a street existing at the time that an ordinance requirement is triggered, including, but not limited to, all streets existing on the ground on **January 1, 2022**.

Streets:

- a. Street – the entire width between property lines of every way open to the use of the public for purposes of travel with the exception of alleys.
- b. Local street (also minor street or residential street) – a minor street that is not designated as a collector, arterial, freeway, or parkway on the City's Thoroughfare Plan.
- c. Local rural street – A local street within a rural subdivision
- d. Marginal access street - Any minor street which is parallel to and adjacent to arterial streets or highways, and which provides access to abutting properties and protection from through traffic.
- e. Collector street – all streets designated as collectors or planned collectors by the Thoroughfare Plan, including both major collectors and minor collectors.
- f. Arterial street – any street designated as arterial or planned arterial by the Thoroughfare Plan, including freeway frontage roads and including both major arterials and minor arterials.
- g. Primary, or Major, Arterial street - A street which serves primarily to move traffic between major areas of the city and through the city, and where direct access is limited.
- h. Secondary, or Minor, Arterial street - Any street which provides for the through traffic movement between areas and across the city, and for direct access to abutting property; subject to necessary control of entrances, exits and curb cuts.
- i. Freeway – a highway where access from abutting land is not permitted adjacent to the main travel lanes of the roadway except along a separate frontage road.
- j. Frontage road – a roadway within the right-of-way of a freeway corridor that provides access to abutting land and, for the purposes of this Chapter, shall be considered a type of arterial street.

Amendments to Chapter 12. Planning and Development, Exhibit C. Land Development and Subdivision Ordinance

Replace Chapter 10. Construction Standards and Specifications, Section III. Widths and Graphic Specifications, Subsection A. Widths with the following:

A. Widths.

1. Right-of-Way Widths. The minimum design standard for right-of-way width shall be as follows:

	Urban Subdivisions Standard Width	Rural Subdivisions Minimum Width
<u>Local Rural Street</u>	<u>60 feet</u>	<u>40 feet (or pavement width plus 10 feet, whichever is greater)</u>
Local Street	50 feet (minimum)	<u>60 feet (minimum) 40 feet (or pavement width plus 10 feet, whichever is greater)</u>
<u>Minor Collector Street</u>	60 feet (minimum)	<u>60 feet (minimum) 52 feet</u>
<u>Major Collector Street</u>	<u>70 feet</u>	<u>56 feet</u>
<u>Minor Arterial Street</u>	80 feet (minimum)	<u>94 feet (minimum) 68 feet</u>
<u>Major Arterial Street</u>	<u>90 feet</u>	<u>76 feet</u>
Alley, <u>Residential</u>	20 feet (minimum)	20 feet (minimum)
Alley, <u>Commercial</u>	<u>24 feet</u>	<u>20 feet</u>
Cul-de-Sac	100-foot diameter minimum	

2. Paving Widths. The minimum design standard for paving widths shall be as follows:

	Urban Subdivisions (curb and gutter requ'd.) Standard Width	Rural Subdivisions (curb and gutter not requ'd.) Minimum Width
Local Street	36' feet (minimum) with a 4-foot-wide sidewalk installed on one side of the street r.o.w.	<u>30-26 feet (minimum)</u>
	<u>40' (minimum) with no such sidewalk installed within the street r.o.w.</u>	30 feet (minimum)
<u>Minor Collector Street</u>	<u>40 feet</u>	<u>36 feet</u>
<u>Major Collector Street</u>	<u>50-48 feet (minimum)</u>	<u>30 feet (minimum) 36 feet</u>
<u>Minor Arterial Street</u>	<u>56 feet</u>	<u>48 feet</u>
<u>Major Arterial Street</u>	<u>64-62 feet (minimum)</u>	<u>64 feet (minimum) 56 feet</u>
Alley	20 feet (minimum)	20 feet (minimum)
Cul-de-Sac	<u>90-96 feet diameter (minimum)</u>	<u>90-96 feet diameter (minimum)</u>

3. Arterial and Collector Streets. When extra width is required by the City, the City will pay for the two inches of hot mix, ten inches of crushed limestone base and 0.25 gallons per square yard of asphalt prime in the center portion of the street for that width of street pavement over fifty feet (50') in width.

4. Rural Subdivisions. Curb and gutter construction is not required in a rural subdivision. However, alternative curbing may be required by the City Engineer.

5. Standard and Minimum widths. In the tables above, "standard width" means the width generally required for street construction and "minimum width" is a reduced width that may be allowed to accommodate pre-existing situations in developed areas where it is impractical to require the standard width.

Amend Chapter 3. Definitions to add or replace the following definitions:

Existing street – a street existing at the time that an ordinance requirement is triggered, including, but not limited to, all streets existing on the ground on **January 1, 2022**.

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- a. Street – the entire width between property lines of every way open to the use of the public for purposes of travel with the exception of alleys.
- b. Local street (also minor street or residential street) – a minor street that is not designated as a collector, arterial, freeway, or parkway on the City's Thoroughfare Plan.
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- j. Frontage road – a roadway within the right-of-way of a freeway corridor that provides access to abutting land and, for the purposes of this Chapter, shall be considered a type of arterial street.

ROW Width (Urban)							
	San Angelo (current)	Abilene*	Midland	Odessa	Wichita Falls	San Angelo (proposed) Standard	San Angelo (proposed) Minimum
Major Arterial	80'	80-120'	80-120'	130'	120'	90'	76'
Minor Arterial	80'	60-100'		80'	90'	80'	68'
Major Collector	60'	60-70'	60-80'	60'	70'	70'	56'
Minor Collector	60'	55-60'		60'	60'	60'	52'
Local	50'	30-50'	50-60'	50'	50'	50'	40'**
Local, Rural	60'					60'	40'**
Alley, Res	20'	15-20'				20'	20'
Alley, Comm	20'	24-28'				24'	20'

* higher number is "standard ROW", lower number is "minimum ROW" used for redevelopment on existing streets, not new construction

** Minimum ROW for local street is 40' or existing pavement width + 10' (5' either side), whichever is greater

Pavement Width (Urban)							
	San Angelo (current)	Abilene*	Midland	Odessa	Wichita Falls	San Angelo (proposed) Standard	San Angelo (proposed) Minimum
Major Arterial	64'	52-64'	93'	88-112'	72-96'	62'	56'
Minor Arterial	64'		66'	64'	48'	56'	48'
Major Collector	50'	40-44'	41-66'	50'	46-48'	48'	36'
Minor Collector	50'			50'	36'	40'	36'
Local	36-40'	30-36'	30-37'	40'	30'	36'	26'
Local, Rural	30'					36'	26'
Alley, Res	20'					20'	20'
Alley, Comm	20'					20'	20'

* higher number is "standard", lower number is "minimum" used for redevelopment on existing streets, not new construction

Note: The City Engineer and/or Planning Director may request additional ROW or pavement width above minimum standard in certain circumstances, subject to approval by the Planning Commission

MEMO



Meeting

Date: January 24, 2022

To: Planning Commission

From: Jeff Fisher, AICP
Principal Planner

Agenda Item: Discussion on an Annexation of an unaddressed 9.508-acre tract of land, being 9.278 acres out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, and a 0.230 tract described and recorded in Instrument No. 201803309, Tom Green County, Texas, located southwest of Sherwood Way and FM 2288.

Background:

The applicant, Mills Development Inc. has filed this application to annex 9.508 acres out of an unplatted survey tract, and the south extension of Appaloosa Trail, south of Sherwood Way. The property is immediately south of the Boulevard Apartments. The applicant has submitted concurrently an application for zoning the land to Low Rise Multifamily Residential (RM-1) for a potential multifamily apartment complex. RM-1 zoning also allows single and two-family homes, zero lot line homes, twinhomes, and townhomes. The city is looking at realigning the minor arterial and collector roads in the immediate area which will affect the location of future lot layouts, new streets, and utilities. At present, Staff has discussed with the applicant the need to submit a preliminary plat for the annexed property and its remainder being created; and a final plat for the annexed property to allow connection to city facilities and building permits.

Compatibility with the City's Comprehensive Plan:

The City's 2009 Strategic Plan Update to its Comprehensive Plan sets certain policies for annexation of land into the City Limits. The property is identified in the City's Annexation Plan as "immediate". The annexation polices call to "focus immediate short-term annexation efforts on areas already served by City water system but which remain outside City limits." The property is immediate adjacent to the Boulevard Apartments and a water and sewer line. These lines could be easily extended to service the annexed property. City Staff is continuing discussions with the property owner, consultant, and City Staff including Engineering and Water Utilities to address these issues through implementation of a Servicing Plan prior to adoption of the Zone Change and Annexation.

The property has a future land use of “Neighborhood” in the Comprehensive Plan which calls to “promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods.” The proposed RM-1 zoning will facilitate future single-family home construction consistent with this policy.

Annexation Process, Timeline, and Servicing Plan:

This annexation request is governed by Chapter 43, Subchapter C-3 of the Texas Local Government Code (TLGC) which authorizes a municipality under Section 43.0671 to annex an area if each owner of land in the area requests the annexation. The proposed timeline (subject to change) is as follows:

- December 7, 2020: The proposed annexation petition was accepted by City Council. If and the 90-day annexation begun.
- January 24, 2022: The Zone Change will be presented to the Planning Commission for recommendation, and the annexation item will be presented for discussion only.
- February 15, 2022: The first public comment hearing of the Annexation, first hearing of the Annexation Ordinance, and first hearing of the Zone Change.
- March 1, 2022: The second reading of the Annexation Ordinance and second reading of the Zone Change.

Chapter 43.0672 of the TLGC requires the City to enter into a written agreement with the owner to include a list of each service the City will provide on the effective date of annexation; and a schedule that includes the period within which the City will provide each service that is not provided on the effective annexation date. City Staff will prepare this service plan and any associated cost/benefit analysis and submit to City Council for approval prior to final approval of the annexation.

Discussion:

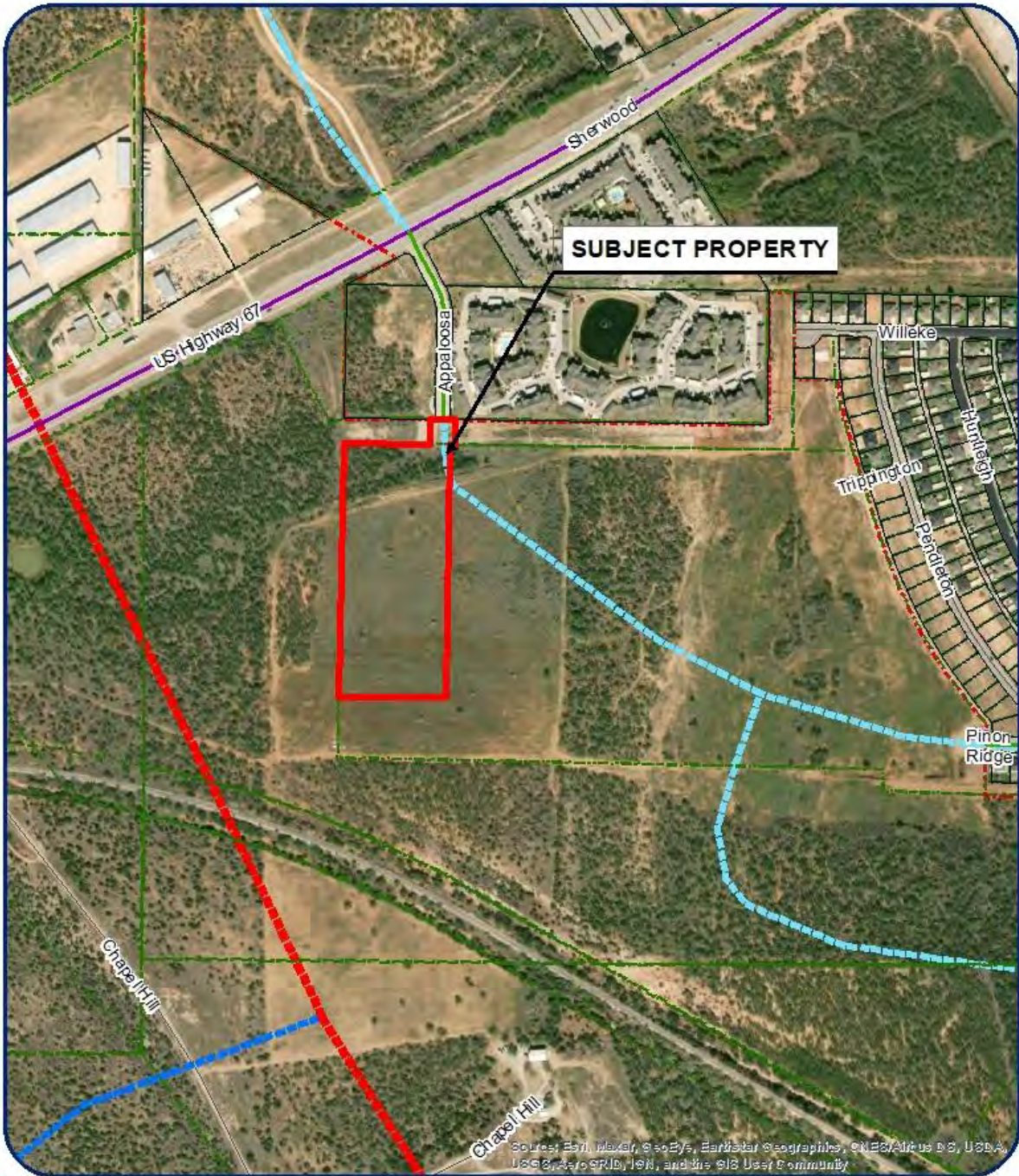
Staff is submitting this to the Planning Commission to provide an opportunity to review the proposed annexation and attached exhibits, and for staff to address any questions or concerns for long-term planning prior to the annexation petition going to City Council on February 15, 2022.

Planning Commission Requested Action:

No action is required.

Attachment:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Annexation Petition
- Survey



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


Rezoning

Z22-01: Appaloosa Trail (south extension)

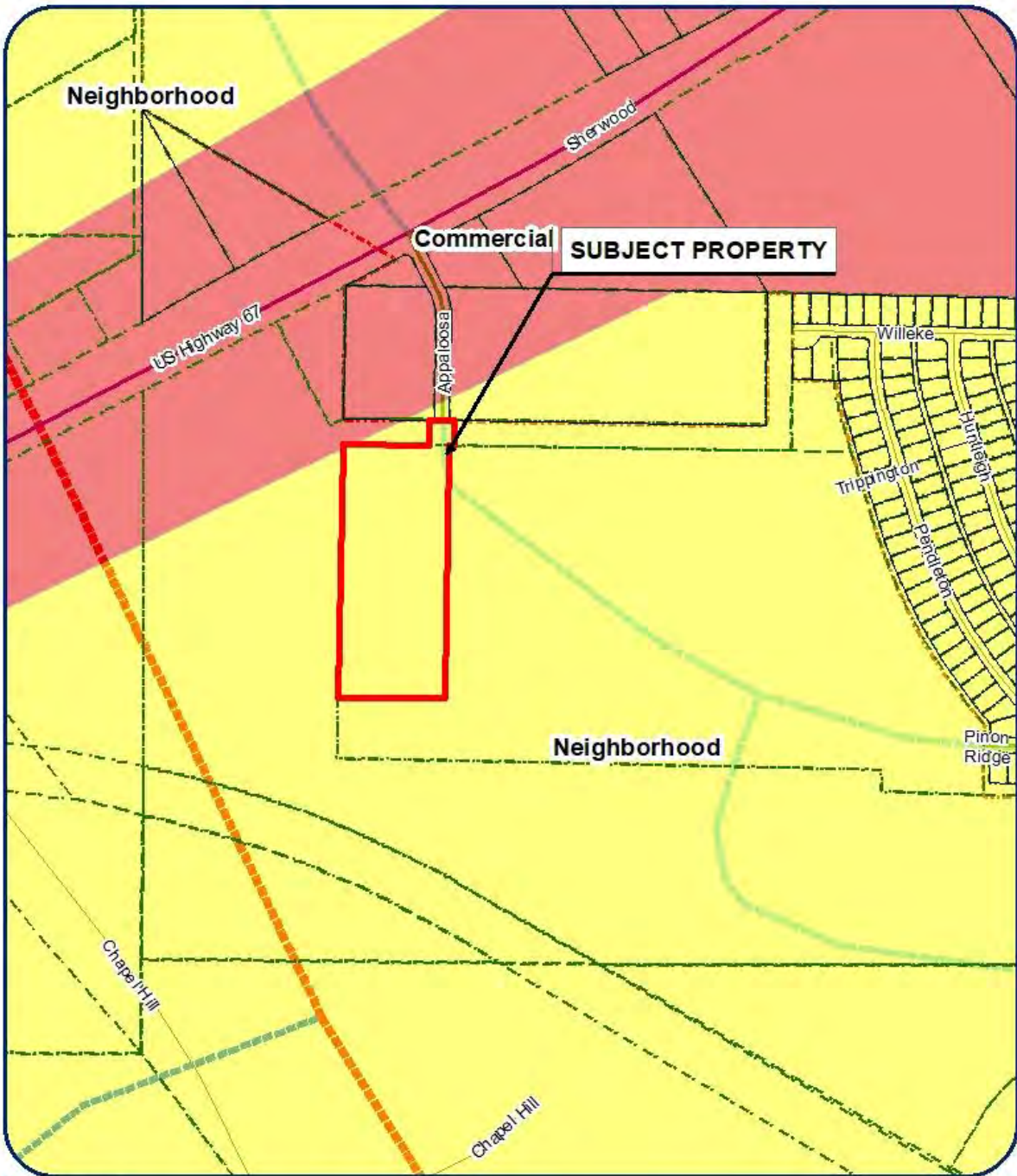
Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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






Rezoning

Z22-01: Appaloosa Trail (south extension)

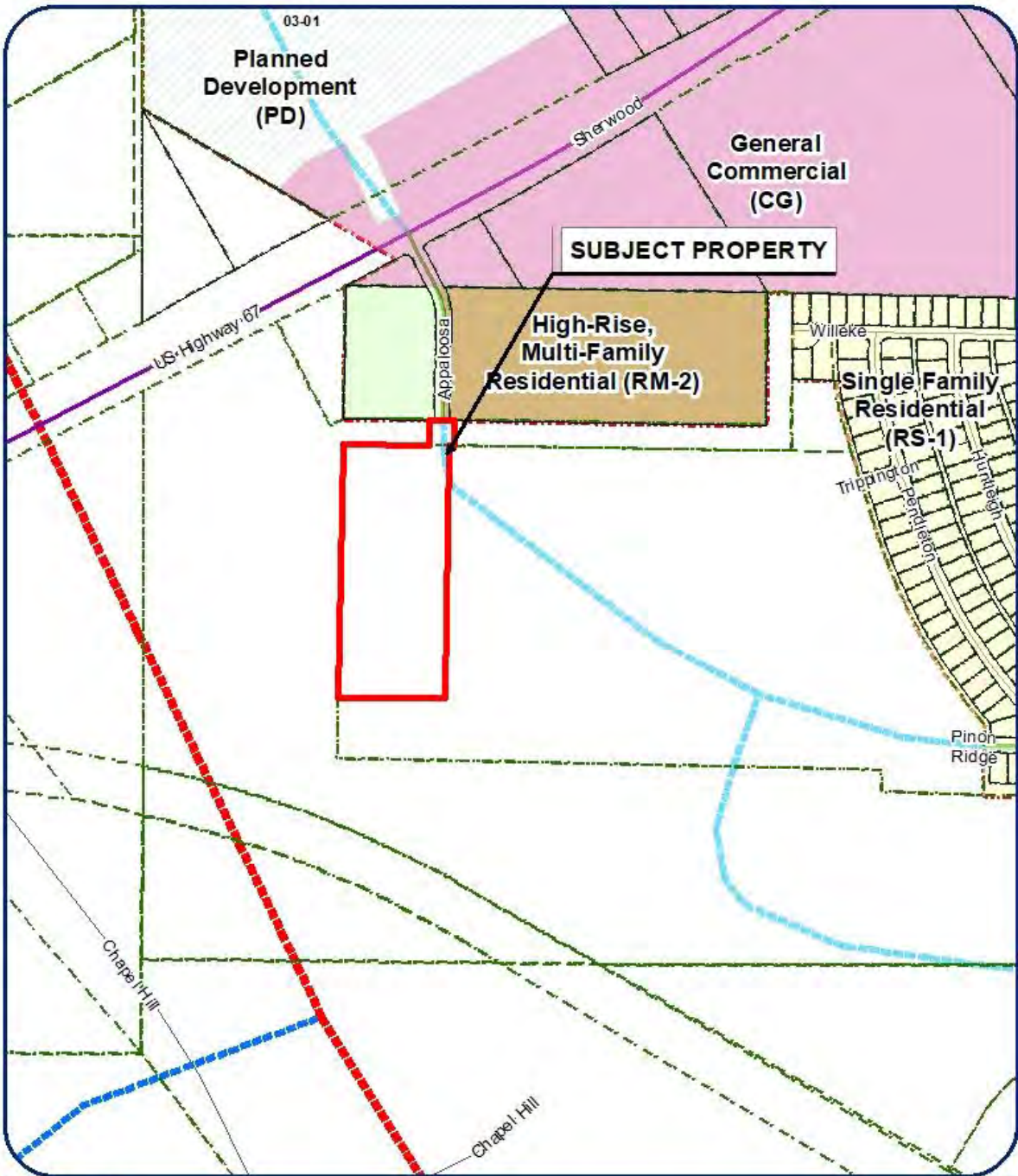
Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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






Rezoning

Z22-01: Appaloosa Trail (south extension)

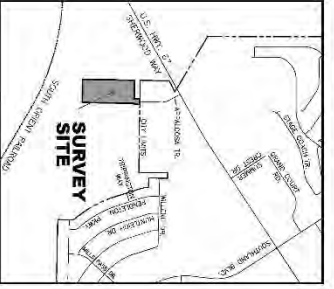
Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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





VICINITY MAP

NOTES CORRESPONDING TO SCHEDULE 'B'
 1. This Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.

13. Not a Survey Area

TABLE A NOTES

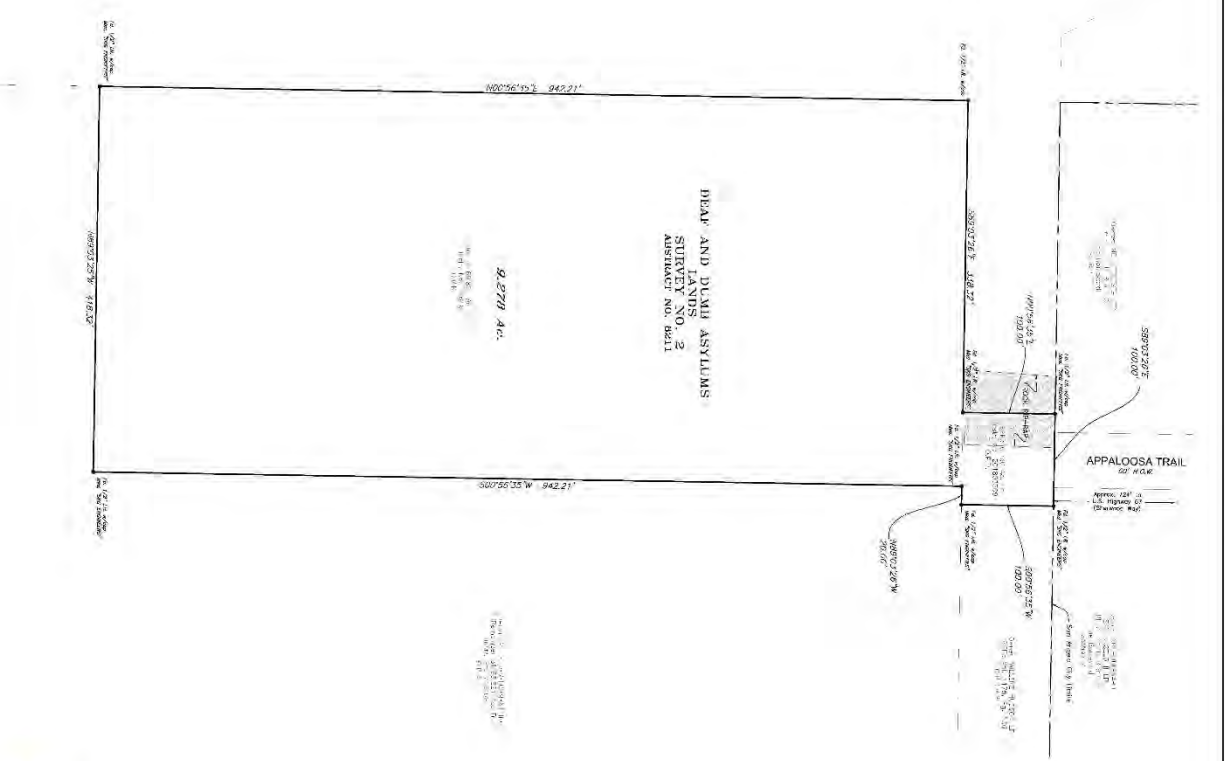
1. The boundaries of the Survey are shown on the plat.
2. The Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.
3. The Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.
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10. The Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.
11. The Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.
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16. The Survey was prepared in accordance with the provisions of the Professional Land Surveying Act, Chapter 81, Act 1256, as amended by the Legislature of the State of Texas, and the Rules and Regulations of the State Board of Professional Land Surveyors, Chapter 100, Act 1256, as amended by the Legislature of the State of Texas.



LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	CONTRACT CURVE
○	0
○	1/4"
○	1/2"
○	3/4"
○	1"
○	1 1/2"
○	2"
○	3"
○	4"
○	6"
○	8"
○	10"
○	12"
○	15"
○	20"
○	25"
○	30"
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○	45"
○	50"
○	55"
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○	65"
○	70"
○	75"
○	80"
○	85"
○	90"
○	95"
○	100"

SKG ENGINEERING LLC
 SURVEYING ENGINEERING
 10000 WEST 13TH AVENUE, SUITE 200
 DENVER, COLORADO 80233
 (303) 755-1100
 www.skg-engineering.com



ATA/ASPS LAND TITLE SURVEY
 THE SURFACE ESTATE ONLY IN AND TO: A 9.28#
 ACRE TRACT OF LAND OUT OF THE DEAR AND
 DUMB ASYLUMS LANDS SURVEY 2, ABSTRACT NO.
 8211, OF TARRANT GREEN COUNTY, TEXAS AND BEING
 PART OF THAT CERTAIN 63.821 ACRES OF LAND
 DESCRIBED IN SPECIAL WARRANT DEED TO THE
 DEAR AND DUMB ASYLUMS TRACT, TEXAS
 WILLS DEVELOPMENT AND TEXAS CORPORATION,
 AND RECORDED UNDER DOCUMENT #746183,
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF
 TARRANT GREEN COUNTY, TEXAS. SEE ATTACHED FIELD
 NOTES.

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 SKG ENGINEERING LLC
 10000 WEST 13TH AVENUE, SUITE 200
 DENVER, COLORADO 80233
 (303) 755-1100
 www.skg-engineering.com

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN ANGELO, TEXAS

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition(s) your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the property described in Exhibit "A"; by metes and bounds and attached herein.

Rocky Templin certifies that the above described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having interest in said land.

Signed: Rocky Templin
Printed Name: Rocky Templin
Title: President Date: 11-24-21

THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, this instrument was acknowledged on 11-24-2021 by person's name or entity,

Norma Jean Sharp
Notary Public, State of Texas
My commission expires: 9-25-2022

