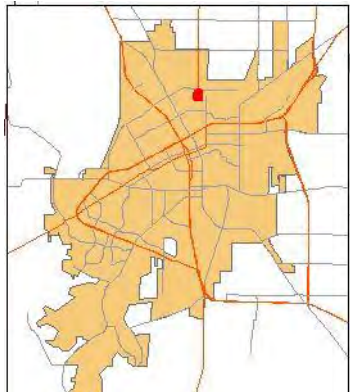


**PLANNING COMMISSION – APRIL 18, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Preliminary and Final Plat		Preliminary Plat and Final Plat, Sagewood Estates, Section One	
SYNOPSIS:			
<p>The applicants own a 6-acre unplatted tract of land zoned Single-Family Residential (RS-1). They have submitted preliminary and final plats to subdivide the land into lots for single-family homes. The preliminary plat consists of 31 lots and the final plat of 16 lots. The final plat once approved and recorded will allow building permits for homes. The southerly portion of the preliminary plat not part of this final plat will have to be final platted at a later date to allow building permits for new homes on these lots as well.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Northwest of Armstrong St. and E. 25 th Street		30.98 acres out of the J. S. Stooksberry Survey No. 8, Abstract Nos. 8108 and 8238	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Paulann	RS-1	N – Neighborhood and C- Commercial	Preliminary: 6.0 acres Final: 3.03 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> • Armstrong Street (TXDOT) – required: N/A; provided: 84’ ROW; 66’ paving width. • Sagewood Circle (New Local Street) – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk; provided: 50’ ROW; 40’ paving width. 			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of a Preliminary Plat, Sagewood Estates, subject to two conditions of approval, and APPROVAL of a final plat of Sagewood Estates, Section One, subject to seven conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Bruce Hitt Petitioner: Erica Carter, P.E. Carter-Fentress Engineering, LLC</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Recommendations:

Staff recommends **APPROVAL** of a Preliminary Plat, Sagewood Estates, subject to **two conditions of approval**:

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

Staff recommends **APPROVAL** of a final plat of Sagewood Estates, Section One, subject to **seven conditions of approval**:

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to approval and plat recordation, per Land Development and Subdivision Ordinance, Chapter 5.III.A.3, obtain approval and required signatures of approved preliminary plat.
3. 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].
4. 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].
5. 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 [including streets]. [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].

6. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of all internal streets, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side. [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.V]. PEDESTRIAN ELEMENTS TO BE IN ACCORDANCE WITH TDLR STANDARDS - PROWAG.
7. 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.

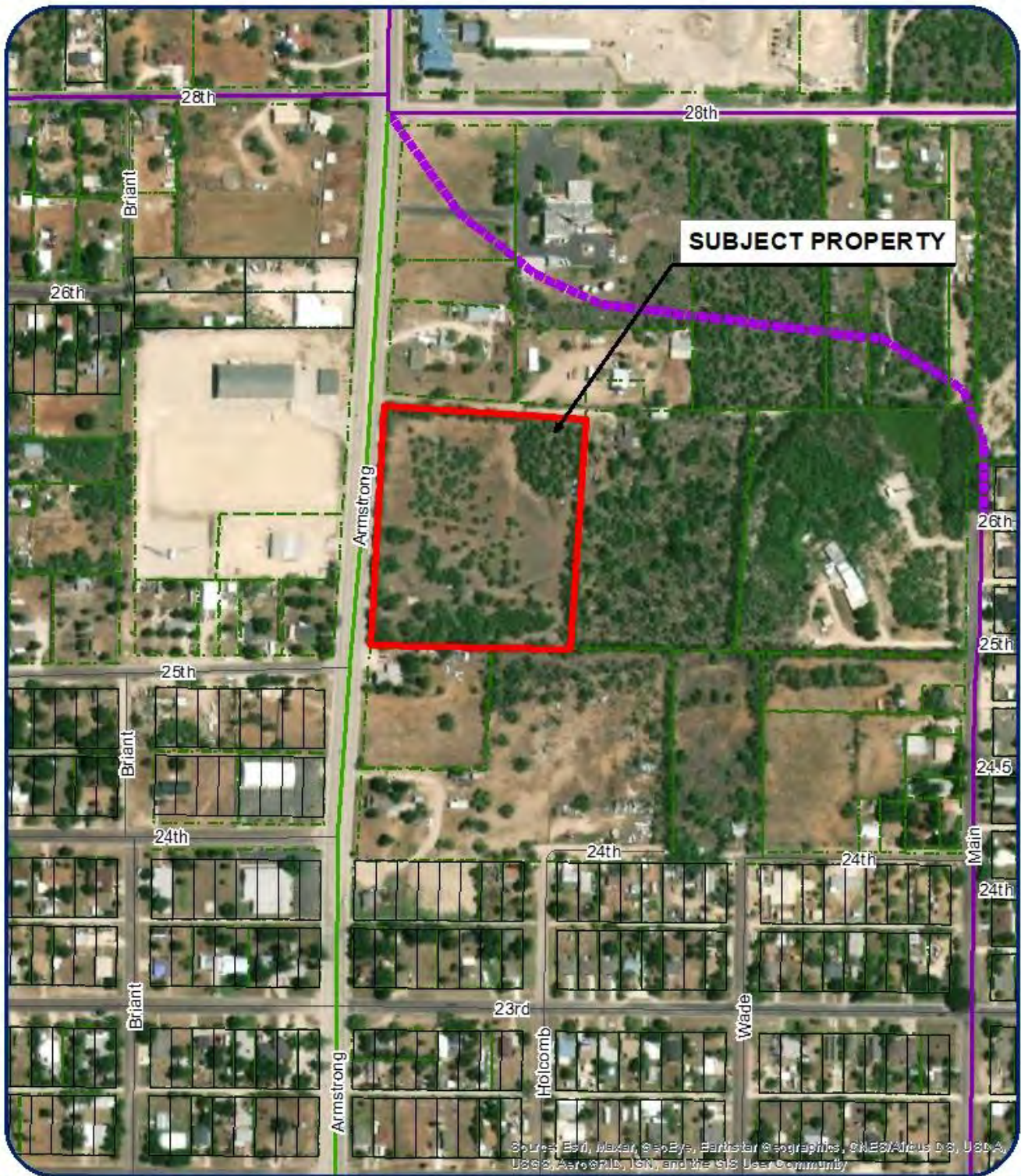
Attachments:

Aerial Map

Preliminary Plat

Final Plat

Applications



Preliminary Plat and Final Plat

Sagewood Estates

Council District: Lucy Gonzales - District 4
 Neighborhood: Paulann
 1" approx. = 300 ft

6.0 acres NE of Armstrong St. and E. 25th St.

Legend

Subject Properties: 

Current Zoning: **RS-1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood & Commercial**



Preliminary Plat

PRELIMINARY PLAT SAGEWOOD ESTATES

City of San Angelo, Tom Green County, Texas

OWNER: Bruce Hill

DESCRIPTION: Being 5.894 acres out of R.B. Longbottom Survey 27, Abstract No. 5736, Tom Green County, Texas, more particularly as shown on the plat of said Survey 27, recorded as Volume 98, Page 367 of the Deed Records of Tom Green County, Texas.

CITY PLANNING COMMISSION

Approved for preliminary purpose this _____ day of _____, 20____

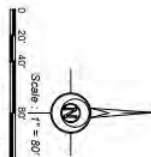
32 Single Family Lots
5.894 Acres Overall
4.859 Acres Single Family
1.035 Acres Street ROW

By: _____

Chairman

By: _____

Secretary



Bearings and distances shown hereon are based on 6 acres, E.L. Wallace and B.A. Wallace to J.W. Adams, January 1, 1920, Vol. 98, Pg. 367, D.R., Tom Green County, Texas.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

LEGEND: ● - Found 1/2" Iron Rod w/ Cap
 ○ - Set 5/8" Iron Rod w/ Cap

By:	Chairman			
By:	Secretary			
C1	20.00'	31.42'	90°00'00"	North 41°01'07" West 28.25'
C2	70.00'	109.95'	89°59'33"	North 41°01'20" West 98.99'
C3	70.00'	109.96'	90°00'27"	North 48°58'40" East 98.00'
C4	20.00'	31.42'	90°00'00"	North 48°58'53" East 28.28'
C5	20.00'	31.42'	90°00'00"	North 41°01'07" West 28.28'
C6	20.00'	31.42'	90°00'27"	South 48°58'40" West 28.28'
C7	20.00'	31.41'	89°59'33"	South 41°01'20" East 28.25'
C8	20.00'	31.42'	90°00'00"	North 48°58'53" East 28.28'
C9	20.00'	26.64'	21°59'21"	
C10	20.00'	19.33'	15°49'04"	
C11	20.00'	19.33'	15°49'04"	
C12	20.00'	24.67'	20°26'20"	
C13	20.00'	19.48'	15°56'43"	
C14	20.00'	19.48'	15°56'43"	
C15	20.00'	24.67'	20°26'20"	
C16	20.00'	19.34'	15°49'58"	
C17	20.00'	19.34'	15°49'58"	
C18	20.00'	26.63'	21°57'28"	

Line Table	Bearing	Distance
1	North 25°57'14" East	5.48'
2	North 78°01'48" East	2.80'
3	South 70°04'51" East	2.80'
4	South 17°38'35" East	5.47'

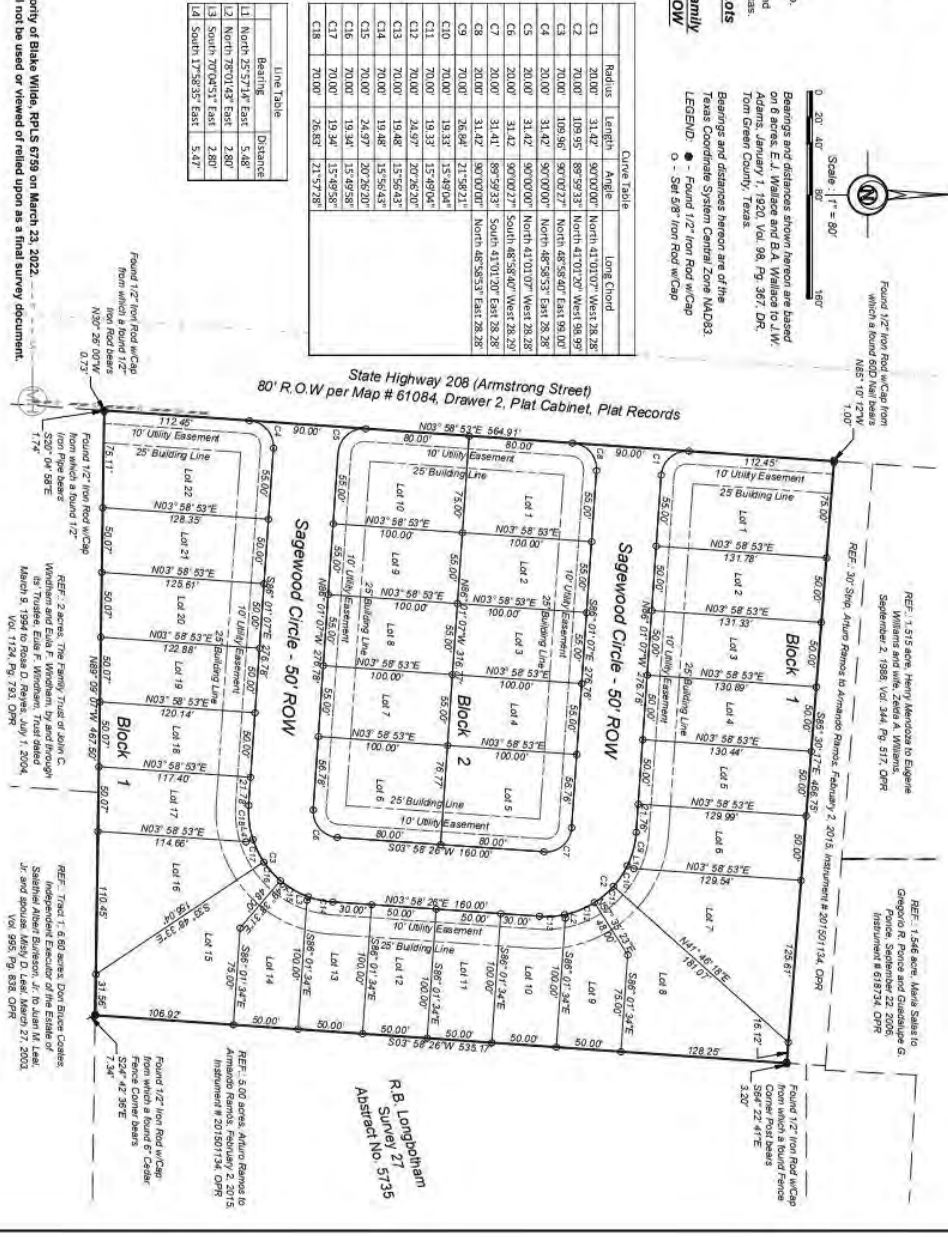
SURVEYOR'S CERTIFICATE

I, Blaine Wilde, R.P.S., do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the Order Establishing Regulations For The Survey of Land in the State of Texas, and that the same are in full compliance with the Rules of the Texas Board of Professional Engineers and Land Surveyors.

This document is released for the purpose of interim review under the authority of Blaine Wilde, R.P.S. #759 on March 23, 2022.

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

BLAINE WILDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8759



THIS IS Item # 10193857



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

Preliminary Plat Sagewood Estates

Proposed Subdivision Name

6.000 Acres, Abst: A-5735 S-0027, Survey: RS Longbotham, 6.00 Acres in Tract 39

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

38-05735-0009-000-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

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

Property Owner:

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

Architect/Engineer/Design Professional:	Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com
	Name	Phone Number	Email Address

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

If yes, briefly describe each, including the use and size: There are 4 Proposed Drainage Easements to convey stormwater to a pond.

Section 3: Property Characteristics

6.00 Acres 31
 Total Acreage of Proposed Subdivision/Resubdivision Total Number of Lots Proposed

Existing Zoning:

RS-1 RS-2 RS-3 RM-1 RM-2 PD (include case number: _____)
 R&E CN CO CG CG/CH CBD OW ML MH

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

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

Vacant 6.00 Single-Family Residential _____ Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail _____

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

Vacant _____ Single-Family Residential 6.00 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: There are 4 proposed drainage easements to convey runoff to a pond.

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

Section 4, continued

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

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

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

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

Owner's Signature

E. Carter
 Representative's Signature

03/22/22
 Date

03/22/22
 Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

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

Date of Approval Expiration: _____

Date Recorded: _____



City of San Angelo, Texas - Planning 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

Final Plat Sagewood Estates, Section One

Proposed Subdivision Name

6.000 Acres, Abst: A-5735 S-0027, Survey: RS Longbotham, 6.00 Acres in Tract 39

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

38-05735-0009-000-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

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

Property Owner:

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

Architect/Engineer/Design Professional: Erica Carter, P.E.	325-716-3013	ecarter@fentresseng.com
Name	Phone Number	Email Address

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

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

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

Section 2: Utility & Easement Information

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

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

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

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

If yes, briefly describe each, including the use and size: There are 4 Proposed Drainage Easements to convey stormwater to a pond.

Section 3: Property Characteristics

Total Acreage of Proposed Subdivision/Resubdivision _____ Total Number of Lots Proposed 16

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? _____ What type of structures exist currently? _____

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

No

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

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

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

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

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

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

(Section 4 continues on next page)

Section 4, continued

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

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

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

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



 Owner's Signature



 Representative's Signature

03/22/22
 Date

03/22/22
 Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
Date Date

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

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

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

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

Approvals required for this application:

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

Date of Approval Expiration: _____

Date Recorded: _____

MEMO



Meeting

Date: April 18, 2022

To: Planning Commission

From: Kyle Warren
Planner, City of San Angelo

Request: Approval of a replat of Riverview Estates.

Background: A request for approval of a replat of Riverview Estates, containing 69 RM-1 zoned lots.
Lot: A BEING 14.530 ACRES, subd: PARK PLACE

Notification:

No notification is required by State or local codes.

Conditions of Approval:

1. Prior to plat recordation, prepare and submit plans for required improvements to S CONCHO PARK DR by half the additional increment necessary to comprise the minimum paving width.
2. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of all internal streets, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side
3. Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of all internal streets, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side
4. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections
5. Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections
6. Prior to plat recordation, a drainage study shall be submitted.
7. 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.
8. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

9. The majority of this property is Rs (Rio Concho & spur) soil that has a "very limited" soil rating. Future permit applications for new construction within this soil type will need to include either an engineered foundation plan or soil testing that indicates a plasticity index of less than 25

10. Provide a temporary turnaround for Riverview Run.

Planning Commission Requested Action:

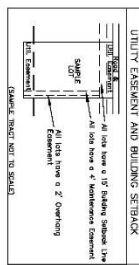
Staff recommends **APPROVAL** of a request for a replat of Riverview Estates with 10 conditions of approval.

Attachments:

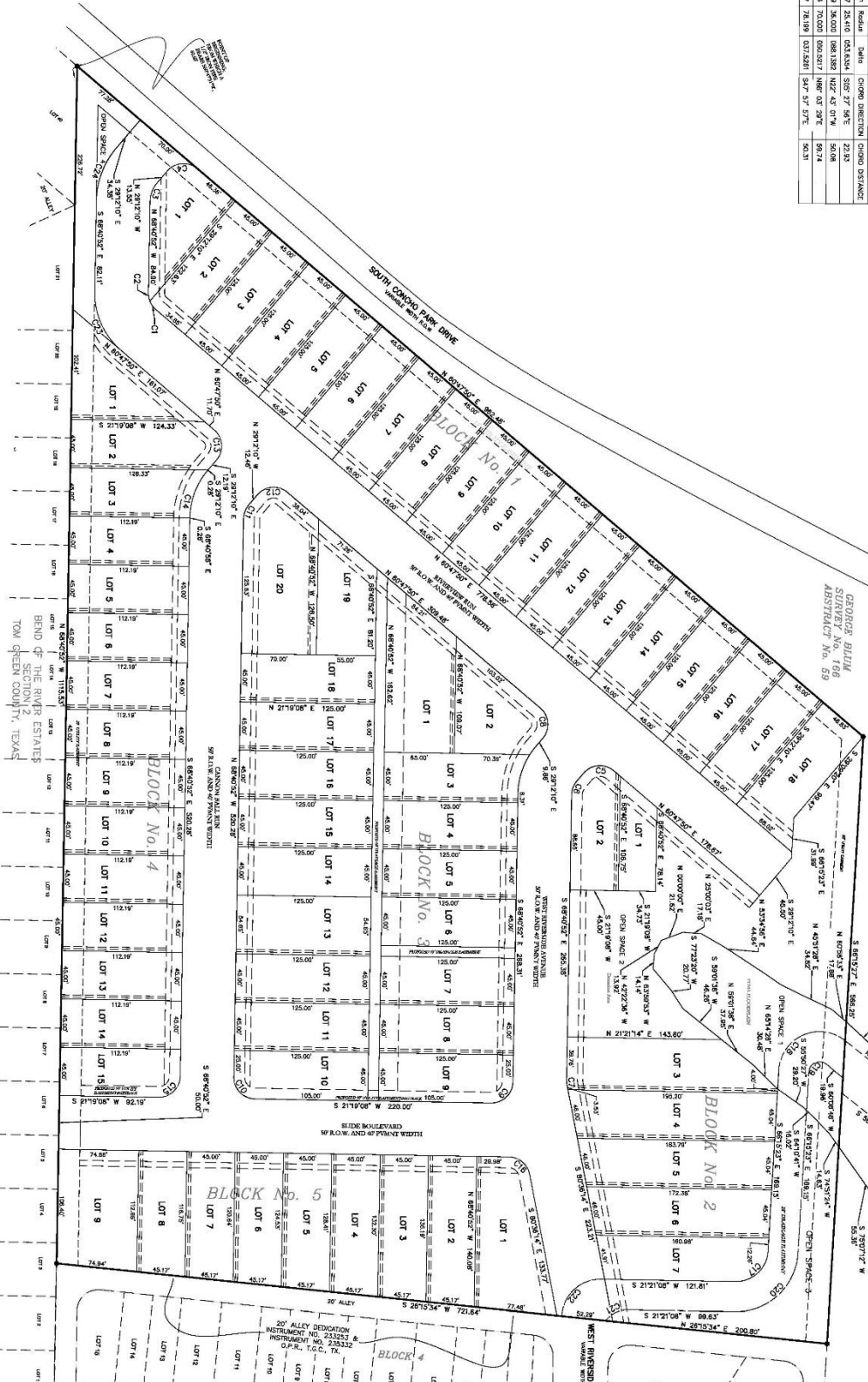
Plat

RIVERVIEW ESTATES, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Curve #	Length	Radius	Delta	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C2	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C3	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C4	31.419	20.000	102.2046	1597.07	S 87° 54' 57.24"	45.66
C5	31.419	20.000	102.2046	1597.07	S 87° 54' 57.24"	45.66
C6	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C7	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C8	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C9	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C10	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C11	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C12	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C13	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C14	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C15	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C16	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C17	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C18	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C19	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83
C20	15.435	20.000	102.2046	1597.07	S 87° 54' 57.24"	22.83



NOTES:
1. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
2. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
3. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
4. ALL UTILITIES TO BE SHOWN ON THIS SHEET.



LEGEND:
1. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
2. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
3. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
4. ALL UTILITIES TO BE SHOWN ON THIS SHEET.

REPLAT:
1. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
2. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
3. ALL UTILITIES TO BE SHOWN ON THIS SHEET.
4. ALL UTILITIES TO BE SHOWN ON THIS SHEET.

DEPARTMENT OF PUBLIC UTILITIES:
Approved for recording this _____ day of _____, 20____
By: _____
Secretary

DEPARTMENT OF PUBLIC UTILITIES:
Approved for recording this _____ day of _____, 20____
By: _____
Secretary

DEPARTMENT OF PUBLIC UTILITIES:
Approved for recording this _____ day of _____, 20____
By: _____
Secretary

DEPARTMENT OF PUBLIC UTILITIES:
Approved for recording this _____ day of _____, 20____
By: _____
Secretary

DEPARTMENT OF PUBLIC UTILITIES:
Approved for recording this _____ day of _____, 20____
By: _____
Secretary


PRELIMINARY
NOT TO BE
FOR ANY

SCALE 1" = 50 FEET
0 50 100

MCD LAND SURVEYING
1400 WEST WASHINGTON STREET
SAN ANGELO, TEXAS 76901
PHONE: (817) 291-1111
FAX: (817) 291-1112
WWW.MCDLANDSURVEYING.COM

PLANNING COMMISSION – APRIL 18, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		FP22-09: Phase 1, Fairway Downs	
SYNOPSIS:			
<p>The applicant has submitted this final plat for Phases 1 and 3 of the associated preliminary plat which was approved by the Planning Commission on February 21, 2022. The final plat is for 52 single-family residential lots at least 0.5-acre each, and includes a detention pond, dog park, and future commercial development, for a total of 55 lots. The final plat generally conforms to the preliminary plat as required by the Subdivision Ordinance. All the lot sizes are identical except the final plat has a smaller detention pond, thereby extending Lots 103-105 to Country Club Road. An associated annexation for this final plat area, along with a Comprehensive Plan Amendment and Zone Change has been submitted to allow these lots to be incorporated into the City Limits (currently in the City’s ETJ).</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of the intersection of Country Club and S. Ratliff Roads		Being 37.98 acres in M. Mayer Survey 169, Abstract No. 1647	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
Future - SMD 1- Tommy Hiebert) Future - Neighborhood: Country Club		ETJ (N/A)	Rural
SIZE:			
37.98 acres			
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Country Club Road (Major Collector Street) – ROW required 70’ or min. 56’; Paving 48’ or 36’ min.; provided: 60’ ROW (allowed per preliminary plat); 24’ paving width (variance requested). S. Ratliff Road (Minor Collector Street) – ROW required 60’ or min. 52’; Paving 48’ or 40’ with sidewalk, or 36’ min. paving width; provided: 50’ ROW after 10’ incremental dedication as required, 20’ paving width (variance requested). New local streets: Fairway Lane, Divot Circle, Fringe Circle, Bunker Drive, required: 50’ ROW ; 40’, or 36’ paving width with a 4’ sidewalk; to be provided: 50’ ROW; 40’ paving 			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of “Phase 1 – Final Plat, Fairway Downs” subdivision; APPROVAL of a variance to allow Country Club Road to maintain a minimum 24’ paving width; and a PARTIAL VARIANCE requiring an additional 8 feet of paving for S. Ratliff Road for a total of 28’ paving width, subject to eleven conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Casey Poynor Petitioner: Joey Bullard, Dorado Construction Group</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Sidewalk: Chapter 9.V.D.1 of the Land Development and Subdivision Ordinance (LDSO), as amended on March 15, 2022, requires a sidewalk to be constructed with new development on major collector streets. However, the applicant’s preliminary plat was approved on February 22, 2022 before the new ordinance amendment, allowing the applicant to be reviewed under the previous standards in place. The previous standards on required a sidewalk “if deemed necessary for safety reasons, such as in association with a school route plan, or in areas where heavy pedestrian and vehicular traffic is anticipated (such as major shopping areas or recreation sites).” Staff believes a sidewalk would not be required for Ratliff Rd under that criteria and therefore, the applicant is **exempt** from constructing one.

Variations: As indicated above, the applicant has submitted a variance from Chapter 10.III.A.2 of the LDSO to allow Country Club Road, a major collector street, and S. Ratliff Road, a minor collector street to maintain 24’ and 20’ paving widths respectively. Similar to the above request for sidewalk exemption, the applicant will be considered under the previous standards for street construction since their preliminary plat for this area was approved prior to new street standards. Both streets require a minimum 50-foot paving width under the previous LDSO standards. 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.** Country Club Road, although a major collector road was recently reconstructed by the City with laydown curbs on both sides. The Planning Commission approved variances from any improvements on Country Club Road for two plats to the west, Country Club West Estates, Section One (August 2019) and Section Two (July 2020) based on the City’s reconstruction project. Therefore, Staff recommends approval of the variance to maintain 24 feet of paving width for Country Club Estates.
South Ratliff Road serves as a minor collector street designed to carry traffic from Country Club Road to U.S. Highway 277. Staff believes the additional paving width is important to accommodate this area as it continues to develop over time with more homes. Therefore, Staff recommends the applicant install their incremental half of what the new street standard would be, a minimum required width of 36 feet, in this case, 8 additional feet for a total of 28 feet.
- 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 is comfortable with the variance request on Country Club Road given the City rebuilt this road recently.
Staff does not believe there are unique circumstances that would support a full variance on Ratliff Road. The topography is relatively flat and there are no known encumbrances on this side of S. Ratliff Road. The LDSO requires a minimum of 26 feet (6 additional feet) for fire and emergency vehicles, and in this case, staff recommends 8 additional feet, their incremental half of the minimum required 36 feet of the new street standard.

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.** Requiring additional paving after the City already reconstructed Country Club road to its current width would create a hardship for the applicant as they would have to remove the laydown curbing as well as creating an irregular jog in the street with additional pavement. Staff does not believe there is a hardship to install the additional paving width for S. Ratliff Road. This street is expected to carry large volumes of traffic in future and the incremental half would assist in achieving this objective.
4. **The variance will not, in any significant way, vary the provisions of applicable ordinances.** The applicant believes that the proposed variance for Country Club Road would not vary in a significant way applicable ordinances. However, Staff believes granting a full variance on S. Ratliff Road would create a negative precedent, contravening the purpose statements in the LDSO to provide streets that insure safe, convenient access.

Recommendation: Staff recommends **APPROVAL** of “Phase 1 – Final Plat, Fairway Downs” subdivision; **APPROVAL** of a variance to allow Country Club Road to maintain a minimum 24’ paving width; and a **PARTIAL VARIANCE** requiring an additional 8 feet of paving for S. Ratliff Road for a total of 28’ paving width, subject to **eleven conditions of approval**.

1. Prior to plat signatures, submit a revised plat with the full name identifying as a preliminary plat, i.e. "Preliminary Plat, Fairway Downs" [Land Development and Subdivision Ordinance, Chapter 7.I].
2. Prior to plat recordation, submit a revised plat with the following:
 - a) Change name of plat (i.e. Fairway Downs, Section One);
 - b) Change Ratliff Road to "South Ratliff Road" per the CVCOG;
 - c) Fix scale to match plat dimensions[Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat recordation, the properties must be annexed into the City Limits with appropriate zoning to allow city services and label this note on the plat [Zoning Ordinance, Section 302, 501.A, 502.B].
4. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 11.I.A, prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and per Land Development and Subdivision Ordinance, Chapter 11.I.B, complete the installation in accordance with the approved version of these plans Alternatively, per Land Development and Subdivision Ordinance, Chapter 6, submit a financial guarantee ensuring the completion of these improvements within a 36 month period.

5. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366].
6. 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]
7. Prior to plat recordation, prepare and submit plans for required improvements to COUNTRY CLUB ROAD by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For COUNTRY CLUB ROAD, a collector street, the minimum width is 50 feet (in this case requiring an additional 13 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 required improvements to S RATLIFF RD by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10]. For S RATLIFF RD, a collector street, the minimum width is 50 feet (in this case requiring an additional 15 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 approval, illustrating the required construction of FAIRWAY LANE, DIVOT CIRCLE, FRINGE CIRCLE AND BUNKER DRIVE, meeting the requirements for a LOCAL roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot sidewalk on one side. [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].

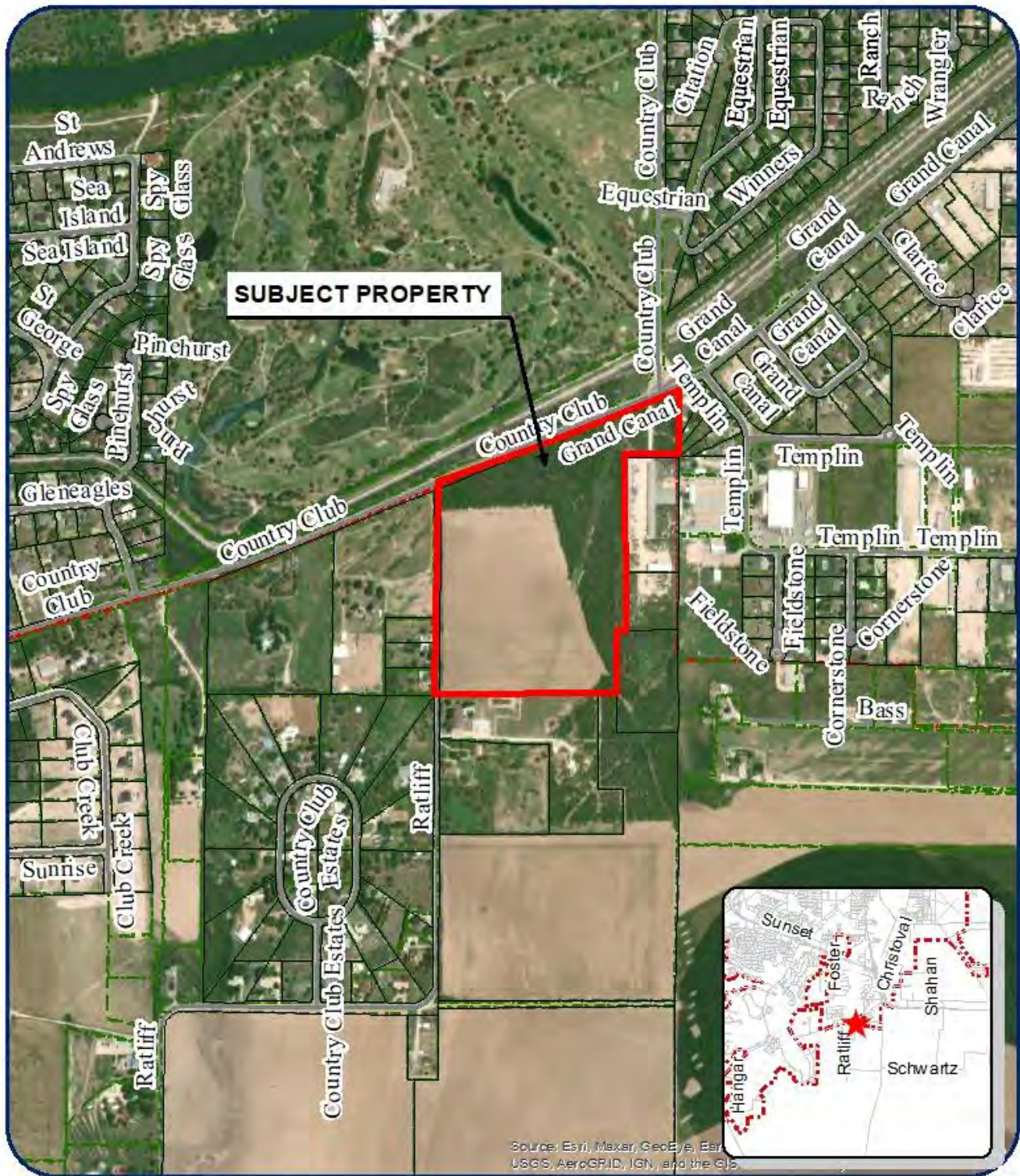
10. Prior to plat recordation, per City 9-1-1 Addressing, change “Fairway Ln to a different street name as a Fairway Dr. is in use and will cause confusion and potential delay for emergency service personnel.
11. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. [2015 International Fire Code, Section 507.5, and Appendix D].

Note:

1. Any future annexation shall require an accompanying Comprehensive Plan Amendment and new Zoning to facilitate future development. The proposed future land use and zoning should reflect proposed type of development (i.e. commercial, residential, etc.) [Zoning Ordinance, Section 302, 501.A, 502.B].

Attachments:

Aerial Map
Final Plat
Approved Preliminary Plat
Application with variance requests



Source: Esri, Maxar, GeoEye, Earthstar, CNES, Airbus, GeoEye, IGN, and the GIS User Community

Final Plat, Phase 1

Fairway Downs

Council District: Tommy Hiebert - District 1
 Neighborhood: Country Club
 Scale: 1" approx. = 750 ft

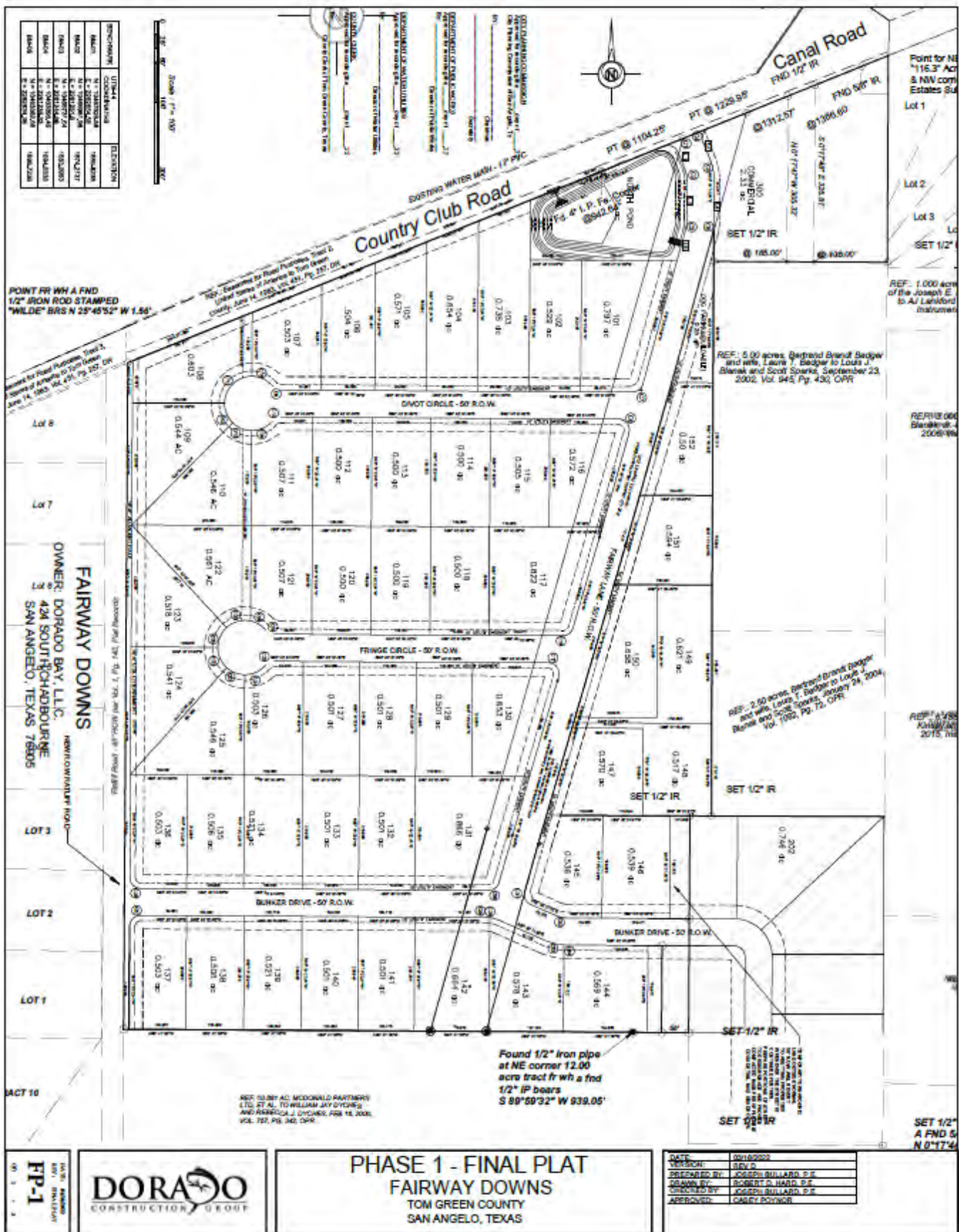
SW of Country Club Rd/Templin Rd.

Legend

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



Proposed Final Plat



SYMBOL	DESCRIPTION
(Symbol)	UTM4
(Symbol)	UTM5
(Symbol)	UTM6
(Symbol)	UTM7
(Symbol)	UTM8
(Symbol)	UTM9
(Symbol)	UTM10
(Symbol)	UTM11
(Symbol)	UTM12
(Symbol)	UTM13
(Symbol)	UTM14
(Symbol)	UTM15
(Symbol)	UTM16
(Symbol)	UTM17
(Symbol)	UTM18
(Symbol)	UTM19
(Symbol)	UTM20

FAIRWAY DOWNS
OWNER: DORADO BAY, L.L.C.
424 SOUTH RICHBOURNE
SAN ANGELO, TEXAS 76905

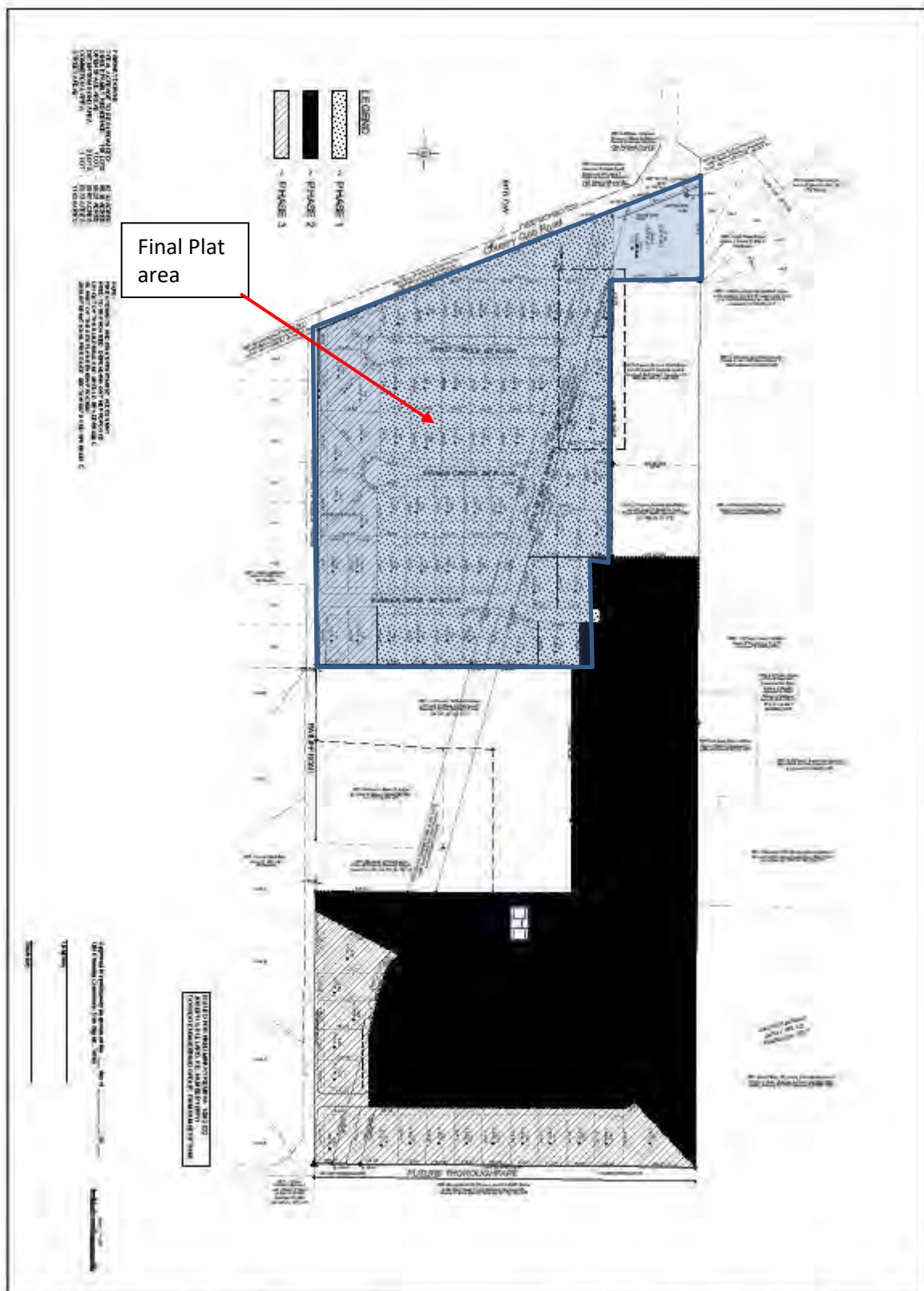
PHASE 1 - FINAL PLAT
FAIRWAY DOWNS
TOM GREEN COUNTY
SAN ANGELO, TEXAS

DATE:	02/02/22
VERSION:	REV 0
PREPARED BY:	ROBERT BULLARD, P.E.
DESIGNED BY:	ROBERT D. HADD, P.E.
APPROVED BY:	ROBERT BULLARD, P.E.
APPROVED:	CAREY POWERS

FP-1
PLAT NUMBER



Approved Preliminary Plat





City of San Angelo, Texas - Planning Land Subdivision Application



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

Section 1: Basic Information

Fairway Downs

Proposed Subdivision Name

37.98 Acres out of Blk 9, Upton & Collins S/D, City of San Angelo, Tom Green County, Texas & 3.2 Acres out of Blk 9, Upton & Collins S/D, City of San Angelo, Tom Green County, Texas

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

R000093574

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant:

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

Property Owner:

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

Architect/Engineer/Design Professional:	Joseph Bullard	361-720-0954	joey.bullard@doradoconstructiongroup.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? 8" main in subdivision
 City - utilizing existing services Existing size? 12" main down CC road
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? _____
 Other Please specify: _____
 Septic System Lot size? 0.5 acre +

(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

37.98 53
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 37.98 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 35.65 Office _____
 Multi-Family Residential _____ Industrial/Manufacturing _____ Commercial/Retail 2.33

Are there existing structures on the property? Yes No
If yes, how many structures exist? _____ What type of structures exist currently? _____

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

Are there existing deed restrictions? Yes No
If yes, provide deed reference information: _____

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

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Full ordinance citation from Subdivision Ordinance standard from which variance is requested: incremental half of
Country Club Road

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

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

The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.
Country Club Rd was recently upgraded by COSA. Construction of an incremental half would disrupt the continuity of the
existing road and create new unnecessary hazards.

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

(Section 4 continues on next page)

Section 4, continued

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

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

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

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

Owner's Signature _____
 JOSEPH S BULLARD Digitally signed by JOSEPH S BULLARD
 Date: 2021.05.23 13:13:18 -0500'
 Representative's Signature _____

Date _____

 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 – APRIL 18, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		FP22-12: Moeller Subdivision	
SYNOPSIS:			
<p>The applicant owns two unplatted, surveyed parcels with a single-family home on each. The applicant has submitted a final plat to divide the two parcels into three platted lots. This will allow a new home to be built on the middle lot. All lots comply with the minimum lot area, lot frontage, and lot depth of the RS-1 zoning per the attached plat drawing. The existing homes will comply with all applicable zoning setbacks created through the subdivision of land. The home on the west lot is less than 25 feet from the front yard setback but there is an established building line on E. 20th Street allowing a 21.4-foot setback and the home will comply with this setback. The plat will comply with the City’s Comprehensive Plan and Purpose Statements in the Subdivision Ordinance.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of E. 20 th St. and Pecan St.		Being 0.741 acres in the J. Williams Survey No. 121 1/2, Abstract No. 5670	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD# 3: Harry Thomas Neighborhood: Reagan		RS-1	Neighborhood
SIZE:			
0.741 acres			
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> E. 20th St. (Local Street) – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk, or 26’ min. paving width; provided: 40’ ROW; 30’ paving width. Pecan Street (Local Street) – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk, or 26’ min. paving width; provided: 40’ ROW; 30’ paving width. E. 19.5 St. (Local Street) – required 50’ or min. 40’ ROW; 40’ or 36’ with a sidewalk, or 26’ min. paving width; provided: 50’ ROW; 20’ paving width (variance requested). 			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Moeller Subdivision, and APPROVAL of a PARTIAL VARIANCE to allow a 23-foot paving width for E. 19.5 Street, REQUIRING an additional 3 feet of paving width, subject to three conditions of approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Owner: Galen Moeller Petitioner: Jack Downey, SKG Engineering, LLC</p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Variance: As indicated above, the applicant has submitted a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow E. 19.5 Street, a local street, to maintain a street width of 20 feet in lieu of the minimum required 26 feet in the LDSO. 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 LDSO requires a minimum of 26 feet of street width for public safety and to ensure adequate access for fire and emergency vehicles. The Fire Marshal's Office is comfortable with less than 26 feet, however, Staff recommend that the applicant pave an additional 3 feet of pavement, the incremental half of the remaining pavement width, to improve access through this street to service the owners on both sides. To the south, a restaurant and landscape business have rear driveway access to this street. To the north, several homes have rear driveways and openable gates to E. 19.5 Street. Staff believes requiring an additional 3 feet of paving to 23 feet is equitable and reasonable in this case. When owners to the south go to replat, they would provide the remaining 3 feet of incremental width to get the street to 26 feet as required.
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 believes this street is unique as it only extends 1,132 feet or two street blocks between Volney Street and Pecan Street and is 20 feet wide along this entire distance. In this block, it serves exclusively as rear access and does not have front driveways, similar to an alley. Finally, the proposed plat is only to create one additional lot only as a small infill project. For these reasons, Staff supports the partial variance.
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.** Requiring all 6 feet of remaining paving on the applicant's side of the street would place the burden on the applicant and remove responsibility from the owners to the south to pay for the remaining improvements when they go to replat. While Staff does not believe there is a hardship to support a full variance, Staff is in support of a partial variance requiring only 3 feet of additional pavement instead of the full 6 feet.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The applicant believes that the proposed variance for Country Club Road would not vary in a significant way applicable ordinances provided the additional 3 feet of pavement is provided.

Recommendation: Staff recommends **APPROVAL** of the Moeller Subdivision, and **APPROVAL of a PARTIAL VARIANCE** to allow a 23-foot paving width for E. 19.5 Street, **REQUIRING** an additional 3 feet of paving width, subject to **three conditions of approval:**

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
2. Prior to plat recordation, remove second driveway or submit a revised plat delineating a common access easement for this driveway between Lots 1 and 2 [Section 4.08.237, City Code of Ordinances].
3. Prior to plat recordation, prepare and submit plans for required improvements to E. 19 1/2 Street by half the additional increment necessary to comprise the minimum paving width. [Land Development and Subdivision Ordinance, Chapter 10.III.A.2]. For E. 19 1/2 Street (a local street), the minimum width is 26 feet (in this case requiring 3 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] or an administrative variance [Land Development and Subdivision Ordinance, Chapter 10.III.C].

Attachments:

Aerial Map

Final Plat

Final Plat with Structures

Application with variance requests




Final Plat

Moeller Subdivision

Council District: Harry Thomas - District 3
Neighborhood: Reagan
1" approx. = 125 ft

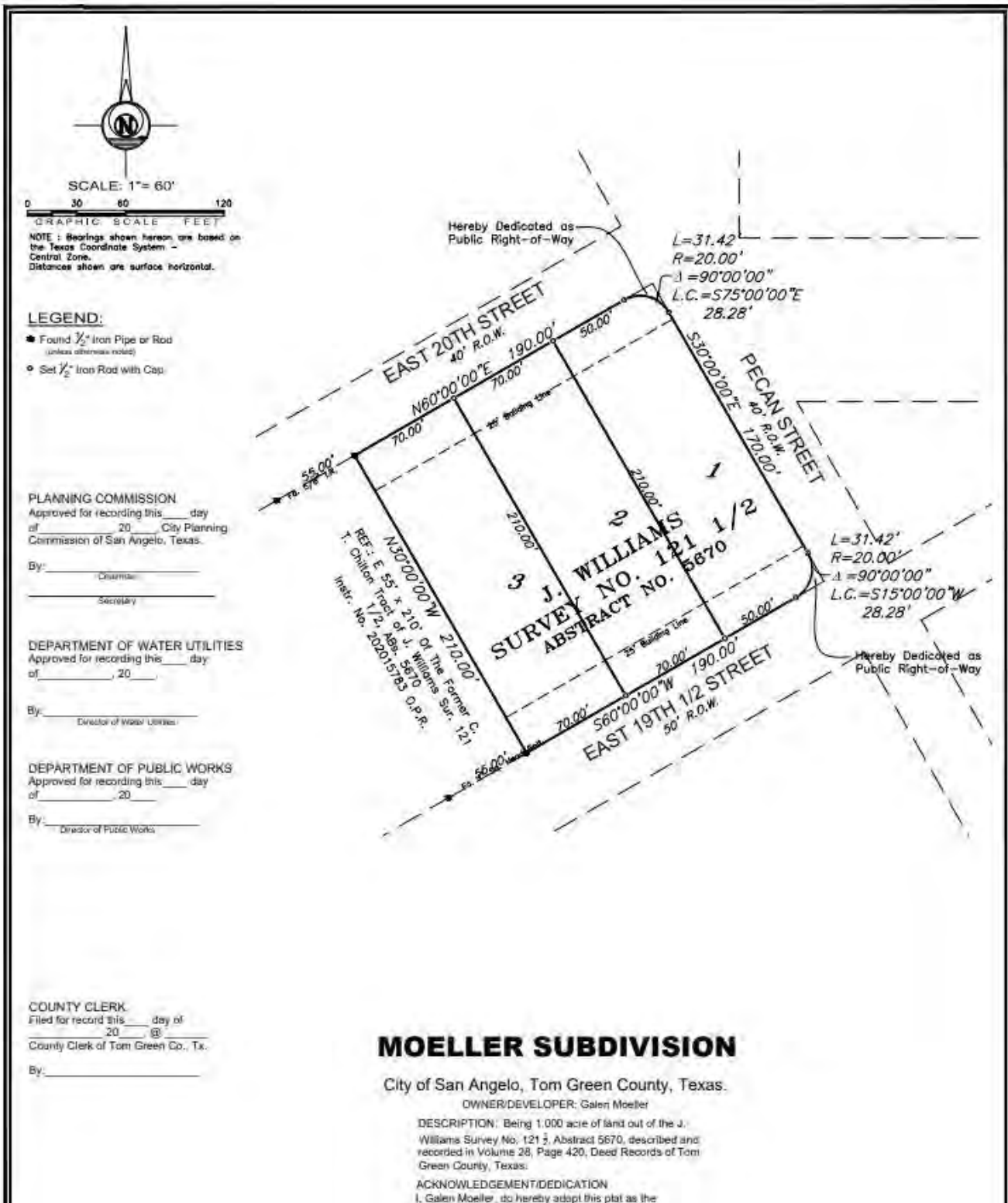
0.741 ac. SW corner E. 20th St/Pecan St.

Legend

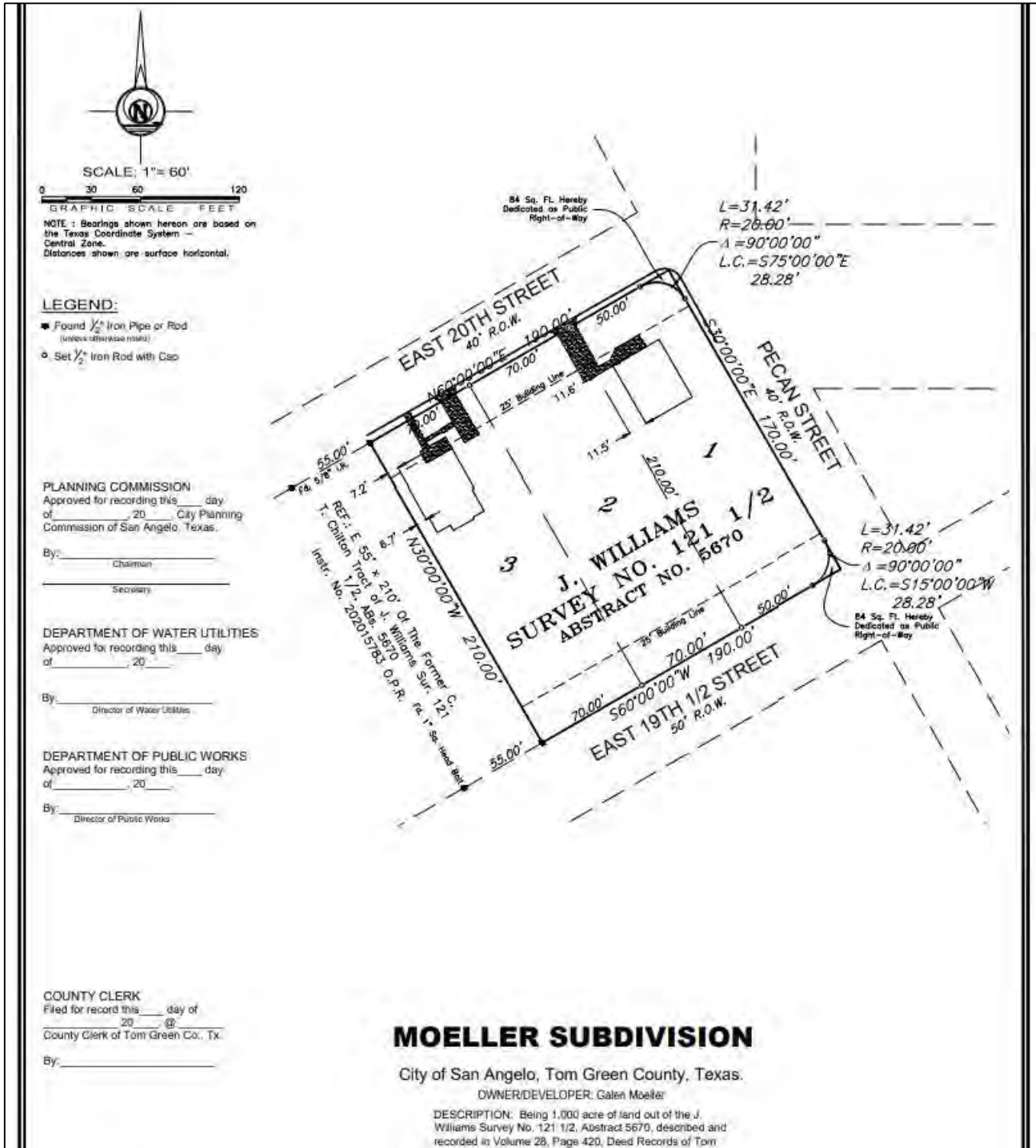
Subject Properties: 
Current Zoning: **RS-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**



Proposed Final Plat



Final Plat with Structures





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
Moeller Subdivision

Proposed Subdivision Name
 1.00 Ac. Tr. Out of J. Williams Survey No. 121 1/2, Abstract 5670.

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
 38-05670-0150-000-00; 38-05670-0149-000-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant: N/A

Name	Phone Number	Email Address
Galen Moeller	(325) 655-4187	gmoe48@aol.com

Property Owner:

Name	Phone Number	Email Address
Galen Moeller	(325) 655-4187	gmoe48@aol.com

Architect/Engineer/Design Professional:

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

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

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

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

Section 2: Utility & Easement Information

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

Sewer: City - requesting new services Proposed size? 4" (1 new)
 City - utilizing existing services Existing size? 4" (2 Existing)
 Other Please specify: _____
 Septic System Lot size? _____

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

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

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

Section 3: Property Characteristics

1.00 **3**

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? 2 Houses,

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.

John A. McCall 2/23/22
 Owner's Signature Date
Jack Downey 3-22-22
 Representative's Signature Date

FOR OFFICE USE ONLY:

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

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

Completeness review passed? Yes _____ No _____
 Date Date

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

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

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

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

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

Date of Approval Expiration: _____
 Date Recorded: _____

PLANNING COMMISSION – APRIL 18, 2022
STAFF REPORT



APPLICATION TYPE:		CASE:	
Final Plat		FP22-12: Moore Subdivision, Section One-B	
SYNOPSIS:			
The applicants own two platted and two unplatted lots and are requesting that these four properties be replatted into five new lots. The five lots will exceed 1 acre in size as required in the Zoning Ordinance for R&E zoned properties. Three of the lots have existing single-family homes. If approved, the replat will allow new homes on the remaining lots, identified as 6 and 7 on the replat. As part of the request, the applicants are seeking a variance to allow Lake Drive, a local street, to remain at 22' wide in lieu of the required minimum width of 26'.			
LOCATION:		LEGAL DESCRIPTION:	
Northeast corner of Lake Drive/West 48 th St.		Lots 1A and 2A in Moore Subdivision, and 9.623 acres in the S. A&M G RR Co. Survey No. 11, Abstract 1954.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD# 2: Tom Thompson Neighborhood: Riverside		R&E	Commercial and Rural
			SIZE: 11.539 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> Lake Drive (Local Street) – required 50' or min. 40' ROW; 40' or 36' with a sidewalk, or 26' min. paving width; provided: 60' ROW (dedicating 15' through plat); 22' paving width (variance requested). W. 48th St. (Local Street) – required 50' or min. 40' ROW; 40' or 36' with a sidewalk, or 26' min. paving width; provided: 50'-60' ROW; 34' paving width. 			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Moore Subdivision, Section One-B and APPROVAL of a PARTIAL VARIANCE to allow a 24-foot paving width for Lake Drive, REQUIRING an additional 2 feet of paving width, subject to six conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owners: Sandra Moore, Donna Colley, Sharon Hicks Petitioner: Jack Downey, SKG Engineering, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Variance: As indicated above, the applicant has submitted a variance from Chapter 10.III.A.2 of the Land Development and Subdivision Ordinance to allow Lake Drive a local street, to maintain a street width of 22 feet in lieu of the minimum required 26 feet in the LDSO. 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 LDSO requires a minimum of 26 feet of street width for public safety and ensure adequate access for fire and emergency vehicles. The Fire Marshal's Office is comfortable with less than 26 feet, however, Staff recommend that the applicant pave an additional 2 feet of pavement, the incremental half of the remaining pavement width, to improve access through this street to service the owners on both sides. This is the northerly end of Lake Drive which contains several unplatted commercial properties on the west side of Lake Drive that could be platted into smaller properties in future, adding traffic to Lake Drive. Therefore, Staff requests the additional 2 feet of paving to bring the street closer to the required minimum.
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 believes this street is unique as it only extends 2,062 feet between W. 48th Street and Cauley Lane. Nevertheless, despite this being an infill development an additional lot is being created and further develop could occur and likely will in future. Therefore, Staff supports only a partial variance and requires the additional 2 feet of pavement width for Lake Drive.
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.** Requiring all 4 feet of remaining paving on the applicant's side of the street would place the burden on the applicant and remove responsibility from the owners to the west to pay for the remaining improvements when they go to replat. While Staff does not believe there is a hardship to support a full variance, Staff is in support of a partial variance requiring only 2 feet of additional pavement instead of the full 4 feet.
4. **The Variance will not, in any significant way, vary the provisions of applicable ordinances.** The applicant believes that the proposed variance for Lake Drive would not vary in a significant way applicable ordinances provided the additional 2 feet of pavement is provided.

Recommendation: Staff recommends **APPROVAL** of the Moore Subdivision, Section One-B and **APPROVAL of a PARTIAL VARIANCE** to allow a 24-foot paving width for Lake Drive, **REQUIRING** an additional 2 feet of paving width, subject to **six conditions of approval:**

1. Prior to plat recordation, per Land Development and Subdivision Ordinance, Chapter 7, provide

a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.

2. Prior to plat recordation, submit a revised plat delineating:
 - a) required 40-foot front yard setbacks for all lots;
 - b) minimum size of 1.0 acre for each lot [Zoning Ordinance, Section 501.A].
 - c) add third owner beside "Owner/Developer";
 - d) add acknowledgement title block for third owner
 - e) the variable right-of-width, a minimum width of 50 feet.
[Land Development and Subdivision Ordinance, Chapter 7.III].
3. Prior to plat recordation, submit a revised structures plan showing all encroaching structures located in city right-of-way and adjacent property have been removed or relocated onto private property in compliance with required zoning setbacks. R&E zoning requires for accessory structures minimum 5-foot side yard setbacks; 10 foot rear yard setbacks; and 40-foot front yard and located behind the principal building [Zoning Ordinance, Section 501.A and 402.B].
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, including streets [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, prepare and submit plans for required improvements to LAKE DR by half the additional increment necessary to comprise the minimum paving width [Land Development and Subdivision Ordinance, Chapter 10]. For LAKE DR, a local street, the minimum width is 26 feet (in this case, requiring 6 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].
6. Prior to plat recordation, the existing buildings that will not meet fire separation distance requirements will need permits to be relocated or removed.

Note:

1. If structures are built on the southern portion of Lot 8, or any structure on lot 6 exceeds the 600 ft. distance from hydrant requirement, an additional hydrant will need to be provided to ensure the lot has appropriate coverage.

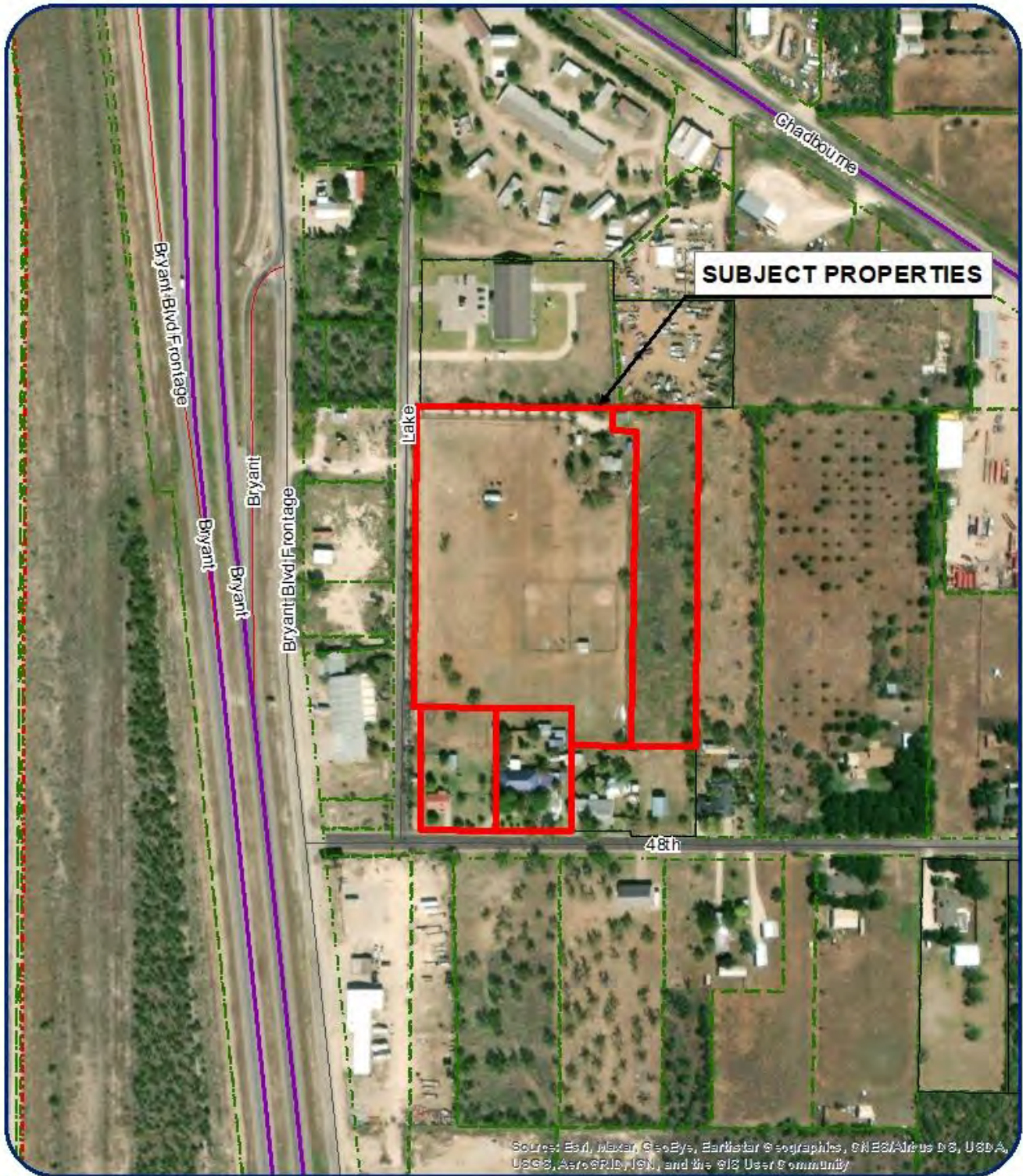
Attachments:

Aerial Map

Replat

Replat with Structures

Application with variance request



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

Moore Subdivision

Section One-B

Council District: Tom Thompson - District 2

Neighborhood: Riverside

1" approx. = 275 ft

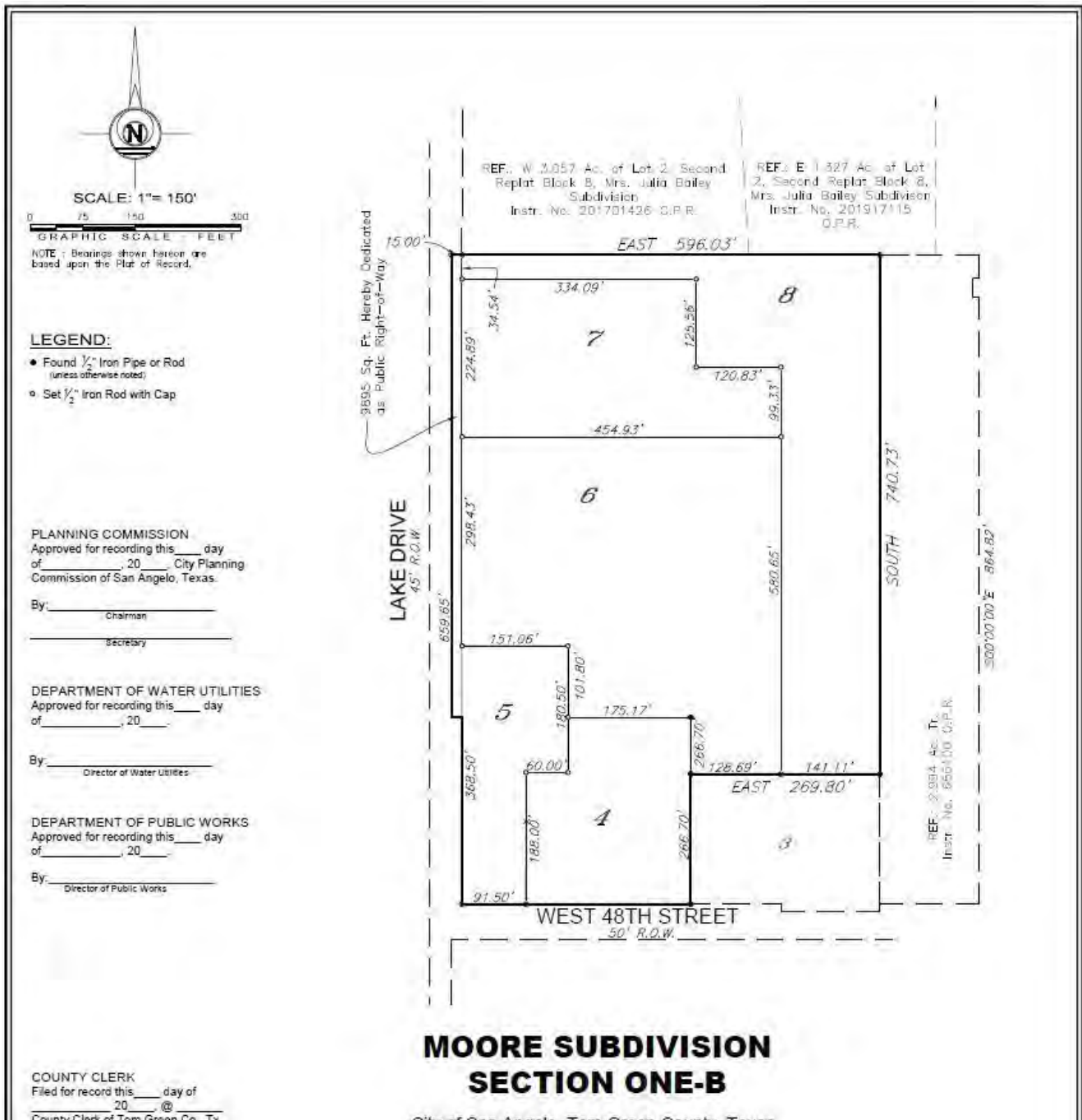
11.539 ac. NE of Lake Dr/W. 48th St.

Legend

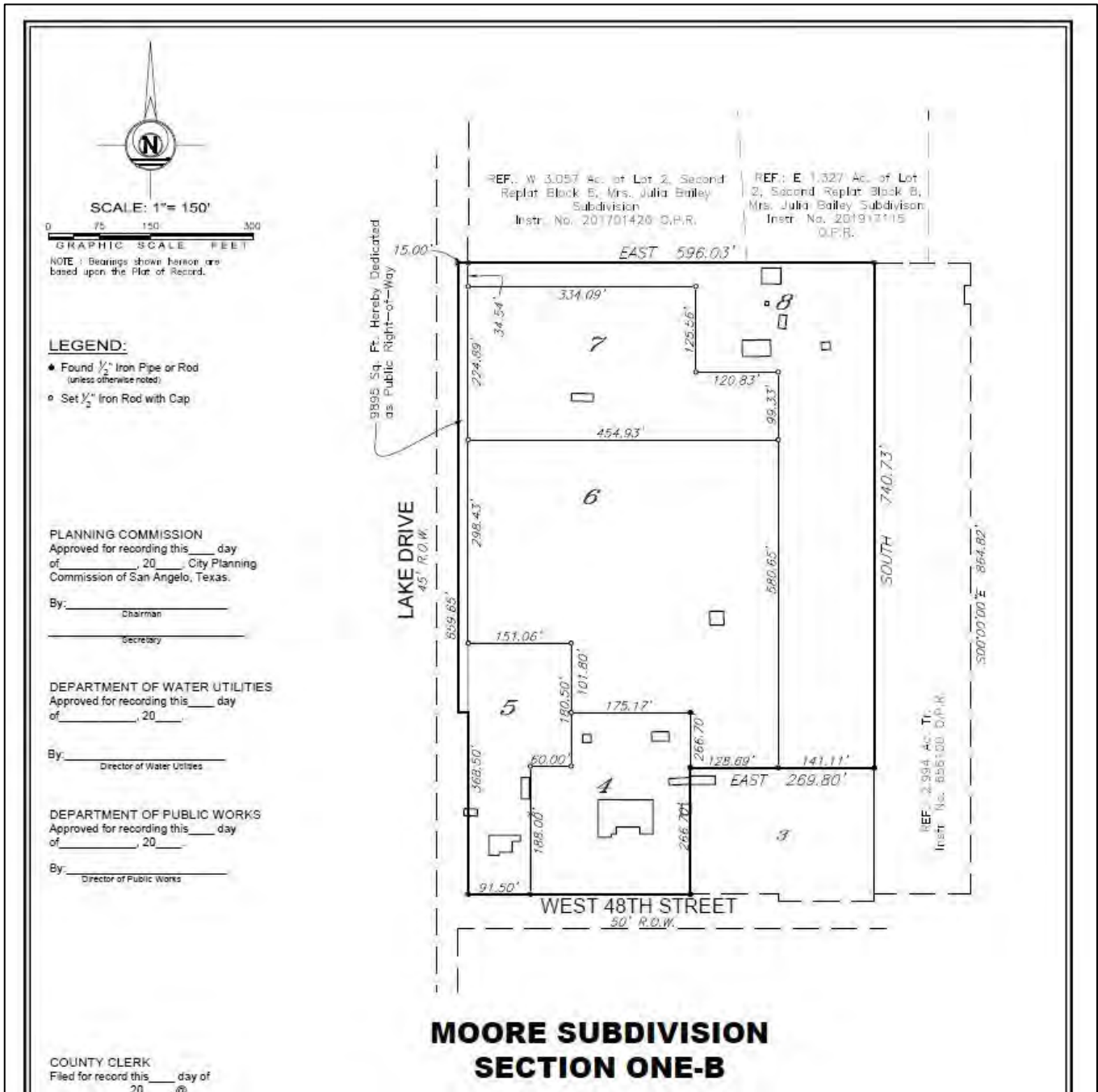
- Subject Properties: 
- Current Zoning: **R&E**
- Requested Zoning Change: **N/A**
- Vision: **Commercial & Rural**



Proposed Replat



Replat with Structures



SCALE: 1" = 150'
 GRAPHIC SCALE FEET
 0 75 150 300
 NOTE: Bearings shown herein are based upon the Plat of Record.

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

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

 Secretary

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

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

COUNTY CLERK
 Filed for record this ___ day of
 20__ @

**MOORE SUBDIVISION
 SECTION ONE-B**



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
Moore Subdivision Section One-B

Proposed Subdivision Name
 Lots 1A & 1B, Moore Subdivision Section One-A, 3.00 Acre Tr. Vol. 649, Pg. 799, OPRRP, Remainder of 7.95 Ac. Tr. Vol. 386, Pg. 884, DR.

Current Legal Description (can be found on property tax statement or at www.tomgreencad.com)
 20-35700-0001-001-00; 20-357000-0001-002-00; 38-01954-007-000-00; 38-01954-0009-000-00

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

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

Authorized Representative: Tenant Property Owner Contractor Engineer

Tenant: N/A

Name	Phone Number	Email Address
Property Owner: Sandra Moore & Donna Colley	(325) 656-2065	colleymoore@suddenlink.net
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
11.539 **5**

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? 14 What type of structures exist currently? 5 Houses,
1 Pump House, 8 Storage buildings

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

Are there existing deed restrictions? Yes No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ? Yes No
**NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 1/4 miles of it.*

Section 4: Variance Requests

Are any variances for this application being requested? Yes No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: 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.

Owner's Signature _____

 Representative's Signature _____

Date _____
 2.23.22
 Date _____

FOR OFFICE USE ONLY:

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

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

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

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

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

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

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

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

Date of Approval Expiration: _____

Date Recorded: _____



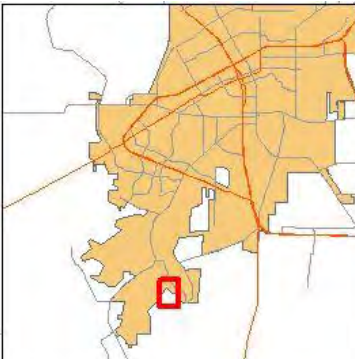
STAFF REPORT – CP22-02/Z22-08

Scheduled Hearings:

Planning Commission: April 18, 2022

City Council 1st reading: May 17, 2022

City Council 2nd reading: June 7, 2022

APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP22-02/Z22-08: 1701 S. Concho Drive	
SYNOPSIS:			
<p>The applicant has submitted associated Comprehensive Plan Amendment (CPA) and Rezoning (RZ) applications to facilitate construction of new, single-family home subdivisions on this land. The entire 122.36 acres is designated “Rural” in the Comprehensive Plan but this area is immediately adjacent to residential zoning and requires connection to city water and sewer service along S. Concho Drive. The CPA and RZ would allow the future land use to change to Neighborhood in the Comprehensive Plan, which supports the associated RS-1 zoning. Several of the lots on the subdivision plats will have less than 150 feet of lot width which would be allowed in the RS-1 zoning but not the current R&E zoning.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1701 S. Concho Drive and an unplatted 92.09-acre tract immediately southwest		122.36 acres in the W. Spornhaun Survey No. 644, Abstract No. 1881	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tom Thompson Nasworthy Neighborhood	30.24 acres: RS-1 92.09 acres: N/A (in ETJ)	N – Neighborhood	122.36 acres
NOTIFICATIONS:			
7 notifications for CP22-02 and Z22-08 were mailed within a 200-foot radius on April 6, 2022. No responses in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing all 122.36 acres from the “Rural” Future Land Use to the “Neighborhood” Future Land Use; and APPROVAL of a rezoning on the north 30.24 acres from the Ranch and Estate (R&E) Zoning District to the Single-Family Residential (RS-1) Zoning District.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Mr. Haden Burchard			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Comprehensive Plan Amendments and Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes changing the Comprehensive Plan designation from Rural to “Neighborhood” is consistent with the policies in the Plan. The Neighborhood policies seek to “Promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods.” Changing the future land use and zoning to a more urban character is consistent with this policies. It is also functional given there is already RS-1 zoning with Neighborhood Future Land Use immediately to the north and that the property will be required to connect to city water and sewer along S. Concho Drive (R&E zoning is generally reserved for rural areas where no city services are available and where developments use private septic systems and private water supply or water wells).
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed lots as shown on the associated subdivision plats would comply with RS-1 zoning. The RS-1 zoning district requires a minimum lot area of 5,000 sq. ft., minimum lot width of 50 feet, and minimum lot depth of 100 feet. All proposed lots will be at least 1 acre well above the lot area minimum, with lot widths at least 130 feet and lot depths at least 250 feet in compliance.
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 RS-1 zoning is compatible with the surrounding area which contains large areas of RS-1 immediately north.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to plat the properties for future single-family homes and requests this zone change to allow smaller lots than what the R&E district allows.
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.** While portions of the lots are within the floodplain, this can be address through the standard requirements of the platting and permitting process.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff agrees with the applicant that the area is developing in a

more urban fashion than rural, and the CPA and RZ will facilitate urban residential development.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* Current development patterns should not be negatively affected if the CPA and RZ are approved. The platting process will address appropriate lot configurations.

Recommendation:

Staff recommends **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing all 122.36 acres from the “Rural” Future Land Use to the “Neighborhood” Future Land Use; and **APPROVAL** of a rezoning on the north 30.24 acres from the Ranch and Estate (R&E) Zoning District to the Single-Family Residential (RS-1) Zoning District.




Note:

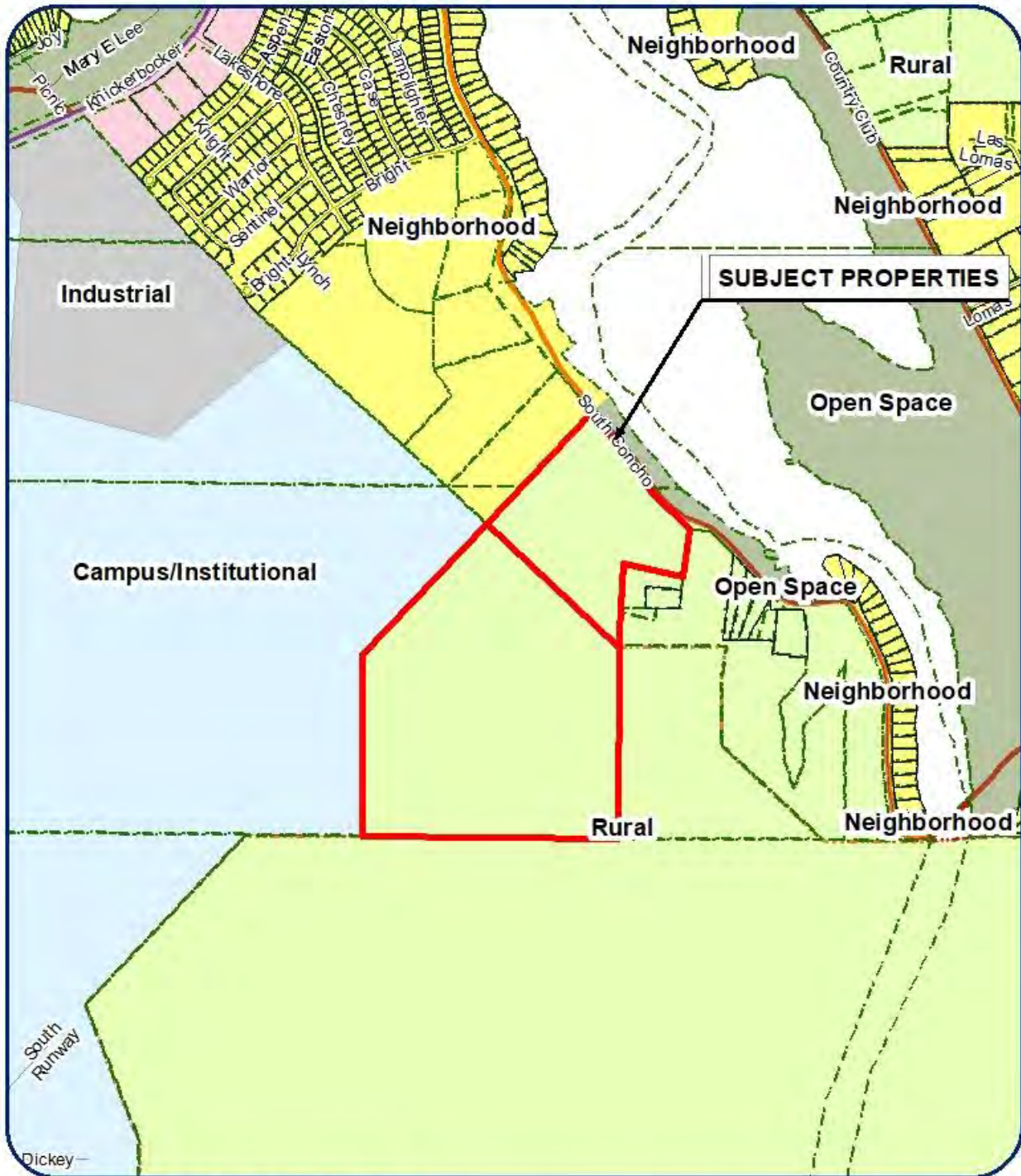
1. Prior to development, subdivision replat(s) are required to be submitted, approved, and recorded.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Applications





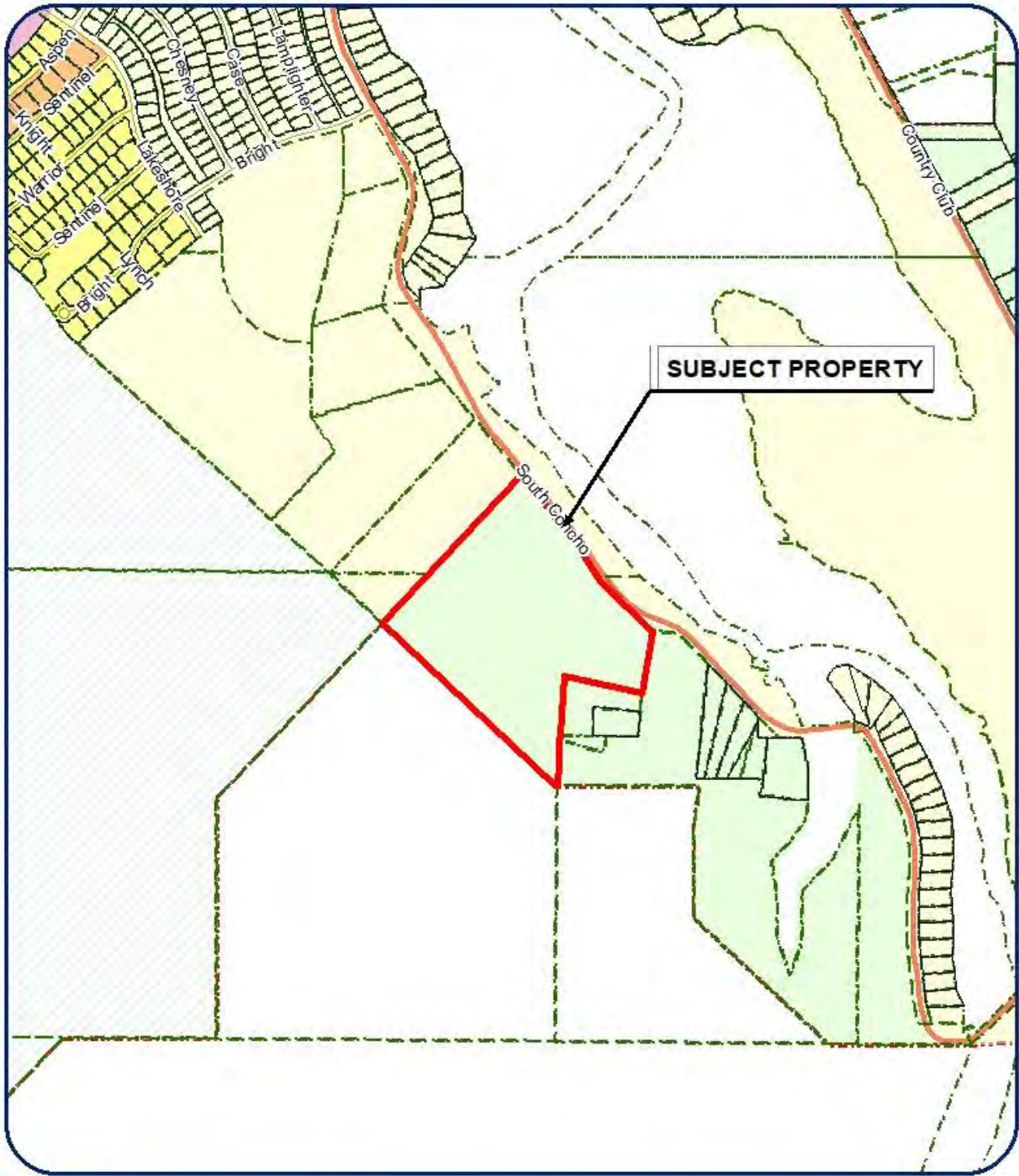
Comprehensive Plan Amendment		Legend	N 	
CP22-02: 1701 S. Concho Drive				
Council District: Tom Thompson - District 1		Subject Properties: 		
Neighborhood: Nasworthy		Current Zoning: R&E		
Scale: 1" approx. = 1,000 ft		Requested Zoning Change: RS-1		
122.36 acres, south of Knickerbocker Rd and S. Concho Drive		Requested Vision Amendment: Rural to		
		Neighborhood		



Comprehensive Plan Amendment
CP22-02: 1701 S. Concho Drive
 Council District: Tom Thompson - District 1
 Neighborhood: Nasworthy
 Scale: 1" approx. = 1,000 ft
122.36 acres, south of Knickerbocker Rd and S. Concho Drive

Legend
 Subject Properties: —
 Current Zoning: **R&E**
 Requested Zoning Change: **RS-1**
 Requested Vision Amendment: **Rural to Neighborhood**




Rezoning

Z22-08: 1701 S. Concho Drive

Council District: Tom Thompson - District 1
Neighborhood: Nasworthy
Scale: 1" approx. = 750 ft

30.24 acres, south of Knickerbocker Rd and S. Concho Drive

Legend

Subject Properties: 
Current Zoning: **R&E**
Requested Zoning Change: **RS-1**
Vision: **Rural**



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Request to Amend Comprehensive Plan



Section 1: Basic Information

Name of Applicant(s): Haden Burchard, Concho Lake Estates Trust
 Owner Representative (Notarized Affidavit Required)

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

325-245-7517 hadenburchard@gmail.com
Contact Phone Number Contact E-mail Address

1701 South Concho Drive San Angelo Texas 76904
Subject Property Address City State Zip Code

Lot Size: 122.36 acres Zoning: R&E

Section 2: Site Specific Details

Existing Use of Property: Vacant

Proposed Use of Property: Single Family Residential

Existing Comprehensive Plan Land Use Designation: Rural

Requested Comprehensive Plan Land Use Designation: Neighborhood

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

This area is developing in a residential fashion more so than as rural. Residential seems to be the current greatest need for the City.

Effective January 3, 2017

Section 3: Applicant(s) Acknowledgement

Please initial the following:

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

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

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

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

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

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

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

HB 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.

Haden Burchard
 Signature of licensee or authorized representative

3-28-2022
 Date

Haden Burchard
 Printed name of licensee or authorized representative

Concho Lake Estates Trust
 Name of business/Entity of representative

FOR OFFICE USE ONLY:

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

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

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

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

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): Hadan Burchard, Trustee of the Lake Concho Estates Trust

Owner Representative (Notarized Affidavit Required)

225 West Beauregard Avenue San Angelo Texas 76903
 Mailing Address City State Zip Code

325-245-7517 hadenburchard@gmail.com
 Contact Phone Number Contact E-mail Address

1701 South Concho Drive San Angelo Texas 76904
 Subject Property Address City State Zip Code

Abst. A-1881 S-0644, Survey; W SPORNHAUN, 30.2470 ACRES - BEING OUT OF SURV 644 & SUR 645/ABST 4212/ZECH
 Legal Description (can be found on property tax statement or at www.tarrantassessor.com)

Tax ID: 38-01881-0004-000-00

Existing Zoning: R&E Proposed Zoning: RS-1 Lot size: greater than 1 acre

(Zoning Map available on City Maps)

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: Single Family Residential

*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.)

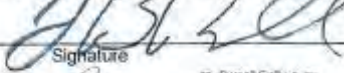

- An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner.
- 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 this 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.

Haden Burchard		Concho Lake Estates Trust	3-16-2022
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Russell Gully		SKG Engineering	3-16-2022
Representative Name (Print)	Signature	Company/Organization	Date

01-Russell Gully, Inc.
 email: rkg@skge.com, c-405
 3022.05.16 14:35:05 -05'02'

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: ____/____/____ Date notifications due: ____/____/____

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

Publication date: ____/____/____

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



STAFF REPORT

Planning Commission: April 18th, 2022

City Council: 1st reading May 17th

2nd reading May 31st

APPLICATION TYPE:		CASE:	
Zone Change		CP22-03 & Z22-09: 3202 & 3206 Abilene St.	
SUMMARY:			
<p>a) A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood Center to the Residential Future Land Use, for the property located at 3202 & 3206 Abilene Street, lots 15 & 16 totaling to 0.322 acres.</p> <p>b) A request for approval of a zone change from the General Commercial (CG) to the Single-Family Residential (RS-1) zoning district, for a property located at 3202 & 3206 Abilene Street, being 0.322 acres.</p>			
LOCATION:		LEGAL DESCRIPTION:	
<ol style="list-style-type: none"> 3202 Abilene St, San Angelo, TX, 76901, USA 3202 Abilene St, San Angelo, TX, 76901, USA 		<ol style="list-style-type: none"> Lot: 15, Blk: 47, Subd: HATCHER ADDITION Lot: 16, Blk: 47, Subd: HATCHER ADDITION 	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District	CG	Neighborhood Center	0.322 acres
NOTIFICATIONS:			
22 notification letters were mailed out to the relevant property owners of land within a 200-foot buffer.			
THOROUGHFARE PLAN			
Abilene Street: Local Road 50' ROW required (60' Existing), 40' pavement required (29' Existing)			
Alexander Street: Local Road, 50' ROW required (60' Existing), 40' pavement required (28' Existing)			
STAFF RECOMMENDATION:			
Staff recommends approval of CP22-03 & Z22-09: 3202 & 3206 Abilene St., being 0.322 acres.			
PROPERTY OWNER/PETITIONER:			
Property Owner: <i>Czech Homes, LLC</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Comprehensive Plan Amendments and Zone Changes:

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 num. 1-7 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.
 - a) The application received was for a comprehensive plan amendment and zone change to make changes to how the land is designated for current and future use. The proposal is a rational and practical adjustment to the existing designations for the subject property. The changes to the zoning and vision plan that occurred to these properties in the early 2000's has left the property vacant ever since. The applicant intends to create detached dwelling units for residential use, which would match the existing surrounding land uses.
- 2) **Consistent with Zoning Ordinance:** Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.
 - a) The proposal would also require a comprehensive plan amendment, in addition to a zone change, in order to be consistent with the designation for future use. These two processes are set to be carried out in conjunction to become consistent with the zoning ordinance.
- 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.
 - a) The surrounding area has been build up primarily as a single family residential (RS-1) neighborhood. There is a row of properties directly across the street to the North from the subject property that are being used as storage facilities, and have the requisite approvals to do so. Nevertheless, the majority of the surrounding land uses are residential and the position of this neighborhood with respect to the access from Houston Harte highway would make this a suitable and favorable place for residential development.
- 4) **Changed Conditions:** Whether and the extent to which there are changed conditions that require an amendment.
 - a) There was a zone change for these properties that abut the highway, about 20 years ago, that changed the zone district from RS-1 to CG (general commercial). The change in zoning could have been a major deterrent from development; and today we have received interest to develop residential, and not commercial as it currently stands.
- 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.
 - a) The proposal to construct residential development instead of commercial will significantly decrease the environmental impact that this area will receive. The establishment of these residences will fortify the neighborhood and add value to all its residents.
- 6) **Community Need:** Whether and the extent to which the proposed amendment addresses a demonstrated community need.

- a) The application for a zone change and comprehensive plan amendment that we received were with the intentions to construct single family detached dwelling units. The surrounding development would indicate the need to construct residential structures. The subject has sat vacant for 20 years with a commercial designation, so the community need points away from commercial development.
- 7) **Development Patterns:** Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.
- a) There are no major intersections near the subject property, but there sufficient throughput from local roads and collectors. Yet there is high traffic due to its proximity to the Houston Harte Highway, the surrounding development is already primarily residential in nature, and thus extending residential uses would fortify this entire area along the highway corridor.

Recommendation:

Staff's recommendation is for the Planning Commission to **recommend approval** the proposed zone change and comprehensive plan amendment CP22-03/Z22-09: A request for approval of an amendment to the Comprehensive Plan, changing certain lands from the Neighborhood Center to the Residential Future Land Use, and a request for approval of a zone change from the General Commercial (CG) to the Single-Family Residential (RS-1) zoning district, for a property located at 3202 & 3206 Abilene Street, being 0.322 acres

Attachments:

Staellite, Zone, Vision, and Notification Maps



CP22-03: Satellite Imagery

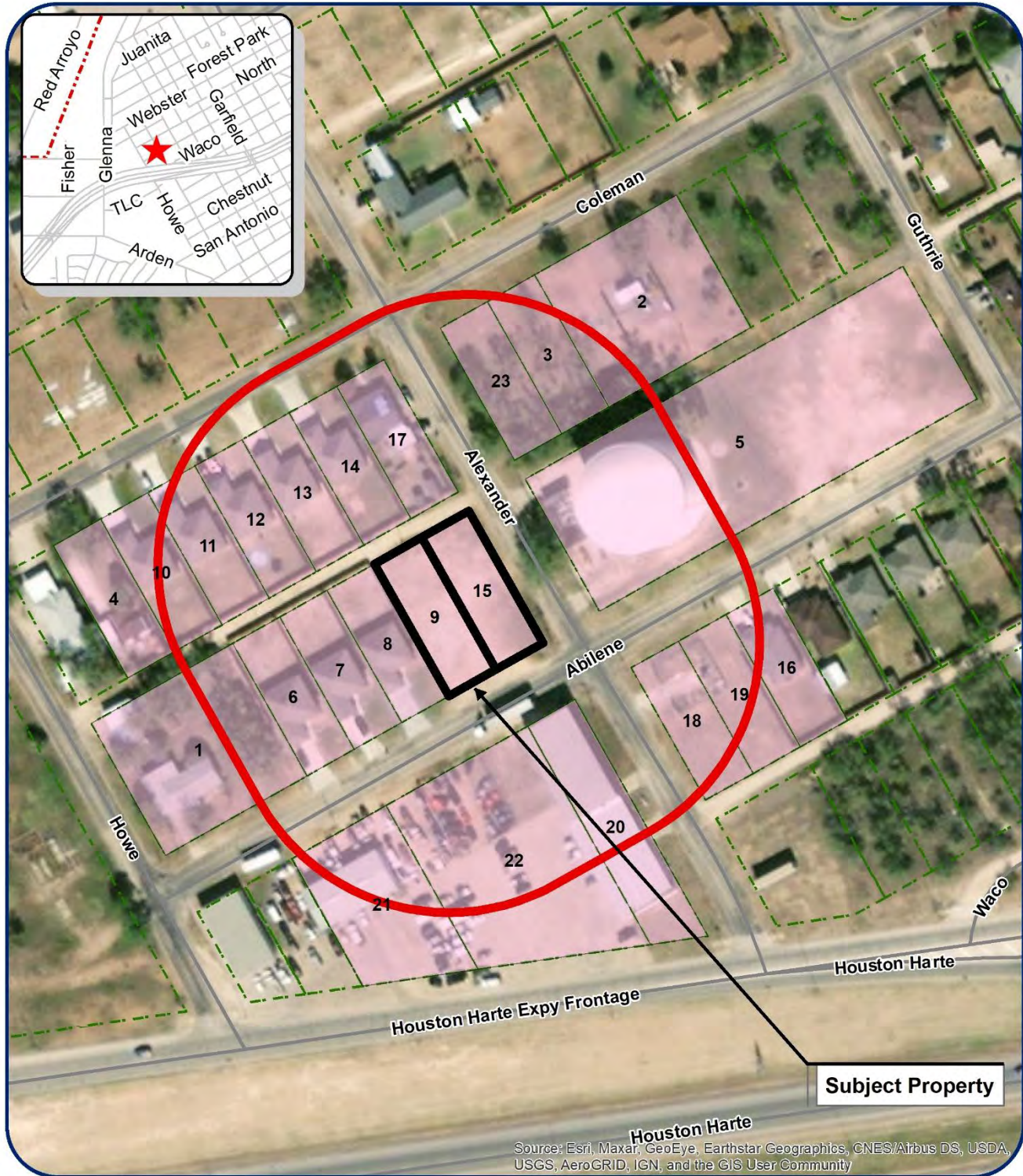
3202 & 3206 Abilene St.

Council District 2 - Tom Thompson
 Neighborhood: Bluffs
 Scale: 1" approx. = 208 ft

Legend

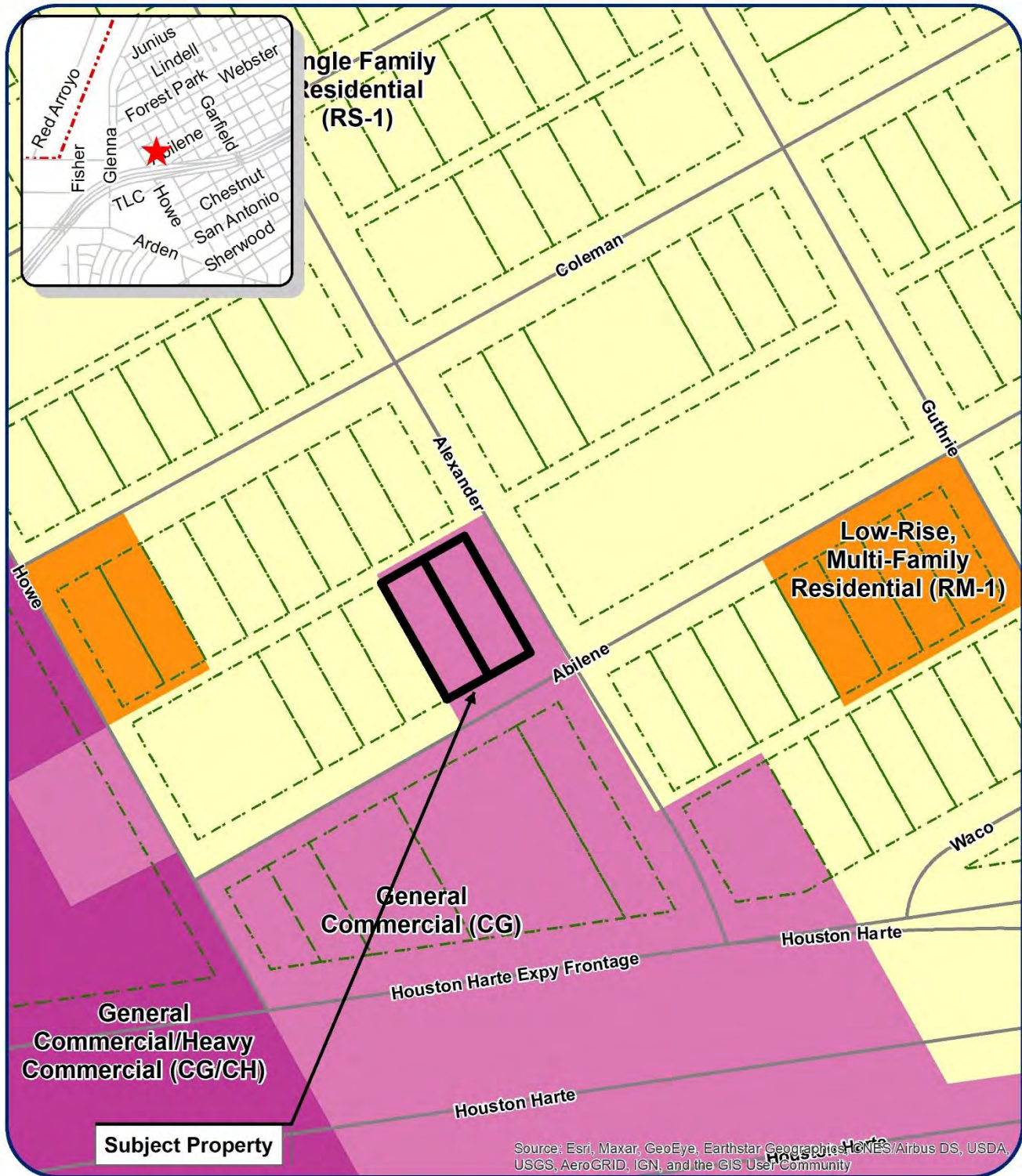
- Subject Properties:
- Current Zone District: CG
- Requested Zone District: RS-1
- Vision Plan: Neighborhood Center
- Requested Vision Plan: Residential






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

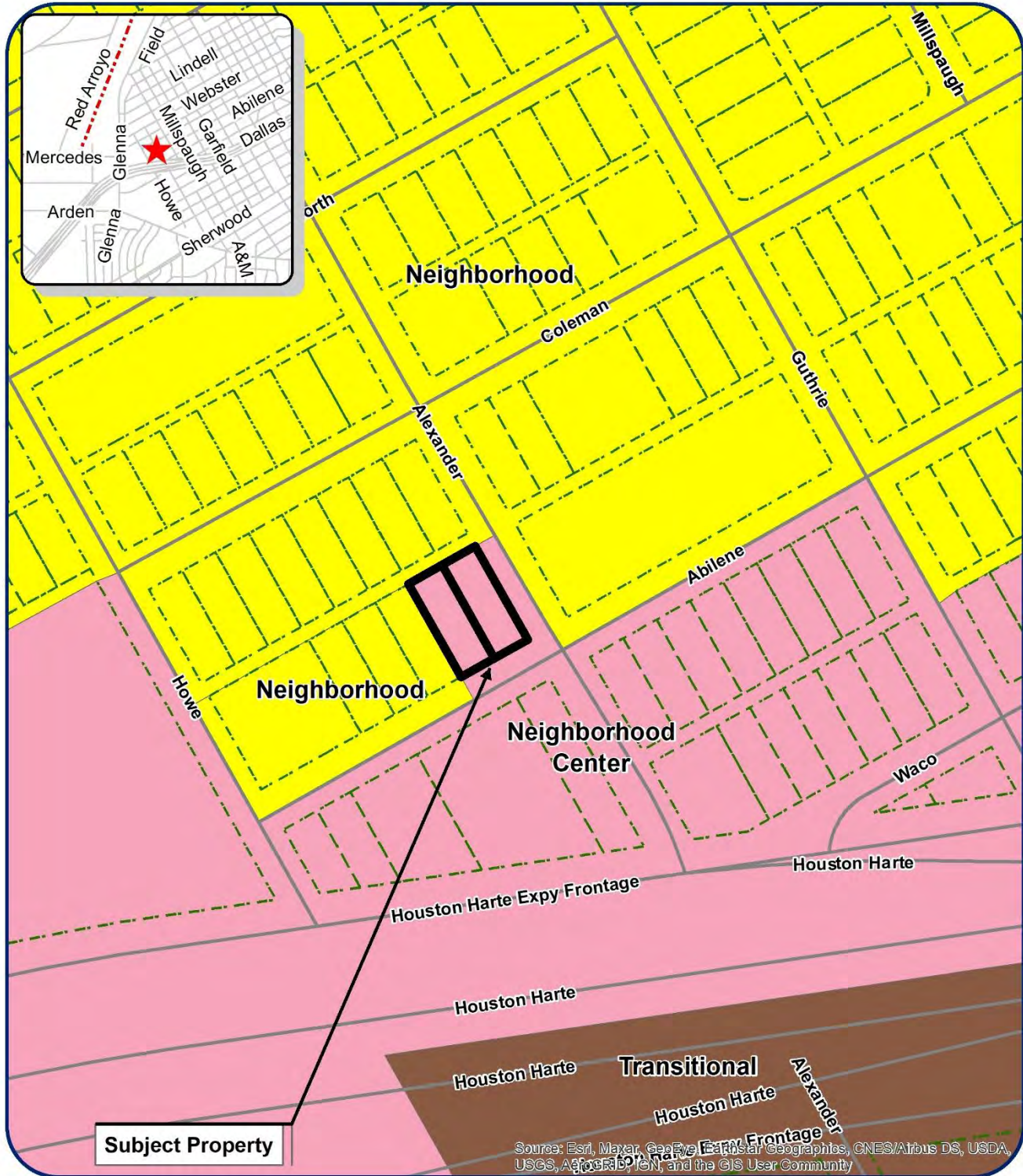
<p>CP22-03: Notification Map</p>	<p>Legend</p>		
<p>3202 & 3206 Abilene St. Council District 2 - Tom Thompson Neighborhood: Bluffs Scale: 1" approx. = 118 ft</p>	<p>Subject Properties: — Current Zone District: CG Requested Zone District: RS-1 Vision Plan: Neighborhood Center Requested Vision Plan: Residential</p>		






CP22-03: Zone Districts
3202 & 3206 Abilene St.
 Council District 2 - Tom Thompson
 Neighborhood: Bluffs
 Scale: 1" approx. = 133 ft

Legend
 Subject Properties: 
 Current Zone District: CG
 Requested Zone District: RS-1
 Vision Plan: Neighborhood Center
 Requested Vision Plan: Residential





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

<p>CP22-03: Vision Plan 3202 & 3206 Abilene St. Council District 2 - Tom Thompson Neighborhood: Bluffs Scale: 1" approx. = 167 ft</p>	<p>Legend Subject Properties:  Current Zone District: CG Requested Zone District: RS-1 Vision Plan: Neighborhood Center Requested Vision Plan: Residential</p>		
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**PLANNING COMMISSION – April 18, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU22-08: 5046 Red Oak Ln.	
SYNOPSIS:			
A request for approval of a Conditional Use to allow a Bed and Breakfast in RS-1 residential zoning, located at 5046 Red Oak Ln.			
LOCATION:		LEGAL DESCRIPTION:	
5046 Red Oak Ln.		Lot: 2, Blk: 66, Subd: TWIN OAKS ADDN, SEC 27	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bonham Neighborhood	RS1- Residential	N- Neighborhood	0.196 acres
THOROUGHFARE PLAN:			
<i>Red Oak Ln.</i> – 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			
NOTIFICATIONS:			
23 notifications mailed within 200-foot radius on 4/4/22			
STAFF RECOMMENDATION:			
Staff’s recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a Bed and Breakfast at 5046 Red Oak Ln.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Robin and Stephen Barry <i>Applicant:</i> Robin and Stephen Barry			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Extension 1546 Kyle.warren@cosatx.us			

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** 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.** There are no short-term rentals or other bed and breakfast establishments 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 bed and breakfast would be in an RS-1 residential zoning area. The applicant is only using one bedroom in the house for this purpose, and therefore will stay.

 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 the bed and breakfast will have any adverse effects on the environment. The area infrastructure is already built to accommodate residential zoning.

 5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The bed and breakfast will address the need of short term stays in San Angelo that will provide an alternative to hotels or renting out an entire house.

 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 Bed and Breakfast in the Single-Family Residential (RS-1) 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 Bed and Breakfast 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 Marshall inspection and a Building inspection for a change of occupancy to meet the completion of the requirements for the Conditional Use.

Attachments:

Zoning Map
Notification Map
Site Images




Zoning Map

CU22-08

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-1**






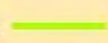
200' Notification Map
CU22-08

Council District: Larry Miller- District 6
Neighborhood: Bonham

Scale: 0 0.005 0.01 0.02 0.03 0.04
Miles

Legend

Subject Properties: 

200 Buffer: 

Current Zoning: **RS-1**



Existing home



Street view



**PLANNING COMMISSION – April 18, 2022
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU22-09: 1223 Dorchester Dr.	
SYNOPSIS:			
<p>A request for approval of a Conditional Use to allow a Short Term Rental as defined in sec. 406 the Zoning Ordinance in RS-3 residential zoning, located at 1223 Dorchester Dr.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1223 Dorchester Dr.		Lot: 3 SECTION 1, Blk: 2, Subd: BLUFFS	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #6 – Larry Miller Bluffs Neighborhood		RS3- Residential	N- Neighborhood
			SIZE:
			0.149 acres
THOROUGHFARE PLAN:			
<p>Dorchester Rd. – 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:			
28 notifications mailed within 200-foot radius on 4/4/22			
STAFF RECOMMENDATION:			
<p>Staff’s recommendation is for the Planning Commission to APPROVE the proposed Conditional Use to allow a short term rental at 1223 Dorchester Dr.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Amy Harris <i>Applicant:</i> Amy Harris</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 Bluffs area/ western San Angelo.
 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 Marshall inspection and a Building inspection for a change of occupancy to meet the completion of the requirements for the Conditional Use.

Attachments:

Zoning Map

Notification Map

Site Images




Zoning Map

CU22-09

Council District: Larry Miller- District 6
Neighborhood: Bluffs

Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Legend

Subject Properties: 

Current Zoning: **RS-3**






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

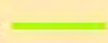
200' Notification Map
CU22-09

Council District: Larry Miller- District 6
Neighborhood: Bluffs

Scale: 0 0.005 0.01 0.02 0.03 0.04
Miles

Legend

Subject Properties: 

200 Buffer: 

Current Zoning: **RS-3**



Existing home



Street view





STAFF REPORT

Planning Commission: April 18th, 2022

APPLICATION TYPE:		CASE:	
Conditional Use: Short Term Rental		CU22-10: 418 S. Adams St.	
SUMMARY:			
A request for approval of a Conditional Use to allow a Short-Term Rental (STR) as defined in Section 406 the Zoning Ordinance in the Single-Family Residential (RS-1) Zoning District, located at 418 S. Adams Street.			
LOCATION:		LEGAL DESCRIPTION:	
418 S Adams St, San Angelo, TX, 76901, USA		Blk: 75, Subd: ANGELO HEIGHTS ADDITION, NORTH 40 FEET OF LOT 8 & SOUTH 20 FEET OF LOT 9	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District #5: <i>Karen Hesse Smith</i> Neighborhood: <i>Santa Rita</i>	RS-1	Neighborhood	0.193 acres
NOTIFICATIONS:			
18 notification letters were mailed out to the relevant property owners within a 200-foot buffer.			
THOROUGHFARE PLAN			
South Adams Street: Local Road, 50' ROW required (60' Existing), 40' pavement required (38' Existing)			
STAFF RECOMMENDATION:			
Staff recommends approval of CU22-10: 418 S. Adams St., being 0.193 acres, subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: <i>Latisha Kezer</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Conditional Use: 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, as outlined in num. 1-6 below.

1. **Impacts Minimized:** Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.
 - The proposed use of a short term rental would be of equal or less intensity than the current use. The property will continue to function as a residence and it will be subject to a higher standard than an ordinary residence; with the requirement for a building permit, fire inspection, and other requirements in the relevant code ordinances.
2. **Consistent with Zoning Ordinance:** Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.
 - There are no other short term rentals within a 500-foot buffer of the subject property. The proposition is in accordance with the zoning ordinance.
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 surrounding land uses are all residential and thus the proposed use of a short term rental is rational and practical. The proximity of the residence to the river makes it a great location for potential short term rental use.
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, adverse impacts on water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.
 - The impact on the environment will not increase and will continue to be minimal as the same as the rest of the residences.
5. **Community Need:** Whether and the extent to which the proposed conditional use addresses a demonstrated community need.
 - Market forces have continually indicated a desire for short term rental property opportunities in suitable residential neighborhoods in San Angelo. This property has multiple amenities within a walkable and otherwise accessible distance to it, including the Concho River.
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.
 - This property is located within the Santa Rita neighborhood, which is locally considered as a historic neighborhood. The proposed use of the property as a short term rental would facilitate an elevated level of review and inspection for the property, both by the City and the Owner. The proposition bodes well for the neighborhood and the subject property.

Recommendation

Staff's recommendation is for the Planning Commission to **approve** the Conditional Use (CU) at the subject property, 418 South Adams Street, for a Short Term Rental (STR) **subject to three conditions of approval:**

1. The owner shall obtain a Certificate of Occupancy for the Short Term Rental from the Permits and Inspections Division.
2. The owner shall obtain and comply with an annual fire safety inspection by the City Fire Marshal's office.
3. The property owner shall maintain the short-term rental operation in a manner consistent with Section 406 of the Zoning Ordinance, to include adherence to required periodic reviews, and any subsequent permit renewals.

Attachments:

Satellite, Zone, Vision, and Notification map.



CU22-10: Satellite Imagery


418 S. Adams St.

Council District 5 - Karen Hesse Smith

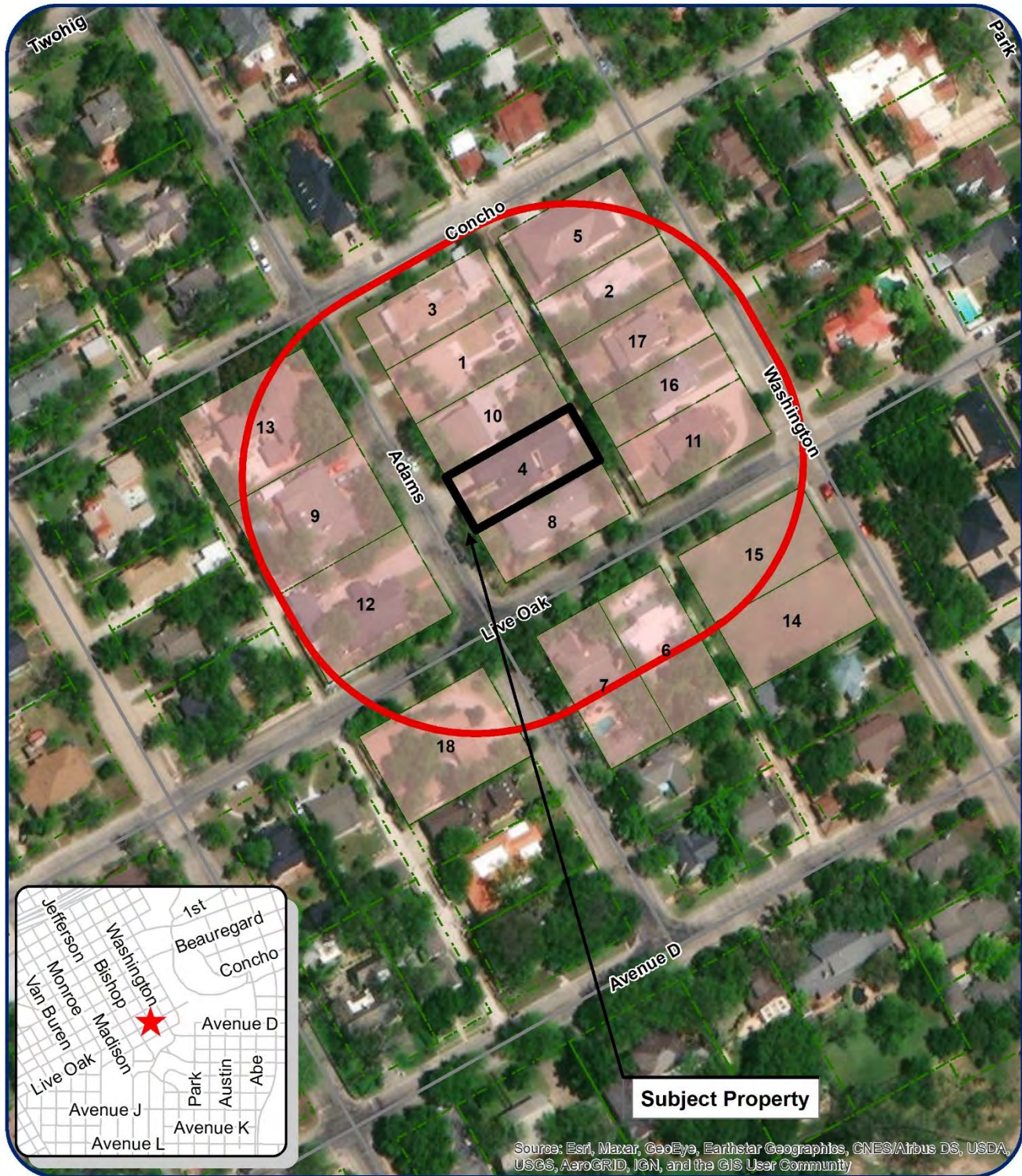
Neighborhood: Santa Rita

Scale: 1" approx. = 146 ft

Legend

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





CU22-10: Notification Map


418 S. Adams St.

Council District 5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 1" approx. = 125 ft

Legend

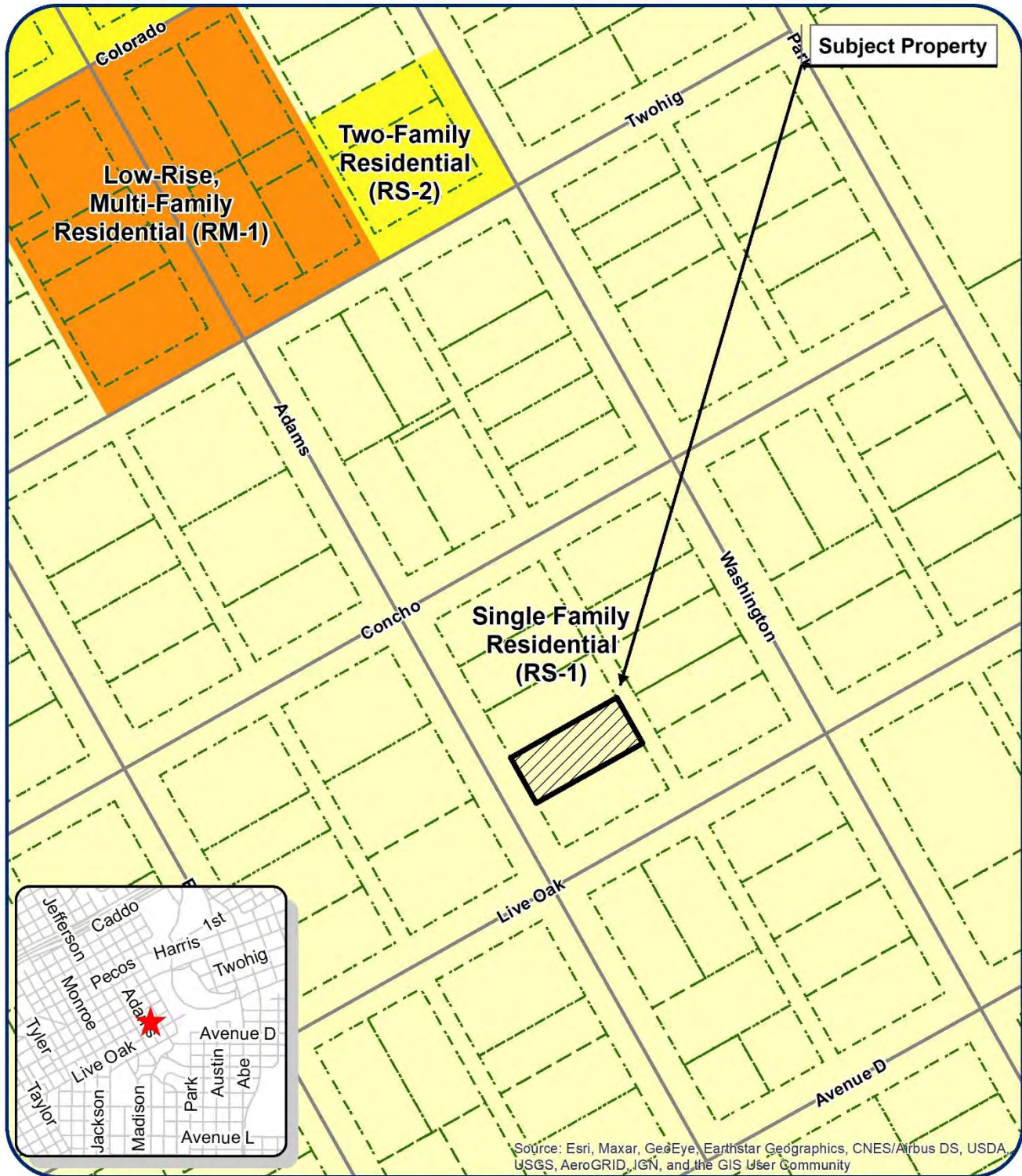
Subject Properties: 

Current Zone District: RS-1

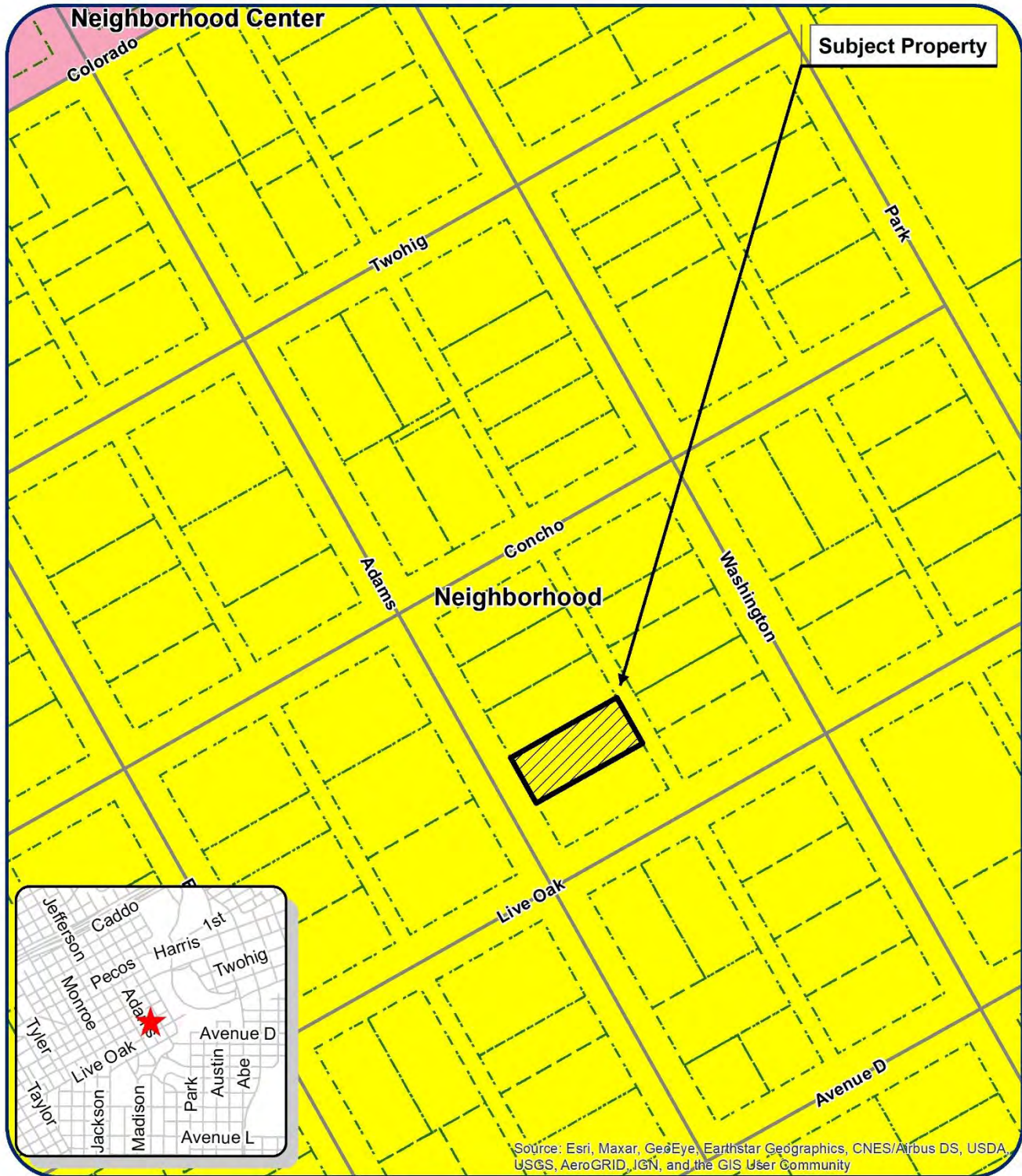
Requested Zone District: N/A

Vision Plan: Neighborhood





<p>CU22-10: Zone District</p>	<p>Legend</p>		
<p>418 S. Adams St. Council District 5 - Karen Hesse Smith Neighborhood: Santa Rita Scale: 1" approx. = 146 ft</p>	<p>Subject Properties: Current Zone District: RS-1 Requested Zone District: N/A Vision Plan: Neighborhood</p>		



<p>CU22-10: Vision Plan</p>	<p>Legend</p>		
<p>418 S. Adams St. Council District 5 - Karen Hesse Smith Neighborhood: Santa Rita Scale: 1" approx. = 146 ft</p>	<p>Subject Properties: Current Zone District: RS-1 Requested Zone District: N/A Vision Plan: Neighborhood</p>		

MEMO



Meeting

Date: April 18, 2022

To: Planning Commission

From: Jeff Fisher, AICP
Chief Planner

Request: Z22-02: **Discussion** to adopt a new Downtown Historic Overlay Zone, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

Background:

In September 2020, the City of San Angelo commissioned HHM & Associates, Inc. of Austin, Texas, to undertake a historic resources survey of downtown San Angelo. The project identified, documented, and evaluated all buildings, structures, sites, landscapes, and objects within the survey boundaries regardless of construction date. The Project was made possible with a grant from the Certified Local Government (CLG) Grant Program administered by the Texas Historical Commission (THC). The survey work was completed in November and December of 2020. The project was to gather information and make recommendations on possible historic districts, but will not change zoning or development regulations.

Each property surveyed received a ranking of high, medium, or low to be designated historic. High priority were determined to be “contributing” to the historic significance and character of the district and are eligible for listing in the National Registry of Historic Places (NRHP). Medium priority properties were those that were also contributing but ineligible for NRHP listing. Low priority properties were those that were “non-contributing” and ineligible for NHRP listing. Regardless, all of these properties if located within a historic district would require a Certificate of Appropriateness for “any exterior new construction, reconstruction, alteration, restoration; any exterior rehabilitation, including any addition to or expansion of an existing building; or, relocation of any historic landmark” per Section 211.E of the Zoning Ordinance. This would ensure all properties within a new historic district have a design review to protect their historic character.

The report recommended four Downtown Historic District options per the attached map. Planning Staff are recommending the first option “Chadbourne Corridor Commercial Historic District” being approximately 78 acres generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

The Historic Survey was presented to City Council at their meeting of January 4, 2022 and Council provided their support, as well as the Chamber of Commerce, COSADC, and Downtown San Angelo.

Downtown Overlay Zone versus Historic Overlay Zone

The proposed historic district is located within the recently expanded Downtown District Overlay Zone, approved by City Council on December 7, 2021. Exterior construction in the Downtown District is subject to review of applicable policies of the River Corridor Master Development Plan (RCMDP) until specific standards can be incorporated for the downtown area. Since the historic district policies are stricter, Staff policy is to only require one approval – a Certificate of Appropriateness – for historic preservation. 30 properties within the proposed historic district are already designated historic so they would not change.

Design and Historic Review Commission (DHRC):

On January 20, 2022, the DHRC **RECOMMEND APPROVAL** of the new Downtown Historic Overlay Zone, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street, identified as the “Chadbourne Corridor Commercial Historic District” in the *San Angelo Downtown Historic Resources Survey*.

Town Hall Meeting

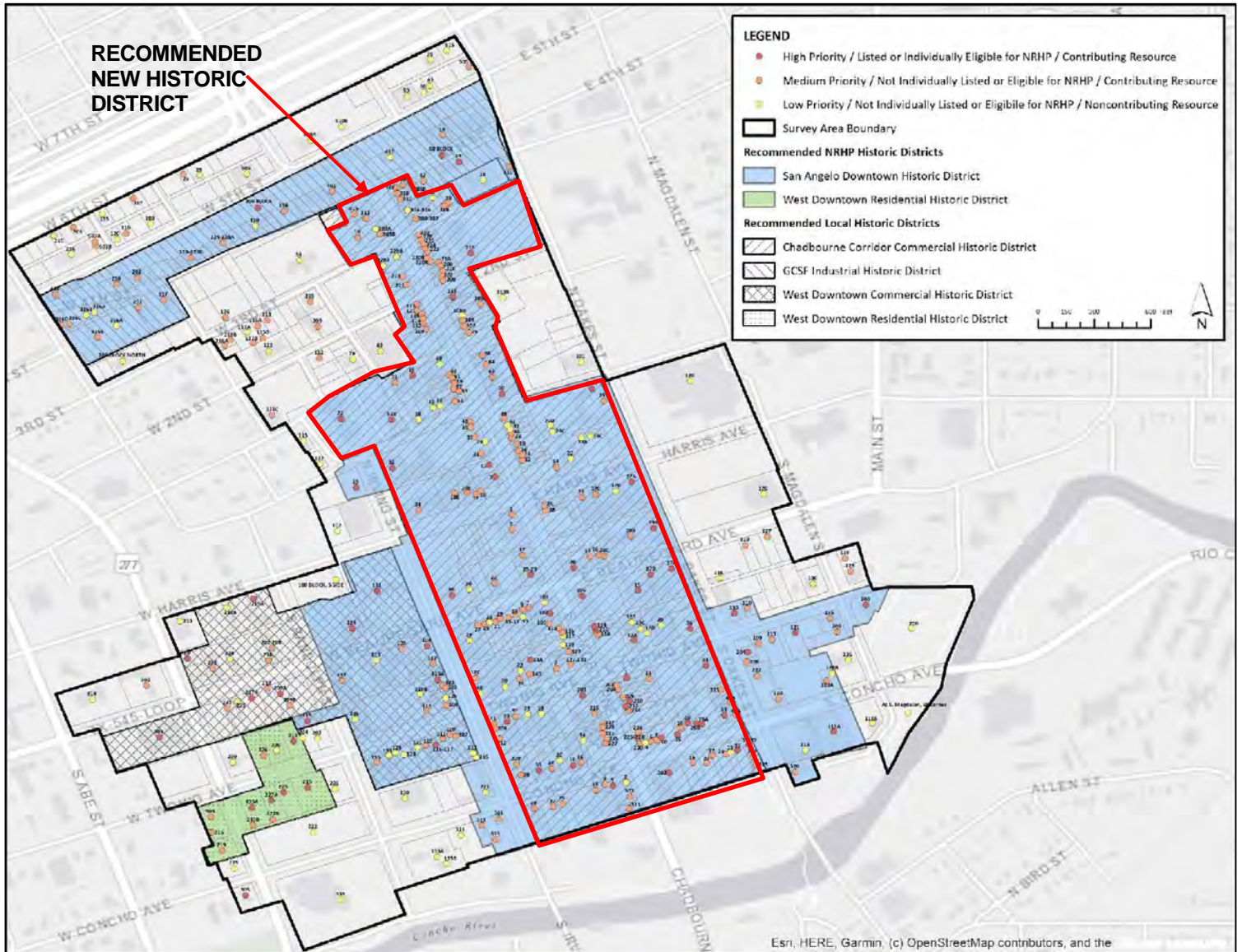
On March 2, 2022, Planning Staff held a Town Hall Meeting at the East Mezzanine of City Hall to discuss the proposed Historic District.

NO ACTION IS REQUIRED BUT STAFF IS REQUESTING ANY FEEDBACK OR SUGGESTIONS AND WILL BRING THIS ITEM BACK FOR A RECOMMENDATION AT A FUTURE PLANNING COMMISSION MEETING.

Attachments:

Recommended Historic District
Downtown District Overlay Zone
Existing Historic Properties

RECOMMENDED HISTORIC DISTRICTS – HISTORIC SURVEY



DOWNTOWN DISTRICT OVERLAY ZONE



EXISTING HISTORIC PROPERTIES IN SUBJECT AREA

